

ITEM NO. 6

EXECUTIVE DIRECTORS MONTHLY REPORT

TO: All Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: April 13th, 2022

SOMERVILLE HOUSING AUTHORITY
AGENCY SUMMARY COMPARATIVES
PERIOD APRIL 1, 2021 TO FEBRUARY 28, 2022

BUDGET LINE ITEMS	TOTAL BUDGET	BUDGET TO DATE	ACTUAL TO DATE	VARIANCE (BAD)	BALANCE TO YEAR END
INCOME					
RENTAL INCOME	5,921,801	5,428,318	6,284,244	855,926	(362,443)
FEDERAL SECTION 8 RENTS	3,002,988	2,752,739	2,236,710	(516,029)	766,278
MOBILITY FEE + FRAUD RECOVERY	38,000	34,833	26,222	(8,612)	11,779
INTEREST INCOME	25,623	23,488	14,965	(8,523)	10,658
ANTENNA / MISC INCOME	403,580	369,948	587,251	84,844	(51,171)
ADMINISTRATIVE FEE INCOME	1,414,119	1,296,276	1,249,791	(46,485)	164,328
CAPITAL FUND/GRANTS	562,861	516,464	556,261	39,797	6,600
DHCD RSC GRANT	40,000	36,667	40,000	3,333	-
DHCD SSP GRANT	70,000	64,167	-	(64,167)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	5,878,342	5,009,999	4,240,045	-	(298,137)
TOTAL INCOME	17,357,314	15,532,897	15,235,488	340,086	317,892
EXPENSES					
ADMINISTRATIVE					
SALARIES	2,935,712	2,707,936	2,276,618	431,318	659,094
LEGAL	81,000	74,250	-	74,250	81,000
MEMBERS COMPENSATION	41,000	37,583	33,491	4,092	7,509
STAFF TRAINING	-	-	9,628	(9,628)	(9,628)
TRAVEL	29,501	27,043	3,135	23,907	26,366
ACCOUNTING + AUDIT FEE	86,000	78,833	70,495	8,339	15,505
SUNDRY ADMIN COSTS	781,645	716,508	599,038	(21,663)	43,474
SSP & RSC EXPENSES	92,500	84,792	63,361	21,431	29,139
TENANT SERVICES					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	47,500	43,542	5,900	37,642	41,600
UTILITIES					
WATER & SEWER	1,798,985	1,649,070	-	312,123	462,039
ELECTRIC	979,819	898,167	714,159	184,009	265,660
GAS	922,899	845,991	726,617	119,374	196,282
LABOR	-	-	-	-	-
ENERGY CONSERVATION	13,400	12,283	-	12,283	13,400
OTHER	-	-	-	-	-
DS					
LABOR	3,378,929	3,119,011	2,840,721	278,291	538,208
MATERIALS	735,092	673,834	506,953	166,881	228,139
CONTRACT COSTS	1,922,500	1,762,292	1,273,876	488,415	648,624
PUBLIC SAFETY DETAILS	-	-	60,098	(60,098)	(60,098)
GENERAL EXPENSES					
INSURANCE	717,049	657,295	515,254	142,040	201,795
P.I.L.O.T.	164,746	151,017	210,300	(59,283)	(45,554)
EMPLOYEE BENEFITS	2,456,607	2,251,890	1,987,620	264,270	468,987
COLLECTION LOSSES	36,000	33,000	-	33,000	36,000
MGMT FEES/INTEREST EXP / MOB FEE	292,287	269,290	428,780	(8,473)	14,524
INTEREST EXPENSE	-	-	-	-	-
NONROUTINE EXPENSES					
COVID 19 EXPENSE	-	-	95,488	(95,488)	(92,821)
EXTRAORDINARY NOT CAPITAL	295,000	270,417	18,617	251,799	276,383
EQUIPMENT NOT CAPITAL	142,700	130,808	105,299	25,510	37,401
EQUIPMENT CAPITALIZED	40,000	36,667	49,985	(13,318)	(9,985)
BETTERMENTS CAPITALIZED	1,540,000	1,411,667	582,810	828,857	957,190
OPERATING TRANSFER OUT	-	-	-	-	-
TOTAL EXPENSES	19,530,871	17,943,185	13,178,244	3,439,879	
SURPLUS (DEFICIT)	(2,173,557)		2,057,245	(3,099,793)	
SUBSIDY ESTIMATE	-		-	-	
NET SURPLUS (DEFICIT) *	(2,173,557)		2,057,245	(3,099,793)	

* 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>
Eastern Bank	Krystal Koch	5/2/2021	5/2/2022	99799146	\$ 100,167.24	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	3/25/2022	5/25/2023	622424042	\$ 104,651.11	14 mths	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	3/28/2022	3/28/2023	98517108	\$ 112,079.02	1 yr	689-2	0.45% <i>base of \$100K plus interest earned</i>
Eastern Bank	Krystal Koch	6/11/2021	6/11/2022	99799731	\$ 100,139.80	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 L. Ferrara****

OVERTIME PAID / COMP. TIME EARNED: MARCH 2022

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
	FERREIRA, J	03/08/2022-03/09/2022	8.00	MISC WORK AT BRYANT MANOR FOR REAC
	FRANCOIS, L	03/09/2022 & 03/12/2022	10.00	MISC WORK AT BRYANT MANOR FOR REAC
	FULCO, F	03/09/2022	3.00	MISC WORK AT BRYANT MANOR FOR REAC
	GAY, BRIAN	03/10/2022	3.00	MISC WORK AT BRYANT MANOR FOR REAC
	HERNANDEZ, K	03/08/2022-03/12/2022	18.00	MISC WORK AT BRYANT MANOR FOR REAC
	HOUGHTON, C	03/08/2022-03/12/2022	12.00	MISC WORK AT BRYANT MANOR FOR REAC
	KEBREAU, S	03/09/2022-03/10/2022	4.50	MISC WORK AT BRYANT MANOR FOR REAC
	KING, P	03/08/2022-03/12/2022	16.00	MISC WORK AT BRYANT MANOR FOR REAC
	MACDONALD, G	03/09/2022 & 03/10/2022	7.00	MISC WORK AT BRYANT MANOR FOR REAC
	MARAZZI, S	03/08/2022-03/10/2022	10.00	MISC WORK AT BRYANT MANOR FOR REAC
	MCWATERS, K	03/09/2022	2.00	MISC WORK AT BRYANT MANOR FOR REAC
	MELAGRANO, P	03/09/2022-03/12/2022	13.00	MISC WORK AT BRYANT MANOR FOR REAC
	MULLIN, P	03/08/2022-03/12/2022	13.00	MISC WORK AT BRYANT MANOR FOR REAC
	OMEARA, M	03/08/2022-03/12/2022	14.00	MISC WORK AT BRYANT MANOR FOR REAC
	PIRO, M	03/09/2022-03/12/2022	13.00	MISC WORK AT BRYANT MANOR FOR REAC
	RIBERIO, M	03/08/2022-03/12/2022	21.00	MISC WORK AT BRYANT MANOR FOR REAC
	RIBERIO, R	03/09/2022 & 03/10/2022	6.00	MISC WORK AT BRYANT MANOR FOR REAC
	SHINER, J	03/09/2022-03/12/2022	12.00	MISC WORK AT BRYANT MANOR FOR REAC
	WATSON, C	03/09/2022-03/12/2022	12.00	MISC WORK AT BRYANT MANOR FOR REAC
03/25/2022	DELLANNO JR, J	03/19/2022-03/20/2022	10.00	CONTRACTUAL 10 HOURS
	DELLANNO JR, J	03/19/2022-03/20/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	DELLANNO JR, J	03/20/2022	6.50	MAIN DRAIN BACK UP AT 35 MEMORIAL RD.
	DELLANNO JR, J	02/20/2022	2.00	BACK UP AT 35 MEMORIAL RD.
	DELLANNO JR, J	02/20/2022	2.00	UNCLOG TOILET AT 125 JAQUES ST., #210
	DELLANNO JR, J	03/17/2022	7.00	COVERED HOLIDAY
	DELLANNO JR, J	03/17/2022	2.00	WATER LEAK FROM CEILING AT WESTON MANOR #607
	DELLANNO JR, J	03/17/2022	2.00	ALARM GONE OFF AT HIGHLAND GARDEN #406
	DELLANNO JR, J	03/13/2022	2.00	MISC WORK AT BRYANT MANOR FOR REAC
	DELLANNO JR, J	03/16/2022	2.00	MISC WORK AT BRYANT MANOR FOR REAC
	AGUILAR, B	03/13/2022-03/15/2022	9.50	MISC WORK AT BRYANT MANOR FOR REAC
	AVERY, P	03/13/2022	2.00	MISC WORK AT BRYANT MANOR FOR REAC
	BLANC, R	03/13/2022	2.00	MISC WORK AT BRYANT MANOR FOR REAC
	CASSIE, S	03/13/2022-03/19/2022	30.00	MISC WORK AT BRYANT MANOR FOR REAC
	DELPE, J	03/13/2022-03/19/2022	9.00	MISC WORK AT BRYANT MANOR FOR REAC
	DINKA, A	03/13/2022-03/19/2022	30.00	MISC WORK AT BRYANT MANOR FOR REAC
	FRANCOIS, L	03/13/2022-03/17/2022	16.00	MISC WORK AT BRYANT MANOR FOR REAC
	GAY, BRIAN	03/13/2022	2.00	MISC WORK AT BRYANT MANOR FOR REAC
	GEORGE, A	03/14/2022 & 03/17/2022	10.00	MISC WORK AT BRYANT MANOR FOR REAC
	HERNANDEZ, K	03/13/2022-03/19/2022	15.50	MISC WORK AT BRYANT MANOR FOR REAC
	FULCO, F	03/15/2022 & 03/16/2022	4.00	MISC WORK AT BRYANT MANOR FOR REAC
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	HOUGHTON, M	03/17/2022 & 03/19/2022	15.00	MISC WORK AT BRYANT MANOR FOR REAC
	KANE, S	03/13/2022	3.00	MISC WORK AT BRYANT MANOR FOR REAC
	KEBREAU, S	03/13/2022 & 03/16/2022	4.00	MISC WORK AT BRYANT MANOR FOR REAC
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	KING, P	03/14/2022-03/19/2022	22.00	MISC WORK AT BRYANT MANOR FOR REAC
	MACDONALD, G	03/13/2022 & 03/15/2022	3.00	MISC WORK AT BRYANT MANOR FOR REAC
	MACKEY, J	03/15/2022 & 03/16/2022	4.00	MISC WORK AT BRYANT MANOR FOR REAC
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Total Maintenance Dept.	1,205.00	0.00
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PUBLIC SAFETY

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	DE BETHENCOURT, M	02/24/2022	3.00	COVERED SHIFT
	DE BETHENCOURT, M	02/26/2022	8.00	EXTRA SHIFT
	GRANITSAS, P	02/20/2022	2.50	WORKED ON VIDEO SURVEILLANCE FOR SHOOTING
	RYMILL, A	02/22/2022	7.00	COVERED SHIFT
03/12/2022	DE BETHENCOURT, M	01/31/2022	0.33	STAY LATE FOR MEDICAL CALL
	DE BETHENCOURT, M	02/05/2022	8.00	EXTRA SHIFT
03/18/2022	DE BETHENCOURT, M	03/10//2022	8.00	COVERED SHIFT
	DE BETHENCOURT, M	03/11//2022	8.00	EXTRA SHIFT
	DE BETHENCOURT, M	03/12//2022	8.00	EXTRA SHIFT
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	MACDONALD, G	03/13/2022 & 03/15/2022	3.00	MISC WORK AT BRYANT MANOR FOR REAC
	MACKAY, J	03/15/2022 & 03/16/2022	4.00	MISC WORK AT BRYANT MANOR FOR REAC
	MARAZZI, S	03/13/2022-03/19/2022	22.00	MISC WORK AT BRYANT MANOR FOR REAC
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	MULLIN, P	03/14/2022-03/19/2022	22.00	MISC WORK AT BRYANT MANOR FOR REAC
	O'MEARA, M	03/13/2022-03/19/2022	19.00	MISC WORK AT BRYANT MANOR FOR REAC
	RIBERIO, M	03/13/2022-03/19/2022	20.00	MISC WORK AT BRYANT MANOR FOR REAC
	RIBERIO, R	03/13/2022-03/17/2022	11.00	MISC WORK AT BRYANT MANOR FOR REAC
	SHINER, J	03/13/2022-03/17/2022	16.00	MISC WORK AT BRYANT MANOR FOR REAC

Total Maintenance Dept.	1,205.00	0.00
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PUBLIC SAFETY

03/04/2022	DE BETHENCOURT, M	02/21/2022	8.00	WORKED ON HOLIDAY
	DE BETHENCOURT, M	02/24/2022	3.00	COVERED SHIFT
	DE BETHENCOURT, M	02/26/2022	8.00	EXTRA SHIFT
	GRANITSAS, P	02/20/2022	2.50	WORKED ON VIDEO SURVEILLANCE FOR SHOOTING
	RYMILL, A	02/22/2022	7.00	COVERED SHIFT
03/12/2022	DE BETHENCOURT, M	01/31/2022	0.33	STAY LATE FOR MEDICAL CALL
	DE BETHENCOURT, M	02/05/2022	8.00	EXTRA SHIFT
03/18/2022	DE BETHENCOURT, M	03/10/2022	8.00	COVERED SHIFT
	DE BETHENCOURT, M	03/11/2022	8.00	EXTRA SHIFT
	DE BETHENCOURT, M	03/12/2022	8.00	EXTRA SHIFT
03/25/2022	DE BETHENCOURT, M	03/14/2022	2.50	SEARCH FOR WANTED LICENSE PLATE
	DE BETHENCOURT, M	03/17/2022	8.00	WORKED ON HOLIDAY
	DE BETHENCOURT, M	03/19/2022	8.00	EXTRA SHIFT

OVERTIME PAID / COMP. TIME EARNED: MARCH 2022

PR DISC	EMPLOYEE		HOURS	COMP TIME	REASON
	LAVEY, R	03/16/2022	5.00		INCIDENT FOR EARLY MORNING
	LAVEY, R	03/17/2022	8.00		IN SERVICE TRAINING
	LAVEY, R	03/18/2022	8.00		IN SERVICE TRAINING
	LAVEY, R	03/19/2022	8.00		IN SERVICE TRAINING
	RYMILL, A	03/16/2022	7.00		COVERED SHIFT
	RYMILL, A	03/17/2022	8.00		WORKED ON HOLIDAY
	RYMILL, A	03/18/2022	7.00		COVERED SHIFT

Total Public Safety			130.33	0.00	
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ADMINISTRATION

03/04/2022	NO OVERTIME				
03/12/2022	O'REGAN, K	03/01/2022 & 03/02/2022	2.00		REVIEWING PAPERWORKS & PUTTING FILES TOGETHER
	O'REGAN, K	04/04/2022	1.00		ENTERED APPLICATIONS & RESPSONSES FROM UPDATE
03/18/2022	Gallaher, L	03/11/2022	2.00		HOUSING CONFERENCE
03/25/2022	NO OVERTIME				

Total Public Safety			5.00	0.00	
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SECTION 8 TENANT SELECTION MONTHLY REPORT

	Jan. 2022	Somerville Residents	Feb. 2022	Somerville Residents	Mar. 2022	Somerville Residents
Application Process						
Section 8	13	6	10	7	12	7
SRO	2	1	2	0	2	1
DHAP	17	5	2	2	5	3
Walnut	0	0	0	0	0	0
Linden Street	6	1	8	4	7	1
Merriam Street	0	0	0	0	0	0
North Charles	0	0	0	0	0	0
Just At Start	0	0	0	0	0	0
YMCA	0	0	0	0	0	0
Mainstream	2	0	3	1	2	1
Water Works	6	2	6	3	7	2
Capen Court Somerville	16	2	8	3	8	2
Capen Court Medford	2	1	0	0	6	1
	64	18	39	20	49	18
No. of applicants on WL						
Section 8	1503	1503	1482	1482	1534	1534
SRO	660	15	662	8	664	13
DHAP	867	21	797	21	797	27
Walnut	0	0	0	0	0	0
Linden Street	1368	301	1375	304	1381	306
Merriam Street	0	0	0	0	0	0
North Charles	0	0	2	2	2	2
Just At Start	0	0	0	0	0	0
YMCA	0	0	3	2	3	2
Mainstream	15	6	22	6	24	7
Water Works	725	237	731	240	728	232
Capen Court Somerville	761	211	735	181	748	190
Capen Court Medford	197	9	197	9	204	10
	6096	2303	6006	2255	6085	2323
Scheduled Interviews						

WORK ORDERS ISSUED FOR:

Mar-22

REQUESTED BY MANAGEMENT: 431

REQUESTED BY TENANTS: 1876

TOTAL WORK ORDERS ISSUED: 2307

DEV.	** **		****	ISSUED	TENANT	MANAGEMENT
	COMPL	ETED	INCOMPLETE			
031-1	336	104	42	378	358	20
031-9	182	62	18	200	160	40
200-1	308	101	14	322	286	36
200-2	315	103	30	345	265	80
667-1	5	1	2	7	6	1
667-2	147	68	7	154	134	20
667-3	100	52	9	109	98	11
667-4	604	302	75	679	471	208
667-6	44	20	4	48	40	8
400-C	8	3	1	9	7	2
689-2	25	15	2	27	25	2
689-3	0	0	0	0	0	0
705-1	27	13	2	29	26	3
TOTAL	2101	844	206	2307	1876	431

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

**March 2022
Resident Services Report**

1. Total number of new referrals:	SBennett	SMontina	Total
Elderly	23	17	40
Young Disabled	5	0	5
Family	24	31	55
Total referrals this month	52	48	100

2. Referral Sources:

Resident outreach	77		
Housing Managers referral	33		
Service Needed	Number	Status (O) Ongoing	Status (C) Closed
Neighbor dispute/mediation needed	0	-	0
Health and safety threat- Nutrition referrals	4	-	4
Housekeeping assistance	4	-	4
Benefit assistance-assistance with applications for unemployment and Food Stamps/rent recertification	32	9	23
Substance abuse	-	-	-
Legal assistance	-	-	-
Transportation problem	1	-	1
Domestic violence	-	-	-
Financial problems (including arrearage)	53	29	24
Reasonable Accommodation	1	1	-
Peaceful enjoyment issue	-	-	-
Employment/vocational service	-	-	-
Mental health issues	1	-	1
Medical issues (including insurance)	3	-	3
Lease violation	-	-	-
Nursing home placement/assisted living	1	-	1

3. Major Activities: Bi-weekly Food for Free 35 lb. boxed grocery distribution began at Mystic and Clarendon. Community Meets at Mystic with the Somerville Police Department and the Mayor's office of Racial and Social Justice. Coffee Hour at Properzi. Nomination Meeting at Bryant Manor.

4. Looking Ahead: Musical concert by Around Hear to take place at Mystic. Further Community Safety Meets with the Somerville Police Department and the Mayor's Office. Election at Bryant Manor. Distribution of additional covid test kits to residents. Scheduling of Coffee Hours in ED buildings in collaboration with Cambridge Health Alliance.

**STATE & FEDERAL ELDERLY/DISABLED MONTHLY REPORT
YEAR: 2021**

**APPLICATIONS
PROCESSED**

Elderly- DHCD
Elderly - HUD
Hagan Manor
Bryant Manor

Total Public Housing

	Jan.	Somerville Residents	Feb.	Somerville Residents	Mar.	Somerville Residents
Elderly- DHCD	4	3	7	1	7	5
Elderly - HUD	16	13	11	4	18	6
Hagan Manor	4	3	7	1	7	5
Bryant Manor	4	3	7	1	7	5

**WAITING LISTS
OF APPLICANTS**

Elderly- DHCD
Elderly - HUD
Hagan Manor
Bryant Manor

Public Housing Total

	Jan.	Somerville Residents	Feb.	Somerville Residents	Mar.	Somerville Residents
Elderly- DHCD	7,332	498	7,473	501	7,716	513
Elderly - HUD	2,832	513	2,756	510	2,558	441
Hagan Manor	3,086	588	3,089	620	3,087	580
Bryant Manor	2,476	338	2,371	324	2,174	290

****information not available in CHAMP/DHCH system**

Date: **Mar-22**

Vacancy Report

Development Name	Jaques	Mystic River
Total Units	100	240
# of Service Providers	0	4
# of unit used as Offices	0	2
# of units Occupied by Residents	100	234
Total MOD Vacancies	0	0
Total Non-MOD Vacancies	0	8
Total Vacancies	2	8
TOTAL *	98	226
Vacancy Percentage	2%	4%

Statistic Report

Development	Jaques	Mystic River	
	100	240	
Occupied Units	98	234	
Caucasians	32	43	
Minorities	63	175	
<i>% of Minorities</i>			
<i>Minorities Breakdown</i>	63	175	
	0	0	
African American	28	56	
Asian	10	16	
Hispanic	25	103	
Native American	0	0	
# of Veterans	3	8	49

Activity Report

	Jaques	Mystic River	
Total Units	100	234	
PC. Rent	9	37	112
14Day NTQ	0	0	0
P.C.	0	1	3
Int. to Terminate	0	1	2
Grievance Hearing	0	0	0
30 Day NTQ	0	0	1
Annual Inspections	0	0	28
Other Inspections	0	0	5
Annual Recertifications	0	16	195
Interim Adjustment	2	12	57

TOTAL PH UNITS	Federal Elderly	Total Units (Federal)
1383	369	584

MANAGEMENT MONTHLY REPORT

Vacancy Report

Development Name	Bryant	Clarendon Hill	Hagan
Total Units	134	216	24
# of Service Providers	0	4	0
# of units Occupied by Residents	123	147	24
Total MOD Vacancies	8	65	0
Total Non-MOD Vacancies	3	0	0
Total Vacancies	11	65	0
TOTAL *	134	216	24
Vacancy Percentage	8%	30%	0%

240
4
235
1
240
0.42%

Statistic Report

Development	Bryant	Clarendon Hill	Hagan
Occupied Units	134	216	24
Caucasians	124	147	24
Minorities	106	93	16
<i>% of Minorities</i>	51	109	14
<i>Minorities Breakdown</i>	0	0	0
African American	21	39	5
Asian	6	12	4
Hispanic	24	55	4
Native American	0	3	1
# of Veterans	2	3	0

Activity Report

	Bryant	Clarendon Hill	Hagan
Total Units	134	216	24
PC. Rent	7	10	2
14Day NTQ	0	0	0
P.C.	0	0	0
Int. to Terminate	0	0	0
Grievance Hearing	0	0	0
30 Day NTQ	0	4	0
Annual Inspections	0	0	0
Other Inspections	0	0	0
Annual Recertifications	2	147	1
Interim Adjustment	1	0	0

TOTAL PH UNITS 1383	Total Elderly	State Family	Total Units (State)
	684	459	774

Mar-22

Vacancy Report

TOTAL UNITS:

Development Name	Clarendon Hill Towers	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)
Total Units	0	215	110	16	3
# of Service Providers	0	0	1	0	0
# of units Occupied by Residents	0	207	106	16	3
Total MOD Vacancies					
Total Non-MOD Vacancies		8	3		
Total Vacancies	0	8	3	0	0
TOTAL *	0	215	110	16	3
Vacancy Percentage	#DIV/0!	4%	3%	0%	0%

Statistic Report

Development	Clarendon Hill Towers	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)	
	0	215	110	16	3	
Occupied Units	0	207	106		3	
Caucasians	0	121	74		1	
Minorities	0	155	37		2	
<i>% of Minorities</i>						
<i>Minorities Breakdown</i>	0	155	37	0	2	
	0	0	0	0	0	
African American	0	70	22		2	
Asian	0	16	9		0	
Hispanic	0	69	5		0	
Native American	0	0	1		0	
# of Veterans	0	0	10		0	46

Activity Report

	Clarendon Hill Towers	Mystic View	Properzi		Sycamore (Family)	
Total Units	0	215	110		3	
PC. Rent	0	27	6		0	59
14Day NTQ	0	0	0		0	3
P.C.	0	0	0		0	4
Int. to Terminate	0	0	0		0	3
Grievance Hearing	0	0	0		0	0
30 Day NTQ	0	0	0		0	1
Annual Inspections	0	0	0		0	46
Other Inspections	0	0	0		0	4
Annual Recertifications	0	0	0		0	4
Interim Adjustment	0	21	2		0	72

TOTAL PH UNITS	State Elderly	Service Provider Units	Total Units Occupied	Total Vacancies
1317	274	9	1259	49

PUBLIC SAFETY
INCIDENTS REPORTED BY DATE

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Grand Total
CRIMES AGAINST PERSON													
THREATS		0	0	0	0	1	0	0	0	0	0	0	1
ASSAULT AND BATTERY		0	1	0	0	0	1	2	0	1	0	0	5
PROPERTY CRIMES		0	0	0	0	0	0	0	0	0	0	0	0
RECOVERED STOLEN PROP		0	0	0	0	0	1	0	0	0	1	0	2
VANDALISM		0	1	0	0	1	4	0	0	1	0	0	7
B&E (UNKNOWN TIME)		0	0	0	0	1	0	0	0	0	0	0	1
B&E NIGHT		0	0	0	0	0	0	0	0	0	0	0	0
LARCENY OVER \$250		0	0	0	0	0	0	0	1	1	0	0	2
TRESPASSING		1	1	0	0	0	0	0	0	0	0	0	2
LARCENY UNDER \$250		1	3	0	0	0	0	1	0	0	0	0	5
LARCENY BICYCLE/SCOOTER		0	0	0	1	0	0	0	0	0	0	1	2
LARCENY MOTOR VEHICLE		0	0	1	0	0	0	0	1	0	0	0	2
ARSON INVESTIGATION		0	0	0	1	0	0	1	0	0	0	0	2
PUBLIC ORDER		0	0	0	0	0	0	0	0	0	0	0	0
RESTRAINING ORDER VIOL		0	0	1	0	0	0	0	0	0	1	0	2
DISTURBANCE APT/NOISE		1	2	4	2	1	1	5	4	5	2	2	31
DISTURBANCE HALLWAY		4	2	3	0	0	1	3	3	5	5	3	32
DISTURBANCE OUTSIDE		4	3	8	0	4	3	3	0	2	1	0	31
DIRECTDISTURBANCE OUTSIDE		0	0	0	0	1	0	0	0	0	0	0	1
FIREARMS OTHER		0	0	1	0	0	1	0	0	0	0	1	3
DISORDERLY PERSON		0	1	0	0	0	0	0	0	0	0	0	1
SUSPICIOUS PERSON		1	1	0	1	0	1	0	0	1	0	0	5
OTHER M/V		1	2	0	0	0	1	0	2	0	0	0	6
ADMINISTRATION		0	0	0	0	0	0	0	0	0	0	0	0
INVESTIGATION		3	5	3	4	1	8	2	3	6	4	2	41
SICK PERSON		21	24	17	30	21	33	9	26	29	19	11	267
SUDDEN DEATH		2	0	0	2	0	0	0	0	0	0	0	4
CHECK CONDITION		10	3	6	3	2	8	2	4	6	9	6	65
CIVIL INVESTIGATION		0	0	0	0	1	0	0	0	0	0	0	1
CITIZEN CONTACT		25	21	4	15	6	9	9	6	7	5	2	115
SHA NOTICE SERVICE		0	0	0	0	0	0	0	0	0	0	1	1
MEETING		0	0	0	0	0	0	1	0	0	0	0	1
EVICTON		0	1	0	0	0	0	0	0	0	0	0	1
LOCKOUT		9	3	4	6	5	6	4	11	5	3	3	64
MAINTENANCE PROBLEM		3	1	1	1	1	3	1	0	0	1	0	13
LIGHTS OUT		0	0	0	1	0	0	0	0	0	0	0	1
E911 HANGUP		0	0	5	2	1	3	1	1	1	1	2	18
BURGLAR ALARM		0	0	1	0	0	0	0	0	0	0	0	1
MV PERSONAL INJURY ACCIDENT		0	0	0	0	0	1	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT		0	0	1	1	0	1	1	0	0	1	0	5
ASSIST NO ARREST		4	1	4	6	0	2	6	1	6	3	2	38
ASSIST ARREST		0	0	0	0	1	0	2	0	0	0	3	6
WARRANT ARREST		1	0	0	0	1	1	0	0	0	0	0	3
SUMMONS/RO SERVICE		2	12	10	7	3	12	5	4	10	2	6	78
OFFICER WANTED		7	18	10	15	19	20	21	31	27	20	20	230
SUPPLEMENTAL		0	0	0	1	0	0	0	0	0	0	0	1
ANIMAL COMPLAINT		0	0	0	0	1	0	0	0	1	0	1	5
LOST PROPERTY REPORTED		0	0	2	1	0	1	2	0	1	1	1	9
MISSING PERSON		0	0	1	1	0	0	0	1	0	1	1	5
MV VIOLATIONS		4	0	1	1	1	3	0	2	0	0	1	17
PARKING VIOLATIONS		2	1	2	1	2	1	1	1	3	0	4	20
FIRE INVESTIGATION		1	1	2	1	1	0	0	1	1	0	0	8
CRUISER MAINTENANCE		0	0	0	0	0	0	0	1	0	0	0	1
COURT		0	0	0	0	0	2	0	0	0	0	0	2
FIELD INTERVIEW		0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL		0	1	1	0	0	0	2	0	1	0	0	5
CONFIDENTIAL REPORT SUBMITTED TO SPD		0	0	0	0	0	0	0	0	0	0	0	0
domestic		463	486	476	455	464	459	478	441	412	464	396	5440
On Duty		1	1	0	2	0	2	1	0	0	0	0	7
(blank)		0	0	0	0	0	0	0	0	0	1	0	1
Grand Total		0	0	0	3	0	0	0	0	0	0	0	3
		571	596	569	564	540	589	563	544	533	545	470	540

**PUBLIC SAFETY
INCIDENTS REPORTED BY AREA**

	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPER	WATER WORKS	WESTON	SPD	Grand Total
PROPERTY CRIMES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LARCENY UNDER \$250	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
PUBLIC ORDER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DISTURBANCE APT/NOISE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
DISTURBANCE HALLWAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DISTURBANCE OUTSIDE	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
FIREARMS OTHER	0	0	0	0	0	0	0	1	1	1	0	0	0	0	3
ADMINISTRATION	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
SICK PERSON	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CHECK CONDITION	1	12	3	3	0	1	0	2	1	0	3	0	1	0	27
CITIZEN CONTACT	0	0	2	0	1	0	0	0	1	0	0	0	0	0	6
LOCKOUT	0	0	0	0	0	0	0	0	0	3	1	0	0	1	7
MAINTENANCE PROBLEM	0	0	1	1	0	1	0	1	0	1	0	0	0	0	5
E911 HANGUP	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
ASSIST NO ARREST	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
SUMMONS/RO SERVICE	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
OFFICER WANTED	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ANIMAL COMPLAINT	0	0	0	1	2	1	0	0	4	1	0	0	0	0	5
MV VIOLATIONS	0	0	0	0	0	0	0	0	4	12	2	0	0	0	22
PARKING VIOLATIONS	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2
	0	0	0	0	0	0	0	0	2	2	0	0	0	0	4
	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
DIRECTED PATROL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	36	28	28	27	34	56	29	31	41	45	30	31	31	12	457
		43	35	32	37	59	29	35	57	78	36	31	31	13	552

Interoffice MEMORANDUM

To: Joseph Macaluso
Executive Director

1-19-22

From: Brian Langton
Director of Modernization

Subject: Report on Activities

Antenna Report:

The SHA is negotiations with DISH Network to lease roof space on Ciampa Manor and Weston Manor for antenna installations.

Energy report:

No new news

Somerville Housing Authority
Rooftop Antenna Leases

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	4/2/2014	11/01/2014	\$ 40,033.01/ 3% \$3336.09/mo	5 Year** Term	10/31/2024	Ongoing

SHA Job #1419 Shot Spotter Antennas

Gunshot Locator 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

As of 4/1/22

Sanjour's Heating, Air Conditioning & Mechanical Contract # 8
Active Ider April 2022

SI#4 Jobs	Development Description	Status	Funding Source	Contract Type	Budget Amount	Ad Date	General Bids - date	Contract Award By Bid/Amount	Notice to Proceed	Date substantial complete	Contractor/A/E
1810	Western Generator	Closeout	Operations	Construction	\$237,460.00	5/16/2019	5/20/2019	\$	231,764.00	4/1/2020	AI Pro Electric, Inc.
1823	Contract kitchen and bath Phase 3 (force account)	Construction	State Capital Fund 2018	Construction	\$59,409.00			\$			SIAA Modernization Department
1827	Bryant Kitchen and Baths (force account)	Construction	Bryant Revenues	Construction	\$500,000.00						SIAA Modernization Department
1829	Contract landscaping and Sinks (force account)	Closeout	State Cap Fund 2018/ Operations	Construction	\$146,000.00	3/28/2020	4/9/2020	\$	134,670.00	7/7/2020	CA Landscape Architects, LLC
1830	Bryant Manor Elevator	Construction	Federal Cap Fund 2018	Construction	\$10,000.00						SIAA Modernization Department
1900	Modernization	Construction	Bryant Revenues	Design	\$556,000.00	3/13/2020	3/27/2020	\$	466,944.00		Beckwith Elevator
1901	Modernization	Design	Bryant Revenues	Design	\$100,000.00						Allen & Miller Associates Inc.
1907	Administration Building Roof Replacement	Design	Operations 400C	Design	\$170,000.00						EIA Design Inc.
1910	Western Windows	Closeout	Federal Cap Fund 2018	Design	\$37,000.00	12/4/2019	12/18/2019	\$	32,000.00	11/21/2021	Russo Bar Associates
1912	Highland landscaping	Construction	Federal Cap Fund 2020	Design	\$5,000.00	10/9/2019	4/1/2020	\$	445,000.00	8/25/2020	Home Contracting
1912	Highland landscaping	Construction	Federal Cap Fund 2020	Design	\$5,000.00				\$50,000.00	2/14/2020	CA Landscape Architects, LLC
1912	Highland landscaping	Construction	Federal Cap Fund 2020	Design	\$30,900.00	4/8/2021	4/22/2021		\$70,900.00	5/25/2021	181 Construction Corp
1914	Western 2nd Bedrooms	Construction	Federal Cap Fund 2019	Design	\$7,600.00	12/29/2019	1/29/2020	\$	7,600.00		Phillip Neville Architects
1914	Western 2nd Bedrooms	Construction	Federal Cap Fund 2019	Design	\$95,000.00	2/1/2020	7/15/2020	\$	107,138.00		One Source Construction
2012	Bryd Towers Common Area Roofing	Closeout	Fed Cap 2019	Design	\$17,000.00	4/1/2020	4/15/2020	\$	12,000.00		Russell Architecture
2012	Bryd Towers Common Area Roofing	Completed	Fed Cap 2019	Construction	\$120,000.00	11/18/2020	12/21/2020	\$	90,542.00	1/12/2021	JC Roofcovering
2017	Detectors Federal Elmhurst, Ecall, Intercam, and Smoke	Pre-Construction	Federal Cap Fund 2021	Design	\$900,000.00	3/26/2020	4/9/2020	\$	29,358.00		Nangle Engineering Inc.
2012	Detectors Federal Elmhurst, Ecall, Intercam, and Smoke	Pre-Construction	Federal Cap Fund 2021	Design	\$900,000.00	10/27/2021	11/11/2021	\$	889,980.00		Bare Line 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 Bar 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	Crull Roofing
2021	Prevent Blkown Dividers	Pre-Construction	Federal Cap Fund 2020	Design	\$21,000.00				\$21,000.00		Russell Architecture
2021	Prevent Blkown Dividers	Pre-Construction	Federal Cap Fund 2020	Design	\$21,000.00	2/11/2021	3/11/2021		\$217,000.00	8/29/2019	Arsenal Builders
2025	Highland garden roofop	Completed	State Cap Fund 2018	Design	\$185,000.00	6/6/2019	6/20/2019	\$	17,200.00	6/29/2019	CA Consulting Inc./Inhabite Roofing Co.
2030	Highland garden roofop Exhaust Fan Replacement	Completed	AMF 2	Design	\$155,000.00	6/6/2019	6/20/2019	\$	13,355.00	2/6/2021	Nangle Engineering Inc
2030	Exhaust Fan Replacement	Completed	AMF 2	Construction	\$20,000.00	6/6/2019	6/20/2019	\$	17,950.00	4/14/2021	Ambient Temperature
2032	Uprate	Design	Capex Ct Capital Fund	Design	\$19,775.00	6/16/2021	7/21/2021		\$19,775.00		CA Crowley Engineering, Inc.
2034	32 Rooms SI Underpinning	Pre-Construction	State Cap Fund 2018	Design	\$18,726.50	8/19/2021	9/21/2021		\$18,726.50	9/24/2021	CA Landscape Architects, LLC
2039	Mystic View Works II	Design	Mystic View Works II	Owner's Project Manager	\$286,483.00	12/12/2020	1/12/2021		\$386,483.00		Arer Addressy, LLC
2042	Therical service contract	Construction	Force Account	Construction	\$49,000.00	N/A	N/A	\$	717,187.00	N/A	Daniel Staffer Architects
2042 (1)	Therical Service Contract 1	Construction	Force Account	Construction	\$49,000.00	12/8/2020	12/11/2020		\$49,000.00	1/21/2021	Erha Builders LLC
2042 (2)	Therical Service Contract 2	Construction	Force Account	Construction	\$49,000.00	2/4/2021	2/18/2021	\$	46,000.00		Siobhain Design LLC
2044	Therical Service Contract	Construction	Force Account	Construction	\$49,000.00	10/20/2021	11/11/2021	\$	46,000.00		Siobhain Design LLC
2047	Capex Ct compressor replacement	Construction	Capex Ct Capital Fund	Design	\$5,000.00	N/A	N/A	\$	2,700.00	2/23/2021	CA Crowley Engineering, Inc.
2103	Fourten Ave Roof Replacement	Construction	Operations	Construction	\$13,950.00	3/21/2021	4/9/2021		\$13,950.00		Ambient Temperature Corporation
2107	Condit Apartments Rear Entry	Pre-Construction	State Capital Fund 2018	Design	\$9,800.00	8/5/2021	8/19/2021		\$9,800.00		FRC Contracting Corp
2107	Condit Apartments Rear Entry	Pre-Construction	State Capital Fund 2018	Design	\$20,000.00				\$20,000.00		Russell Architecture
2110	Conditop replacements	Construction	State Capital Fund 2018	Construction	\$50,000.00	10/20/2021	11/12/2021		\$241,000.00		NMA Construction, Inc
2110	Conditop replacements	Construction	Bryant Revenues/Operations	Construction	\$50,000.00	11/09/2021	11/24/2021		\$50,000.00		Bill Shaw's Contractors