

ITEM NO. 6

EXECUTIVE DIRECTORS MONTHLY REPORT

TO: All Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: May 11, 2022

SOMERVILLE HOUSING AUTHORITY
AGENCY SUMMARY COMPARATIVES
PERIOD APRIL 1, 2022 TO APRIL 30, 2022

BUDGET LINE ITEMS	TOTAL BUDGET	BUDGET TO DATE	ACTUAL TO DATE	VARIANCE (BAD)	BALANCE TO YEAR END
INCOME					
RENTAL INCOME	6,627,692	552,308	603,087	50,780	6,024,605
FEDERAL SECTION 8 RENTS	3,446,892	287,241	221,010	(66,231)	3,225,882
MOBILITY FEE + FRAUD RECOVERY	25,500	2,125	2,599	474	22,901
INTEREST INCOME	15,670	1,306	904	(402)	14,766
ANTENNA / MISC INCOME	440,200	36,683	55,354	(1,412)	405,846
ADMINISTRATIVE FEE INCOME	2,118,216	176,518	131,144	(49,056)	1,990,754
CAPITAL FUND/GRANTS	615,099	50,751	6,600	(44,151)	608,499
DHCD RSC GRANT	40,000	3,333	-	(3,333)	40,000
DHCD SSP GRANT	70,000	5,833	-	(5,833)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	5,861,657	454,993	369,595	-	2,253,866
TOTAL INCOME	19,260,926	1,571,091	1,390,294	(119,165)	14,657,118
EXPENSES					
ADMINISTRATIVE					
SALARIES	3,034,679	235,688	161,811	73,877	2,872,868
LEGAL	80,000	6,667	-	6,667	80,000
MEMBERS COMPENSATION	45,000	3,750	-	3,750	45,000
STAFF TRAINING	-	-	899	(899)	(899)
TRAVEL	32,504	2,709	1,500	1,209	31,004
ACCOUNTING + AUDIT FEE	79,600	6,633	-	6,633	79,600
SUNDRY ADMIN COSTS	925,606	77,134	23,647	43,486	891,959
SSP & RSC EXPENSES	-	-	-	-	-
TENANT SERVICES					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	47,500	3,958	3,150	808	44,350
UTILITIES					
WATER & SEWER	1,948,864	162,405	-	162,405	1,948,864
ELECTRIC	951,678	79,307	71,285	8,021	880,393
GAS	963,128	80,261	94,428	(14,167)	868,700
LABOR	-	-	-	-	-
ENERGY CONSERVATION	-	-	-	-	-
OTHER	-	-	-	-	-
DS					
LABOR	3,437,193	264,399	231,737	32,662	3,205,456
MATERIALS	950,257	79,188	4,635	74,553	945,622
CONTRACT COSTS	1,887,500	157,292	23,037	134,255	1,864,463
PUBLIC SAFETY DETAILS	-	-	8,220	(8,220)	(8,220)
GENERAL EXPENSES					
INSURANCE	731,188	60,932	29,229	31,703	701,959
P.I.L.O.T.	183,089	15,257	24,536	(9,279)	158,553
EMPLOYEE BENEFITS	2,743,628	228,636	107,327	121,308	2,636,301
COLLECTION LOSSES	36,000	3,000	-	3,000	36,000
MGMT FEES/INTEREST EXP / MOB FEE	291,242	22,532	39,273	(6,741)	261,969
INTEREST EXPENSE	-	-	-	-	-
NONROUTINE EXPENSES					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	471,800	39,317	-	39,317	471,800
EQUIPMENT NOT CAPITAL	163,700	13,642	-	13,642	163,700
EQUIPMENT CAPITALIZED	147,045	12,254	-	12,254	147,045
BETTERMENTS CAPITALIZED	1,034,480	86,207	55,035	31,172	979,445
OPERATING TRANSFER OUT	-	-	-	-	-
TOTAL EXPENSES	20,185,681	1,641,167	879,750	761,416	
SURPLUS (DEFICIT)	(924,755)		510,543	(880,581)	
SUBSIDY ESTIMATE	-		-	-	
NET SURPLUS (DEFICIT) *	(924,755)		510,543	(880,581)	

* 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 t

**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	5/2/2022	5/2/2023	99799146	\$ 100,229.00	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	\$ 103,966.03	1 yr	400-C	0.25%	<i>base of \$100K plus interest earned</i>
Naveo Credit Union	Charlene Malcolm/ Rui Doninges	3/25/2022	4/2/2023	622802115	\$ 104,742.46	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	\$ 110,323.78	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	\$ 112,330.74	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	\$ 100,201.55	1 yr	667-4	0.50%	<i>base of \$100K plus interest earned</i>
Winter Hill Bank	Peter Majane	5/14/2022	5/14/2023	220004758	\$ 100,960.49	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: May 2022

PR DISG	EMPLOYEE	HOURS	COMP TIME	REASON
MAINTENANCE				
05/06/2022	FERRERA J	10.00		CONTRACTUAL 10 HOURS
	FERRERA J	6.00		REMOVED TRASH ON SATURDAY & SUNDAY
	FERRERA J	7.00		PREPARED FOR REAC AT HAGAN MANOR
	AGUILAR B	8.00		PREPARED FOR REAC AT HAGAN MANOR
	AGUILAR B	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	AVERY P	8.00		PREPARED FOR REAC AT HAGAN MANOR
	BLANC R	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	BLANC R	2.00		PREPARED FOR REAC AT HAGAN MANOR
	CASSIE S	4.00		PREPARED FOR REAC AT HAGAN MANOR
	DELLANNO JR J	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	DELLANNO JR J	12.00		PREPARED FOR REAC AT HAGAN MANOR
	DELPE J	2.00		PREPARED FOR REAC AT HAGAN MANOR
	DIFRAISA J	8.50		PREPARED FOR REAC AT HAGAN MANOR
	DIFRAISA J	6.50		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	DINKA A	8.00		PREPARED FOR REAC AT HAGAN MANOR
	DINKA A	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	FRANCOIS L	10.00		PREPARED FOR REAC AT HAGAN MANOR
	FRANCOIS L	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	FULCO F	8.00		PREPARED FOR REAC AT HAGAN MANOR
	GOAY B	2.00		PREPARED FOR REAC AT HAGAN MANOR
	GEORGE A	1.00		PREPARED FOR REAC AT HAGAN MANOR
	HERNANDEZ K	6.00		PREPARED FOR REAC AT HAGAN MANOR
	HUGHTON C	13.00		PREPARED FOR REAC AT HAGAN MANOR
	HUGHTON M	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	KEBREAUX S	8.00		PREPARED FOR REAC AT HAGAN MANOR
	KEBREAUX S	4.00		PREPARED FOR REAC AT HAGAN MANOR
	KEENAN T	2.00		PREPARED FOR REAC AT HAGAN MANOR
	KING P	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	KING P	5.00		PREPARED FOR REAC AT HAGAN MANOR
	MACDONALD G	8.00		PREPARED FOR REAC AT HAGAN MANOR
	MACKAY J	6.00		PREPARED FOR REAC AT HAGAN MANOR
	MARAZZI S	4.00		PREPARED FOR REAC AT HAGAN MANOR
	MARAZZI S	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	MOWATERS K	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	MOWATERS K	2.00		PREPARED FOR REAC AT HAGAN MANOR
	MELARANO P	6.00		PREPARED FOR REAC AT HAGAN MANOR
	MULLIN P	5.00		PREPARED FOR REAC AT HAGAN MANOR
	OMEARA M	7.00		PREPARED FOR REAC AT HAGAN MANOR
	PATHAK A	2.00		PREPARED FOR REAC AT HAGAN MANOR
	PIRO M	8.00		PREPARED FOR REAC AT HAGAN MANOR
	RIBERIO R	8.00		PREPARED FOR REAC AT HAGAN MANOR
	RIBERIO R	5.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	RIBERIO R	10.00		PREPARED FOR REAC AT HAGAN MANOR
	SHINER J	3.00		PREPARED FOR REAC AT HAGAN MANOR
	WATSON C	14.00		PREPARED FOR REAC AT HAGAN MANOR
05/13/2022	KEENAN T	10.00		CONTRACTUAL 10 HOURS
	KEENAN T	6.00		REMOVED TRASH ON SATURDAY & SUNDAY
	KEENAN T	2.00		COVERED NIGHT BMIT
	KEENAN T	2.00		REPLACED BATTERIES IN COSMUK DET AT 15 CANAL LN #1501
	KEENAN T	2.00		CEILING LEAKS AT PROPERZI MANOR #301
	KEENAN T	2.00		BACK DOOR REPAIR AT BRYANT MANOR
	KEENAN T	2.00		LOCKOUT AFTER HOUR AT 10 RIVER RD. #1008
	KEENAN T	2.00		UNK LOGGED TOILET AT 125 JACKIES ST. #103
	KEENAN T	2.00		TOILET REPAIR AT 5 RIVER RD. #511
	KEENAN T	1.00		TOILET REPAIR AT 10 MEMORIAL RD. #12A
	AGUILAR B	8.00		CLEANREPAIR 40 MEMORIAL RD. #13A
	AVERY P	8.00		CLEANREPAIR 10 MEMORIAL RD. #31A
	DELLANNO JR J	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	DELLANNO JR J	8.00		MISC WORK AT HAGAN MANOR #15
	DELPE J	6.50		MISC WORK AT 25 MEMORIAL RD. #16C
	DINKA A	6.00		CLEANREPAIR 10 MEMORIAL RD. #31A
	FRANCOIS L	8.00		CLEANREPAIR AT 510 MYSTIC AVE. #24B
	HERNANDEZ K	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	HERNANDEZ K	8.00		CLEANREPAIR 40 MEMORIAL RD. #13A
	HUGHTON C	8.50		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	KEBREAUX S	2.00		STAFF MEETING
	KING P	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
	KING P	3.00		MISC WORK AT HAGAN MANOR #15
	MACDONALD G	4.00		MISC WORK AT 25 MEMORIAL RD. #16C
	RIBERIO R	8.00		PAINTED 50 MEMORIAL RD. #21A
	SHINER J	5.00		PAINTED 50 MEMORIAL RD. #21A
	WATSON C	8.00		ELEVATOR ASSISTANCE AT CIAMPA MANOR
05/20/2022	FERRERA J	10.00		CONTRACTUAL 10 HOURS
	FERRERA J	6.00		REMOVED TRASH ON SATURDAY & SUNDAY
	FERRERA J	2.00		LEAK FROM ABOVE AT 80 RIVER RD. #502
	FERRERA J	2.00		ALARM BEEPING AT 125 JACKIES ST. #103
	FERRERA J	2.00		CEILING LEAK AT BRYANT MANOR #307
	FERRERA J	2.00		ELEVATOR DOWN AT CIAMPA MANOR
	OMEARA M	3.00		CEILING LEAK AT BRYANT MANOR #307
	AGUILAR B	4.00		CLEANREPAIR AT 510 MYSTIC AVE. #24B
	AGUILAR B	8.00		CLEANREPAIR AT 50 MEMORIAL RD. #21A
	AGUILAR B	8.00		CLEAN REPAIR AT 25 MEMORIAL RD. #16C
	AVERY P	2.00		CLEANREPAIR AT 510 MYSTIC AVE. #24B
	AVERY P	3.00		CLEANREPAIR AT 510 MYSTIC AVE. #24B
	AVERY P	2.00		CLEAN REPAIR AT 40 MEMORIAL RD. #12A
	AVERY P	8.00		MISC CUSTODIAL SERVICES AT 70-80 RIVER RD.
	BLANC R	16.00		MISC MECHANICAL WORK AT 34 NORTH ST. 24B, 24B, 31A, 33A, 34B & 37C
	CASSIE S	8.00		MISC MECHANICAL WORK AT BRYANT MANOR
	DELPE J	8.50		MISC MECHANICAL WORK AT 70 RIVER RD. #7001
	DIFRAISA J	4.00		MISC MECHANICAL WORK AT BRYANT MANOR
	DIFRAISA J	12.00		MISC MECHANICAL WORK AT BRYANT MANOR
	DINKA A	4.00		MISC MECHANICAL WORK AT BRYANT MANOR
	GAY BRIAN	4.00		MISC MECHANICAL WORK AT BRYANT MANOR
	FERRERA J	6.00		MISC MECHANICAL WORK AT 510 MYSTIC AVE. #24B
	FRANCOIS L	20.00		CLEAN REPAIR AT 10 MEMORIAL RD. #31A
	HERNANDEZ K	8.00		CLEAN REPAIR AT 20 MEMORIAL RD. #16C
	HUGHTON C	9.00		MISC MECHANICAL WORK AT 10 MEMORIAL RD. #31A
	KEBREAUX S	16.00		MISC MECHANICAL WORK AT CLARENDON HILL
	KING P	8.00		CLEAN REPAIR AT HAGAN MANOR #15
	MACDONALD G	8.00		MISC MECHANICAL WORK AT 50 MEMORIAL RD. #21A
	MACKAY J	3.00		PAINT AT 40 RIVER RD. #4012
	MANISCALCO T	8.00		MISC CUSTODIAL SERVICES AT 70-80 RIVER RD.
	MARAZZI S	3.00		MISC MECHANICAL AT 25 MEMORIAL RD. #16C
	MOWATERS K	14.00		MISC MECHANICAL WORK AT CLARENDON HILL
	MULLIN P	3.50		MISC PLUMBING AT PROPERZI MANOR #307
	OMEARA M	12.50		MISC PLUMBING AT MYSTIC RIVER
	RIBERIO R	12.00		PAINT AT 50 MEMORIAL RD. #21A
	RIBERIO R	12.00		ELECTRICAL REPAIR AT 80 RIVER RD.
	SHINER J	8.00		MISC MECHANICAL WORK AT 40 RIVER RD. #4012
	WATSON C	8.00		MISC MECHANICAL WORK AT 40 RIVER RD. #4012
05/27/2022	WATSON C	0.00		CONTRACTUAL 10 HOURS
	WATSON C	6.00		REMOVED TRASH ON SATURDAY & SUNDAY
	AGUILAR B	8.00		CLEAN REPAIR AT 20 RIVER RD. #7001
	AVERY P	16.00		MISC CUSTODIAL SERVICES AT 10-30 RIVER RD. #111
	BLANC R	6.00		MISC CUSTODIAL SERVICES AT 70-80 RIVER RD. REAC
	CASSIE S	17.00		MISC MECHANICAL WORK AT 40 RIVER RD. #4012
	DELLANNO JR J	13.00		MISC CUSTODIAL SERVICES AT 10-30 RIVER RD. #111
	DELPE J	7.00		MISC MECHANICAL WORK AT 40 RIVER RD.
	DINKA A	18.00		CLEAN REPAIR AT 70 RIVER RD. #7001
	FERRERA J	8.00		MISC MECHANICAL WORK AT MAINT GARAGE
	FRANCOIS L	20.00		MISC CUSTODIAL SERVICES AT 40-80 RIVER RD. #111
	GAY B	8.00		MISC MECHANICAL WORK AT MYSTIC VIEW FOR REAC
	HERNANDEZ K	8.00		MISC MECHANICAL WORK AT 70 RIVER RD. #7001
	HUGHTON C	8.00		MISC CUSTODIAL SERVICES AT 10-30 RIVER RD. #111
	KEBREAUX S	2.00		STAFF MEETING AT CLARENDON HILL
	KEBREAUX S	8.00		MISC MECHANICAL WORK AT MYSTIC VIEW FOR REAC
	KING P	14.00		MISC CUSTODIAL SERVICES AT 10-30 RIVER RD. #111
	MACDONALD G	8.00		MISC CUSTODIAL SERVICES AT 40-80 RIVER RD. #111
	MACKAY J	1.00		MISC CUSTODIAL SERVICES AT 40-80 RIVER RD. #111
	MANISCALCO T	2.50		MISC CUSTODIAL SERVICES AT 40-80 RIVER RD. #111
	MARAZZI S	20.00		MISC CUSTODIAL SERVICES AT 10-30 RIVER RD. #111
	MOWATERS K	8.00		MISC MECHANICAL WORK AT MYSTIC VIEW FOR REAC
	MELARANO P	7.00		MISC CUSTODIAL SERVICES AT MYSTIC VIEW FOR REAC
	MULLIN P	3.00		MISC PLUMBING WORK AT BRYANT MANOR
	OMEARA M	21.00		MISC PLUMBING WORK AT MYSTIC VIEW FOR REAC
	PATHAK A	4.00		MISC MECHANICAL WORK AT 70 RIVER RD. #7001
	PIRO M	7.00		MISC MECHANICAL WORK AT 70 RIVER RD. #7001
	RIBERIO R	8.00		PAINTED AT 510 MYSTIC AVE. #16C
	RIBERIO R	18.00		ELECTRIC REPAIR AT MYSTIC VIEW BASEMENT LIGHTS
	SHINER J	11.00		MISC CUSTODIAL SERVICES AT 8-26 CANAL LN. #111 & 8-26 RIVER RD. #111
Total Maintenance Dept.		1,010.00	0.00	
PUBLIC SAFETY				

WORK ORDERS ISSUED FOR:

May-22

REQUESTED BY MANAGEMENT: 1201

REQUESTED BY TENANTS: 1293

TOTAL WORK ORDERS ISSUED: 2494

	** **		****			
DEV.	COMPL	ETED	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	751	135	284	1035	215	820
031-9	150	72	8	158	108	50
200-1	159	45	9	168	120	48
200-2	371	98	13	384	318	66
667-1	2	2	0	2	0	2
667-2	115	61	15	130	104	26
667-3	125	48	9	134	96	38
667-4	146	32	6	152	100	52
667-6	74	42	1	75	73	2
400-C	11	4	1	12	7	5
689-2	219	62	1	220	132	88
689-3	0	0	0	0	0	0
705-1	23	12	1	24	20	4
TOTAL	2146	613	348	2494	1293	1201

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

**May 2022
Resident Services Report**

1. Total number of new referrals:	SBennett	SMontina	GCordova	Total
Elderly	20	11	19	50
Young Disabled	6	0	2	8
Family	13	18	0	31
Total referrals this month	39	29	21	89

2. Referral Sources:

Resident outreach	61		
Housing Managers referral	28		
Service Needed	Number	Status (O) Ongoing	Status (C) Closed
Neighbor dispute/mediation needed	1	1	0
Health and safety threat- Nutrition referrals	2	-	2
Housekeeping assistance	4	-	4
Benefit assistance-assistance with applications for unemployment and Food Stamps/rent recertification	27	3	24
Substance abuse	-	-	-
Legal assistance	1	1	-
Transportation problem	2	-	2
Domestic violence	-	-	-
Financial problems (including arrearage)	37	7	30
Reasonable Accommodation	1	1	-
Peaceful enjoyment issue	1	-	1
Employment/vocational service	3	-	3
Mental health issues	1	-	1
Medical issues (including insurance)	8	-	7
Lease violation	1	1	-
Nursing home placement/assisted living	-	-	-

3. Major Activities: Bi-weekly Food for Free 35 lb. boxed grocery distribution at Mystic and Clarendon. Tenant Association Bylaw update at Bryant Manor. Hosted CCA enrollment event at Mystic. Discussions with community stakeholders around revival of the Mystic Tenant Assoc. Resume workshop and Job Fair at Mystic Activity Center. Musical Concert by Around Hear at Mystic.

4. Looking Ahead: Coffee Hours in ED buildings in collaboration with Cambridge Health Alliance. A nomination interest meeting for the Mystic Tenant Association with CASLS and Mass Union of Public Housing Tenants. Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at Mystic and Clarendon. Tenant Association Bylaw Review with Highland. Tenant Association Nomination Interest Meeting at Ciampa Manor.

STATE & FEDERAL ELDERLY/DISABLED MONTHLY REPORT
 YEAR: 2022

APPLICATIONS PROCESSED

	Jan. Somerville Residents		Feb. Somerville Residents		Mar. Somerville Residents		Apr. Somerville Residents		May Somerville Residents	
Elderly- DHCD	4	3	7	1	7	5	7	4	6	3
Elderly- HUD	16	13	11	4	19	6	27	17	13	9
Hasan Manor	4	3	7	1	7	5	7	4	6	3
Bryant Manor	4	3	7	1	7	5	7	4	6	3
Total Public Housing										

WAITING LISTS # OF APPLICANTS

	Jan. Somerville Residents		Feb. Somerville Residents		Mar. Somerville Residents		Apr. Somerville Residents		May Somerville Residents	
Elderly- DHCD	7,332	498	7,473	501	7,716	513	7,907	514	7,588	388
Elderly- HUD	2,832	513	2,756	510	2,558	441	1,653	269	639	215
Hasan Manor	3,096	568	3,089	620	3,087	580	3,094	592	3,098	566
Bryant Manor	2,476	338	2,371	324	2,174	290	2,172	288	2,173	297
Public Housing Total										

**Information not available in CHAMP/DHCD system

MANAGEMENT MONTHLY REPORT

Date: May 2022

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	0	24	42	100	240	215	110	16	3	80
# of Service Providers	0	0	0	4	0	0	0	0	4	0	1	0	0	0
# of units Occupied by Residents	82	124	50	147	0	24	42	99	234	206	105	16	3	72
Total MOD Vacancies	0	8	0	65	0	0	0	0	0	0	3	0	0	7
Total Non-MOD Vacancies	2	2	3	0	0	0	0	0	7	9	1	0	0	1
Total Vacancies	2	10	3	65	0	0	0	0	7	7	4	0	0	8
TOTAL *	84	134	53	216	0	24	42	99	245	213	110	16	3	80
Vacancy Percentage	2%	7%	6%	30%	#DIV/0!	0%	0%	0%	3%	3%	4%	0%	0%	10%

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
Development	84	134	53	216	0	24	42	100	240	215	110	16	3	80
Occupied Units	82	124	50	147	0	24	42	99	224	206	105		3	72
Caucasians	63	106	38	86	0	23	28	32	42	121	73		1	53
Minorities	19	53	12	249	0	18	14	65	174	155	37		2	19
Minorities Breakdown	19	53	12	249	0	18	14	65	174	155	37		2	19
African American	12	19	5	83	0	10	8	29	54	69	23		2	10
Asian	4	10	1	27	0	4	2	10	18	16	9		0	2
Hispanic	3	24	6	133	0	3	4	26	102	70	5		0	7
Native American	0	0	0	3	0	1	0	0	0	0	1		0	0
# of Veterans	4	2	7	3	0	0	3	3	9	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	0	24	42	100	234	215	110		3	80
P.C. Rent	0	0	0	0	0	0	0	3	37	56	11		0	0
14Day NTQ	0	0	0	0	0	0	0	0	0	0	0		0	0
P.C.	0	0	7	0	0	0	5	0	2	8	0		0	0
Int. to Terminate	0	0	0	0	0	0	0	0	0	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	4	0	0	0	0	0	1	0		0	0
Annual Inspections	0	0	0	0	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	1	0	0	0	0	21		0	0
Interim Adjustment	2	2	0	7	0	0	3	3	20	14	7		0	0

TOTAL PH UNITS 1317	Total Family 674	Total Elderly 643	State Family	State Elderly	Total Units (State)	Federal Family	Federal Elderly	Total Units (Federal)	Service Provider Units 9	Total Units Occupied 1257	Total Vacancies 49	% Overall Vacancy 4%
			459	274	733	215	369	584				

Cindy Nixon
State & Federal
Family -

Monthly Report May 2022

Applications Processed

	Number applications received	Somerville Residents	Files sent to managers	Housed
Family DHCD	28	7	1	1
Family HUD	26	14	1	1

Waiting List Number of Applicants

	total number wait list	total number Somerville Residents
Family DHCD	24887	Champ
Family HUD	656	139

PUBLIC SAFETY
INCIDENTS REPORTED BT DATE

	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Grand Total
CRIMES AGAINST PERSON													
ATTEMPTED MURDER	0	0	0	0	0	0	0	0	0	0	1	0	1
THREATS	0	0	1	0	0	0	0	0	0	0	0	0	1
HARASSING CALLS	0	0	0	0	0	0	0	0	0	0	1	0	1
ASSAULT AND BATTERY	0	0	0	1	2	0	1	0	0	0	0	0	4
PROPERTY CRIMES													
RECOVERED STOLEN PROP	0	0	0	1	0	0	0	0	1	0	0	0	2
VANDALISM	0	0	1	4	0	0	1	0	0	0	0	0	6
B&E (UNKNOWN TIME)	0	0	1	0	0	0	0	0	0	0	0	0	1
B&E NIGHT	0	0	0	0	0	0	1	0	0	0	0	0	1
LARCENY OVER \$250	0	0	0	0	0	0	1	1	0	0	0	0	2
LARCENY UNDER \$250	0	0	0	0	1	0	0	0	1	1	0	1	4
LARCENY BICYCLE/SCOOTER	0	1	0	0	0	0	0	0	0	0	0	0	1
LARCENY MOTOR VEHICLE	1	0	0	0	0	1	0	0	0	0	0	0	2
ARSON INVESTIGATION	0	1	0	0	1	0	0	0	0	0	0	0	2
PUBLIC ORDER													
RESTRAINING ORDER VIOL	1	0	0	0	0	0	0	1	0	0	0	0	2
DISTURBANCE APT/NOISE	4	2	1	1	5	4	5	2	2	2	2	4	34
DISTURBANCE HALLWAY	3	0	0	1	3	3	5	5	3	3	2	4	32
DISTURBANCE OUTSIDE	8	0	4	3	3	0	2	1	0	3	4	3	31
DIRECTDISTURBANCE OUTSIDE	0	0	1	0	0	0	0	0	0	0	0	0	1
FIREARMS OTHER	1	0	0	1	0	0	0	0	0	1	0	0	3
SUSPICIOUS PERSON	0	1	0	1	0	0	1	0	0	0	0	0	3
OTHER M/V	0	0	0	1	0	2	0	0	0	0	0	0	3
ADMINISTRATIVE													
INVESTIGATION	3	4	1	8	2	3	6	4	2	0	1	3	37
SICK PERSON	17	30	21	33	9	26	29	19	11	27	15	19	256
SUDDEN DEATH	0	2	0	0	0	0	0	0	0	0	0	1	3
CHECK CONDITION	6	3	2	8	2	4	6	9	6	6	8	6	66
CIVIL INVESTIGATION	0	0	1	0	0	0	0	0	0	0	0	0	1
CITIZEN CONTACT	4	15	6	9	9	6	7	5	2	6	2	9	80
SHA NOTICE SERVICE	0	0	0	0	0	0	0	0	1	0	0	0	1
MEETING	0	0	0	0	1	0	0	0	0	0	0	1	2
LOCKOUT	4	6	5	6	4	11	5	3	3	5	0	11	63
MAINTENANCE PROBLEM	1	1	1	3	1	0	0	1	0	1	0	3	12
LIGHTS OUT	0	1	0	0	0	0	0	0	0	0	0	0	1
E911 HANGUP	5	2	1	3	1	1	1	1	2	1	0	0	18
BURGLAR ALARM	1	0	0	0	0	0	0	0	0	0	1	0	2
MV PERSONAL INJURY ACCIDENT	0	0	0	1	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	1	1	0	1	1	0	0	0	1	0	0	0	5
ASSIST NO ARREST	4	6	0	2	6	1	6	3	2	3	2	5	40
ASSIST ARREST	0	0	1	0	2	0	0	0	3	0	0	0	6
WARRANT ARREST	0	0	1	1	0	0	0	0	0	0	0	0	2
SUMMONS/RO SERVICE	10	7	3	12	5	4	10	2	6	5	0	4	68
OFFICER WANTED	10	15	19	20	21	31	27	20	20	22	33	20	258
SUPPLEMENTAL	0	1	0	0	0	0	0	0	0	0	0	1	2
ANIMAL COMPLAINT	0	0	1	0	0	0	1	0	1	2	0	0	5
LOST PROPERTY REPORTED	4	1	0	1	2	0	1	1	1	0	2	1	14
MISSING PERSON	1	1	0	0	0	1	0	1	1	0	0	0	5
MV VIOLATIONS	1	1	1	3	0	2	0	0	1	4	0	1	14
PARKING VIOLATIONS	2	1	2	1	1	1	3	0	4	2	0	0	17
FIRE INVESTIGATION	2	1	1	0	0	1	1	0	0	0	0	0	6
CRUISER MAINTENANCE	0	0	0	0	0	1	0	0	0	0	0	0	1
COURT	0	0	0	2	0	0	0	0	0	0	0	0	2
	0	0	0	0	0	0	0	0	0	0	0	0	0
FIELD INTERVIEW	1	0	0	0	2	0	1	0	0	0	0	0	4
DIRECTED PATROL	488	455	464	459	478	441	412	464	396	446	402	395	5300
Grand Total	583	564	540	589	563	544	533	545	470	540	476	492	6439

**PUBLIC SAFETY
INCIDENTS REPORTED BY AREA**

		BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	Grand Total
PROPERTY CRIMES															
LARCENY UNDER \$250	B620	0	0	0	0	0	0	0	0	0	0	1	0	0	1
PUBLIC ORDER															
DISTURBANCE APT/NOISE	C405	0	0	1	0	0	0	0	0	1	2	0	0	0	4
DISTURBANCE HALLWAY	C406	0	0	0	0	3	0	0	0	0	0	1	0	0	4
DISTURBANCE OUTSIDE	C407	0	0	0	0	1	0	0	0	1	1	0	0	0	3
ADMINISTRATIVE															
INVESTIGATION	D001	0	0	0	0	0	0	0	0	0	3	0	0	0	3
SICK PERSON	D006	3	1	1	2	0	1	0	0	2	1	6	0	1	19
SUDDEN DEATH	D007	0	1	0	0	0	0	0	0	0	0	0	0	0	1
CHECK CONDITION	D009	2	2	0	0	0	0	0	0	0	1	1	0	0	6
CITIZEN CONTACT	D021	0	1	2	0	3	0	0	0	2	1	0	0	0	36
MEETING	D026	0	0	0	0	0	0	0	0	0	0	0	0	0	1
LOCKOUT	D030	0	0	1	0	0	0	0	0	7	2	0	0	0	10
MAINTENANCE PROBLEM	D035	0	0	0	1	0	0	0	0	1	1	0	0	0	3
ASSIST NO ARREST	D109	0	3	0	0	0	0	0	0	0	2	0	0	0	5
SUMMONS/RO SERVICE	D135	0	0	0	0	1	0	0	0	3	0	0	0	0	4
OFFICER WANTED	D137	2	1	1	1	4	0	0	0	3	5	2	0	0	19
SUPPLEMENTAL	D139	0	0	0	0	0	0	0	0	0	1	0	0	0	1
LOST PROPERTY REPORTED	D406	0	0	0	0	0	0	0	0	0	1	0	0	0	1
MV VIOLATIONS	D800	0	0	0	0	0	0	0	0	1	0	0	0	0	1
DIRECTED PATROL	F045	25	24	27	26	51	48	26	28	28	32	24	13	27	393
Grand Total		32	33	33	30	63	49	26	28	49	53	35	13	28	515

Interoffice MEMORANDUM

To: Joseph Macaluso
Executive Director

6-1-22

From: Brian Langton
Director of Modernization

Subject: Report on Activities

Antenna Report:

The SHA is awaiting final sign off by HUD to begin the DISH Network contract for Rooftop Leases at Ciampa and Weston Manor.

Energy report:

No new news

Somerville Housing Authority
Rooftop Antenna Leases

As of 6/1/22

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 June 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 Reville 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