

# BILLERICA

## HOUSING AUTHORITY

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**TO:** Board of Commissioners   
**FROM:** Robert M. Correnti  
**DATE:** March 31, 2023  
**RE:** **MARCH 2023 EXECUTIVE DIRECTOR'S REPORT**

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

- **Smoking:** Default judgement in Housing Court (667-1 tenant)-process continues;
- **Overdue Rent:** None;
- **Other:**
  - Successful in Housing Court for monetary judgement (705 tenant) for unreported income-collection attorney has filed a lien on former tenant's newly purchased home-hearing on 4/7/23 regarding funds owed to BHA;
  - A 667-2 tenant failed to disclose income, unsuccessful at resolution. Counsel is pursuing Court action;
  - 705 tenant made alterations to property without prior written approval. Also, tenant disposed of BHA property (stove & fridge) without prior approval. BHA Counsel is pursuing legal action.

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

- Next Tenant Mtg scheduled for 4/11/23.

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

- Build docs should be completed by mid-April. Will have an on-site meeting with Shawsheen Tech, Northern Bank, Architect, contractors, etc. Hope to begin work in June.

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

- Interior/Exterior Paint project for Parker House #031084 approved-planning to start project this month;

- o Slate Roof: #031083 also approved-need to mitigate asbestos. Still planning to start this project in Spring of 2023;

**E. TALBOT AVE PARKING LOT/PAD ADA COMPLIANCE:**

- o Received estimate (approximately \$54k). Seeking State funding from compliance reserves-appears DHCD's decision will occur sometime in the summer of 2023;

**F. VALLEY COLLABORATIVE LUNCHES:**

- o As an incentive to increase participation in daily lunch program, we have an attendance raffle in April offering a gift basket with goodies and a \$50 Market Basket Gift Card, \$25 Liberty Bell Gift Card and \$25 Cheesecake Factory Gift Card. Have seen an uptick in resident participation;

**G. INVESTMENT INTEREST RATES:**

- o Have reviewed current rates with Northern and Enterprise Banks. Three small CDs mature in October/November 2023. Two large CDs mature in May and August of 2024. Will discuss at meeting.

**H. MARCUM AUDIT:**

- o The Marcum audit for year ending 6/30/22 is enclosed. There were no findings which is a testament to BHA staff. With any audit there is always the possibility of findings. Nonetheless, the audit does validated that BHA Staff does their best to comply with DHCD, HUD, and sound financial standards.