

# BILLERICA

## HOUSING AUTHORITY

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Robert M. Correnti, Executive Director

**TO:** Board of Commissioners   
**FROM:** Robert M. Correnti  
**DATE:** 3/7/2025  
**RE:** **JANUARY/FEBRUARY 2025 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. On 12/29/24, tenant satisfied the Court Order (eviction was scheduled for 1/3/25);
- (2) Other pending actions will be announced when final.
- o **SMOKING:** No new issues.
- o **RENT:** Continue referring residents with delinquent rent to RAFT. Payment Agreements have been executed where possible.

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

- o **January 14<sup>rd</sup>, 2025 Meeting:**
- o (6) six attended from Talbot
- o (6) six attended from 13 River
- o (13) thirteen attended from 16 River
- o Approx. 12% attendance (low)
- o Next Quarterly Tenant Meeting scheduled for April 15<sup>th</sup>, 2025

### **C. MODERNIZATION PROJECTS:**

- o Replacing bathroom sinks at 13 River (031085) going out to bid (\$200,000);
- o Video Surveillance at 13 River (031087) project going out to bid (\$118,000);
- o McColough House (031089) exterior project in early planning stages (\$45,000);
- o Talbot Parking Lot project (031086) under review by EOHLC (\$117,000). Project scope being expanded.

**D. BUDGET:**

- o Budget completed and submitted to EOHLIC. Budget was approved.

**E. NSPIRE INSPECTION:**

NSpire is the new name for the REAC Inspections of HUD properties. The last inspection was in June of 2021. This is an intense inspection of 16 River Street. As we scored high on the 2021 inspection, the annual inspection was deferred to 2025. It was scheduled for March 11, 2025. However, on 2/22/25, the BHA was notified that the inspection was canceled. No reschedule date has been advised.

**F. ACQUISITION OF BLANCHARD ROAD PARCEL:**

The resident on Blanchard notified the BHA of their decision to not sell the parcel.

**G. TENANT BOARD MEMBER:**

- o On 2/24/25, a Tenant Board Member was appointed by the Select Board, as of 9:00 AM on 3/7/25, the tenant has not yet been sworn in nor returned phone calls and emails. It may be necessary to start the process again. Stay tuned.