

WINDSOR LOCKS HOUSING AUTHORITY

120 SOUTHWEST AVENUE

WINDSOR LOCKS, CT 06096

860-627-1455 / 860-627-1456

860-292-5994 FAX WLHA@WLOCKS.COM

MINUTES OF THE WINDSOR LOCKS HOUSING AUTHORITY

Monday, May 1, 2017
120/124 Southwest Avenue

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

The Windsor Locks Housing Authority met in Regular Meeting Monday, May 1, 2017 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 6:45 P.M. by Carl Philbrick, Chairman.

ROLL CALL

The following were present: Carl Philbrick, Chairman, Ann Marie Claffey, Commissioner, Joyce Welch, Tenant Commissioner; and Jaimie Mantie, Executive Director.

Absent: Michael Jordan, Sr., Vice-Chairman, Commissioner.

PUBLIC

Linda Cray, 124 Southwest Ave., Apt. S-23, Windsor Locks, CT 06096.
Suzanne Chikar. 11 Grove St., Apt. C101, Windsor Locks, CT 06096.

MINUTES

Joyce Welch, Tenant Commissioner, made a motion to approve the minutes of the Monday, April 3, 2017 Meeting, seconded by Ann Marie Claffey, Commissioner, to approve the minutes as mailed, said minutes were approved.

PUBLIC INPUT

None.

UNFINISHED BUSINESS

- Open Tenant Board Member Position for Southwest Ave. Jaimie Mantie, Executive Director asked the board if she should hold off on the Tenant Commissioner position until the town appoints someone to the open Commissioner position. The boards' decision is to go ahead with the election and fill the Tenant Commissioner position; then go the town committees to fill the Commissioner position.
- Expiring lease with Town of Windsor Locks for 41 Oak Street. Ms. Mantie, Executive Director stated there has been no word.

NEW BUSINESS

- The passing of William Hamilton, Commissioner, Board Member. There is now an open Commissioner position.
- Review of WLHA By-Laws and CT Statutes for Tenant Commissioners. Tabled. Ms. Mantie, Executive Director reported on the correction to the voting by Tenant Commissioner as per the Section 1. Section 8-41 of the general statutes is repealed “that no such tenant shall have the authority to vote on any matter concerning the establishment or revision of the rents to be changed in any housing owned or managed by such authority.” Ms. Mantie reported that from 1987 to present the rents have not increased that much. In 1987 the base rent was \$100.00 and now in 2017 the base rent is \$320.00.
- Adopt Smoke-Free Housing Policy. Jaimie Mantie, Executive Director stated Smoke-Free does not mean you will not smell it. Ms. Mantie stated she did extensive research with other HA’s across the USA. The board discussed the new policy including: definitions of smoking, smoking is prohibited within 25 feet of the doors and building structure, rights of tenants to sue another tenant for endangering their health and safety, everyone will sign at yearly lease renewal and an amendment to the lease. Letter were sent to residents giving them 60 days notice of the policy. Residents will be required to sign the new policy. Signage will go up on doors and hallways, flags showing 25 feet from buildings (doors and building structure), marijuana is 100% forbidden under HUD funded properties, violations, and the Housing Authority Disclaimer. Parking spaces can be switched if closer than 25 feet, for tenants to smoke in cars. No person has a right to smoke-you can smoke but you do not have the right to smoke. Joyce Welch, Tenant Commission made a motion to adopt the Windsor Locks Housing Authority Smoke-Free Housing Policy 24 CFR Parts 965 and 966 effective July 1, 2017 as outlined on November 29, 2016, by HUD’s adoption of Rule RIN 2577-AC97, effective February 3, 2017, requiring every PHA to implement a smoke-free policy; seconded by Ann Marie Claffey, Commissioner. The motion was approved. The Smoke-Free Policy will be effective July 1, 2017.
- Carl Philbrick, Chairman told Ms. Mantie that he still wants to write a letter to the Secretary of HUD about the Section 8 scoring system. The present system of opening the waiting list for housing, and describing the need of having a priority scoring especially for a small HA like Windsor Locks, CT. There is a need for more housing in WL, HUD will not allow us to expand vouchers. Ms. Mantie explained she mistakenly forgot to put the matter on the agenda and will ensure it is on next months and will have a draft for the members to read.

PUBLIC INPUT

Linda Cray, 124 Southwest Ave., Apt. S-23, Windsor Locks, CT 06096, stated the Southwest Ave. housing building has been here for 30 years, and 93-year-old resident Jean Watts has lived here the entire time. Ms. Cray would like the original WLHA board members invited to the party for Jean Watts. Ms. Mantie explained she has discussed this with the tenant over a year ago. Ms. Mantie asked Mrs. Watts to be in the small video CT Green Bank is shooting because she has lived in housing for 30 years. Ms. Mantie stated that the small celebration is for Jean Watts and not the WLHA or prior board members.

ADJOURNMENT

There being no further business to come before the meeting, upon a motion by Ann Marie Claffey, Commissioner, and seconded by Joyce Welch, Tenant Commissioner, the meeting was adjourned at 7:25 P.M.

Respectfully Submitted,

Diane D. Allen, Recording Secretary

Attest: _____ (SEAL)
Jaimie Mantie, Executive Director