

BILLERICA

HOUSING AUTHORITY

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TO: Board of Commissioners 
FROM: Robert M. Correnti
DATE: 7/1/2026
RE: **JUNE 2026 EXECUTIVE DIRECTOR'S REPORT**

A. ADMINISTRATIVE ACTIONS: No public updates to report;

- 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 July 14, **2026**

C. FY2027 ANNUAL PLAN:

- o 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, have been made available in the BHA's Office. The Board has been provided copies of the Annual Plan.

D. SECTION 8 HCV SHORTFALL:

- o Included in the Correspondence section of this Agenda is the latest HUD correspondence relative to the projected shortfall in the BHA's HCV Program. There are multiple actions that must have been taken to be eligible for shortfall funding by HUD. The Dedham Housing Authority (DHA) continues to proactively manage our program. Despite these efforts, the Board needs to be cognizant of the risks with this program.

E. MODERNIZATION PROJECT UPDATES:

- o The Parker House carpet/flooring project (#031092) has been completed;
- o As noted at the Board's 5/14/26 meeting, the Talbot Parking Lot Project (#031086) has been awarded (Total funded at \$366,462). Low bidder was S.I. Services of Framingham Ma at \$296,000 - awaiting docs to be signed off by EOHLC;
- o Video Surveillance project (#031088) for total of approximately \$220,000 has been award to Setronics of Billerica. Contractor has advised that cabling should begin the week of July 13, 2026;;
- o McColough House slider project (#031089) - approximately \$35,000 -project is well underway;
- o McColough House kitchen project (#031093) - approximately \$110,000 - should begin in about two weeks.

F. TALBOT MICE INFESTATION:

- o The Pest Management service (exterminator) has been onsite six (6) times, since 3/31/26, for inspections/treatments. Monthly visits by the exterminator will continue until Spring 2027. There has been a reduction in mice sightings. However, the infestation has tried the patience of Talbot residents. The infestation is being managed by the Pest Management Service.