

BILLERICA

HOUSING AUTHORITY

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TO: Board of Commissioners 
FROM: Robert M. Correnti
DATE: 8/1/2026
RE: JULY 2026 EXECUTIVE DIRECTOR'S REPORT

A. ADMINISTRATIVE ACTIONS: A 667-2 resident was evicted on 7/20/26 for lease violations;

- o **SMOKING:** No complaints received;
- 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 is scheduled for October 20, 2026
- o Tenant Meeting of July 14, 2026:
 - o Ten (10) attended from the Talbot (3%)
 - o Twelve (12) attended from 16 River (13.8%)
 - o Nine (9) attended from 13 River (9.4%)
 - o Total: Thirty-One (31) attended; 18% (Low)

C. MODERNIZATION PROJECT UPDATES:

- o As noted at the Board's 5/14/26 meeting, the Talbot Parking Lot Project (#031086) has been awarded (Total project funded at \$366,462). Low bidder was S.I. Services of Framingham MA at \$296,000 - Board will be voting an amendment to the CFA at the August meeting;
- o Video Surveillance project (#031088) for total of approximately \$220,000. Despite objections from some residents, the project provides additional safety/security measures and is moving forward. Cabling has begun;
- o McColough House slider project (#031089) - approximately \$35,000 - project is complete;

- o McColough House kitchen project (#031093) - approximately \$110,000 - cabinets were delivered 7/27/26.

D. TALBOT MICE INFESTATION:

- o The Pest Management service has been onsite eight (8) times, since 3/31/26, for inspections/treatments. Monthly visits by the exterminator will continue until Spring 2027. It appears there has been a reduction in mice sightings. However, as noted previously, the infestation has tried the patience of Talbot residents. The infestation is being managed by the Pest Management Service. Calls/sightings have diminished with no calls since early July. Hopefully, we're at the end of the mice issue.

E. BHA ORGANIZATIONAL CHANGE:

- o At the meeting, I will advise the Board of a BHA organizational change.