


BILLERICA

HOUSING AUTHORITY

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TO: Board of Commissioners 
FROM: Robert M. Correnti
DATE: December 2, 2024
RE: **NOVEMBER 2024 EXECUTIVE DIRECTOR'S REPORT**

A. ADMINISTRATIVE ACTIONS:

- o (1) Housing Court granted Order for Execution of eviction for 705 tenant - tenant appealed and was granted a 30 day compassionate extension;
- o (2) Pursuing legal action in Housing Court for non-payment of rent for another 705 tenant. Despite commitments, tenant has not paid rent - hearing scheduled in January 2025;
- o (3) Seeking legal action in Housing Court for 667-2 resident. Payment agreement not honored;
- o (4) Issued 30 NTQ to 667-2 tenant for lease violation. Legal action pending;
- o **SMOKING:** 667-2 tenant filed multiple complaints regarding another 667-2 tenant. After investigation, credible evidence is lacking and therefore BHA closed the complaint. Tenant filed complaint with HUD. HUD agreed with BHA decision and closed the case;
- o **RENT:** Continue referring residents, with delinquent rent and/or financial difficulties, to RAFT. Payment Agreements have been executed where possible.

B. QUARTERLY TENANT MEETINGS:

- o Next meeting scheduled for January 14, 2025

C. MODERNIZATION PROJECTS::

- o Replacing bathroom sinks at 13 River (031085) going out to bid - no updates (\$186,000);
- o Replacing roof at 29-31 Treble Cove (031087) - low bid referenced and awarded contract. Seeking to get project completed before snow flies (\$18,500);
- o Video Surveillance at 13 River (031087) project scope being drawn up (\$118,000);

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- o McColough House (031089) exterior project in early planning stages (\$45,000);
- o Talbot Parking Lot project (031086) under review by EOHLIC (\$117,000)