

BILLERICA

HOUSING AUTHORITY

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TO: Board of Commissioners 
FROM: Robert M. Correnti
DATE: June 30, 2017
RE: **July 2017 EXECUTIVE DIRECTOR'S REPORT**

A. ADMINISTRATIVE ACTIONS:

1. **Smoking:** No actions this past month.
2. **Overdue Rent:** One repayment plan under discussion as of this writing.
3. **Bed Bugs:** See update below

B. MONTHLY TENANT MEETINGS:

1. **June 13th, 2017 Meeting:**
 - i. Eight (8) attended from Talbot
 - ii. Thirteen (13) attended from 13 River
 - iii. Sixteen (16) attended from 16 River
 - iv. Approx. 21% attendance

C. EVACUATION ROUTES:

1. The first draft of routes has been reviewed. Changes/corrections were made. We will review the routes. Hopefully, we should be able to get this finalized and posted by the fall. We will then conduct fire drills in each building.

D. BED BUGS:

1. On 6/29/17, K9 Detection will be conducted in Building 3 apartments not currently being chemically treated (11 apts). Once 30 days has elapsed after last chemical treatment, those apartments will have K9 Detection conducted (5 apts). We have heat treated a second apartment (3J). BHA is being aggressive in addressing this issue.

E. CABOT LAND:

1. On Thursday, June 22nd, 2017, I attended a meeting relative to the Cabot Land (Commissioner Conway also attended). The Town received a grant to investigate possible housing and used it to review possible concepts for this property. The meeting was for a general discussion of concepts. Unfortunately, advocates for the housing concept were few. Some felt the property should be preserved as is, others felt it should be for recreation use (ballfield), and some abutters were concerned about traffic. The meeting certainly sparked a discussion.

F. MAINTENANCE REALIGNMENT

1. Maintenance responsibilities have been realigned. We must meet the following DHCD requirements on work orders:
 - i. Address emergencies in 24 to 48 hours;
 - ii. Close work orders, as a result of Inspections, in 30 days;
 - iii. Complete vacancy rehab and lease up in 21 days (unless a waiver is received from DHCD-possible \$15/day fine);
 - iv. Complete non-emergency/routine work orders in 14 to 30 days