

ITEM NO. 6

EXECUTIVE DIRECTORS MONTHLY REPORT

TO: All Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: August 18, 2022

**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	10225281	\$ 100,015.62	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	\$ 104,466.65	14 mths	AMP 2	0.35%	<i>base of \$100K plus interest earned</i>
Middlesex Federal Savings	Taneisha Capita	7/8/2022	7/8/2023	98415336	\$ 110,358.84	1 yr	AMP 1	0.40%	<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	6/30/2022	6/30/2023	10226442	\$ 100,000.00	1 yr	667-4	0.10%	<i>base of \$100K plus interest earned</i>
Winter Hill Bank	Peter Majane	5/14/2022	5/14/2023	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****

**SOMERVILLE HOUSING AUTHORITY
AGENCY SUMMARY COMPARATIVES
PERIOD APRIL 1, 2022 TO JUNE 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	1,656,923	1,878,183	221,260	4,749,509
FEDERAL SECTION 8 RENTS	3,446,892	861,723	650,231	(211,492)	2,796,661
MOBILITY FEE + FRAUD RECOVERY	25,500	6,375	6,479	104	19,021
INTEREST INCOME	15,670	3,918	2,858	(1,059)	12,812
ANTENNA / MISC INCOME	440,200	110,050	163,017	(7,283)	338,183
ADMINISTRATIVE FEE INCOME	2,118,216	529,554	506,338	(44,279)	1,632,941
CAPITAL FUND/GRANTS	615,099	152,252	555,699	403,447	59,400
DHCD RSC GRANT	40,000	10,000	-	(10,000)	40,000
DHCD SSP GRANT	70,000	17,500	-	(17,500)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	5,861,657	1,364,979	992,887	-	1,782,863
TOTAL INCOME	19,260,926	4,713,273	4,755,693	333,198	11,501,390
EXPENSES					
ADMINISTRATIVE					
SALARIES	3,034,679	707,064	554,502	152,562	2,480,177
LEGAL	80,000	20,000	-	20,000	80,000
MEMBERS COMPENSATION	45,000	11,250	-	11,250	45,000
STAFF TRAINING	-	-	6,924	(6,924)	(6,924)
TRAVEL	32,504	8,126	1,741	6,385	30,763
ACCOUNTING + AUDIT FEE	79,600	19,900	7,600	12,300	72,000
SUNDRY ADMIN COSTS	925,606	231,402	120,412	81,038	775,243
SSP & RSC EXPENSES	-	-	7,860	(7,860)	(7,860)
TENANT SERVICES					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	47,500	11,875	3,150	8,725	44,350
UTILITIES					
WATER & SEWER	1,948,864	487,216	-	430,268	1,891,916
ELECTRIC	951,678	237,920	98,564	139,356	853,114
GAS	963,128	240,782	160,396	80,386	802,732
LABOR	-	-	-	-	-
ENERGY CONSERVATION	-	-	-	-	-
OTHER	-	-	-	-	-
MAINTENANCE					
LABOR	3,437,193	793,198	798,374	(5,175)	2,638,819
MATERIALS	950,257	237,564	136,161	101,404	814,096
CONTRACT COSTS	1,887,500	471,875	340,062	131,813	1,547,438
PUBLIC SAFETY DETAILS	-	-	8,940	(8,940)	(8,940)
GENERAL EXPENSES					
INSURANCE	731,188	182,797	135,109	47,688	596,079
P.I.L.O.T.	183,089	45,772	83,400	(37,628)	99,689
EMPLOYEE BENEFITS	2,743,628	685,907	626,407	59,500	2,117,221
COLLECTION LOSSES	36,000	9,000	-	9,000	36,000
MGMT FEES/INTEREST EXP / MOB FEE	291,242	67,595	117,819	(20,224)	203,423
INTEREST EXPENSE	-	-	-	-	-
NONROUTINE EXPENSES					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	471,800	117,950	-	117,950	471,800
EQUIPMENT NOT CAPITAL	163,700	40,925	16,429	24,496	147,271
EQUIPMENT CAPITALIZED	147,045	36,761	-	36,761	147,045
BETTERMENTS CAPITALIZED	1,034,480	258,620	132,860	125,760	901,620
OPERATING TRANSFER OUT	-	-	-	-	-
TOTAL EXPENSES	20,185,681	4,923,500	3,356,710	1,509,890	
SURPLUS (DEFICIT)	(924,755)		1,398,982	(1,176,692)	
SUBSIDY ESTIMATE	-		-	-	
NET SURPLUS (DEFICIT) *	(924,755)		1,398,982	(1,176,692)	

* 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 ti

OVERTIME REPORT

Administrative Department

MONTH	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
JANUARY	58.00	19.00	14.00	15.50	13.50	5.00	16.50	16.50	82.00	10.50	147.00	32.00	43.00
FEBRUARY	58.50	9.50	15.50	8.50	10.00	0.00	10.00	21.50	56.50	16.50	111.50	28.00	35.00
MARCH	188.32	20.00	33.50	18.00	9.00	11.00	18.00	61.45	55.50	19.50	49.50	0.00	5.00
APRIL	237.54	47.00	23.50	19.60	58.00	13.00	14.00	16.25	24.50	23.50	0.00	0.00	10.34
MAY	110.90	37.00	20.00	15.00	22.00	20.25	18.00	23.00	38.50	34.83	0.00	23.00	26.50
JUNE	66.50	21.50	18.50	13.00	24.00	18.00	13.50	38.50	12.00	23.33	0.00	77.00	14.50
JULY	56.00	12.50	12.00	7.00	7.50	16.50	41.50	49.00	7.00	57.25	0.00	131.75	31.00
AUGUST	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	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	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	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	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	74.52	24.50	19.08	16.05	19.65	12.79	26.33	41.65	28.88	52.78	40.21	39.43	23.62

Maintenance Department

MONTH	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
JANUARY	550.25	555.00	147.50	274.50	813.00	412.00	312.50	354.50	664.59	174.00	363.00	340.00	378.50
FEBRUARY	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	2181.00
MARCH	139.00	253.00	129.00	305.50	165.00	306.00	220.00	333.50	476.00	625.00	569.75	511.00	1205.00
APRIL	131.00	136.00	98.00	92.00	78.00	144.50	467.50	240.50	183.50	228.50	580.00	390.25	1356.00
MAY	91.00	137.00	80.00	118.00	537.00	156.00	252.75	304.25	119.00	153.00	1023.00	186.00	1010.00
JUNE	131.50	128.50	122.00	111.00	353.25	142.25	91.50	261.75	348.50	237.00	729.00	218.00	1266.50
JULY	165.50	123.00	131.50	105.00	286.75	343.25	192.00	497.00	127.50	645.50	291.50	215.50	365.50
AUGUST	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	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	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	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	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	167.52	216.71	129.79	239.88	296.54	311.58	229.01	295.06	242.86	386.75	450.42	548.44	1,108.93

Public Safety Department

MONTH	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
JANUARY	93.33	108.33	98.00	82.00	165.00	132.00	100.00	105.00	84.00	76.00	92.00	210.00	85.00
FEBRUARY	36.00	83.00	76.00	167.00	108.00	207.00	103.00	21.50	47.00	129.00	93.00	248.50	58.33
MARCH	98.00	112.00	160.00	120.00	125.00	106.00	48.00	100.00	97.00	92.00	50.00	192.00	130.33
APRIL	93.00	60.00	116.00	136.00	85.00	84.00	92.00	64.00	68.00	69.00	103.00	224.50	100.50
MAY	49.00	105.00	100.00	74.00	89.00	114.00	92.00	64.00	40.00	67.00	194.00	60.00	42.25
JUNE	139.00	123.00	157.00	113.50	92.00	104.00	82.00	111.00	107.00	68.00	157.00	124.50	32.50
JULY	113.00	110.00	121.00	94.33	65.33	80.00	89.00	40.00	48.00	71.00	203.00	123.83	65.00
AUGUST	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	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	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	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	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	95.32	99.08	108.50	108.57	94.19	102.79	90.67	71.04	67.67	75.00	145.08	150.30	73.42

OVERTIME PAID / COMP. TIME EARNED: JULY 2022

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
07/01/2022	FERREIRA, J	06/25/2022-06/26/2022	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	06/25/2022-06/26/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	FERREIRA, J	06/26/2022	2.00	BATH SINK BROKE AT 5 CANAL LANE 509
	FERREIRA, J	06/26/2022	2.00	FENCE FIRE AT BRYANT MANOR
	FERREIRA, J	06/26/2022	2.00	GAS LEAK AT 20 CANAL LANE #2001
	FERREIRA, J	06/22/2022	2.00	COVERED NIGHT SHIFT
	BLANC, R	06/20/2022	2.00	UNCLOGGED TOILET AT 125 JAQUES ST. #103
	BLANC, R	06/20/2022	7.00	COVERED HOLIDAY
	AGUILAR, B	06/19/2022	17.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	CAISSIE, S	06/22/2022	2.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	DELLANNO JR., J	06/23/2022	2.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	DELPE, J	06/19/2022	13.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	DINKA, A	06/19/2022	4.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	HERNANDEZ, K	06/25/2022	4.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	HOUGHTON, M	06/25/2022	4.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	KEBREAU, S	06/25/2022	7.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	KEBREAU, S	06/23/2022	3.00	STAFF MEETING AT CLARENDON HILL
	KING, P	06/22/2022	2.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	MARAZZI, S	06/21/2022	2.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	MCWATTERS, K	06/20/2022	4.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	MCWATTERS, K	06/25/2022	5.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	MECHDOUD, F	06/21/2022	2.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	RIBERIO, M	06/20/2022	8.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	O'MEARA, M	06/19/2022	12.00	ELEVATOR DOWN/WATCH AT CIAMPA MANOR
	MANISCALCO, A	06/23/2022-06/24/2022	4.50	ELEVATOR TEST AT WESTON MANOR
07/08/2022	KEENAN, T	07/02/2022-07/03/2022	10.00	CONTRACTUAL 10 HOURS
	KEENAN, T	07/02/2022-07/03/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	KEENAN, T	07/03/2022	2.00	DOOR REPAIR AT WESTON AVE #110
	KEENAN, T	07/03/2022	2.00	NO ELECTRICITY AT 25 MEMORIAL RD., #35B
	KEENAN, T	07/03/2022	2.00	TRAVEL REMOVAL AT BRYANT MANOR
	KEBREAU, S	06/30/2022	3.00	STAFF MEETING AT CLARENDON HILL
	O'MEARA, M	06/26/2022	3.00	CHECK GAS LEAK AT 20 CANAL LANE #2001
	RIBERIO, M	06/26/2022	8.00	CHECK AIR CONDITIONERS ARE WORKING AT MYSTIC RIVER
07/15/2022	DELLANNO JR., J	07/09/2022-07/10/2022	10.00	CONTRACTUAL 10 HOURS
	DELLANNO JR., J	07/09/2022-07/10/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	DELLANNO JR., J	07/09/2022	2.00	ELECTRICAL REPAIR AT 25 CANAL LANE #2503
	DELLANNO JR., J	07/10/2022	2.00	TRAVEL REMOVAL AT BRYANT MANOR
	DELLANNO JR., J	07/10/2022	2.00	HALLWAY LIGHT EXPLODED AT 30 CANAL LN #3011
	DELLANNO JR., J	07/10/2022	2.00	UNCLOGGED TOILET AT CAPEN CT #410
	FRANCOIS, L	07/04/2022	4.00	TRASH REMOVAL AT MYSTIC RIVER
	KEBREAU, S	07/14/2022	2.00	STAFF MEETING AT CLARENDON HILL
	KEENAN, T	07/04/2022	7.00	COVERED HOLIDAY
	KEENAN, T	07/04/2022	2.00	TOILET REPAIR AT 15 CANAL LN #1508
	MECHDOUD, F	07/04/2022	4.00	TRASH REMOVAL AT MYSTIC RIVER
	PATHAK, A	07/07/2022	4.00	STAYED WITH ELEVATOR CONTRACTORS AT PROPERZI MANOR
07/22/2022	WATSON, C	07/16/2022-07/17/2022	10.00	CONTRACTUAL 10 HOURS
	WATSON, C	07/16/2022-07/17/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	WATSON, C	07/17/2022	2.00	TOILET REPAIR AT 25 RIVER RD. #2503
	WATSON, C	07/17/2022	2.00	REPAIRED FRONT DOOR AT CAPEN CT
	BLANC, R	07/15/2022	2.00	LOCK OUT AT 80 RIVER RD., #8004
	BLANC, R	07/15/2022	3.00	COVERED NIGHT SHIFT
	AVERY, P	07/04/2022	4.00	REMOVED TRASH AT MYSTIC RIVER
	MCWATTERS, K	07/04/2022	4.00	REMOVED TRASH AT MYSTIC RIVER
	RIBERIO, M	07/16/2022	8.00	PAINTED AT PROPERZI MANOR'S WALL & ELEV DOOR
07/29/2022	FERREIRA, J	07/23/2022-07/24/2022	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	07/23/2022-07/24/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	AGUILAR, B	07/23/2022	6.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	AVERY, P	07/23/2022	7.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	BLANC, R	07/23/2022	6.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	DELPE, J	07/23/2022	6.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	FRANCOIS, L	07/23/2022	8.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	HERNANDEZ, K	07/23/2022	7.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	KEBREAU, S	07/21/2022	2.00	STAFF MEETING AT CLARENDON HILL
	MARAZZI, S	07/23/2022	8.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	MCWATTERS, K	07/23/2022	6.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	MECHDOUD, F	07/23/2022	8.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS

OVERTIME PAID / COMP. TIME EARNED: JULY 2022

PR DISC	EMPLOYEE		HOURS	COMP TIME	REASON
	PATHAK, A	07/23/2022	8.00		PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	PIRO, M	07/23/2022	7.00		PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	RIBERIO, M	07/23/2022	8.00		PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	RIBERIO, R	07/23/2022	2.00		PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	WATSON, C	07/23/2022	8.00		PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS

Total Maintenance Dept.	365.50	0.00
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PUBLIC SAFETY

07/01/2022	DE BETHENCOURT, M	06/23/2022	5.00		COVERED SHIFT
	RYMILL, A	06/23/2022	4.00		COURT HEARING
	RYMILL, A	06/24/2022	7.00		COVERED SHIFT
07/08/2022	DE BETHENCOURT, M	06/29/2022	0.50		LOCK OUT
	DE BETHENCOURT, M	07/01/2022	7.00		COVERED SHIFT
	RYMILL, A	06/27/2022	6.00		ONLINE TRAINING
07/15/2022	RYMILL, A	07/04/2022	8.00		WORKED ON HOLIDAY
07/22/2022	DE BETHENCOURT, M	07/13/2022	1.00		SECTION 12 NOTES
	DE BETHENCOURT, M	07/16/2022	8.00		EXTRA SHIFT
	RYMILL, A	07/11/2022	1.00		UNION MEETING
	RYMILL, A	07/11/2022	1.50		COVERED SHIFT
07/29/2022	DE BETHENCOURT, M	07/22/2022	8.00		EXTRA SHIFT
	DE BETHENCOURT, M	07/23/2022	8.00		EXTRA SHIFT

Total Public Safety	65.00	0.00
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ADMINISTRATION

07/01/2022	CRUZ, W	06/25/2022	2.00		CLARENDON HILL BARBECUE
	GALLAGHER, L	06/21/2022-06/23/2022	5.00		UTILITY ALLOW OF MYSTIC VIEW & RECERT OF PROPERZI MANOR
07/08/2022	GALLAGHER, L	06/27/2022	3.50		UTILITY ALLOW OF MYSTIC VIEW & RECERT OF PROPERZI MANOR
	ESCHUMAN, S	06/29/2022	1.00		STAY LATE FOR MEETING
07/15/2022	GALLAGHER, L	07/05/2022-07/07/2022	3.25		UTILITY ALLOW OF MYSTIC VIEW & RECERT OF PROPERZI MANOR
07/22/2022	CRUZ, W	07/16/2022	7.00		RE CERTIFICATION OF BRYANT MANOR
	GALLAGHER, L	07/11/2022	1.25		WORKED ON UTILITY ALLOWANCE OF MYSTIC VIEW
07/29/2022	BONILLA CRUZ, B	07/18/2022	1.00		LEASE FOR NEW RESIDENT OF STATE DEVELOPMENT
	CRUZ, W	07/23/2022	7.00		RE CERTIFICATION OF BRYANT MANOR

Total Administration	31.00	0.00
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MANAGEMENT MONTHLY REPORT

Date: July 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	41	24	42	100	240	215	110	16	3	80
# of Service Providers/Offices	0	0	0	4	0	0	0	0	6	0	1	0	0	0
# of units Occupied by Residents	84	119	53	144	41	24	41	97	230	207	109	16	3	71
Total MOD Vacancies	0	8	0	68	0	0	0	0	0	0	0	0	0	8
Total Non-MOD Vacancies	0	7	0	0	0	0	1	3	4	8	0	0	0	1
Total Vacancies	0	15	0	68	0	0	1	3	4	8	0	0	0	9
TOTAL *	84	134	53	216	41	24	42	100	240	215	110	16	3	80
Vacancy Percentage	0%	11%	0%	31%	0%	0%	2%	3%	2%	4%	0%	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
	84	134	53	216	0	24	42	100	240	215	110	16	3	80
Occupied Units	84	119	53	144	0	24	41	97	230	207	110		3	71
Caucasians	65	102	41	93	0	16	27	29	43	120	77		1	52
Minorities	19	51	12	109	0	13	14	68	177	156	39		2	19
Minorities Breakdown	19	51	12	109	0	13	14	68	177	156	37		2	19
African American	12	21	5	39	0	4	8	29	54	72	23		2	10
Asian	4	6	1	12	0	4	2	10	17	15	8		0	2
Hispanic	3	24	6	55	0	4	4	28	106	69	5		0	7
Native American	0	0	0	3	0	1	0	0	0	0	1		0	0
# of Veterans	4	2	8	3	0	0	2	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	2	38	58	9		0	0
14Day NTQ	0	0	0	0	0	0	0	0	0	0	0		0	0
P.C.	0	6	0	0	0	0	0	5	0	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	0	0	0	0	1	0	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	0	0	0	0	0	2	0	27	0	0	35		0	0
Interim Adjustment	0	5	1	3	0	0	2	6	24	59	1		0	0

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	274	774	215	369	584	11	1259	49	4%

SOMERVILLE HOUSING AUTHORITY

April 1, 2022 - March 31, 2023

TENANT SELECTION REPORT - July 2022
Public Housing and Section 8 Programs

APPLICATIONS PROCESSED	AVG. 6 Months	AVG. FY	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Somerville Residents July
			2021	2021	2021	2021	2021	2021	2021	2022	2022	2022	2022	2022	2022	2022
Family - DHCD	16	19	12	12	17	13	5	7	14	11	7	17	28	18	12	4
Family HUD	27	26	31	18	22	20	24	21	33	36	25	26	26	29	21	10
Elderly- DHCD	7	7	5	7	13	8	4	7	4	7	7	7	6	9	6	3
Elderly - HUD	16	17	30	23	22	12	15	18	16	11	18	27	13	17	11	3
Hagan	7	7	5	7	13	8	4	7	4	7	7	7	6	9	4	2
Bryant	7	7	5	7	13	8	4	7	4	7	7	7	6	9	4	2
Total Public Housing	79	81	88	74	100	69	56	67	75	79	71	91	31	44	25	10
Section 8	13	14	11	9	12	12	17	12	13	10	12	10	11	17	16	12
SRO	2	2	0	4	0	6	1	5	2	2	2	2	3	1	1	0
DHAP	6	7	11	0	4	8	2	11	17	2	5	8	4	8	6	6
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	5	3	3	4	3	5	4	2	6	8	7	1	4	6	2	0
Merriam	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	0	0	0	0	0	1	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	0	0	0	0
YMCA	0	1	0	1	0	0	1	0	0	0	0	2	0	0	0	0
Mainstream	4	6	0	0	0	3	5	2	2	1	2	5	4	8	6	6
Waterworks	7	7	8	13	6	6	10	7	6	6	7	14	1	6	6	2
Capen Court	14	15	14	17	11	9	16	10	18	8	14	21	13	13	12	5
Total Leased Housing	50	53	47	48	36	50	56	49	64	37	49	63	40	59	49	31
Total	129	134	135	122	136	119	112	116	139	116	120	154	71	103	74	41

WAITING LISTS # OF APPLICANTS	AVG. 6 Months	AVG. FY	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Somerville Residents July
			2021	2021	2021	2021	2021	2021	2021	2022	2021	2022	2022	2022	2022	2022
Family - DHCD	24632	25236	18708	19518	20292	20917	21409	22077	22523	22987	23861	24635	24887	25355	26088	979
Family HUD	842	664	1758	1766	1744	1727	1724	1604	1608	1483	914	636	656	675	690	148
Elderly- DHCD	7748	7825	6220	6411	6623	6820	6989	7171	7332	7473	7716	7907	7588	7818	7988	403
Elderly - HUD	1433	821	2908	2923	2888	2896	2857	2840	2832	2756	2558	1653	639	489	502	205
Hagan	3095	3098	3274	3290	3278	3277	3252	3232	3086	3089	3087	3094	3098	3097	3103	571
Bryant	2204	2170	2903	2920	2892	2858	2823	2626	2476	2371	2174	2172	2173	2168	2168	279
Total Public Housing	39955	39815	35771	36828	37717	38495	39054	39550	39857	40159	40310	40097	39041	39602	0	2585
Section 8	1569	1599	1498	1171	1376	1453	1399	1446	1503	1482	1534	1543	1592	1621	1640	1640
SRO	558	505	643	650	647	653	657	659	660	662	664	666	673	673	9	9
DHAP	670	607	960	957	938	872	867	878	867	797	797	791	797	804	35	35
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	1209	1124	1344	1348	1353	1362	1365	1366	1368	1375	1381	1382	1398	1404	312	1402
Merriman	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	1	1	0	0	0	3	0	3	0	2	2	2	0	0	0	0
Just At Start	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YMCA	2	1	2	4	3	10	1	2	0	3	3	5	0	0	0	0
Mainstream	33	37	8	8	8	2	15	17	15	22	24	24	29	48	48	18
Waterworks	537	441	680	693	698	706	714	719	725	731	728	736	705	161	161	61
Capen Court	963	974	940	959	943	934	939	946	958	932	952	963	973	979	979	218
Total Leased Housing	5541	5288	6075	5790	5966	5995	5957	6036	6096	6006	6085	6112	6167	4069	3184	3383
Total	45495	45103	41846	42618	43683	44490	45011	45586	45953	46165	46395	46209	45208	43671	3184	5968

WORK ORDERS ISSUED FOR:

Jul-22

REQUESTED BY MANAGEMENT: 370

REQUESTED BY TENANTS: 1310

TOTAL WORK ORDERS ISSUED: 1680

	** **		****			
DEV.	COMPL	ETED	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	417	101	15	432	399	33
031-9	194	67	13	207	149	58
200-1	150	36	21	171	91	80
200-2	257	98	15	272	133	139
667-1	1	1	0	1	1	0
667-2	133	72	12	145	130	15
667-3	103	38	14	117	114	3
667-4	134	42	8	142	120	22
667-6	79	16	60	139	125	14
400-C	8	3	1	9	8	1
689-2	27	6	0	27	25	2
689-3	0	0	0	0	0	0
705-1	17	10	1	18	15	3
TOTAL	1520	490	160	1680	1310	370

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

July 2022

Resident Services Report

1. Total number of new referrals:	SBennett	GCordova	Total
Elderly	24	23	47
Young Disabled	3	7	10
Family	15	0	15
Applicants	1	0	1
Housing Choice Voucher Holders	2	0	2
Total referrals this month	45	30	75

2. Referral Sources:

Resident outreach	58		
Housing Managers referral	17		
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	21	11	10
Substance abuse	-	-	-
Legal assistance	1	-	1
Transportation problem	3	-	3
Domestic violence	-	-	-
Financial problems (including arrearage)	23	14	9
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	3	-	3

3. **Major Activities:** BBQ/Bylaw Review at Ciampa Manor. Secretary Election at Highland Gardens. Weekly Food for Free 35 lb. boxed grocery distribution at Mystic and biweekly Clarendon.

4. **Looking Ahead:** Continued Coffee Hours in ED buildings with CHA. Mayor's Picnic on the road in each of the senior buildings. Farmer's Market Coupon Distribution. End of Summer-Fun Family Event with Teen Empowerment at Mystic. Annual Community Unity Basketball Game with Mystic Youth and Somerville Police. Weekly Food for Free 35 lb. boxed grocery distribution at Mystic and biweekly at Clarendon.

**PUBLIC SAFETY
INCIDENTS REPORTED BY DATE**

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Grand Total
CRIMES AGAINST PERSON													
ATTEMPTED MURDER	0	0	0	0	0	0	0	0	0	1	0	0	1
ARMED ROBBERY	0	0	0	0	0	0	0	0	0	0	0	1	1
THREATS	1	0	0	0	0	0	0	0	0	0	0	0	1
HARASSING CALLS	0	0	0	0	0	0	0	0	0	1	0	0	1
ASSAULT AND BATTERY	0	1	2	0	1	0	0	0	0	0	0	1	5
PROPERTY CRIMES													
RECOVERED STOLEN PROP	0	1	0	0	0	1	0	0	0	0	0	0	2
VANDALISM	1	4	0	0	1	0	0	0	0	0	0	0	6
B&E (UNKNOWN TIME)	1	0	0	0	0	0	0	0	0	0	0	0	1
B&E NIGHT	0	0	0	0	1	0	0	0	0	0	0	0	1
LARCENY OVER \$250	0	0	0	0	1	1	0	0	0	0	0	0	2
LARCENY UNDER \$250	0	0	1	0	0	0	1	1	0	1	2	0	6
LARCENY MOTOR VEHICLE	0	0	0	1	0	0	0	0	0	0	0	0	1
ARSON INVESTIGATION	0	0	1	0	0	0	0	0	0	0	0	0	1
PUBLIC ORDER													
RESTRAINING ORDER VIOL	0	0	0	0	0	1	0	0	0	0	0	1	2
DISTURBANCE APT/NOISE	1	1	5	4	5	2	2	2	2	4	3	1	32
DISTURBANCE HALLWAY	0	1	3	3	5	5	3	3	2	4	3	2	34
DISTURBANCE OUTSIDE	4	3	3	0	2	1	0	3	4	3	6	3	32
DIRECTDISTURBANCE OUTSIDE	1	0	0	0	0	0	0	0	0	0	0	0	1
FIREARMS OTHER	0	1	0	0	0	0	0	1	0	0	0	0	2
SUSPICIOUS PERSON	0	1	0	0	1	0	0	0	0	0	0	0	2
OTHER M/V	0	1	0	2	0	0	0	0	0	0	0	0	3
ADMINISTRATION													
INVESTIGATION	1	8	2	3	6	4	2	0	1	3	5	0	35
SICK PERSON	21	33	9	26	29	19	11	27	15	18	17	13	238
SUDDEN DEATH	0	0	0	0	0	0	0	0	0	1	0	0	1
CHECK CONDITION	2	8	2	4	6	9	6	6	8	6	2	1	60
CIVIL INVESTIGATION	1	0	0	0	0	0	0	0	0	0	0	0	1
CITIZEN CONTACT	6	9	9	6	7	5	2	6	2	9	8	3	72
SHA NOTICE SERVICE	0	0	0	0	0	0	1	0	0	0	0	0	1
MEETING	0	0	1	0	0	0	0	0	0	1	0	0	2
LOCKOUT	5	6	4	11	5	3	3	5	0	10	10	7	69
MAINTENANCE PROBLEM	1	3	1	0	0	1	0	1	0	3	1	0	11
E911 HANGUP	1	3	1	1	1	1	2	1	0	0	0	3	14
BURGLAR ALARM	0	0	0	0	0	0	0	0	1	0	0	0	1
MV PERSONAL INJURY ACCIDENT	0	1	0	0	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	0	1	1	0	0	0	1	0	0	0	0	0	3
ASSIST NO ARREST	0	2	6	1	6	3	2	3	2	5	6	2	38
ASSIST ARREST	1	0	2	0	0	0	3	0	0	0	0	0	6
WARRANT ARREST	1	1	0	0	0	0	0	0	0	0	0	0	2
SUMMONS/RO SERVICE	3	12	5	4	10	2	6	5	0	4	3	6	60
OFFICER WANTED	19	20	21	31	27	20	20	22	33	19	27	11	270
SUPPLEMENTAL	0	0	0	0	0	0	0	0	0	1	0	0	1
ANIMAL COMPLAINT	1	0	0	0	1	0	1	2	0	0	0	0	5
LOST PROPERTY REPORTED	0	1	2	0	1	1	1	0	2	1	3	2	14
MISSING PERSON	0	0	0	1	0	1	1	0	0	0	0	0	3
MV VIOLATIONS	1	3	0	2	0	0	1	4	0	1	2	0	14
PARKING VIOLATIONS	2	1	1	1	3	0	4	2	0	0	0	0	14
FIRE INVESTIGATION	1	0	0	1	1	0	0	0	0	0	0	0	3
CRUISER MAINTENANCE	0	0	0	1	0	0	0	0	0	0	0	0	1
COURT	0	2	0	0	0	0	0	0	0	0	0	0	2
FIELD INTERVIEW	0	0	2	0	1	0	0	0	0	0	0	0	3
DIRECTED PATROL	463	459	478	441	412	464	396	446	402	380	375	445	5161
Grand Total	539	589	563	544	533	545	470	540	476	474	475	500	6248

**PUBLIC SAFETY
INCIDENTS REPORTED BY AREA**

	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total
PUBLIC ORDER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RESTRAINING ORDER VIOL	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
DISTURBANCE APT/NOISE	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
DISTURBANCE HALLWAY	0	0	0	0	0	0	0	0	0	2	0	0	0	1	3
DISTURBANCE OUTSIDE	0	0	0	0	0	0	0	0	0	2	1	0	0	0	3
ADMINISTRATIVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SICK PERSON	2	0	1	2	0	1	0	0	1	1	5	0	0	0	13
CHECK CONDITION	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
CITIZEN CONTACT	0	0	0	0	0	1	0	0	0	2	0	0	0	4	7
LOCKOUT	1	1	0	0	0	1	0	0	2	2	0	0	0	0	7
E911 HANGUP	0	0	0	0	0	1	0	0	2	0	0	0	0	0	3
ASSIST NO ARREST	0	0	0	0	0	0	0	0	2	0	0	0	0	1	3
SUMMONS/RO SERVICE	0	0	0	0	0	0	0	0	2	4	0	0	0	0	6
OFFICER WANTED	1	0	0	0	1	0	0	0	3	3	2	0	0	0	10
LOST PROPERTY REPORTED	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL	30	27	28	28	48	57	28	27	44	46	25	27	30	20	465
Grand Total	35	28	29	30	51	62	28	27	56	63	33	27	30	26	525

Interoffice MEMORANDUM

To: Joseph Macaluso
Executive Director

From: Brian Langton
Director of Modernization

Subject: Report on Activities

Date: 8/1/22

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
 Modernization Contract Log
 Active Jobs August 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	IC 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 2021	Design	\$20,000.00			\$20,000.00			Reverse Architecture
2107	Corbett Apartments Rear Entry Doors	Pre-Construction	State Capital Fund 2021	Construction	\$241,000.00	10/20/2021	11/12/2021	\$241,000.00			NENA 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
2206	Federal Elderly Tub Reno	Construction	Federal Elderly Bldgs	Construction	\$25,000.00			NTE \$ 25,000	7/18/2022		Miracle Method

Somerville Housing Authority
Rooftop Antenna Leases

As of 4/1/22

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