
BILLERICA

HOUSING AUTHORITY

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TO: Board of Commissioners 
FROM: Robert M. Correnti
DATE: 6/1/2026
RE: **MAY 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 14th, 2026.
- C. TALBOT MICE INFESTATION**
- o On 5/19/26, as the mice reports were not decreasing, BHA engaged the exterminator to inspect and treat **ALL** Talbot apartments. Tenants were provided with written advance notice. Unfortunately, approximately one-third of the apartments had conditions, from the exterminator's perspective, that could attract mice. These residents, while not complying with their lease requirements, are undermining efforts to eliminate the mice infestation. Letters were sent to every resident informing them of the exterminator's rating of their apartment as well as any conditions noted. The Board of Health received copies of all letters in addition to the exterminator's report. On 5/28/26, the exterminator inspected/treated apartments with unsatisfactory ratings resulting from the 5/19/26 inspection. Despite advance written notice being provided, one (1) resident was not home and posted a notice on the apartment door denying entry because an unattended dog was in the apartment. Thus, that apartment was not inspected/treated.

One (1) other apartment was unsatisfactory with clutter. On 5/19/26, the exterminator had rated this apartment as "very poor" with clutter among the conditions noted. A letter was sent to this tenant advising of the exterminator's rating. The Board of Health received a copy of this letter. The tenant received another letter as a result of the 5/28/26 inspection by the exterminator. The Board of Health was also copied on this letter. To assist the resident, the tenant was advised to contact the Resident Services Coordinator to determine if the tenant qualifies for possible assistance. Based upon the decrease in mouse sightings and the exterminator's inspections, the Talbot Common Room was reopened on June 8th, 2026. A Notice regarding Common Room rules was distributed to all residents at all properties. Additionally, the Notice was posted in the three Common Rooms. The Board of Health was provided with a copy of the Notice. I have attached a copy of the Notice. Hopefully, the diminished activity will continue. The exterminator will continue with monthly inspections, and treatments where necessary, until approximately May of 2027.

On Monday morning, June 1, 2026, a mouse was found hanging in a bag on the Talbot Common Room door handle. This is the second occurrence of this anonymous action. The tenant hanging this bag was identified by the Talbot video surveillance system. I spoke with the tenant on 6/1/26. The tenant admitted to twice hanging a bagged dead mouse. The tenant stated that since the BHA did not immediately engage an exterminator, he will continue to hang mice, from his apartment, on the Common Room door handle. He also stated closing the Common Room was a vengeful action on my part. This action is nothing short of childish immaturity. It shows no respect or concern for other tenants, presents a health hazard, and, by failing to report mouse activity in the apartment, it prolongs extermination.

D. FACILITIES ASSESSMENT:

- This thorough assessment, conducted over six (6) days by a consultant engaged by EOHLIC, was completed on May 29, 2026. The collected data will update the EOHLIC database on our infrastructure and provide baseline information for future modernization programs.

E. FY2027 ANNUAL PLAN:

- The FY2027 Annual Plan has been completed. The Public Hearing is scheduled for the Board's July 9th, 2026 meeting. Notices have been posted at all three properties and on the BHA's website. Full copies, for residents and the public, are available from the BHA's Office. The Board will be provided copies of the Annual Plan with their July Meeting material.