

Housing Authority of the City of Ansonia
Regular Meeting Minutes
Wednesday – October 15, 2025

The regular meeting of the Housing Authority of the City of Ansonia was called to order at **5:05 PM on October 15th, 2025**, by Chairman, Lorie Vaccaro.

Roll Call by Executive Director, Jared Heon: Lorie Vaccaro – Chairman, Brian Laskey- Vice Chairman, Fred Sardo- Commissioner, Maria Vazquez- Commissioner.

Ralphine Siggars- Commissioner, excused absence.

Chairman Vaccaro asked for the minutes to be reviewed and approved.

- **Motion to approve the minutes of September 24th, 2025, Regular Meetings of the Board of Commissioners.**

Motion by Vice Chairman, Brian Laskey. **Second** by Commissioner, Fred Sardo. **All in favor.** Motion passes unanimously.

Public Session:

Chairman Vaccaro opened the public session.

Chairman Vaccaro asked three times if anyone from the public wishes to address the Ansonia Housing Authority Board of Commissioners. Hearing none, the Public Session was closed.

Monthly Reports:

Brief Updates from the Executive Director, Jared Heon.

1. Public Housing Update
2. HUD (Shutdown)
3. HCV Department Update

- **Motion to accept the Director Reports.**

Motion by Vice Chairman, Brian Laskey. **Second** by Commissioner, Maria Vazquez. **All in Favor.** Motion passes unanimously.

*All reports presented will be on file with the filing of the minutes of the Ansonia Housing Authority for
October 15th, 2025.

Report of Committees:

- A. Establish the Public Housing Repositioning Committee:

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- Nominating Maria Vazquez and Fred Sardo.

B. Establish the Personnel Committee:

- Nominating Chairman, Lorie Vaccaro and Vice Chairman, Brain Laskey.

Motion by Commissioner, Fred Sardo. **Second** by Commissioner, Maria Vazquez. **All in favor.**
Motion passes unanimously.

Unfinished Business:

The Board of Commissioners and the Executive Director discussed the topics below.

- A. James O'Donnell Phase 1 Update
- B. Administrative Plan & Admissions & Occupancy Plan Updates
- C. Grant Updates- ESSG 2023 & ESSG 2025, DOH
- D. Wait List Opening Update
- E. James O'Donnell State Sponsored Housing Improvement Program Update
- F. Section Eight Management Assessment Program for 2025 and Management Review of Public Housing Program (discussion)
- G. CHFA Update

New Business:



Housing Authority of the City of Ansonia

Resolution 2025-06

**RESOLUTION AUTHORIZING THE APPROVAL OF THE 2026 PUBLIC HOUSING
AGENCY ANNUAL PLAN AND 5-YEAR CAPITAL IMPROVEMENT PLAN
(AMENDMENTS) FOR THE HOUSING AUTHORITY OF THE CITY OF ANSONIA**

WHEREAS, pursuant to the requirements of Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Housing Authority of the City of Ansonia (AHA) has prepared its 2026

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Public Housing Agency (PHA) Annual Plan and 5-Year Capital Improvement Plan (with amendments) for submission to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the Housing Authority has provided the public with the requisite notice and comment period for the 2026 PHA Annual Plan and 5-Year Capital Improvement Plan (and associated amendment) pursuant to 24 CFR §905.300; and

WHEREAS, the Housing Authority has conducted the required Public Hearings for the PHA Annual Plan, and 5-Year Capital Improvement Plan as provided the required period for comments on said PHA Plan pursuant to 24 CFR §905.300. The public hearing was held on Wednesday, September 24th, 2025, at 1:00 p.m.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ANSONIA THAT:

1. The 2026 Public Housing Agency Annual Plan and 5-Year Capital Improvement Plan (with amendments) are hereby approved by the Board of Commissioners of the Housing Authority of the City of Ansonia; and
2. The Chairman and Executive Director are hereby authorized to execute all necessary forms and certifications required to submit the 2026 PHA Annual Plan and 5-Year Capital Improvement Plan (and amendments) for the Housing Authority of the City of Ansonia.

AYES: 4

NAYS:

ABSTENTIONS:

ABSENT: 1

Signed by: _____

Jared Heon
Executive Director

Date

- **Motion to approve the 2026 PHA Annual Plan and 5-Year Capital Improvement Plan**

Motion by Vice Chairman, Brian Laskey. **Second** by Commissioner, Maria Vazquez.
All in Favor. Motion passes unanimously.

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**Resolution 2025-07**

**RESOLUTION AUTHORIZING THE ESTABLISHMENT OF AN EMPLOYER  
MATCHED 401(k) RETIREMENT PLAN WITH PAYCHEX FOR NON-UNION  
EMPLOYEES FOR THE HOUSING AUTHORITY OF THE CITY OF ANSONIA**

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**WHEREAS**, the AHA desires to support and assist all employees in planning for their retirement with the establishment of an employer matched 401(k) retirement plan; and

**WHEREAS**, offering a retirement plan not only strengthens employee retention and recruitment efforts but also creates opportunities for tax savings for the organization and its leadership; and

**WHEREAS**, non-union employees of the AHA will be eligible to participate.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ANSONIA THAT:**

1. As part of AHA's existing HR package through Paychex, we have access to a fully included 401(k) retirement plan solution. This benefit is already built into our services and requires only board approval to activate,
2. The Chairman and Executive Director are hereby authorized to execute all necessary forms and certifications required to establish the employer matched plan.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

Signed by: \_\_\_\_\_

Jared Heon  
Executive Director

\_\_\_\_\_ Date

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- **Motion to establish a 401 (k) Retirement Plan.**

**Motion** by Commissioner, Fred Sardo. **Second** by Commissioner, Maria Vazquez.  
**All in Favor.** Motion passes unanimously.

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- **Motion to adjourn at 6:01 PM.**

Motion by Commissioner, Fred Sardo. **Second** by Commissioner, Maria Vazquez.
All in Favor. Motion passes unanimously.

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**\*Please see attached reports.**

**\*These minutes are subject to the approval of the Housing Authority of the City of Ansonia at their next scheduled meeting.**