

ITEM NO. 6

EXECUTIVE DIRECTORS MONTHLY REPORT

TO: All Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: July 13, 2022

**SOMERVILLE HOUSING AUTHORITY
AGENCY SUMMARY COMPARATIVES
PERIOD APRIL 1, 2022 TO MAY 31, 2022**

BUDGET LINE ITEMS	TOTAL BUDGET	BUDGET TO DATE	ACTUAL TO DATE	VARIANCE (BAD)	BALANCE TO YEAR END
INCOME					
RENTAL INCOME	6,627,692	1,104,615	1,221,344	116,729	5,406,348
FEDERAL SECTION 8 RENTS	3,446,892	574,482	416,590	(157,892)	3,030,302
MOBILITY FEE + FRAUD RECOVERY	25,500	4,250	4,342	92	21,158
INTEREST INCOME	15,670	2,612	1,823	(788)	13,847
ANTENNA / MISC INCOME	440,200	73,367	107,729	(5,804)	373,471
ADMINISTRATIVE FEE INCOME	2,118,216	353,036	369,561	(432)	1,765,612
CAPITAL FUND/GRANTS	615,099	101,501	13,200	(88,301)	601,899
DHCD RSC GRANT	40,000	6,667	-	(6,667)	40,000
DHCD SSP GRANT	70,000	11,667	-	(11,667)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	5,861,657	909,986	629,617	-	2,012,640
TOTAL INCOME	19,260,926	3,142,182	2,764,206	(154,730)	13,335,277
EXPENSES					
ADMINISTRATIVE					
SALARIES	3,034,679	471,376	350,488	120,888	2,684,191
LEGAL	80,000	13,333	-	13,333	80,000
MEMBERS COMPENSATION	45,000	7,500	-	7,500	45,000
STAFF TRAINING	-	-	2,549	(2,549)	(2,549)
TRAVEL	32,504	5,417	1,614	3,803	30,890
ACCOUNTING + AUDIT FEE	79,600	13,267	-	13,267	79,600
SUNDRY ADMIN COSTS	925,606	154,268	59,953	74,315	845,654
SSP & RSC EXPENSES	-	-	7,860	(7,860)	(7,860)
TENANT SERVICES					
CONTRACT COSTS	47,500	7,917	3,150	4,767	44,350
UTILITIES					
WATER & SEWER	1,948,864	324,811	-	267,862	1,891,916
ELECTRIC	951,678	158,613	42,257	116,356	909,421
GAS	963,128	160,521	96,908	63,613	866,220
MAINTENANCE					
LABOR	3,437,193	528,799	486,778	42,021	2,950,415
MATERIALS	950,257	158,376	36,929	121,447	913,328
CONTRACT COSTS	1,887,500	314,583	94,547	220,036	1,792,953
PUBLIC SAFETY DETAILS	-	-	8,940	(8,940)	(8,940)
GENERAL EXPENSES					
INSURANCE	731,188	121,865	82,119	39,745	649,069
P.I.L.O.T.	183,089	30,515	55,822	(25,307)	127,267
EMPLOYEE BENEFITS	2,743,628	457,271	212,460	244,812	2,531,168
COLLECTION LOSSES	36,000	6,000	-	6,000	36,000
MGMT FEES/INTEREST EXP / MOB FEE	291,242	45,064	78,546	(13,482)	232,696
INTEREST EXPENSE	-	-	-	-	-
NONROUTINE EXPENSES					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	471,800	78,633	-	78,633	471,800
EQUIPMENT NOT CAPITAL	163,700	27,283	-	27,283	163,700
EQUIPMENT CAPITALIZED	147,045	24,508	-	24,508	147,045
BETTERMENTS CAPITALIZED	1,034,480	172,413	94,002	78,411	940,478
OPERATING TRANSFER OUT	-	-	-	-	-
TOTAL EXPENSES	20,185,681	3,282,333	1,714,923	1,510,462	
SURPLUS (DEFICIT)	(924,755)		1,049,283	(1,665,192)	
SUBSIDY ESTIMATE	-		-	-	
NET SURPLUS (DEFICIT) *	(924,755)		1,049,283	(1,665,192)	

* 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	5/2/2022	5/2/2023	99799146	\$ 100,000.00	1 yr	667-4	0.50%	base of \$100K plus interest earned
Winter Hill Bank	Peter Majane Charlene Malcolm/ Rui Doninges	10/1/2021	10/1/2022	220004618	\$ 103,966.03	1 yr	400-C	0.25%	base of \$100K plus interest earned
Naveo Credit Union		3/25/2022	4/2/2023	622802115	\$ 104,376.51	14 mths	AMP 2	0.35%	base of \$100K plus interest earned
Middlesex Federal Savings	Taneisha Capita	7/9/2022	7/9/2023	98415336	\$ 110,323.78	1 yr	AMP 1	0.50%	base of \$100K plus interest earned
Middlesex Federal Savings	Taneisha Capita	3/28/2022	3/28/2023	98517108	\$ 112,330.74	1 yr	689-2	0.45%	base of \$100K plus interest earned
Eastern Bank	Krystal Koch	6/30/2022	6/30/2023	10226442	\$ 100,000.00	1 yr	667-4	0.10%	base of \$100K plus interest earned
Winter Hill Bank	Peter Majane	5/14/2022	5/14/2023	220004758	\$ 100,000.00	1 yr	667-4	0.50%	base of \$100K plus interest earned

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

OVERTIME PAID / COMP. TIME EARNED - JUNE 2022

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON	
06/03/2022	MACDONALD, G	05/28/2022-05/29/2022	10.00	CONTRACTUAL 10 HOURS	
	MACDONALD, G	05/28/2022-05/29/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY	
	FERRERA, J	05/24/2022	3.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	AGUILAR, B	05/23/2022-05/28/2022	16.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	AVERY, P	05/23/2022-05/28/2022	13.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	BLANC, R	05/23/2022-05/28/2022	10.50	PREPARED FOR REAC FOR MYSTIC VIEW	
	CAISSIE, S	05/23/2022-05/28/2022	23.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	DELLANNO JR, J	05/23/2022	8.00	ELEVATOR WATCH AT CIAMPA MANOR	
	DELPE, J	05/23/2022-05/24/2022	7.50	PREPARED FOR REAC FOR MYSTIC VIEW	
	DELPE, J	05/26/2022	2.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	DIFRAISA, J	06/24/2022-05/28/2022	5.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	DINKA, A	05/27/2022	8.00	ELEVATOR WATCH AT CIAMPA MANOR	
	DINKA, A	05/23/2022-05/28/2022	20.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	FRANCOIS, L	05/23/2022-05/28/2022	20.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	HERNANDEZ, K	05/24/2022-05/28/2022	12.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	HOUGHTON, C	05/23/2022-05/28/2022	10.50	PREPARED FOR REAC FOR MYSTIC VIEW	
	KEBREAU, S	05/28/2022	8.00	ELEVATOR WATCH AT CIAMPA MANOR	
	KEBREAU, S	05/28/2022	2.50	PREPARED FOR REAC FOR MYSTIC VIEW	
	KEENAN, T	05/23/2022-05/28/2022	10.50	PREPARED FOR REAC FOR MYSTIC VIEW	
	KING, P	05/23/2022-05/28/2022	16.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	MACDONALD, G	05/25/2022-05/26/2022	4.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	MACKKEY, J	05/25/2022-05/26/2022	2.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	MANISCALCO, T	05/25/2022-05/26/2022	5.50	PREPARED FOR REAC FOR MYSTIC VIEW	
	MELAGRANO, P	05/24/2022-05/28/2022	8.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	OMEARA, M	05/24/2022-05/28/2022	7.50	PREPARED FOR REAC FOR MYSTIC VIEW	
	PATHAK, A	05/28/2022	8.00	ELEVATOR WATCH AT CIAMPA MANOR	
	PATHAK, A	05/23/2022-05/28/2022	17.50	PREPARED FOR REAC FOR MYSTIC VIEW	
	RIBERIO, R	05/22/2022 & 05/26/2022	7.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	SHINER, J	05/23/2022 & 05/24/2022	8.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	WATSON, C	05/23/2022-05/28/2022	14.00	PREPARED FOR REAC FOR MYSTIC VIEW	
	06/10/2022	SHINER, J	06/04/2022-06/05/2022	10.00	CONTRACTUAL 10 HOURS
		SHINER, J	06/04/2022-06/05/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
		SHINER, J	05/31/2022	2.00	REPLACED TOILET SEAT AT CAPEN COURT #206
		SHINER, J	05/31/2022	2.00	LEAK FROM BATHROOM CEILING AT 153 ALEWIFE BRK PKWY #17C
		SHINER, J	05/31/2022	2.00	COVERED NIGHT SHIFT
SHINER, J		06/05/2022	2.00	BACK DOOR REPAIR AT BRYANT MANOR	
KEENAN, T		05/08/2022	2.00	UNCLOGGED TOILET AT 125 JACUES ST. #103	
KEENAN, T		05/08/2022	2.00	TOILET REPAIR AT 5 RIVER RD. #511	
KEENAN, T		05/08/2022	3.00	TOILET REPAIR AT 10 MEMORIAL RD. #12A	
AGUILAR, B		05/30/2022 & 06/02/2022	13.00	MISC WORK FOR MYSTIC VIEW REAC	
AGUILAR, B		06/04/2022	8.00	ELEVATOR DOWN AT CIAMPA MANOR	
AVERY, P		05/30/2022-06/02/2022	14.00	MISC WORK FOR MYSTIC VIEW REAC	
BLANC, R		05/24/2022	8.00	MISC WORK FOR MYSTIC VIEW REAC	
DELLANNO JR, J		05/30/2022-06/02/2022	16.00	MISC WORK FOR MYSTIC VIEW REAC	
DELLANNO JR, J		05/29/2022	8.00	ELEVATOR DOWN AT CIAMPA MANOR	
CAISSIE, S		05/30/2022-06/04/2022	14.00	MISC WORK FOR MYSTIC VIEW REAC	
CAISSIE, S		05/29/2022	8.00	MISC WORK FOR MYSTIC VIEW REAC	
DELPE, J		05/30/2022-06/04/2022	13.00	MISC WORK FOR MYSTIC VIEW REAC	
DELPE, J		06/02/2022	2.00	MISC WORK FOR MYSTIC VIEW REAC	
DIFRAISA, J		05/30/2022-06/04/2022	27.00	MISC WORK FOR MYSTIC VIEW REAC	
DINKA, A		06/02/2022 & 06/04/2022	14.00	MISC WORK FOR MYSTIC VIEW REAC	
FERRERA, J		05/30/2022-06/04/2022	24.00	MISC WORK FOR MYSTIC VIEW REAC	
FRANCOIS, L		05/30/2022-06/04/2022	14.00	MISC WORK FOR MYSTIC VIEW REAC	
GEORGE, A		05/30/2022-06/02/2022	14.00	MISC WORK FOR MYSTIC VIEW REAC	
HERNANDEZ, K		05/31/2022 & 06/02/2022	5.00	MISC WORK FOR MYSTIC VIEW REAC	
HOUGHTON, C		05/29/2022	8.00	ELEVATOR DOWN AT CIAMPA MANOR	
HOUGHTON, C		06/02/2022	3.00	STAFF MEETINGS	
KEBREAU, S		05/29/2022	8.00	ELEVATOR DOWN AT CIAMPA MANOR	
KEBREAU, S		05/29/2022	8.00	ELEVATOR DOWN AT CIAMPA MANOR	
KEENAN, T		06/01/2022-06/04/2022	15.00	MISC WORK FOR MYSTIC VIEW REAC	
KING, P		05/30/2022-06/04/2022	19.00	MISC WORK FOR MYSTIC VIEW REAC	
MACDONALD, G		05/30/2022	2.00	TRASH CHUTE CLOGGED AT BRADY TOWERS	
MACDONALD, G		05/30/2022	2.00	UNCLOGGED TOILET AT WESTON MANOR #209	
MACDONALD, G		05/30/2022	2.00	UNCLOGGED TOILET AT BRADY TOWER #603	
MACDONALD, G		05/30/2022	2.00	UNCLOGGED TOILET AT 50 RIVER RD. #5006	
MACDONALD, G		05/30/2022	7.00	COVERED HOLIDAY	
MARAZZI, S		06/01/2022-06/04/2022	24.00	MISC WORK FOR MYSTIC VIEW REAC	
MECHDOUD, F		05/30/2022-06/04/2022	28.00	MISC WORK FOR MYSTIC VIEW REAC	
MELAGRANO, P		06/01/2022-06/02/2022	7.00	MISC WORK FOR MYSTIC VIEW REAC	
MULLIN, P		05/31/2022-06/04/2022	13.00	MISC WORK FOR MYSTIC VIEW REAC	
OMEARA, M		05/31/2022-06/04/2022	11.00	MISC WORK FOR MYSTIC VIEW REAC	
PATHAK, A		05/30/2022-06/04/2022	20.00	MISC WORK FOR MYSTIC VIEW REAC	
PIRO, M		06/02/2022 & 06/04/2022	8.00	MISC WORK FOR MYSTIC VIEW REAC	
RIBERIO, R		05/31/2022-06/04/2022	13.00	MISC WORK FOR MYSTIC VIEW REAC	
SHINER, J		05/30/2022 & 06/01/2022	8.00	MISC WORK FOR MYSTIC VIEW REAC	
WATSON, C		05/31/2022-06/04/2022	15.00	MISC WORK FOR MYSTIC VIEW REAC	
06/17/2022		FERRERA, J	06/11/2022-06/12/2022	10.00	CONTRACTUAL 10 HOURS
		FERRERA, J	06/11/2022-06/12/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
		FERRERA, J	06/12/2022	8.00	ELEVATOR DOWN AT CIAMPA MANOR
		AGUILAR, B	06/05/2022	8.00	ELEVATOR DOWN AT CIAMPA MANOR
		DELLANNO JR, J	06/05/2022	8.00	ELEVATOR DOWN AT CIAMPA MANOR
		DELLANNO JR, J	06/07/2022-06/10/2022	11.00	MISC WORK FOR MYSTIC VIEW REAC
		AGUILAR, B	06/07/2022-06/10/2022	13.00	MISC WORK FOR MYSTIC VIEW REAC
		BLANC, R	06/05/2022-06/10/2022	10.00	MISC WORK FOR MYSTIC VIEW REAC
		CASSIE, S	06/05/2022-06/10/2022	21.00	MISC WORK FOR MYSTIC VIEW REAC
	DELPE, J	06/06/2022-06/10/2022	8.00	MISC WORK FOR MYSTIC VIEW REAC	
	DIFRAISA, J	06/07/2022 & 06/09/2022	4.00	MISC WORK FOR MYSTIC VIEW REAC	
	DINKA, A	06/05/2022-06/10/2022	26.00	MISC WORK FOR MYSTIC VIEW REAC	
	GAY, B	06/09/2022 & 06/10/2022	5.00	MISC WORK FOR MYSTIC VIEW REAC	
	FERRERA, J	06/05/2022-06/10/2022	15.00	MISC WORK FOR MYSTIC VIEW REAC	
	FRANCOIS, L	06/07/2022-06/10/2022	10.00	MISC WORK FOR MYSTIC VIEW REAC	
	GEORGE, A	06/05/2022-06/10/2022	18.00	MISC WORK FOR MYSTIC VIEW REAC	
	HERNANDEZ, K	06/05/2022-06/10/2022	9.00	MISC WORK FOR MYSTIC VIEW REAC	
	HOUGHTON, C	06/08/2022	4.00	MISC WORK FOR MYSTIC VIEW REAC	
	HOUGHTON, M	06/09/2022-06/11/2022	18.00	MISC WORK FOR MYSTIC VIEW REAC	
	KEBREAU, S	06/05/2022-06/10/2022	10.00	MISC WORK FOR MYSTIC VIEW REAC	
	KEENAN, T	06/05/2022-06/10/2022	13.00	MISC WORK FOR MYSTIC VIEW REAC	
	KING, P	06/05/2022-06/10/2022	21.00	MISC WORK FOR MYSTIC VIEW REAC	
	MACDONALD, G	06/06/2022-06/11/2022	15.00	MISC WORK FOR MYSTIC VIEW REAC	
	MACKKEY, J	06/10/2022	2.00	MISC WORK FOR MYSTIC VIEW REAC	
	MARAZZI, S	06/05/2022 & 06/08/2022	9.00	MISC WORK FOR MYSTIC VIEW REAC	
	MECHDOUD, F	06/05/2022-06/10/2022	23.00	MISC WORK FOR MYSTIC VIEW REAC	
	MELAGRANO, P	06/07/2022-06/10/2022	11.00	MISC WORK FOR MYSTIC VIEW REAC	
	MULLIN, P	06/05/2022-06/10/2022	16.00	MISC WORK FOR MYSTIC VIEW REAC	
	OMEARA, M	06/05/2022-06/10/2022	18.50	MISC WORK FOR MYSTIC VIEW REAC	
	PATHAK, A	06/05/2022-06/10/2022	22.00	MISC WORK FOR MYSTIC VIEW REAC	
	PIRO, M	06/05/2022-06/10/2022	13.50	MISC WORK FOR MYSTIC VIEW REAC	
	RIBERIO, M	06/07/2022-06/10/2022	14.00	MISC WORK FOR MYSTIC VIEW REAC	
	RIBERIO, R	06/05/2022-06/10/2022	16.00	MISC WORK FOR MYSTIC VIEW REAC	
	SHINER, J	06/07/2022-06/10/2022	6.50	MISC WORK FOR MYSTIC VIEW REAC	
	WATSON, C	06/05/2022-06/10/2022	15.00	MISC WORK FOR MYSTIC VIEW REAC	
06/24/2022	BLANC, R	06/18/2022-06/19/2022	10.00	CONTRACTUAL 10 HOURS	
	BLANC, R	06/18/2022-06/19/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY	
	BLANC, R	06/17/2022	7.00	COVERED HOLIDAY	
	BLANC, R	06/17/2022	2.00	ELEVATOR DOWN AT CIAMPA MANOR	
	BLANC, R	06/17/2022	2.00	REPAIRED APT DOOR LOCK AT BRADY TOWER #101	
	BLANC, R	06/17/2022	2.00	BIRD IN APT AT 10 CANAL LN #1010	
	BLANC, R	06/17/2022	2.00	WINDOW GLASS BROKE AT MYSTIC LEARNING CENTER	
	MARAZZI, S	06/18/2022	13.00	ELEVATOR DOWN AT CIAMPA MANOR	
	FRANCOIS, L	06/11/2022	12.00	ELEVATOR DOWN AT CIAMPA MANOR	
	HERNANDEZ, K	06/17/2022	5.00	TRASH REMOVAL AT MYSTIC RIVER	
	KEBREAU, S	06/16/2022	2.00	STAFF MEETINGS AT CLARENDON HILL	
	RIBERIO, M	06/17/2022 & 06/18/2022	16.00	TRASH REMOVAL AT MYSTIC RIVER	

Total Maintenance Dept. 1,266.50 0.00

PUBLIC SAFETY

SECTION 8 TENANT SELECTION MONTHLY REPORT

Application Process	Jan. 2022	Somerville Residents	Feb. 2022	Somerville Residents	Mar. 2022	Somerville Residents	Apr. 2022	Somerville Residents	May 2022	Somerville Residents	Jun. 2022	Somerville Residents
	Section 8	13	6	10	7	12	7	10	3	11	9	17
SRO	2	1	2	0	2	1	2	0	3	3	1	0
DHAP	17	5	2	2	5	3	8	7	4	4	8	3
Walnut	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	6	1	8	4	7	1	1	0	4	2	6	2
Merriam Street	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	0	0	0	0	0	0	0	0	0	0	0	0
Just At Start	0	0	0	0	0	0	0	0	0	0	0	0
YMCA	0	0	0	0	0	0	2	0	0	0	0	0
Mainstream	2	0	3	1	2	1	5	3	4	4	8	3
Water Works	6	2	6	3	7	2	14	5	1	0	6	3
Capen Court Somerville	16	2	8	3	8	2	14	7	9	4	8	2
Capen Court Medford	2	1	0	0	6	1	7	1	4	1	5	0
64	18	20	39	20	49	18	63	26	40	27	59	23
No. of applicants on WL												
Section 8	1503	1503	1482	1482	1534	1534	1543	1543	1592	1592		
SRO	660	15	662	8	664	13	666	13	673	16	673	16
DHAP	867	21	797	21	797	27	791	21	797	29	804	32
Walnut	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	1368	301	1375	304	1381	306	1382	140	1398	314	1404	315
Merriam Street	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	0	0	2	2	2	2	2	2	0	0	0	0
Just At Start	0	0	0	0	0	0	0	0	0	0	0	0
YMCA	0	0	3	2	3	2	5	2	0	0	0	0
Mainstream	15	6	22	6	24	7	24	7	29	12	39	15
Water Works	725	237	731	240	728	232	736	233	705	216	662	198
Capen Court Somerville	761	211	735	181	748	190	755	190	761	195	770	200
Capen Court Medford	197	9	197	9	204	10	208	11	212	12	215	14
6096	2303	2255	6006	2255	6085	2323	6112	2162				

Scheduled Interviews

WORK ORDERS ISSUED FOR:

Jun-22

REQUESTED BY MANAGEMENT: 1666

REQUESTED BY TENANTS: 1531

TOTAL WORK ORDERS ISSUED: 3197

DEV.	** **		****	ISSUED	TENANT	MANAGEMENT
	COMPL	ETED	INCOMPLETE			
031-1	1352	908	544	1366	98	1268
031-9	177	82	14	721	639	82
200-1	168	52	8	176	140	36
200-2	320	98	24	344	256	88
667-1	3	2	2	5	4	1
667-2	137	62	7	144	82	62
667-3	148	78	8	156	122	34
667-4	144	48	14	158	109	49
667-6	60	28	2	62	37	25
400-C	9	6	0	9	8	1
689-2	31	13	3	34	22	12
689-3	0	0	0	0	0	0
705-1	21	11	1	22	14	8
TOTAL	2570	1388	627	3197	1531	1666

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

June 2022

Resident Services Report

1. Total number of new referrals:	SBennett	SMontina	GCordova	Total
Elderly	25	23	23	71
Young Disabled	4	0	4	8
Family	16	20	0	36
Applicants	1	7	0	8
Housing Choice Voucher Holders	1	4	0	5
Total referrals this month	47	54	27	128

2. Referral Sources:

Resident outreach	101		
Housing Managers referral	27		
Service Needed	Number	Status (O) Ongoing	Status (C) Closed
Neighbor dispute/mediation needed	1	1	0
Health and safety threat/Nutrition referrals	3	-	3
Housekeeping assistance	5	-	5
Benefit assistance-assistance with applications, ie. Food Stamps/rent recertification/affordable internet/utilities	57	21	36
Substance abuse	-	-	-
Legal assistance	1	1	-
Transportation problem	2	-	2
Domestic violence	-	-	-
Financial problems (including arrearage)	26	6	20
Reasonable Accommodation	1	-	-
Peaceful enjoyment issue	1	1	-
Employment/vocational service	4	-	4
Mental health issues	2	-	2
Medical issues (including insurance)	6	1	5
Lease violation	1	1	-
Nursing home placement/assisted living	-	-	-
Maintenance/Extermination Need	18	-	18

3. **Major Activities:** Coffee Hours in ED buildings in collaboration with Cambridge Health Alliance (CHA). 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.

4. **Looking Ahead:** Nomination Meeting at Capen Court. BBQ/Bylaw Review at Ciampa Manor. Weekly Food for Free 35 lb. boxed grocery distribution at Mystic and Clarendon. Continued Coffee Hours in ED buildings with CHA. Around Hear Piano Event

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		Jun. Somerville Residents	
Eldersv - DHCD	4	3	7	1	7	5	7	4	6	3	9	4
Eldersv - HUD	16	13	11	4	18	6	27	17	13	9	17	6
Hasan Manor	4	3	7	1	7	5	7	4	6	3	9	4
Briant Manor	4	3	7	1	7	5	7	4	6	3	9	4
Total Public Housing												

WAITING LISTS # OF APPLICANTS

	Jan. Somerville Residents		Feb. Somerville Residents		Mar. Somerville Residents		Apr. Somerville Residents		May Somerville Residents		Jun. Somerville Residents	
Eldersv - DHCD	7,332	498	7,473	501	7,716	513	7,907	514	7,588	368	7,618	400
Eldersv - HUD	2,832	519	2,756	510	2,558	441	1,653	299	639	215	489	201
Hasan Manor	3,085	588	3,092	600	3,097	590	3,054	552	3,036	585	3,097	583
Briant Manor	2,476	338	2,371	324	2,174	290	2,172	286	2,173	297	2,168	279
Public Housing Total												

***Information not available in CHAMP/DHCD system

MANAGEMENT MONTHLY REPORT

Date: June 2022

Vacancy Report

TOTAL UNITS: 1358

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	84	120	52	147	0	23	42	96	227	207	102	16	3	71
Total MOD Vacancies	0	8	0	65	0	0	0	0	0	0	0	0	0	8
Total Non-MOD Vacancies	0	6	1	0	0	0	0	4	7	8	3	0	0	1
Total Vacancies	0	14	1	65	0	1	0	4	7	8	3	0	0	9
TOTAL*	84	134	53	216	0	24	42	100	238	215	109	16	3	80
Vacancy Percentage	0%	10%	2%	30%	#DIV/0!	4%	0%	4%	3%	4%	3%	0%	0%	11%

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
Occupied Units	84	117	52	147	0	23	42	96	227	207	106	16	3	71
Caucasians	65	105	40	93	0	16	28	31	44	120	74		1	52
Minorities	19	50	12	106	0	13	14	65	174	156	37		2	19
Minorities Breakdown	19	51	12	109	0	13	14	65	174	156	37		2	19
African American	12	21	5	39	0	4	8	29	54	71	23		2	10
Asian	4	6	1	12	0	4	2	10	18	16	8		0	2
Hispanic	3	24	6	55	0	4	4	26	102	69	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	14	0	0	0	0	0	3	4	44	58	9		0	6
14Day NTQ	0	0	0	0	0	0	0	0	0	0	0		0	0
P.C.	0	6	7	0	0	0	5	5	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	1	1	0	1		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	82	3	0	0	0	1	0	90	1	2	40		0	0
Interim Adjustment	5	4	2	8	0	0	2	12	17	190	1		0	3

TOTAL PH UNITS 1317	Total Family 674	Total Elderly 684	State Family 459	State Elderly 274	Total Units (State) 733	Federal Family 215	Federal Elderly 369	Total Units (Federal) 584	Service Provider Units 9	Total Units Occupied 1259	Total Vacancies 49	% Overall Vacancy 4%
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Monthly Report June 2022

Applications Processed

	Number applications received	Somerville Residents	Files sent to managers	Housed
Family DHCD	18	3	2	2
Family HUD	29	9	3	2

Waiting List Number of Applicants

	total number wait list	total number ^{Somerville} Residents.
Family DHCD	25355	CHAMP doesn't give.
Family HUD	675	144

CINDY NIXON

**PUBLIC SAFETY
INCIDENTS REPORTED BY DATE**

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Grand Total
CRIMES AGAINST PERSON													
ATTEMPTED MURDER										1			1
ARMED ROBBERY												1	1
THREATS		1											1
HARASSING CALLS										1			1
ASSAULT AND BATTERY				1	2	1						1	5
PEOPERTY CRIMES													
RECOVERED STOLEN PROP			1				1						2
VANDALISM		1	4			1							6
B&E (UNKNOWN TIME)		1											1
B&E NIGHT						1							1
LARCENY OVER \$250						1	1						2
LARCENY UNDER \$250				1				1	1			1	2
LARCENY BICYCLE/SCOOTER	1												1
LARCENY MOTOR VEHICLE					1								1
ARSON INVESTIGATION	1			1									2
PUBLIC ORDER													
RESTRAINING ORDER VIOL							1						1
DISTURBANCE APT/NOISE	2	1	1	5	4	5	2	2	2	2	4	3	33
DISTURBANCE HALLWAY			1	3	3	5	5	3	3	2	4	3	32
DISTURBANCE OUTSIDE		4	3	3		2	1		3	4	3	7	30
DIRECTDISTURBANCE OUTSIDE		1											1
FIREARMS OTHER			1						1				2
SUSPICIOUS PERSON	1		1			1							3
OTHER M/V			1		2								3
ADMINISTRATIVE													
INVESTIGATION	4	1	8	2	3	6	4	2		1	3	5	39
SICK PERSON	30	21	33	9	26	29	19	11	27	15	18	17	255
SUDDEN DEATH	2										1		3
CHECK CONDITION	3	2	8	2	4	6	9	6	6	8	6	2	62
CIVIL INVESTIGATION		1											1
CITIZEN CONTACT	15	6	9	9	6	7	5	2	6	2	9	8	84
SHA NOTICE SERVICE								1					1
MEETING				1							1		2
LOCKOUT	6	5	6	4	11	5	3	3	5		10	10	68
MAINTENANCE PROBLEM	1	1	3	1			1		1		3	1	12
LIGHTS OUT	1												1
E911 HANGUP	2	1	3	1	1	1	1	2	1				13
BURGLAR ALARM										1			1
MV PERSONAL INJURY ACCIDENT			1										1
MV PROPERTY DAMAGE ACCIDENT	1		1	1				1					4
ASSIST NO ARREST	6		2	6	1	6	3	2	3	2	5	6	42
ASSIST ARREST		1		2				3					6
WARRANT ARREST		1	1										2
SUMMONS/RO SERVICE	7	3	12	5	4	10	2	6	5		4	3	61
OFFICER WANTED	15	19	20	21	31	27	20	20	22	33	19	27	274
SUPPLEMENTAL	1										1		2
ANIMAL COMPLAINT		1				1		1	2				5
LOST PROPERTY REPORTED	1		1	2		1	1	1		2	1	3	13
MISSING PERSON	1				1		1	1					4
MV VIOLATIONS	1	1	3		2			1	4		1	2	15
PARKING VIOLATIONS	1	2	1	1	1	3		4	2			1	16
FIRE INVESTIGATION	1	1			1	1							4
CRUISER MAINTENANCE					1								1
COURT			2										2
FIELD INTERVIEW				2		1							3
DIRECTED PATROL	455	464	459	478	441	412	464	396	446	402	380	388	5185
Grand Total	564	540	589	563	544	533	545	470	540	476	474	490	6328

PUBLIC SAFETY
INCIDENTS REPORTED BY AREA

CRIMES REPORTED BY AREA	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total
ARMED ROBBERY									1						1
ASSAULT AND BATTERY									1						1
PROPERTY CRIMES															
LARCENY UNDER \$250				1					1						2
PUBLIC ORDER															
DISTURBANCE APT/NOISE						2				1					3
DISTURBANCE HALLWAY										2					3
DISTURBANCE OUTSIDE									2	4					6
ADMINISTRATIVE															
INVESTIGATION						1				1	3				5
SICK PERSON	1	2	3			2			3	2	4				17
CHECK CONDITION					1				1						2
CITIZEN CONTACT														12	20
LOCKOUT	1								2	3	1				10
MAINTENANCE PROBLEM									1						1
ASSIST NO ARREST	1									4					7
SUMMONS/RO SERVICE									2	1				1	7
OFFICER WANTED	1	3	1	1		4			5	6			1		33
LOST PROPERTY REPORTED	1								1	1					3
MV VIOLATIONS						1				1					2
DIRECTED PATROL	24	22	22	27	37	48	26	26	38	41	17	21	25	17	391
Grand Total	29	27	32	30	44	52	26	26	56	74	31	21	26	30	504

Interoffice MEMORANDUM

To: Joseph Macaluso
Executive Director

7-6-22

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:

IS Energy is in the process of providing lighting upgrades for Capen Court Common Areas and Hagan Manor Common Areas. This is a free program through ABCD, a State Agency.

**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	4/21/2014	11/01/2014	\$ 40,033.01/ 3% \$3336.09/mo	5 Year** Term	10/31/2024	Ongoing

SHA Job #1419 Shot Spotter Antennas

* 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

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

Somerville Housing Authority Modernization Contract Log Active Jobs July 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 Work on Fireplaces and Baths	Closeout	Operations	Construction	\$237,460.00	5/16/2019	5/30/2019	231,754.00	8/13/2019	4/1/2020	All Pro Electric, Inc.
1823	Brava Kitchen and Baths (Force Account)	Construction	State Capital Fund 2018	Construction	\$65,409.00						SHA Modernization Department
1827	Brava Kitchen and Baths (Force Account)	Construction	Bryant Reserves State Cap Fund 2018/ Operations	Construction	\$500,000.00						SHA Modernization Department
1829	Corbett Landscaping	Closeout	Operations	Construction	\$146,000.00	3/26/2020	4/9/2020	134,670.00	7/7/2020		SHA Modernization Department
1830	Grampa Kitchen and Baths (Force Account)	Construction	Federal Cap Fund 2018	Construction	\$70,000.00						CBA Landscape Architects, LLC
1900	Bryant Manor Elevator Modernization	Construction	Bryant Reserves	Design	\$506,000.00	3/13/2020	3/27/2020	486,944.00			SHA Modernization Department
1901	Bryant Manor Loading Dock Modernization	Design	Bryant Reserves	Design	\$100,000.00						Beckwith Elevator
1907	Administration Building Roof Replacement	Design	Operations 400C	Design	\$170,000.00						Allen & Major Associates Inc.
1910	Weston Windows	Closeout	Federal Cap Fund 2018	Design	\$32,000.00	12/1/2019	12/18/2019	32,000.00			EHA Design Inc.
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	Rusto Barr Associates
1912	Highland Landscaping	Construction	Federal Cap Fund 2020	Design	\$6,000.00						Homer Contracting
1912	Highland Landscaping	Construction	Federal Cap Fund 2020	Design	\$70,900.00	4/8/2021	4/22/2021	\$6,000.00	2/14/2020		CBA Landscape Architects, LLC
1914	Weston End Bedrooms	Construction	Federal Cap Fund 2019	Construction	\$7,620.00	12/9/2019	12/23/2019	\$70,900.00	5/25/2021		J & I Construction Corp
1914	Weston End Bedrooms Brady Towers Common Area Flooring	Construction	Federal Cap Fund 2019	Design	\$95,000.00	7/1/2020	7/15/2020	7,620.00			Phillip Reville Architect
2012	Brady Towers Common Area Flooring	Closeout	Fed Cap 2019	Design	\$12,000.00	4/1/2020	4/16/2020	107,138.00			One Source Construction
2012	Brady Towers Common Area Flooring	Completed	Fed Cap 2019	Construction	\$120,000.00	11/18/2020	12/2/2020	90,542.00	1/13/2021	6/24/2021	Reverse Architecture JC Floorcovering