


# BILLERICA

## HOUSING AUTHORITY

Martin E. Conway, Chair  
James F. O'Donnell, Jr., Vice Chair  
Marie O'Rourke, Treasurer  
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**TO:** Board of Commissioners   
**FROM:** Robert M. Correnti  
**DATE:** August 4, 2023  
**RE:** **JUNE/JULY 2023 EXECUTIVE DIRECTOR'S REPORT**

### **A. ADMINISTRATIVE ACTIONS:**

- (1) Judgement for Possession upheld in Housing Court for Smoking violation (667-1)- tenant evicted 7/27/23;
- (2) Judgement mediated and agreed for payment plan for unreported income for 667-2-urged tenant to file with RAFT;
- (3) 667-2 tenant entered in a repayment agreement;
- **Overdue Rent:** (1) Property liened for former 705 tenant and payment plan established in court;
- (2) two 705 tenants have been issued 14 day notices. Legal action may follow.
- **Other:**  
None to report

### **B. QUARTERLY TENANT MEETINGS:**

- **July 18, 2023 Meeting:**
- (6) six attended from Talbot
- (5) six attended from 13 River
- (13) thirteen attended from 16 River
- Approx. 19% attendance (low)
- Next Meeting October 17, 2023

### **C. 14 MASON AVE:**

- Garage demolished, Area has been staked out. Plans provided to all. Anticipate excavation to begin 8/4;

### **D. DHCD APPROVED ARPA PROJECTS:**

- Bid for Interior/Exterior Paint project for Parker House #031084 Project has been approved-Board to approve Contract documents - project should still get started by late August;

- o Slate Roof: #031083 - Bids range from \$88k to \$186k -excluding asbestos remediation. Asbestos mitigation estimated at \$35k-bid approved by DHCD and contract documents to be approved by the Board. Still hoping to get this project started by late August.

**E. 16 RIVER APARTMENT BUILDING FLOOD:**

- o On June 30, 2023, at approximately 7:55 PM the BHA Answering Service received a call from a resident advising of a significant flood in his apartment. The water was coming from the apartment above the tenant. Maintenance contacted the resident (in the downstairs apartment where it was flooding) to advise that Maintenance was coming in but, in the meantime, Maintenance asked the resident to go to the upstairs apartment to check the water supply and shut off the kitchen water supply if it was on. The resident refused. Another resident went upstairs to check the water supply. It was off. Maintenance arrived and took steps to address the matter and notified me. Appears resident in the upstairs apartment turned on the kitchen sink water and forgot to shut it off. Further information and an update will be provided at the Board's meeting. Mold Testing was conducted and impacted areas will be remediated as necessary. Damages are significant - estimates of approximately \$35k to \$50k. BHA Insurance has been contacted. BHA deductible is \$5k

**F. TALBOT PARKING LOT PROJECT:**

- o This project is still under review by EOHLIC. We will continue our efforts to receive EOHLIC approval. However, if approved, the project would not start until next summer.