

# BILLERICA

## HOUSING AUTHORITY

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**TO:** Board of Commissioners   
**FROM:** Robert M. Correnti  
**DATE:** 4/30/2026  
**RE:** **APRIL 2026 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 Tenant Meeting scheduled for July 14<sup>th</sup>, 2026.
  - o Tenant Meeting of April 14, 2026:
    - o One (1) attended from the Talbot (3%)
    - o Eleven (11) attended from 16 River (13.8%)
    - o Six (6) attended from 13 River (9.4%)
    - o Total % = 10.2% attended
- C. MODERNIZATION PROJECT UPDATE:**
- o Will provide brief review of summary attached
- D. TALBOT MICE INFESTATION:**
- o Exterminator performed second monthly service on 4/23/26. Residents continue to report mice sightings and trappings. Attached update was distributed to Talbot residents on 4/27/26. On 5/4/26, tenant reported significant numbers of mice trapped. Exterminator conducted emergency service call on 5/5/26. As infestation has not diminished, exterminator has been contracted to inspect all units on 5/19/26 and treat where necessary. On May 7, 2026, attached memo was distributed to all Talbot tenants.

**E. FACILITIES ASSESSMENT:**

- o Every five (5) years, EOHLIC conducts a facilities assessment of all state aided properties. In our case, that involves 13 River Street, Talbot Apartments, the Parker House, the McColough House, and the nine (9) properties in the 705 Program (does not include 16 River nor the three (3) properties in the HCVP (Section 8 Program). The assessment involves both the exterior and interior of all properties. It is scheduled for May 21, 2026 through May 29<sup>th</sup>, 2026. The data is collected and input into EOHLIC Capital Planning System (CPS) and the information obtained from those assessments is used to equitably allocate the annual Formula Funding (Modernization) awards and helps guide future capital planning efforts, initiatives and awards.