

MINUTES OF THE WINDSOR LOCKS HOUSING AUTHORITY

Monday, January 7, 2019  
120/124 Southwest Avenue

6:30 P.M.  
Windsor Locks, CT 06096

The Windsor Locks Housing Authority met in a Regular Meeting Monday, January 7, 2019 at 120/124 Southwest Avenue, Windsor Locks, CT 06096 at 6:30 P.M., the date, time and place duly established for the holding of such meeting. The meeting was called to order at 6:31 P.M. by Michael Jordan, Sr., Vice- Chairman Commissioner.

**ROLL CALL**

The following were present: Michael Jordan, Sr., Vice-Chairman Commissioner; Ann Marie Claffey, Commissioner; Christopher Latournes, Commissioner; Joyce Welch, Tenant Commissioner; Linda Cray, Tenant Commissioner and Jaimie Mantie, Executive Director.

Absent: Carl Philbrick, Chairman

**MINUTES**

Michael Jordan, Sr., Vice-Chairman, made a motion to approve the minutes of the Monday, November 12, 2018 Meeting, seconded by Joyce Welch, Tenant Commissioner to approve the minutes as mailed, said minutes were approved.

**PUBLIC (Agenda Items)**

N/A

**UNFINISHED BUISNESS**

*Tabled from November 7, 2016 Meeting.*

- Expiring lease with Town of Windsor Locks for 41 Oak Street. Ms. Jaimie Mantie, Executive Director reported she has not received any information.

Ms. Jaimie Mantie, Executive Director stated she has not received any information about the lease agreement. Ms. Jaimie Mantie, Executive Director suggested that the WLHA not peruse any further action. Michael Jordan, Sr., Vice-Chairman agreed to not take any further action. The WLHA Board of Commissioners will no longer peruse this matter.

**NEW BUSINESS**

- Smoke Free Housing Policy.

A detailed discussion about the current Smoke Free Housing Policy. The Policy will be changed at the next month meeting. The fines have been increased to first offense \$200, second offense \$400 and third offense will be eviction.

Christopher Latournes, Commissioner, made a motion to prohibit smoking on WLHA property, seconded by Ann Marie Claffey, Commissioner. Joyce Welch, Tenant Commissioner abstained.

- Southwest Ave Base Rent Increase.  
Ms. Jaimie Mantie, Executive Director made a suggestion to increase the base rents from \$310/\$320 to \$350/\$360. Ms. Mantie stated the base rent increase should be annually and has not been increased since 2014. A detailed discussion took place the base rent increases should be increased annually and at a lower amount. Ann Marie Claffey, Commissioner made a motion to approve the base rent increase, second by Christopher Latournes, Commissioner. Linda Cray, Tenant Commissioner abstained.
- Southwest Ave Rent Stratification Policy.  
Ms. Jaimie Mantie, Executive Director explained CHFA has mandated a new admission policy specifically; rental amounts. Ms. Jaimie Mantie, Executive Director stated she submitted potential rental charges to be \$400, \$600 and \$800. Ann Marie Claffey, Commissioner, made a motion to approve the new rental charges, seconded by Christopher Latournes, Commissioner.
- Grove and Chestnut Street RAD Program.  
Ms. Jaimie Mantie, Executive Director explained HUD has offered goodstanding housing authorities to transfer from public housing to project based section 8. Ms. Jaimie Mantie, Executive Director stated she had a conference call with HUD and HUD is encouraging goodstanding Housing Authorites to go RAD. A detailed discussion took place. It was determined that the WLHA needs more information and the matter will be discussed at the next board meeting.

**PUBLIC**

N/A

**ADJOURNMENT**

There being no further business to come before the meeting, upon a motion by Linda Cray, Tenant Commissioner, and seconded by Christopher Latournes, Commissioner, the meeting was adjourned at 7:28 P.M.

Respectfully Submitted,

\_\_\_\_\_  
Jaimie Mantie, Recording Secretary

Attest: \_\_\_\_\_  
Jaimie Mantie, Executive Director

(SEAL)