

ITEM NO. 6

EXECUTIVE DIRECTORS MONTHLY REPORT

TO: All Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: January 26, 2022

SOMERVILLE HOUSING AUTHORITY
AGENCY SUMMARY COMPARATIVES
PERIOD APRIL 1, 2021 TO NOVEMBER 30, 2021

BUDGET LINE ITEMS	TOTAL BUDGET	BUDGET TO DATE	ACTUAL TO DATE	VARIANCE (BAD)	BALANCE TO YEAR END
INCOME					
RENTAL INCOME	5,921,801	3,947,867	4,571,073	623,206	1,350,728
FEDERAL SECTION 8 RENTS	3,002,988	2,001,992	1,623,006	(378,986)	1,379,982
MOBILITY FEE + FRAUD RECOVERY	38,000	25,333	19,583	(5,751)	18,417
INTEREST INCOME	25,623	17,082	12,423	(4,659)	13,200
ANTENNA / MISC INCOME	403,580	269,053	444,500	79,114	55,580
ADMINISTRATIVE FEE INCOME	1,414,119	942,746	929,036	(44,821)	516,194
CAPITAL FUND/GRANTS	562,861	372,702	536,461	163,759	26,400
DHCD RSC GRANT	40,000	26,667	40,000	13,333	-
DHCD SSP GRANT	70,000	46,667	-	(46,667)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	5,878,342	3,643,635	3,673,474	-	344,721
TOTAL INCOME	17,357,314	11,293,745	11,849,557	398,529	3,775,221
EXPENSES					
ADMINISTRATIVE					
SALARIES	2,935,712	1,872,808	1,617,642	255,166	1,318,070
LEGAL	81,000	54,000	-	54,000	81,000
MEMBERS COMPENSATION	41,000	27,333	24,641	2,692	16,359
STAFF TRAINING	-	-	8,062	(8,062)	(8,062)
TRAVEL	29,501	19,667	1,277	18,390	28,224
ACCOUNTING + AUDIT FEE	86,000	57,333	38,319	19,015	47,681
SUNDRY ADMIN COSTS	781,645	521,097	398,129	25,008	285,556
LEAP EXPENSES	92,500	61,667	22,500	39,167	70,000
TENANT SERVICES					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	47,500	31,667	5,900	25,767	41,600
UTILITIES					
WATER & SEWER	1,798,985	1,199,323	-	171,716	771,378
ELECTRIC	979,819	653,213	417,709	235,504	562,110
GAS	922,899	615,266	436,836	178,430	486,063
LABOR	-	-	-	-	-
ENERGY CONSERVATION	13,400	8,933	-	8,933	13,400
OTHER	-	-	-	-	-
DS					
LABOR	3,378,929	2,144,320	1,950,362	193,959	1,428,567
MATERIALS	735,092	490,061	330,807	159,254	404,285
CONTRACT COSTS	1,922,500	1,281,667	861,052	420,615	1,061,448
PUBLIC SAFETY DETAILS	-	-	43,808	(43,808)	(43,808)
GENERAL EXPENSES					
INSURANCE	717,049	478,033	346,656	131,376	370,393
P.I.L.O.T.	164,746	109,831	159,092	(49,261)	5,654
EMPLOYEE BENEFITS	2,456,607	1,637,738	1,368,141	269,597	1,088,466
COLLECTION LOSSES	36,000	24,000	-	24,000	36,000
MGMT FEES/INTEREST EXP / MOB FEE	292,287	188,057	304,689	(6,801)	97,429
INTEREST EXPENSE	-	-	-	-	-
NONROUTINE EXPENSES					
COVID 19 EXPENSE	-	-	15,701	(15,701)	(15,701)
EXTRAORDINARY NOT CAPITAL	295,000	196,667	18,167	178,499	276,833
EQUIPMENT NOT CAPITAL	142,700	95,133	51,664	43,470	91,036
EQUIPMENT CAPITALIZED	40,000	26,667	49,985	(23,318)	(9,985)
BETTERMENTS CAPITALIZED	1,540,000	1,026,667	274,889	751,778	1,265,111
OPERATING TRANSFER OUT	-	-	-	-	-
TOTAL EXPENSES	19,530,871	12,821,148	8,746,027	3,059,384	
SURPLUS (DEFICIT)	(2,173,557)		3,103,530	(2,660,855)	
SUBSIDY ESTIMATE					
NET SURPLUS (DEFICIT) *	(2,173,557)		3,103,530	(2,660,855)	

* Please note that the subsidy has not been all earned at this time; as a consequence the surplus (deficit) may be over(under) stated at this time

**Somerville Housing Authority
Certificate of Deposit (CD) Information**

<u>Bank Name</u>	<u>Contact</u>	<u>Date Opened</u>	<u>Date Expired</u>	<u>Account #</u>	<u>Amount</u>	<u>Terms</u>	<u>Program</u>	<u>Interest Rate</u>	
Century Bank	Krystal Koch	5/2/2021	5/2/2022	99793792	\$ 100,000.00	1 yr	667-4	0.50%	<i>base of \$100K plus interest earned</i>
Winter Hill Bank	Peter Majane	10/1/2021	10/1/2022	220004618	\$ 103,606.47	1 yr	400-C	0.50%	<i>base of \$100K plus interest earned</i>
Naveo Credit Union	Charlene Malcolm/ Rui Doninges	3/25/2021	3/25/2022	622424042	\$ 104,558.83	1 yr	AMP 2	0.35%	<i>base of \$100K plus interest earned</i>
Middlesex Federal Savings	Taneisha Capita	7/9/2021	7/9/2022	98415336	\$ 110,001.49	1 yr	AMP 1	0.50%	<i>base of \$100K plus interest earned</i>
Middlesex Federal Savings	Taneisha Capita	9/26/2021	3/28/2023	98517108	\$ 112,079.02	18 mths	689-2	0.45%	<i>base of \$100K plus interest earned</i>
Century Bank	Krystal Koch	6/11/2021	6/11/2022	99794357	\$ 100,000.00	1 yr	667-4	0.50%	<i>base of \$100K plus interest earned</i>
Winter Hill Bank	Peter Majane	5/14/2021	5/14/2022	220004758	\$ 100,000.00	1 yr	667-4	0.50%	<i>base of \$100K plus interest earned</i>

****The banking subcommittee consists of: J.Macaluso, R.Bonney, and J.McCallum****

OVERTIME REPORT

Administrative Department

MONTH	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
JANUARY	38.00	58.00	19.00	14.00	15.50	13.50	5.00	16.50	16.50	82.00	10.50	147.00	32.00
FEBRUARY	30.50	58.50	9.50	15.50	8.50	10.00	0.00	10.00	21.50	56.50	16.50	111.50	28.00
MARCH	35.50	188.32	20.00	33.50	18.00	9.00	11.00	18.00	61.45	55.50	19.50	49.50	0.00
APRIL	34.00	237.54	47.00	23.50	19.60	58.00	13.00	14.00	16.25	24.50	23.50	0.00	0.00
MAY	47.00	110.90	37.00	20.00	15.00	22.00	20.25	18.00	23.00	38.50	34.83	0.00	23.00
JUNE	52.00	66.50	21.50	18.50	13.00	24.00	18.00	13.50	38.50	12.00	23.33	0.00	77.00
JULY	43.50	56.00	12.50	12.00	7.00	7.50	16.50	41.50	49.00	7.00	57.25	0.00	131.75
AUGUST	53.00	31.00	29.00	14.50	19.50	15.00	11.00	45.00	11.50	15.00	114.42	3.00	36.75
SEPTEMBER	67.00	24.00	20.00	35.50	18.00	37.25	15.00	56.00	10.50	12.50	38.00	0.00	25.25
OCTOBER	63.50	20.50	22.00	13.50	15.00	22.50	15.50	43.50	57.00	13.00	61.00	25.00	35.00
NOVEMBER	53.50	16.00	28.50	11.00	18.50	10.00	14.00	24.50	71.00	10.50	114.00	110.50	45.00
DECEMBER	65.00	27.00	28.00	17.50	25.00	7.00	14.25	15.50	98.50	19.50	120.50	36.00	39.46
Total Average	48.54	74.52	24.50	19.08	16.05	19.65	12.79	26.33	41.65	28.88	52.78	40.21	39.43

Maintenance Department

MONTH	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
JANUARY	782.00	550.25	555.00	147.50	274.50	813.00	412.00	312.50	354.50	664.59	174.00	363.00	340.00
FEBRUARY	143.50	153.00	290.50	215.50	1077.00	590.00	1,616.50	341.75	469.25	235.50	765.00	304.25	1454.50
MARCH	183.00	139.00	253.00	129.00	305.50	165.00	306.00	220.00	333.50	476.00	625.00	569.75	511.00
APRIL	63.00	131.00	136.00	98.00	92.00	78.00	144.50	467.50	240.50	183.50	228.50	580.00	390.25
MAY	101.00	91.00	137.00	80.00	118.00	537.00	156.00	252.75	304.25	119.00	153.00	1023.00	186.00
JUNE	146.25	131.50	128.50	122.00	111.00	353.25	142.25	91.50	261.75	348.50	237.00	729.00	218.00
JULY	141.00	165.50	123.00	131.50	105.00	286.75	343.25	192.00	497.00	127.50	645.50	291.50	215.50
AUGUST	71.00	96.00	242.00	139.50	111.00	161.00	138.50	141.00	215.00	175.00	672.50	128.00	196.00
SEPTEMBER	89.00	142.00	368.00	95.50	92.00	114.00	112.50	145.00	137.50	107.00	177.50	145.00	621.50
OCTOBER	126.00	139.00	119.00	97.00	120.50	132.00	127.50	128.85	213.25	141.00	153.50	217.50	1573.00
NOVEMBER	101.00	110.00	117.50	205.00	147.00	122.00	109.00	145.00	152.00	225.17	261.50	292.00	160.50
DECEMBER	365.00	162.00	131.00	97.00	325.00	206.50	131.00	310.25	362.25	111.50	548.00	762.00	715.00
Total Average	192.65	167.52	216.71	129.79	239.88	296.54	311.58	229.01	295.06	242.86	386.75	450.42	548.44

Public Safety Department

MONTH	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
JANUARY	111.50	93.33	108.33	98.00	82.00	165.00	132.00	100.00	105.00	84.00	76.00	92.00	210.00
FEBRUARY	51.33	36.00	83.00	76.00	167.00	108.00	207.00	103.00	21.50	47.00	129.00	93.00	248.50
MARCH	77.33	98.00	112.00	160.00	120.00	125.00	106.00	48.00	100.00	97.00	92.00	50.00	192.00
APRIL	50.00	93.00	60.00	116.00	136.00	85.00	84.00	92.00	64.00	68.00	69.00	103.00	224.50
MAY	85.00	49.00	105.00	100.00	74.00	89.00	114.00	92.00	64.00	40.00	67.00	194.00	60.00
JUNE	118.00	139.00	123.00	157.00	113.50	92.00	104.00	82.00	111.00	107.00	68.00	157.00	124.50
JULY	75.00	113.00	110.00	121.00	94.33	65.33	80.00	89.00	40.00	48.00	71.00	203.00	123.83
AUGUST	39.00	52.00	62.00	74.00	125.00	65.00	45.00	76.00	81.00	58.00	76.00	167.50	102.00
SEPTEMBER	79.00	101.00	105.00	122.00	65.00	72.00	96.00	89.00	44.00	48.00	34.00	165.00	82.00
OCTOBER	122.00	131.00	81.00	89.00	126.00	100.00	112.50	114.00	86.00	56.00	95.00	178.50	136.00
NOVEMBER	128.00	153.83	128.33	110.99	114.00	96.00	75.00	73.00	92.00	92.00	78.00	127.00	114.75
DECEMBER	139.66	84.66	111.33	78.00	86.00	68.00	78.00	130.00	44.00	67.00	45.00	211.00	185.50
Total Average	89.65	95.32	99.08	108.50	108.57	94.19	102.79	90.67	71.04	67.67	75.00	145.08	150.30

OVERTIME PAID / COMP. TIME EARNED: DECEMBER 2021

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
MAINTENANCE				
12/03/2021	FERREIRA, J	11/27/2021-11/28/2021	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	11/27/2021-11/28/2021	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	FERREIRA, J	10/28/2028	2.00	STAFF MEETING AT CLARENDON HILL
	FERREIRA, J	10/28/2028	2.00	REPLACED SMOKE DETECTOR AT 125 JAQUES ST., #7B
	FERREIRA, J	10/25/2021	8.00	FIRE WATCH AT WESTON MANOR
	FERREIRA, J	11/22/2021	2.00	COVERED NIGHT SHIFT
	FERREIRA, J	11/25/2021 & 11/26/2021	14.00	WORKED ON HOLIDAYS
	FERREIRA, J	11/25/2021	2.00	REPAIRED GAS STOVE AT 70 RIVER RD., #7013
	FERREIRA, J	11/25/2021	2.00	REPAIRED GAS STOVE AT PROPERZI MANOR #211
	FERREIRA, J	11/25/2021	2.00	LET SOMERVILLE POLICE DEPT IN BASEMENT AT 25 MEMORIAL RD.
	FERREIRA, J	11/26/2021	2.00	UNCLOGGED TOILET AT 45 MEMORIAL RD., #34B
	FERREIRA, J	11/26/2021	2.00	ALARM IN BASEMENT HEAT IN STORAGE ROOM BROKEN AT HIGHLAN GARDEN
	FERREIRA, J	11/26/2021	2.00	FLOOD AT WESTON MANOR'S 6TH FLOOR
	FERREIRA, J	11/26/2021	2.00	HEAT PUMP DOWN AT CAPEN COURT
	AGUILAR, B	11/22/2021-11/27/2021	21.00	CLEANING/REPAIR VACANY AT 125 JAQUES ST., #213
	BLANC, R	11/22/2021-11/27/2021	18.00	MISC WORK AT 24 NORTH ST., #18C
	CAISSIE, S	11/22/2021-11/27/2021	21.00	MISC WORK AT BRYANT MANOR #507
	DELLANNO JR., J	11/22/2021-11/27/2021	21.00	MISC WORK AT 10 RIVER RD., #1012
	DELPE, J	11/26/2021-11/27/2021	10.00	MISC WORK AT CIAMPA MANOR #601
	DINKA, A	11/22/2021-11/27/2021	24.00	CLEANING/REPAIR VACANY AT BRYANT MANOR #506
	HOUGHTON, C	11/22/2021-11/23/2021	5.00	MISC WORK AT 25 RIVER RD., #2510
	KEBEARU, R	11/26/2021-11/27/2021	16.00	MISC WORK AT 24 NORTH ST., #24B & 28C
	KING, P	11/22/2021-11/26/2021	11.00	MISC WORK AT PROPERZI MANOR #1003
	MACDONALD, G	11/21/2021	2.00	REPLACED APR DOOR LOCK AT 34 NORTH ST., #26C
	MCCARTHY, S	11/22/2021-11/27/2021	24.00	MISC WORK AT 125 JAQUES ST., #213
	McWATTERS, K	11/23/2021	4.00	MISC WORK AT 24 NORTH ST., #32A
	MECHDOUD, F	11/22/2021-11/27/2021	18.00	MISC WORK AT BRYANT MANOR #507 & #506
	MULLIN, P	11/27/2021	6.00	WORKED HOT WATER TANK AT MYSTIC RIVER
	O'MEARA, M	11/21/2021	3.00	NO HOT WATER AT 35 MEMORIAL RD.
	O'MEARA, M	11/22/2021	3.00	MISC PLUMBING AT CLARENDON HILL
	O'MEARA, M	11/25/2021	3.00	REPAIRED GAS STOVE AT 70 RIVER RD., #7013
	O'MEARA, M	11/26/2021 & 11/27/2021	14.00	PLUMBING AT VACATED UNITS AT 125 JAQUES ST., #213
	PATHAK, A	11/23/2021-11/27/2021	20.00	MISC WORK AT 15 WESTON MANOR #504
	RIBERIO, M	11/26/2021 & 11/27/2021	16.00	PAINTING AT 27 CIAMPA MANOR #601
	RIBERIO, R	11/24/2021	3.00	ELECTRICAL REPAIR AT BRADY TOWERS #906
	SHINER, J	11/26/2021	8.00	CLEANED GROUND & TRASH AT ELDERLY BUILDINGS
	WATSON, C	11/22/2021-11/23/2021	7.00	MISC WORK AT 50 RIVER RD., #5009
12/10/2021	KEENAN, T	12/04/2021-12/05/21	10.00	CONTRACTUAL 10 HOURS
	KEENAN, T	12/04/2021-12/05/21	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	KEENAN, T	12/06/2021	2.00	REPLACED SMOKE DETECTOR BATTERY AT 125 JAQUES ST., #107
	AGUILAR, B	11/30/2021-12/04/2021	20.00	CLEANED & REPAIRED 45 MEMORIAL RD., #38C
	BLANC, R	11/30/2021 & 12/02/2021	6.50	MISC WORK AT 45 MEMORIAL RD., #38C
	CAISSIE, S	11/30/2021-12/04/2021	13.00	MISC WORK AT BRYANT MANOR #316 & #507
	DELLANNO, J	11/30/2021-12/04/2021	11.00	MISC WORK AT 45 MEMORIAL RD., #35B
	DELPE, J	12/01/2021 & 12/04/2021	6.00	MISC WORK AT 70 RIVER RD., #7008
	DIFRAIA, J	12/01/2021	4.00	MISC WORK AT BRYANT MANOR #316
	DINKA, A	12/01/2021-12/04/2021	16.00	MISC WORK AT WESTON MANOR #710
	FERREIRA, J	11/30/2021	4.00	MISC WORK AT MAINTENANCE GARAGE
	FERREIRA, J	12/01/2021	2.00	COVERED NIGHT SHIFT
	FERREIRA, J	12/01/2021	2.00	REPAIRED FRONT DOOR AT CAPEN COURT
	FRANCOIS, L	11/30/2021-12/04/2021	16.00	MISC WORK AT 10 RIVER RD., #1012
	FULCO, F	12/02/2021	3.00	MISC WORK AT BRADY TOWER #906
	HOUGHTON, C	11/30/2021	4.00	MISC WORK AT BRYANT MANOR #316
	HOUGHTON, M	11/30/2021 & 12/04/2021	12.50	MISC MAINTENANCE AT CAPEN COURT #311
	KING, P	11/30/2021-12/04/2021	15.00	CLEANED & REPAIRED WESTON MANOR #210
	MACKAY, J	12/01/2021	1.00	PAINT AT 45 MEMORIAL RD., #35B
	MCCARTHY, S	12/01/2021	4.00	MISC WORK AT WESTON MANOR #210
	MECHDOUD, F	11/30/2021-12/04/2021	21.00	MISC WORK AT 70 RIVER RD., #7008
	MULLIN, P	11/29/2021 & 12/04/2021	8.00	MISC PLUMBING AT MAINTENANCE GARAGE
	O'MEARA, M	12/01/2021	3.00	HEAT CALL AT MYSTIC RIVER
	O'MEARA, M	12/04/2021	6.00	MISC PLUMBING PROPERZI MANOR #210
	O'MEARA, M	11/30/2021	4.00	MISC PLUMBING CAPEN COURT
	PATHAK, A	11/30/2021	3.00	MISC WORK AT PROPERZI MANOR #406
	RIBEIRO, M	11/30/2021-12/04/2021	17.00	MISC PAINTING AT 45 MEMORIAL RD., #38C
	RIBEIRO, R	12/02/2021-12/04/2021	8.00	ELECTRICAL REPAIR AT BRADY TOWER #906
	SHINER, J	11/30/2021-12/04/2021	13.00	MISC WORK AT 10 RIVER RD., #1012
12/17/2021	DELLANNO JR., J	12/11/2021-12/12/2021	10.00	CONTRACTUAL 10 HOURS
	DELLANNO JR., J	12/11/2021-12/12/2021	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	DELLANNO JR., J	12/12/2021	2.00	CLEANED & CLEARED BACKUP IN BASEMENT AT
	DELLANNO JR., J	12/09/2021	2.00	SALT/SAND ICY AREAS AT STATE SIDES
	AGUILAR, B	12/06/2021	3.00	CLEANED OFFICES
	KEBREAU, S	12/09/2021	2.00	STAFF MEETING
	FERREIRA, J	12/09/2021	2.00	SALT/SAND ICY AREAS AT STATE SIDES
	MECHDOUD, F	12/09/2021	1.00	SALT/SAND ICY AREAS AT STATE SIDES

OVERTIME PAID / COMP. TIME EARNED: DECEMBER 2021

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
	O'MEARA, M	12/09/2021	2.00	SALT/SAND ICY AREAS AT STATE SIDES
	RIBEIRO, M	12/09/2021	2.00	SALT/SAND ICY AREAS AT STATE SIDES
	RIBEIRO, R	12/05/2021	3.00	REPAIRED FRONT DOOR AT PROPERZI MANOR
12/23/2021	WATSON, C	12/18/2021-12/19/2021	10.00	CONTRACTUAL 10 HOURS
	WATSON, C	12/18/2021-12/19/2021	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	AGUILAR, B	12/13/2021	3.00	SANTIZED OFFICES
	BLANC, R	12/16/2021	2.00	STAFF MEETING AT CLARENDON HILLS
	DELLANNO JR., J	12/17/2021	8.00	FIRE WATCH AT MYSTIC RIVER
	MULLIN, P	12/14/2021	3.00	CHECK HEAT AT 5 CANAL LANE
	O'MEARA, M	12/14/2021	3.00	CHECK HEAT AT 5 CANAL LANE
	O'MEARA, M	12/12/2021	3.00	TOILET REPAIR AT 30 RIVER RD., #3009
	RIBEIRO, R	12/14/2021	1.00	REPAIR MYSTIC RIVER LIGHTS
	RIBEIRO, R	12/16/2021	3.00	REPAIRED FIRE ALARM AT 25 MEMORIAL RD.
12/30/2021	FERREIRA, J	12/25/2021-12/26/2021	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	12/25/2021-12/26/2021	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	FERREIRA, J	12/22/2021	2.00	COVERED NIGHT SHIFT
	FERREIRA, J	12/22/2021	2.00	UNCLOGGED TOILET AT 125 JAKES ST., #103
	FERREIRA, J	12/23/2021	2.00	COVERED NIGHT SHIFT
	FERREIRA, J	12/23/2021	2.00	KITCHEN PIPE LEAK AT 40 RIVER RD., #4001
	FERREIRA, J	12/23/2021	2.00	SEWER BACK UP AT 35 MEMORIAL RD.
	FERREIRA, J	12/23/2021	2.00	NO ELECTRIC POWER AT BRADY TOWER AT 203
	FERREIRA, J	12/24/2021	7.00	COVERED HOLIDAY
	FERREIRA, J	12/24/2021	2.00	NO HOT WATER AT 40 MEMORIAL RD., #17C & 37C
	FERREIRA, J	12/24/2021	2.00	TOILET REPAIR AT 5 CANAL LN #512
	FERREIRA, J	12/24/2021	2.00	NO ELECTRIC POWER AT 35 MEMORIAL RD., #22A
	FERREIRA, J	12/24/2021	2.00	REPAIRED GAS STOVE AT 15 RIVER RD., #1502
	KING, P	12/23/2021	1.00	MISC SERVICE OF ELEVATOR AT HIGHLAND GARDENS
	AGUILAR, B	12/25/2021	3.00	SALT/SAND ICY AREAS AT STATE SIDES
	O'MEARA, M	12/25/2021	3.00	SALT/SAND ICY AREAS AT STATE SIDES
	WATSON, C	12/17/2021	2.00	COVERED NIGHT SHIFT
	DIFRAIA, J	12/25/2021	3.00	SALT/SAND ICY AREAS AT STATE SIDES
	KEENAN, T	12/25/2021	3.00	SALT/SAND ICY AREAS AT STATE SIDES
	RIBEIRO, M	12/25/2021	3.00	SALT/SAND ICY AREAS AT STATE SIDES

Total Maintenance Dept.	715.00	-
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PUBLIC SAFETY

12/03/2021	DE BETHENCOURT, M	11/26/2021	8.00	EXTRA SHIFT
	DE BETHENCOURT, M	11/27/2021	8.00	EXTRA SHIFT
	LAVEY, R	11/21/2021	5.00	COVID-19 MONITOR AT MYSTIC VIEW
	LAVEY, R	11/26/2021	8.00	COVERED SHIFT
	LAVEY, R	11/27/2021	5.00	COVID-19 MONITOR AT MYSTIC VIEW
	RYMILL, A	11/22/2021	5.00	COVID-19 MONITOR AT MYSTIC VIEW
	RYMILL, A	11/23/2021	5.00	COVID-19 MONITOR AT MYSTIC VIEW
	RYMILL, A	11/24/2021	0.50	STAYED LATE AFTER SHIFT
	RYMILL, A	11/27/2021	8.00	ONLINE IN SERVICE TRAINING
12/10/2021	GRANITSAS, P	11/28/2021	2.00	COVID-19 MONITOR AT MYSTIC VIEW
	RYMILL, A	11/30/2021	5.00	COVID-19 MONITOR AT MYSTIC VIEW
	RYMILL, A	12/02/2021	5.00	COVID-19 MONITOR AT MYSTIC VIEW
	RYMILL, A	12/03/2021	5.00	COVID-19 MONITOR AT MYSTIC VIEW
	RYMILL, A	12/04/2021	8.00	ONLINE TRAINING
12/17/2021	GRANITSAS, P	12/07/2021	5.00	COVID-19 MONITOR AT MYSTIC VIEW
	GRANITSAS, P	12/09/2021	7.00	COVERED SHIFT
	RYMILL, A	12/08/2021	7.00	COVERED SHIFT
	RYMILL, A	12/10/2021	7.00	COVERED SHIFT
	RYMILL, A	12/11/2021	8.00	ONLINE TRAINING
12/23/2021	DE BETHENCOURT, M	12/14/2021	7.00	COVERED SHIFT
	DE BETHENCOURT, M	12/15/2021	7.00	COVERED SHIFT
	RYMILL, A	12/13/2021	7.00	COVERED SHIFT
	RYMILL, A	12/15/2021	4.00	COURT
	RYMILL, A	12/16/2021	7.00	COVERED SHIFT
	RYMILL, A	12/18/2021	8.00	ONLINE TRAINING
12/30/2021	DE BETHENCOURT, M	12/21/2021	5.00	COVID-19 MONITOR AT MYSTIC VIEW
	DE BETHENCOURT, M	12/22/2021	7.00	COVERED SHIFT
	DE BETHENCOURT, M	12/24/2021	7.00	COVERED SHIFT
	DE BETHENCOURT, M	12/24/2021	8.00	WORKED ON HOLIDAY
	GRANITSAS, P	12/23/2021	7.00	COVERED SHIFT

Total Public Safety	185.50	0.00
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OVERTIME PAID / COMP. TIME EARNED: DECEMBER 2021

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
ADMINISTRATION				
12/03/2021	CROWLEY, L	11/22/2021	2.00	SECTION 8 PROJECT BASED TASK & & CLOSED PREP
	CROWLEY, L	11/23/2021	1.00	SECTION 8 TASKS
	ESCHMAN, S	11/22/2021	2.25	ASSISTED WITH WATERWORKS RECERT
	HUI, M	11/22/2021	6.58	PROCESS PAYROLL ON VACATION
	SAIOIS, K	11/22/2021	2.00	SECTION 8 RECERTS/CLEAN UP
	VALLEJO, L	11/22/2021	2.50	SECTION 8 RTAS INTERIMS & RE EXAMINATIONS
	SANTIAGO, N	11/23/2021	3.00	SECTION 8 NEW MOVE IT & RECERTS
12/10/2021	ESCHMANN, E	12/03/2021	2.00	ACOP MET WITH DIANE COHEN & ELLIOTT KOCH
	SANTIAGO, N	11/30/2021	2.25	ANNUAL RECERTIFICATION OF SECTION 8
	SANTIAGO, N	12/01/2021	2.50	ANNUAL RECERTIFICATION OF SECTION 8
	VALLEJO, L	12/01/2021	2.50	WORKED ON RTA & INTERIMS
	VALLEJO, L	12/03/2021	3.38	WORKED ON RTA & INTERIMS
12/17/2021	ESCHMANN, E	12/10/2021	3.00	ACOP MET WITH DIANE COHEN & ELLIOTT KOCH
12/23/2021	HUI, M	12/14/2021	4.50	PROCESS PAYROLL ON VACATION
12/30/2021	NO OVERTIME			
Total Public Safety			39.46	0.00

MANAGEMENT MONTHLY REPORT

Date: December 2021

TOTAL UNITS: **1358**

Vacancy Report

Development Name	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)	Weston
Total Units	84	134	53	216	41	24	42	100	240	215	110	16	3	80
# of Service Providers	0	0	0	4	0	0	0	0	6	0	1	0	0	0
# of units Occupied by Residents	82	113	53	147	41	24	41	99	229	196	99	16	3	70
Total MOD Vacancies	0	7	0	65	0	0	0	0	0	0	3	0	0	7
Total Non-MOD Vacancies	2	14	0	0	0	0	1	1	5	19	7	0	0	3
Total Vacancies	2	21	0	65	0	0	1	1	5	19	10	0	0	10
TOTAL *	84	134	53	216	41	24	42	100	240	215	110	16	3	80
Vacancy Percentage	2%	16%	0%	30%	0%	0%	2%	1%	2%	9%	9%	0%	0%	13%

Statistic Report

Development	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)	Weston
	84	134	53	216	41	24	42	100	240	215	110	16	3	80
Occupied Units	82	112	53	147	41	23	41	99	229	196	99		3	70
Caucasians	62	106	41	86	33	23	28	33	44	109	73		1	52
Minorities	20	53	12	249	8	18	13	63	178	151	30		2	18
Minorities Breakdown	20	53	12	249	8	18	13	63	178	151	30		2	18
African American	12	19	5	86	1	10	8	27	59	70	20		2	9
Asian	4	10	1	27	4	4	1	10	16	18	6		0	2
Hispanic	4	24	6	133	2	3	4	26	103	63	4		0	7
Native American	0	0	0	3	1	1	0	0	0	0	0		0	0
# of Veterans	4	2	7	3	0	0	3	3	8	0	10		0	13

Activity Report

	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi		Sycamore (Family)	Weston
Total Units	84	134	53	216	41	24	42	100	234	215	110		3	80
P.C. Rent	0	10	0	24	0	0	0	5	49	53	3		0	0
14Day NTQ	0	0	0	0	0	0	0	0	2	1	0		0	0
P.C.	0	0	0	0	0	0	0	1	0	8	0		0	0
Int. to Terminate	0	0	0	0	0	0	0	0	2	0	0		0	0
Grievance Hearing	0	0	0	0	0	0	0	0	0	0	0		0	0
30 Day NTQ	0	0	0	0	0	0	0	0	3	0	0		0	0
Annual Inspections	0	12	0	8	0	0	0	0	0	0	0		0	0
Other Inspections	0	0	0	0	0	0	0	0	0	0	0		0	0
Annual Recertifications	0	1	0	0	0	0	0	0	103	34	1		0	0
Interim Adjustment	2	3	3	6	0	2	0	1	33	2	2		0	4

TOTAL PH UNITS 1358	Total Family	Total Elderly	State Family	State Elderly	Total Units (State)	Federal Family	Federal Elderly	Total Units (Federal)	Service Provider Units	Total Units Occupied	Total Vacancies	% Overall Vacancy
	674	684	459	315	774	215	369	584	11	1213	134	10%

SOMERVILLE HOUSING AUTHORITY

April 1, 2021 - March 31, 2022

TENANT SELECTION REPORT - December 2021
Public Housing and Section 8 Programs

APPLICATIONS PROCESSED	AVG. 6 Months	AVG. FY	Dec. 2020	Jan. 2021	Feb. 2021	Mar. 2021	Apr. 2021	May 2021	June 2021	July 2021	Aug. 2021	Sept. 2021	Oct. 2021	Nov. 2021	Dec. 2021	Somerville Residents Dec.
			Family - DHCD	11	10	10	3	9	11	10	8	6	12	12	17	13
Family HUD	23	18	14	7	11	18	10	11	6	31	18	22	20	24	21	7
Elderly- DHCD	7	6	9	1	3	2	4	0	5	5	7	13	8	4	7	5
Elderly - HUD	20	17	11	6	4	8	11	17	6	30	23	22	12	15	18	12
Hagan	7	6	9	1	3	2	4	4	5	5	7	13	8	4	7	5
Bryant	7	6	9	1	3	2	4	4	5	5	7	13	8	4	7	5
Total Public Housing	76	64	62	19	33	43	43	44	33	88	74	100	69	56	67	34
Section 8	12	11	11	11	9	6	8	7	7	11	9	12	12	17	12	7
SRO	3	2	2	2	1	2	1	1	0	0	4	0	6	1	5	0
DHAP	6	5	3	1	2	3	5	4	1	11	0	4	8	2	11	8
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	4	3	6	2	2	4	1	2	3	3	4	3	5	4	2	1
Merriam	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Just At Start	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YMCA	0	0	0	0	0	0	0	1	0	1	0	0	1	0	0	0
Mainstream	2	1	0	0	0	2	2	0	0	0	0	0	3	5	2	0
Waterworks	8	7	5	3	1	12	5	5	3	8	13	6	6	10	7	4
Capen Court	13	11	5	4	4	18	5	8	5	14	17	11	9	16	10	3
Total Leased Housing	48	40	32	23	20	47	27	27	20	47	48	36	50	56	49	23
Total	123	104	94	42	53	90	70	71	53	135	122	136	119	112	116	57

WAITING LISTS # OF APPLICANTS	AVG. 6 Months	AVG. FY	Dec. 2020	Jan. 2021	Feb. 2021	Mar. 2021	Apr. 2021	May 2021	June 2021	July 2021	Aug. 2021	Sept. 2021	Oct. 2021	Nov. 2021	Dec. 2021	Somerville Residents Dec.
			Family - DHCD	20487	19470	14262	15084	15696	16288	16879	17363	18069	18708	19518	20292	20917
Family HUD	1721	1742	1836	1806	1790	1803	1788	1780	1784	1758	1766	1744	1727	1724	1604	117
Elderly- DHCD	6706	6429	5038	5247	5390	5541	5717	5858	6056	6220	6411	6623	6820	6989	7171	0
Elderly - HUD	2885	3216	2895	2901	2858	2868	2870	5858	2901	2908	2923	2888	2896	2857	2840	519
Hagan	3267	3270	3349	3352	3275	3275	3273	3280	3277	3274	3290	3278	3277	3252	3232	610
Bryant	2837	2861	2933	2936	2911	2906	2910	2910	2909	2903	2920	2892	2858	2823	2626	360
Total Public Housing	37903	36989	30313	31326	31920	32681	33437	37049	34996	35771	36828	37717	38495	39054	39550	1606
Section 8	1391	1450	1692	1734	1757	1579	1629	1518	1556	1498	1171	1376	1453	1399	1446	1446
SRO	652	650	644	643	646	647	648	649	643	643	650	647	653	657	659	8
DHAP	912	956	996	1220	1222	1221	1198	981	949	960	957	938	872	867	878	17
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	1356	1350	1327	1330	1333	1336	1336	1337	1340	1344	1348	1353	1362	1365	1366	301
Merriman	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	1	1	0	0	1	0	0	0	0	0	0	0	3	0	3	2
Just At Start	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YMCA	4	3	0	0	0	0	0	2	1	2	4	3	10	1	2	2
Mainstream	10	10	37	38	39	33	12	9	8	8	8	8	2	15	17	5
Waterworks	702	694	659	663	664	672	677	682	674	680	693	698	706	714	719	235
Capen Court	944	939	894	897	903	919	925	933	928	940	959	943	934	939	946	220
Total Leased Housing	5970	6050	6249	6525	6565	6407	6425	6111	6099	6075	5790	5966	5995	5957	6036	2236
Total	43872	43039	36562	37851	38485	39088	39862	43160	41095	41846	42618	43683	44490	45011	45586	3842

WORK ORDERS ISSUED FOR:

Dec-21

REQUESTED BY MANAGEMENT: 345

REQUESTED BY TENANTS: 1831

TOTAL WORK ORDERS ISSUED: 2176

DEV.	** **		****	ISSUED	TENANT	MANAGEMENT
	COMPL	ETED	INCOMPLETE			
031-1	423	168	10	433	353	80
031-9	183	60	0	183	163	20
200-1	255	98	26	281	247	34
200-2	452	182	22	474	386	88
667-1	2	2	0	2	1	1
667-2	294	106	10	304	236	68
667-3	127	80	0	127	102	20
667-4	221	99	0	221	205	16
667-6	66	26	0	66	58	8
400-C	19	2	0	19	14	5
689-2	38	10	0	38	33	5
689-3	0	0	0	0	0	0
705-1	27	8	1	28	12	5
TOTAL	2107	841	69	2176	1831	345

***The number of work orders may be revised upon future submittal of completed work orders during the rep during the completing month

**December 2021
Resident Services Report**

1. Total number of new referrals:	SBennett	SMontina	Total
Elderly	19	11	30
Young Disabled	4	0	4
Family	11	14	25
Total referrals this month	34	25	59

2. Referral Sources:

Resident outreach	46		
Housing Managers referral	13		
Service Needed	Number	Status (O) Ongoing	Status (C) Closed
Neighbor dispute/mediation needed	-	-	-
Health and safety threat- Nutrition referrals	8	-	8
Housekeeping/ Maint. Communication assistance	6	-	6
Benefit assistance-assistance with applications for unemployment and Food Stamps/rent recertification	12	9	3
Substance abuse	-	-	-
Legal assistance	1	-	1
Transportation problem	2	1	1
Domestic violence	-	-	-
Financial problems (including arrearage)	20	14	6
Reasonable Accommodation	-	-	-
Peaceful enjoyment issue	-	-	-
Employment/vocational service	4	4	-
Mental health needs addressed	1	1	-
Medical issues (including insurance)	5	1	4
Lease violation	-	-	-
Nursing home placement/assisted living	-	-	-

3. Major Activities:

- *Around Hear Piano Holiday Event at Brady Towers*
- *Assisting with Gift-Card Drive Distribution for Mystic and Clarendon Residents & MLC winter event for Mystic Residents*
- *Covid-test kit distribution to all residents.*

4. Looking Ahead

- *KN95 distribution to all residents*
- *Pop-up testing clinic assistance*
- *Mystic Tenant Association revival communications*

PUBLIC SAFETY
INCIDENTS REPORTED BY DATE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
CRIMES AGAINST PERSON													
ATTEMPTED MURDER	0	0	1	0	0	0	0	0	0	0	0	0	1
THREATS	0	1	0	0	0	0	0	1	0	0	0	0	2
ASSAULT AND BATTERY	0	1	0	0	1	0	0	0	1	2	0	1	6
PROPERTY CRIMES													
RECOVERED STOLEN PROP	0	0	0	0	0	0	0	0	1	0	0	0	1
VANDALISM	0	0	0	0	1	0	0	1	4	0	0	1	7
B&E (UNKNOWN TIME)	0	0	0	0	0	0	0	1	0	0	0	0	1
B&E NIGHT	0	0	0	0	0	0	0	0	0	0	0	1	1
LARCENY OVER \$250	0	0	0	0	0	0	0	0	0	0	0	1	1
TRESPASSING	0	1	0	1	1	0	0	0	0	0	0	0	3
LARCENY UNDER \$250	0	0	0	1	3	0	0	0	0	1	0	0	5
LARCENY BICYCLE/SCOOTER	0	0	0	0	0	0	1	0	0	0	0	0	1
LARCENY MOTOR VEHICLE	0	0	0	0	0	1	0	0	0	0	1	0	2
ARSON INVESTIGATION	0	0	0	0	0	0	1	0	0	1	0	0	2
PUBLIC ORDER													
RESTRAINING ORDER VIOL	1	0	0	0	0	1	0	0	0	0	0	0	2
DISTURBANCE APT/NOISE	3	3	5	1	2	4	2	1	1	5	4	5	36
DISTURBANCE HALLWAY	1	3	2	4	2	3	0	0	1	3	3	5	27
DISTURBANCE OUTSIDE	1	0	3	4	3	8	0	4	3	3	0	2	31
DIRECTDISTURBANCE OUTSIDE	0	0	0	0	0	0	0	1	0	0	0	0	1
FIREARMS OTHER	0	0	0	0	0	1	0	0	1	0	0	0	2
DISORDERLY PERSON	0	0	0	0	1	0	0	0	0	0	0	0	1
SUSPICIOUS PERSON	2	1	0	1	1	0	1	0	1	0	0	1	8
OTHER M/V	3	0	1	1	2	0	0	0	1	0	2	0	10
ADMINISTRATION													
INVESTIGATION	5	3	1	3	5	3	4	1	8	2	3	6	44
SICK PERSON	27	25	22	21	24	17	30	21	33	9	26	29	284
DIRECSICK PERSON	0	0	1	0	0	0	0	0	0	0	0	0	1
SUDDEN DEATH	0	0	0	2	0	0	2	0	0	0	0	0	4
CHECK CONDITION	1	4	10	10	3	6	3	2	8	2	4	6	59
CIVIL INVESTIGATION	0	0	0	0	0	0	0	1	0	0	0	0	1
CITIZEN CONTACT	2	4	1	25	21	4	15	6	9	9	6	7	109
MEETING	0	0	0	0	0	0	0	0	0	1	0	0	1
EVICITION	0	0	0	0	1	0	0	0	0	0	0	0	1
ESCORT	1	0	0	0	0	0	0	0	0	0	0	0	1
LOCKOUT	3	3	6	9	3	4	6	5	6	4	11	5	65
MAINTENANCE PROBLEM	1	3	1	3	1	1	1	1	3	1	0	0	16
LIGHTS OUT	0	0	0	0	0	0	1	0	0	0	0	0	1
E911 HANGUP	0	3	4	0	0	5	2	1	3	1	1	1	21
BURGLAR ALARM	0	0	0	0	0	1	0	0	0	0	0	0	1
MV PERSONAL INJURY ACCIDENT	0	0	0	0	0	0	0	0	1	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	0	0	0	0	0	1	1	0	1	1	0	0	4
ASSIST NO ARREST	0	3	2	4	1	4	6	0	2	6	1	6	35
ASSIST ARREST	0	1	1	0	0	0	0	1	0	2	0	0	5
WARRANT ARREST	0	0	1	1	0	0	0	1	1	0	0	0	4
SUMMONS/RO SERVICE	0	4	6	2	12	10	7	3	12	5	4	10	75
OFFICER WANTED	17	12	15	7	18	10	15	19	20	21	31	27	212
SUPPLEMENTAL	0	0	0	0	0	0	1	0	0	0	0	0	1
ANIMAL COMPLAINT	0	0	0	0	0	0	0	1	0	0	0	1	2
LOST PROPERTY REPORTED	1	0	0	0	0	2	1	0	1	2	0	1	8
MISSING PERSON	1	0	0	0	0	1	1	0	0	0	1	0	4
MV VIOLATIONS	0	0	0	4	0	1	1	1	3	0	2	0	12
PARKING VIOLATIONS	1	2	6	2	1	2	1	2	1	1	1	3	23
FIRE INVESTIGATION	0	0	1	1	1	2	1	1	0	0	1	1	9
CRUISER MAINTENANCE	0	0	0	0	0	0	0	0	0	0	1	0	1
SECURITY HARDWARE	0	0	2	0	0	0	0	0	0	0	0	0	2
COURT	0	0	0	0	0	0	0	0	2	0	0	0	2
FIELD INTERVIEW	0	0	0	0	1	1	0	0	0	2	0	1	5
SEXUAL ASSAULT	0	0	1	0	0	0	0	0	0	0	0	0	1
DIRECTED PATROL	399	357	469	463	486	476	455	464	459	478	441	412	5359
Grand Total	470	434	562	571	596	569	564	540	589	563	544	533	6535

**PUBLIC SAFETY
INCIDENTS REPORTED BY AREA**

	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	mystic-S/F	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total
CRIMES AGAINST PERSON																
ASSAULT AND BATTERY	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
PROPERTY CRIMES																
VANDALISM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
B&E NIGHT	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
LARCENY OVER \$250	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
PUBLIC ORDER																
DISTURBANCE APT/NOISE	1	0	0	0	0	1	0	2	0	1	0	0	0	0	0	5
DISTURBANCE HALLWAY	0	0	0	0	0	1	0	0	0	3	0	0	0	1	0	5
DISTURBANCE OUTSIDE	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
SUSPICIOUS PERSON	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
ADMINISTRATION																
INVESTIGATION	0	0	0	0	0	0	0	0	0	5	0	1	0	0	0	6
SICK PERSON	3	4	2	1	2	1	1	1	3	3	0	6	0	1	0	28
CHECK CONDITION	2	0	0	0	0	2	0	0	0	2	0	0	0	0	0	6
CITIZEN CONTACT	0	0	4	0	0	0	0	0	0	3	0	0	0	0	5	12
LOCKOUT	0	0	0	0	1	0	1	0	1	2	0	0	0	0	0	5
E911 HANGUP	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
ASSIST NO ARREST	0	0	0	0	0	0	0	0	0	6	0	0	0	0	1	7
SUMMONS/RO SERVICE	1	0	0	0	4	0	0	0	2	3	0	0	0	0	0	10
OFFICER WANTED	2	0	3	1	4	4	0	3	0	8	0	1	0	0	0	27
ANIMAL COMPLAINT	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
LOST PROPERTY REPORTED	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
PARKING VIOLATIONS	0	0	0	0	0	0	0	0	0	3	0	0	0	0	1	4
FIRE INVESTIGATION	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
CRUISER MAINTENANCE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
FIELD INTERVIEW	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
DIRECTED PATROL	31	23	27	26	26	56	23	25	72	24	1	29	22	26	21	433
Grand Total	40	27	36	29	37	68	25	32	80	68	1	37	22	29	35	567

Interoffice MEMORANDUM

To: Joseph Macaluso
Executive Director

From: Brian Langton
Director of Modernization

Subject: Report on Activities

Date: 1-19-22

Antenna Report:

The SHA is negotiating with DISH Networks to lease rooftop space on both Ciampa and Weston Manors for antenna installations.

Energy report:

No news

Somerville Housing Authority
Rooftop Antenna Leases

As of 1/19/22

Development	Tenant/Job No. Contract No.	Execution Date	Commence Date	Annual Rent / Annual Increase	5 YR Term	Expiration Date	Status
Brady Towers AMP-2	City of Somerville	N/A	N/A	None	N/A	N/A	Ongoing
Weston Manor AMP-2	City of Somerville	N/A	N/A	None	N/A	N/A	On-going
Weston Manor AMP-2	Sprint #9815	12/14/1998	12/20/1998	\$ 55,426.36/ 3% \$ 4,618.46/ mo	Fourth of five	12/19/2023	On-going (W-4 Amendments)
Highland Gardens AMP-2	Sprint #9814	12/14/1998	12/20/1998	\$50501.93/ 3% \$4,208.49/mo	Fourth of five	12/19/2023	On-going (W- 4 Amendments)
Brady Towers AMP-2	AT&T #2005	5/05/2000	5/08/2000 Amend #1-1/1/06	\$43,591.33/ 3% \$3,632.61/mo	Third of six	12/31/2025	On-Going (W-Third Amendment)
Brady Towers AMP-2	T-Mobile #1523	12/01/2015	12/01/2015	*** \$ 46,304.68/ 3% \$3,858.72/mo	First of four	11/30/2025	On-Going (W-First Amendment) + \$ 300/mo as of 1/01/17
Ciampa Manor AMP-2	AT&T #0104	6/05/2002	6/05/2002 Amend #1-1/1/06	\$ 23,509.65 /1.5% \$ 1958.18/mo	Third of six***	12/31/2025	On-Going (W-First Amendment)
Weston Manor AMP-2	T-Mobile #0408	12/21/2004	2/19/2005	\$40,343 / 3.5% \$3361.92/mo	second term ** 5 year	2/18/2025	On-Going (W-First Amendment)
Brady Towers AMP-2	Starry	5/21/19	6/1/19	\$ 18,000.00/yr \$ 1500.00/mo	First term 5 Year	6/1/24	Ongoing
Ciampa Manor AMP-2	Metro PCS #0804	7/29/2008	10/01/2008	\$42,070.63/ 3.5% \$ 3505.89	10 Year * Term	9/30/2025	Ongoing (W-Amendment No. 1)
Bryant Manor 667-4	T-Mobile USA #1012	6/28/2010	4/16/2011	\$ 45,716.67/ 4% \$ 3,809.72	10 Year ** Term	4/15/2021	Ongoing (Construction delayed)
Weston Manor AMP-2	Verizon #1314	4/21/2014	11/01/2014	\$ 40,033.01/ 3% \$3336.09/mo	5 Year** Term	10/31/2024	Ongoing

SHA Job #1419 Shot Spotter Antennas

Gunshot Locater System July 11, 2014 on:

AMP-2 Brady Towers
AMP-2 Properzi Manor
667-4 Bryant Manor
200-2 Mystic River – 35C Memorial Rd

* Plus 4 Add'l 5-Year Terms
** Plus 2 Add'l 5-Year Terms.
*** Amnd # 2-Add \$ 810/mo as of
09/01/18 for 3 Additional antennas

Somerville Housing Authority
Modernization Contract Log
Active Jobs January 2022

SHA Job#	Development Description	Status	Funding Source	Contract Type	Budget Amount	Ad Date	General Bids- date	Contract Award By Board/ Amount	Notice to Proceed	Date Substantial Complete	Contractor/A/E
1810	Weston Generator	Closeout	Operations	Construction	\$237,460.00	5/16/2019	5/30/2019	\$ 231,764.00	8/15/2019	4/1/2020	All Pro Electric, Inc.
1823	Corbett Kitchens and Baths Phase 3 (Force Account)	Construction	State Capital Fund 2018	Construction	\$63,409.00						SHA Modernization Department
1827	Bryant Kitchen and Baths (Force Account)	Construction	Bryant Reserves	Construction	\$500,000.00						SHA Modernization Department
1829	Corbett Landscaping	Closeout	State Cap Fund 2018/ Operations	Construction	\$146,000.00	3/26/2020	4/9/2020	\$ 134,670.00	7/7/2020		CBA Landscape Architects, LLC
1830	Clampa Kitchen and Baths (Force Account)	Construction	Federal Cap Fund 2018	Construction	\$70,000.00						SHA Modernization Department
1900	Bryant Manor Elevator Modernization	Construction	Bryant Reserves	Design	\$506,000.00	3/13/2020	3/27/2020	\$ 486,944.00			Beckwith Elevator
1901	Bryant Manor Loading Dock Modernization	Design	Bryant Reserves	Design	\$100,000.00						Allen & Major Associates Inc.
1907	Administration Building Roof Replacement	Design	Operations 400C	Design	\$170,000.00						EHA Design Inc.
1910	Weston Windows	Closeout	Federal Cap Fund 2018	Design	\$32,000.00	12/4/2019	12/18/2019	\$ 32,000.00			Russo Barr Associates
1910	Weston Windows	Closeout	Federal Cap Fund 2018	Design	\$350,000.00	10/9/2019	4/1/2020	\$ 445,000.00	8/25/2020	12/21/2021	Homer Contracting
1912	Highland Landscaping	Construction	Federal Cap Fund 2020	Design	\$6,000.00			\$6,000.00	2/14/2020		CBA Landscape Architects, LLC
1912	Highland Landscaping	Construction	Federal Cap Fund 2020	Construction	\$70,900.00	4/8/2021	4/22/2021	\$70,900.00	5/25/2021		J & I Construction Corp
1914	Weston 2nd Bedrooms	Construction	Federal Cap Fund 2019	Design	\$7,620.00	12/9/2019	12/23/2019	\$ 7,620.00			Phillip Revile Architect
1914	Weston 2nd Bedrooms	Construction	Federal Cap Fund 2019	Construction	\$95,000.00	7/1/2020	7/15/2020	\$ 107,138.00			One Source Construction
2012	Brady Towers Common Area Flooring	Closeout	Fed Cap 2019	Design	\$12,000.00	4/1/2020	4/16/2020	\$ 12,000.00			Reverse Architecture
2012	Brady Towers Common Area Flooring	Completed	Fed Cap 2019	Construction	\$120,000.00	11/18/2020	12/2/2020	\$ 90,542.00	1/12/2021	6/24/2021	JC Floorcovering
2017	Federal Elderly E-calls, Intercoms, and Smoke Detectors	Pre-Construction	Federal Cap Fund 2021	Design	\$900,000.00	3/26/2020	4/9/2020	\$ 29,358.00			Nangle Engineering Inc
2017	Federal Elderly E-calls, Intercoms, and Smoke Detectors	Pre-Construction	Federal Cap Fund 2021	Construction	\$900,000.00	10/27/2021	11/11/2021	\$ 889,980.00			Brite Lite Electrical Co.
2018	Mystic View Roofing Phase 1	Completed	Federal Cap Fund 2020	Design	\$16,000.00	5/13/2020	6/4/2020	\$ 16,000.00			Russo Barr Associates
2018	Mystic View Roofing Phase 1	Completed	Federal Cap Fund 2020	Construction	\$160,000.00	11/12/2020	11/26/2020	\$ 188,463.00	3/22/2021	5/7/2021	Corolla Roofing
2021	Properzi Balcony Dividers	Pre-Construction	Federal Cap Fund 2020	Design	\$21,000.00			\$21,000.00			Reverse Architecture
2021	Properzi Balcony Dividers	Pre-Construction	Federal Cap Fund 2020	Construction	\$217,000.00	2/11/2021	3/11/2021	\$217,000.00			Aegean Builders
2025	Mystic River Roofs Phase 4	Completed	State Cap Fund 2018	Design	\$185,000.00	6/6/2019	6/20/2019	\$ 17,200.00	8/29/2019		CBI Consulting Inc./ Reliable Roofing Co.
2030	Highland Gardens Rooftop Exhaust Fan Replacement	Completed	AMP 2	Design	\$15,000.00	6/6/2019	6/20/2019	\$ 13,255.00	8/29/2019		Nangle Engineering Inc
2030	Highland Gardens Rooftop Exhaust Fan Replacement	Completed	AMP 2	Construction	\$20,000.00	6/6/2019	6/20/2019	\$ 17,930.00	2/25/2021	4/14/2021	Ambient Temperature
2033	Capen Court HVAC Controls Upgrade	Design	Capen Ct Capital Fund	Design	\$19,775.00	6/16/2021	7/2/2021	\$19,775.00			CA Crowley Engineering, Inc.
2034	32 Jaques St Landscaping	Pre-Construction	State Cap Fund 2018	Design	\$18,726.50			\$18,726.50			CBA Landscape Architects, LLC
2034	32 Jaques St Landscaping	Pre-Construction	State Cap Fund 2018	Construction	\$122,500.00	8/19/2021	9/2/2021	\$122,500.00	9/24/2021		KB Aruda Construction Inc
2039	Mystic Water Works II	Design	Mystic Water Works II	Owner's Project Manager	\$286,483.00	12/17/2020	1/7/2021	\$286,483.00	N/A		Anser Advisory, LLC
2039	Mystic Water Works II	Design	Mystic Water Works II	Design	\$717,187.00	N/A	N/A	\$ 717,187.00	N/A		DiMella Shaffer Architects
2042	Electrical Service Contract (Jaques St)	Construction	Force Account	Construction	\$49,000.00	12/3/2020	12/17/2020	\$49,000.00	1/21/2021		Singh Electrical LLC
2043 (1)	Electrical Service Contract 1	Construction	Force Account	Construction	\$49,000.00	2/4/2021	2/18/2021	\$ 45,000.00			Adison Electric
2043 (2)	Electrical Service Contract 2	Construction	Force Account	Construction	\$49,000.00	10/20/2021	11/11/2021	\$ 45,000.00			Singh Electrical LLC
2044	Plumbing Service Contract	Construction	Force Account	Construction	\$49,000.00	2/4/2021	2/18/2021	\$ 45,000.00			Byors and Sons Mechanical LLC
2047	Capen Ct Compressor Replacement	Construction	Capen Ct Capital Fund	Design	\$5,000.00	N/A	N/A	\$ 2,700.00	2/23/2021		CA Crowley Engineering, Inc.
2047	Capen Ct Compressor Replacement	Construction	Capen Ct Capital Fund	Construction	\$13,950.00	3/21/2021	4/5/2021	\$13,950.00			Ambient Temperature Corporation
2103	Fountain Ave Roof Replacement	Construction	Operations	Construction	\$9,800.00	8/5/2021	8/19/2021	\$9,800.00			FRG Contracting Corp
2107	Corbett Apartments Rear Entry Doors	Pre-Construction	State Capital Fund 2018	Design	\$20,000.00			\$20,000.00			Reverse Architecture
2107	Corbett Apartments Rear Entry Doors	Pre-Construction	State Capital Fund 2018	Construction	\$241,000.00	10/20/2021	11/12/2021	\$241,000.00			NEMA Construction, Inc
2110	Countertop Replacements	Construction	Bryant Reserves/Operations	Construction	\$50,000.00	11/10/2021	11/24/2021	\$50,000.00			Bill Shea's Countertops