

BILLERICA

HOUSING AUTHORITY

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TO: Board of Commissioners *Q4*
FROM: Robert M. Correnti
DATE: 1/2/2026
RE: DECEMBER 2025 EXECUTIVE DIRECTOR'S REPORT

A. ADMINISTRATIVE ACTIONS: No public updates to report;

- o **SMOKING:** No new issues;
- o **RENT:** Continue referring residents to RAFT. Payment agreements have been executed where possible. Court action pending where appropriate.

B. QUARTERLY TENANT MEETINGS:

- o Next Quarterly Tenant Meeting scheduled for January 13, 2026

C. MODERNIZATION PROJECT UPDATE:

- o 13 River Bathroom sink replacement Project (031085) has been completed;
- o Talbot Parking Lot (#031086) - project paused until Spring 2026;
- o Video Surveillance Project (031088)) bids received and contractor qualified. Awaiting Contract to be signed by EOHLIC;
- o McColough House project (#031089) Awaiting contract to be signed by EOHLIC - project involves installation of sliders;
- o Parker House carpet replacement (#031092) Estimated at \$35,000 - awaiting scope of work documents;
- o Remodel both McColough House kitchens (031093). Estimated at \$120,000 - Awaiting contract to be signed by EOHLIC.

D. SEEMAP (Section 8 Management Assessment Program):

- Dedham manages our HCVP. For fiscal year ending 6/30/25, HUD deemed us a "High Performer" based upon a 100% score. This is all due to Dedham's excellent management of the program;

E. PERFORMANCE MANAGEMENT REVIEW:

- We received a score of 84.35% on our PMR. As we received 100% last year, we were disappointed in this year's score. Nonetheless, there were no significant findings.