

**ITEM NO. 6**

**EXECUTIVE DIRECTORS MONTHLY REPORT**

TO: All Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: September 14, 2022

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

BUDGET LINE ITEMS	TOTAL BUDGET	BUDGET TO DATE	ACTUAL TO DATE	VARIANCE (BAD)	BALANCE TO YEAR END
<b>INCOME</b>					
RENTAL INCOME	6,627,692	2,209,231	2,476,297	267,066	4,151,395
FEDERAL SECTION 8 RENTS	3,446,892	1,148,964	919,043	(229,921)	2,527,849
MOBILITY FEE + FRAUD RECOVERY	25,500	8,500	8,570	70	16,930
INTEREST INCOME	15,670	5,223	3,786	(1,438)	11,884
ANTENNA / MISC INCOME	440,200	146,733	215,634	(11,433)	305,566
ADMINISTRATIVE FEE INCOME	2,118,216	706,072	642,714	(88,527)	1,500,671
CAPITAL FUND/GRANTS	615,099	204,525	562,299	357,774	52,800
DHCD RSC GRANT	40,000	13,333	-	(13,333)	40,000
DHCD SSP GRANT	70,000	23,333	-	(23,333)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	5,861,657	1,819,972	1,921,820	-	1,552,569
<b>TOTAL INCOME</b>	<b>19,260,926</b>	<b>6,285,887</b>	<b>6,750,163</b>	<b>256,925</b>	<b>10,229,665</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
SALARIES	3,034,679	994,358	810,775	183,583	2,223,904
LEGAL	80,000	26,667	-	26,667	80,000
MEMBERS COMPENSATION	45,000	15,000	6,713	8,287	38,287
STAFF TRAINING	-	-	7,912	(7,912)	(7,912)
TRAVEL	32,504	10,835	1,897	8,938	30,607
ACCOUNTING + AUDIT FEE	79,600	26,533	11,400	15,133	68,200
SUNDRY ADMIN COSTS	925,606	308,535	180,139	88,459	705,529
SSP & RSC EXPENSES	-	-	15,360	(15,360)	(15,360)
<b>TENANT SERVICES</b>					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	47,500	15,833	5,900	9,933	41,600
<b>UTILITIES</b>					
WATER & SEWER	1,948,864	649,621	-	303,643	1,602,886
ELECTRIC	951,678	317,226	168,628	148,598	783,050
GAS	963,128	321,043	195,845	125,197	767,283
LABOR	-	-	-	-	-
ENERGY CONSERVATION	-	-	-	-	-
OTHER	-	-	-	-	-
<b>MAINTENANCE</b>					
LABOR	3,437,193	1,123,698	1,101,732	21,965	2,335,461
MATERIALS	950,257	316,752	176,650	140,103	773,607
CONTRACT COSTS	1,887,500	629,167	475,742	153,424	1,411,758
PUBLIC SAFETY DETAILS	-	-	8,940	(8,940)	(8,940)
<b>GENERAL EXPENSES</b>					
INSURANCE	731,188	243,729	187,999	55,730	543,189
P.I.L.O.T.	183,089	61,030	99,391	(38,361)	83,698
EMPLOYEE BENEFITS	2,743,628	914,543	740,783	173,760	2,002,845
COLLECTION LOSSES	36,000	12,000	-	12,000	36,000
MGMT FEES/INTEREST EXP / MOB FEE	291,242	95,342	157,092	(21,750)	174,150
INTEREST EXPENSE	-	-	-	-	-
<b>NONROUTINE EXPENSES</b>					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	471,800	157,267	-	157,267	471,800
EQUIPMENT NOT CAPITAL	163,700	54,567	24,529	30,037	139,171
EQUIPMENT CAPITALIZED	147,045	49,015	-	49,015	147,045
BETTERMENTS CAPITALIZED	1,034,480	344,827	168,642	176,184	865,838
OPERATING TRANSFER OUT	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>20,185,681</b>	<b>6,687,587</b>	<b>4,546,069</b>	<b>1,795,602</b>	
<b>SURPLUS (DEFICIT)</b>	<b>(924,755)</b>		<b>2,204,094</b>	<b>(1,538,677)</b>	
<b>SUBSIDY ESTIMATE</b>	<b>-</b>		<b>-</b>	<b>-</b>	
<b>NET SURPLUS (DEFICIT) *</b>	<b>(924,755)</b>		<b>2,204,094</b>	<b>(1,538,677)</b>	

\* 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

**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	\$ 110,442.31	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\*\***

## 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	33.50
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	
<b>Total Average</b>	<b>74.52</b>	<b>24.50</b>	<b>19.08</b>	<b>16.05</b>	<b>19.65</b>	<b>12.79</b>	<b>26.33</b>	<b>41.65</b>	<b>28.88</b>	<b>52.78</b>	<b>40.21</b>	<b>39.43</b>	<b>24.86</b>

### 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	1724.25
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	
<b>Total Average</b>	<b>167.52</b>	<b>216.71</b>	<b>129.79</b>	<b>239.88</b>	<b>296.54</b>	<b>311.58</b>	<b>229.01</b>	<b>295.06</b>	<b>242.86</b>	<b>386.75</b>	<b>450.42</b>	<b>548.44</b>	<b>1,185.84</b>

### 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	76.50
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	
<b>Total Average</b>	<b>95.32</b>	<b>99.08</b>	<b>108.50</b>	<b>108.57</b>	<b>94.19</b>	<b>102.79</b>	<b>90.67</b>	<b>71.04</b>	<b>67.67</b>	<b>75.00</b>	<b>145.08</b>	<b>150.30</b>	<b>73.80</b>

## OVERTIME PAID / COMP. TIME EARNED: AUGUST 2022

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
MAINTENANCE				
08/05/2022	SHINER, JAMES	07/30/2022-07/31/2022	10.00	CONTRACTUAL 10 HOURS
	SHINER, JAMES	07/30/2022-07/31/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	SHINER, JAMES	07/26/2022-07/28/2022	10.00	MISC WORK FOR REAC AT HIGHLAND GARDENS
	BLANC, R	07/29/2022	2.00	COVERED NIGHT SHIFT
	BLANC, R	07/25/2022-07/30/2022	22.00	MISC WORK FOR REAC AT WESTON MANOR
	BLANC, R	07/29/2022	2.00	REPLACED DOOR LOCK AT 70 RIVER RD., #7001
	AGUILAR, B	07/26/2022-07/30/2022	18.00	MISC WORK FOR REAC AT WESTON MANOR
	AVERY, P	07/25/2022-07/30/2022	15.00	MISC WORK FOR REAC AT WESTON MANOR
	CAISSIE, S	07/26/2022-07/28/2022	12.00	MISC WORK FOR REAC AT BRADY TOWER
	DELLANNO JR., J	07/26/2022-07/28/2022	13.50	MISC WORK FOR REAC AT BRADY TOWER
	DELPE, J	07/30/2022	6.00	MISC WORK FOR REAC AT CIAMPA MANOR
	FERREIRA, J	07/26/2022-07/28/2022	14.00	MISC WORK FOR REAC AT BRADY TOWER
	FRANCOIS, L	07/26/2022-07/28/2022	17.00	MISC WORK FOR REAC AT WESTON MANOR
	GAY, BRIAN	07/26/2022	2.00	MISC WORK FOR REAC AT WESTON MANOR
	GEORGE, A	07/25/2022-07/28/2022	12.00	MISC WORK FOR REAC AT BRADY TOWER
	HERNANDEZ, K	07/26/2022-07/30/2022	20.00	MISC WORK FOR REAC AT WESTON MANOR
	HOUGHTON, C	07/26/2022 & 07/28/2022	7.00	MISC WORK FOR REAC AT BRADY TOWER
	KEENAN, T	07/25/2022-07/28/2022	13.00	MISC WORK FOR REAC AT CIAMPA MANOR
	KING, P	07/26/2022-07/30/2022	12.00	MISC WORK FOR REAC AT HIGHLAND GARDENS
	MACDONALD, G	07/26/2022-07/28/2022	8.00	MISC WORK FOR REAC AT PROPERZI MANOR
	MACKEY, J	07/26/2022	2.00	MISC WORK FOR REAC AT PROPERZI MANOR
	MARAZZI, S	07/25/2022-07/30/2022	20.00	MISC WORK FOR REAC AT BRADY TOWER
	MCWATTERS, K	07/26/2022-07/30/2022	14.00	MISC WORK FOR REAC AT WESTON MANOR
	MECHDOUD, F	07/25/2022-07/30/2022	24.00	MISC WORK FOR REAC AT BRADY TOWER
	MELAGRANO, P	07/28/2022	6.00	MISC WORK FOR REAC AT BRADY TOWER
	MULLIN, P	07/27/2022	1.00	MISC WORK FOR REAC AT BRADY TOWER
	O'MEARA, M	07/26/2022-07/30/2022	13.50	MISC WORK FOR REAC AT PROPERZI MANOR
	PATHAK, A	07/27/2022-07/30/2022	29.00	MISC WORK FOR REAC AT PROPERZI MANOR
	RIBERIO, M	07/26/2022-07/30/2022	20.00	MISC WORK FOR REAC AT BRADY TOWER
	RIBERIO, R	07/24/2022-07/28/2022	14.00	ELECTRICAL WORK FOR REAC AT FEDERAL ELEDERLY BUILDINGS
	WATSON, C	07/25/2022-07/28/2022	12.00	MISC WORK FOR REAC AT BRADY TOWER
08/12/2022	FERREIRA, J	08/06/2022-08/07/2022	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	08/06/2022-08/07/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	FERREIRA, J	08/08/2022	2.00	UNCLOGGED TOILET AT 80 RIVER RD., #5005
	FERREIRA, J	08/08/2022	2.00	ELEVATOR DOWN AT CIAMPA MANOR WATCH
	FERREIRA, J	08/08/2022	2.00	NO POWER AT WATER WORK
	FERREIRA, J	08/08/2022	2.00	UNCLOGGED TOILET AT BRYANT MANOR #303
	FERREIRA, J	08/07/2022	2.00	TRASH REMOVAL AT BRYANT MANOR
	FERREIRA, J	08/07/2022	2.00	NO HOT WATER AT 50 MEMORIAL RD.
	FERREIRA, J	08/06/2022	2.00	MISC ELECTRICAL REPAIR AT 35 MEMORIAL RD., #28A
	FERREIRA, J	08/05/2022	2.00	NO HOT WATER AT HIGHLAND GARDEN
	FERREIRA, J	08/05/2022	2.00	FLOOD AT 80 RIVER RDD, #5002
	FERREIRA, J	08/05/2022	2.00	MISC ELECTRICAL REPAIR AT 35 MEMORIAL RD., #23A
	FERREIRA, J	08/05/2022	2.00	COVERED NIGHT SHIFT
	AGUILAR, B	08/02/2022-08/04/2022	15.00	MISC WORK FOR REAC AT BRADY TOWER
	AVERY, P	08/01/2022-08/06/2022	15.00	MISC WORK FOR REAC AT WESTON MANOR
	BLANC, R	08/01/2022-08/04/2022	20.00	MISC WORK FOR REAC AT WESTON MANOR
	CAISSIE, S	08/01/2022-08/06/2022	20.00	MISC WORK FOR REAC AT PROPERZI MANOR
	DELLANNO JR., J	08/01/2022-08/06/2022	17.00	MISC WORK FOR REAC AT PROPERZI MANOR
	DELPE, J	08/01/2022 & 08/06/2022	13.00	MISC WORK FOR REAC AT CIAMPA MANOR
	DIFRAIA, J	08/03/2022-08/04/2022	5.00	MISC WORK FOR REAC AT BRADY TOWER
	FERREIRA, J	08/01/2022-08/04/2022	18.00	MISC WORK FOR REAC AT PROPERZI MANOR
	FERREIRA, J	08/05/2022	7.00	ELEVATOR DOWN AT CIAMPA MANOR WATCH
	FRANCOIS, L	08/02/2022	4.00	MISC WORK FOR REAC AT BRADY TOWER
	GAY, BRIAN	08/02/2022-08/04/2022	6.00	MISC WORK FOR REAC AT PROPERZI MANOR
	HERNANDEZ, K	08/01/2022	4.00	MISC WORK FOR REAC AT PROPERZI MANOR
	HOUGHTON, C	08/01/2022-08/06/2022	20.00	MISC WORK FOR REAC AT PROPERZI MANOR
	KEBEAU, S	08/02/2022-08/06/2022	16.00	MISC WORK FOR REAC AT WESTON MANOR
	KEENAN, T	08/04/2022 & 08/06/2022	8.00	MISC WORK FOR REAC AT PROPERZI MANOR
	KING, P	08/01/2022-08/06/2022	19.00	MISC WORK FOR REAC AT HIGHLAND GARDENS
	MACDONALD, G	08/01/2022-08/04/2022	13.50	MISC WORK FOR REAC AT BRADY TOWER
	MACKEY, J	08/01/2022-08/06/2022	8.00	MISC WORK FOR REAC AT BRADY TOWER
	MANISCALCO, A	08/03/2022-08/06/2022	13.50	MISC WORK FOR REAC AT WESTON MANOR
	MARAZZI, S	08/01/2022-08/04/2022	12.00	MISC WORK FOR REAC AT BRADY TOWER
	MCWATTERS, K	08/02/2022-08/06/2022	15.00	MISC WORK FOR REAC AT WESTON MANOR
	MCWATTERS, K	08/05/2022	2.00	ELEVATOR DOWN AT CIAMPA MANOR WATCH
	MECHDOUD, F	08/01/2022-08/06/2022	24.00	MISC WORK FOR REAC AT BRADY TOWER
	MELAGRANO, P	08/02/2022 & 08/04/2022	6.00	MISC WORK FOR REAC AT BRADY TOWER
	MELENDEZ, N	08/03/2022	2.00	ELEVATOR DOWN AT CIAMPA MANOR WATCH



## OVERTIME PAID / COMP. TIME EARNED: AUGUST 2022

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
	MULLIN, P	08/01/2022-08/06/2022	20.00	MISC WORK FOR REAC AT BRADY TOWER
	O'MEARA, M	08/01/2022-08/04/2022	10.00	MISC WORK FOR REAC AT PROPERZI MANOR
	PATHAK, A	08/02/2022-08/06/2022	20.00	MISC WORK FOR REAC AT PROPERZI MANOR
	PIRO, M	08/02/2022-08/06/2022	12.00	MISC WORK FOR REAC AT PROPERZI MANOR
	RIBERIO, M	08/01/2022-08/06/2022	18.00	MISC WORK FOR REAC AT PROPERZI MANOR
	RIBERIO, R	07/31/2022-08/03/2022	10.00	ELECTRICAL WORK FOR REAC AT FEDERAL ELEDERLY BUILDINGS
	SHINER, J	08/03/2022-08/06/2022	10.00	MISC WORK FOR REAC AT HIGHLAND GARDENS
	WATERSON, C	08/01/2022-08/06/2022	23.00	MISC WORK FOR REAC AT BRADY TOWER
08/19/2022	BLANC, R	08/13/2022-08/14/2022	10.00	CONTRACTUAL 10 HOURS
	BLANC, R	08/13/2022-08/14/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	BLANC, R	08/14/2022	2.00	REPAIRED APT DOOR AT 5 CANAL LN #504
	BLANC, R	08/14/2022	2.00	BATH SINK LEAKED AT 5 CANAL LN #507
	AGUILAR, B	08/09/2022-08/13/2022	20.00	MISC WORK FOR REAC AT WESTON MANOR
	AVERY, P	08/08/2022-08/13/2022	19.00	MISC WORK FOR REAC AT WESTON MANOR
	BLANC, R	08/10/2022-08/11/2022	7.00	MISC WORK FOR REAC AT WESTON MANOR
	CAISSIE, S	08/08/2022-08/11/2022	16.00	MISC WORK FOR REAC AT BRADY TOWER
	DELLANNO JR., J	08/08/2022-08/13/2022	15.00	MISC WORK FOR REAC AT PROPERZI MANOR
	DELPE, J	08/09/2022-08/13/2022	11.00	MISC WORK FOR REAC AT CIAMPA MANOR
	DINKA, A	08/08/2022-08/13/2022	25.50	MISC WORK FOR REAC AT PROPERZI MANOR
	FRANCOIS, L	08/09/2022-08/13/2022	19.00	MISC WORK FOR REAC AT CIAMPA MANOR
	GEORGE, A	08/08/2022-08/11/2022	8.00	MISC WORK FOR REAC AT BRADY TOWER
	HERNANDEZ, K	08/10/2022-08/13/2022	16.00	MISC WORK FOR REAC AT PROPERZI MANOR
	HOUGHTON, C	08/08/2022-08/13/2022	16.00	TRASH REMOVAL AT MYSTIC RIVER
	HOUGHTON, M	08/12/2022	10.00	MISC WORK FOR REAC AT FEDERAL ELEDERLY BUILDINGS
	KEBREAU, S	08/08/2022-08/13/2022	18.00	MISC WORK FOR REAC AT WESTON MANOR
	KEENAN, T	08/08/2022-08/11/2022	9.00	MISC WORK FOR REAC AT WESTON MANOR
	KING, P	08/08/2022-08/13/2022	17.00	MISC WORK FOR REAC AT HIGHLAND GARDENS
	KING, P	08/07/2022	13.50	ELEVATOR DOWN AT CIAMPA MANOR WATCH
	MACDONALD, G	08/10/2022-08/11/2022	4.00	MISC WORK FOR REAC AT FEDERAL ELEDERLY BUILDINGS
	MACKKEY, J	08/09/2022	1.00	MISC WORK FOR REAC AT FEDERAL ELEDERLY BUILDINGS
	MANISCALCO, A	08/08/2022-08/13/2022	12.25	MISC WORK FOR REAC AT WESTON MANOR
	MARAZZI, S	08/09/2022-08/13/2022	11.00	MISC WORK FOR REAC AT BRADY TOWER
	MARAZZI, S	08/11/2022	16.00	ELEVATOR DOWN AT CIAMPA MANOR WATCH
	MCWATTERS, K	08/09/2022-08/13/2022	19.00	MISC WORK FOR REAC AT WESTON MANOR
	MECHDOUD, F	08/08/2022-08/13/2022	24.00	MISC WORK FOR REAC AT BRADY TOWER
	MELAGRANO, P	08/09/2022-08/11/2022	9.00	MISC WORK FOR REAC AT PROPERZI MANOR
	MULLIN, P	08/09/2022-08/12/2022	6.00	MISC WORK FOR REAC AT FEDERAL ELEDERLY BUILDINGS
	O'MEARA, M	08/08/2022-08/13/2022	16.00	MISC WORK FOR REAC AT FEDERAL ELEDERLY BUILDINGS
	PATHAK, A	08/09/2022-08/13/2022	20.00	MISC WORK FOR REAC AT PROPERZI MANOR
	PIRO, M	08/09/2022-08/13/2022	14.00	MISC WORK FOR REAC AT PROPERZI MANOR
	RIBERIO, M	08/08/2022-08/13/2022	20.00	MISC WORK FOR REAC AT FEDERAL ELEDERLY BUILDINGS
	RIBERIO, R	08/09/2022-08/13/2023	12.00	ELECTRICAL WORK FOR REAC AT FEDERAL ELEDERLY BUILDINGS
	SHINER, J	08/09/2022-08/11/2022	9.00	MISC WORK FOR REAC AT HIGHLAND GARDENS
	WATERSON, C	08/08/2022-08/11/2022	15.00	MISC WORK FOR REAC AT BRADY TOWER
08/26/2022	FERREIRA, J	08/20/2022-08/21/2022	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	08/20/2022-08/21/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	FERREIRA, J	08/01/2022	2.00	REMOVED TRASH AT BRYANT MANOR
	AVERY, P	08/15/2022-08/19/2022	16.00	MISC WORK FOR REAC AT PROPERZI MANOR
	BLANC, R	08/15/2022-08/19/2022	12.00	MISC WORK FOR REAC AT WESTON MANOR
	DELLANNO JR., J	08/15/2022-08/19/2022	10.00	MISC WORK FOR REAC AT PROPERZI MANOR
	DELLANNO JR., J	08/19/2022	5.00	NO WATER AT 40-60 RIVER RD. CHECK ALL APARTMENTS
	CAISSIE, S	08/16/2022-08/19/2022	10.00	MISC WORK FOR REAC AT CIAMPA MANOR
	DELPE, J	08/16/2022-08/19/2022	5.00	MISC WORK FOR REAC AT CIAMPA MANOR
	DIFRAIA, J	08/18/2022-08/19/2022	4.00	MISC WORK FOR REAC AT FEDERAL ELDERLY BUILDINGS
	DINKA, A	08/15/2022-08/19/2022	16.00	MISC WORK FOR REAC AT PROPERZI MANOR
	FERREIRA, J	08/18/2022-08/19/2022	4.00	MISC WORK FOR REAC AT BRADY TOWER
	FERREIRA, J	08/18/2022	2.00	BUILDING ALARM GONE AT MYSTIC ACTIVITY CENTER
	FERREIRA, J	08/18/2022-08/19/2022	5.00	COVERED NIGHT SHIFT
	FERREIRA, J	08/19/2022	5.00	NO WATER AT 40-60 RIVER RD. CHECK ALL APARTMENTS
	FRANCOIS, L	08/16/2022-08/19/2022	9.00	MISC WORK FOR REAC AT WESTON MANOR
	GAY, B	08/16/2022-08/19/2022	4.00	MISC WORK FOR REAC AT FEDERAL ELDERLY BUILDINGS
	GEORGE, A	08/15/2022-08/19/2022	10.00	MISC WORK FOR REAC AT PROPERZI MANOR
	HERNANDEZ, K	08/15/2022-08/19/2022	16.00	MISC WORK FOR REAC AT WESTON MANOR
	HOUGHTON, C	08/15/2022-08/19/2022	11.00	MISC WORK FOR REAC AT HIGHLAND GARDENS
	HOUGHTON, M	08/15/2022-08/19/2022	32.00	MISC WORK FOR REAC AT PROPERZI MANOR
	KEBREAU, S	08/18/2022	2.00	STAFF MEETING
	KEBREAU, S	08/15/2022-08/19/2022	10.00	MISC WORK FOR REAC AT WESTON MANOR
	KEENAN, T	08/16/2022-08/19/2022	10.00	MISC WORK FOR REAC AT WESTON MANOR
	KING, P	08/15/2022-08/19/2022	18.00	MISC WORK FOR REAC AT HIGHLAND GARDENS
	MARAZZI, S	08/15/2022-08/19/2022	8.00	MISC WORK FOR REAC AT WESTON MANOR

OVERTIME PAID / COMP. TIME EARNED: AUGUST 2022

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
	MACDONALD, G	08/15/2022-08/19/2022	12.00	MISC WORK FOR REAC AT CIAMPA MANOR
	MACDONALD, G	08/19/2022	5.00	NO WATER AT 40-60 RIVER RD. CHECK ALL APARTMENTS
	MACKEY, J	08/16/2022-08/19/2022	8.00	MISC WORK FOR REAC AT CIAMPA MANOR
	MANISCALCO, T	08/15/2022-08/19/2022	12.00	MISC WORK FOR REAC AT WESTON MANOR
	MCWATTERS, K	08/15/2022-08/19/2022	11.00	MISC WORK FOR REAC AT WESTON MANOR
	MECHDOUD, F	08/15/2022-08/19/2022	17.00	MISC WORK FOR REAC AT BRADY TOWER
	MECHDOUD, F	08/19/2022	1.00	CLEANED UP TABLES & CHAIRS AT MYSTIC RIVER BASKETBALL CT
	MULLIN, P	08/15/2022-08/19/2022	12.00	MISC WORK FOR REAC AT BRADY TOWER
	MELAGRANO, P	08/16/2022-08/19/2022	11.00	MISC WORK FOR REAC AT FEDERAL ELDERLY BUILDINGS
	NUNES, J	08/18/2022	2.00	MISC WORK FOR REAC AT FEDERAL ELDERLY BUILDINGS
	O'MEARA, M	08/15/2022-08/19/2022	11.00	MISC WORK FOR REAC AT WESTON MANOR
	O'MEARA, M	08/19/2022	5.00	NO WATER AT 40-60 RIVER RD. CHECK ALL APARTMENTS
	PATHAK, A	08/15/2022-08/18/2022	14.00	MISC WORK FOR REAC AT PROPERZI MANOR
	PIRO, M	08/16/2022-08/19/2022	6.00	MISC WORK FOR REAC AT PROPERZI MANOR
	SHINER, J	08/15/2022-08/19/2022	16.00	MISC WORK FOR REAC AT HIGHLAND GARDENS
	SHINER, J	08/19/2022	2.00	NO WATER AT 40-60 RIVER RD. CHECK ALL APARTMENTS
	RIBERIO, R	08/15/2022-08/19/2022	7.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS
	WATSON, C	08/19/2022	5.00	NO WATER AT 40-60 RIVER RD. CHECK ALL APARTMENTS
	WATSON, C	08/15/2022-08/19/2022	16.00	MISC WORK FOR REAC AT BRADY TOWER

<b>Total Maintenance Dept.</b>	<b>1,724.25</b>	<b>0.00</b>
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PUBLIC SAFETY

08/05/2022	DE BETHENCOURT, M	07/26/2022	7.00	COVERED SHIFT
	DE BETHENCOURT, M	07/28/2022	7.00	COVERED SHIFT
	DE BETHENCOURT, M	07/29/2022	8.00	EXTRA SHIFT
	DE BETHENCOURT, M	07/30/2022	8.00	EXTRA SHIFT
	RYMILL, A	07/25/2022	7.00	COVERED SHIFT
08/12/2022	DE BETHENCOURT, M	08/05/2022	8.00	EXTRA SHIFT
	DE BETHENCOURT, M	08/06/2022	8.00	EXTRA SHIFT
08/19/2022	DE BETHENCOURT, M	08/11/2022	1.00	STAYED LATE TO FINISH REPORT
	DE BETHENCOURT, M	08/13/2022	8.00	EXTRA SHIFT
	DE BETHENCOURT, M	08/14/2022	0.50	FINISH REPORT
	RYMILL, A	08/13/2022	3.00	CALLED IN TO REVIEW VIDEO REQUEST
08/26/2022	DE BETHENCOURT, M	08/19/2022	3.00	EXTRA SHIFT
	DE BETHENCOURT, M	08/20/2022	8.00	EXTRA SHIFT

<b>Total Public Safety</b>	<b>76.50</b>	<b>0.00</b>
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ADMINISTRATION

08/05/2022	CRUZ, W	07/25/2022	1.00	MONTHLY CLARENDON RESIDENT MEETING
	GALLAGHER, L	07/27/2022	1.50	UTILITY ALLOW OF MYSTIC VIEW & RECERT OF PROPERZI MANOR
	GALLAGHER, L	07/29/2022	0.50	UTILITY ALLOW OF MYSTIC VIEW & RECERT OF PROPERZI MANOR
08/12/2022	GALLAGHER, L	08/01/2022-08/05/2022	6.00	UTILITY ALLOW OF MYSTIC VIEW & RECERT OF PROPERZI MANOR
	SANTANGELO, B	08/03/2022	2.00	ROBO CALL FOR CIAMPA MANOR ELEVATOR DOWN
08/19/2022	CRUZ, W	08/12/2022-08/13/2022	12.00	FINALIZING BRYANT & HAGAN RE CERTIFICATION
	GALLAGHER, L	08/10/2022-08/12/2022	2.75	RECERT OF PROPERZI MANOR
08/26/2022	CARROLL, N	08/17/2022	1.00	COVERED PHONE AT ADM BUILDING
	CROWLEY, L	08/15/2022	1.00	MID MONTH ADJUSTMENTS OF SECTION 8
	GALLAGHER, L	08/16/2022	0.50	UTILITY ALLOW OF MYSTIC VIEW & RECERT OF PROPERZI MANOR
	GALLAGHER, L	08/17/2022	1.25	UTILITY ALLOW OF MYSTIC VIEW & RECERT OF PROPERZI MANOR
	SULLIVAN, J	08/17/2022-08/18/2022	4.00	PREPARED FOR REAC AT FEDERAL ELDERLY BUILDINGS

<b>Total Administration</b>	<b>33.50</b>	<b>0.00</b>
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MANAGEMENT MONTHLY REPORT

Date: August 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	83	119	53	144	41	23	42	98	226	207	109	16	3	72
Total MOD Vacancies	0	8	0	68	0	0	0	0	1	0	0	0	0	8
Total Non-MOD Vacancies	1	7	0	0	0	1	0	2	7	8	0	0	0	0
Total Vacancies	1	15	0	68	0	1	0	2	8	8	0	0	0	8
<b>TOTAL *</b>	<b>84</b>	<b>134</b>	<b>53</b>	<b>216</b>	<b>41</b>	<b>24</b>	<b>42</b>	<b>100</b>	<b>240</b>	<b>215</b>	<b>110</b>	<b>16</b>	<b>3</b>	<b>80</b>
Vacancy Percentage	1%	11%	0%	31%	0%	4%	0%	2%	3%	4%	0%	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
	84	134	53	216	0	24	42	100	240	215	110	16	3	80
<b>Occupied Units</b>	83	119	53	144	0	23	42	98	226	207	110		3	72
Caucasians	64	102	41	93	0	15	28	31	43	120	77		1	53
Minorities	19	51	12	109	0	14	14	67	173	158	39		2	19
<i>Minorities Breakdown</i>	<b>19</b>	<b>51</b>	<b>12</b>	<b>109</b>	<b>0</b>	<b>14</b>	<b>14</b>	<b>67</b>	<b>173</b>	<b>158</b>	<b>39</b>		<b>2</b>	<b>19</b>
African American	12	21	5	39	0	4	8	29	52	72	23		2	10
Asian	4	6	1	12	0	4	2	11	17	15	8		0	2
Hispanic	3	24	6	55	0	5	4	26	104	71	7		0	7
Native American	0	0	0	3	0	1	0	1	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	0	0	55	13		0	0
14Day NTQ	0	0	0	0	0	0	0	0	5	1	1		0	0
P.C.	1	0	0	0	0	0	0	0	0	0	0		0	0
Int. to Terminate	0	0	0	0	0	0	0	0	1	1	0		0	0
Grievance Hearing	0	0	0	0	0	0	0	0	0	0	0		0	0
30 Day NTQ	1	0	0	0	0	0	0	1	7	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	1	0	0	0	1	0	2	0	0	27		0	0
Interim Adjustment	6	0	1	3	0	0	2	0	15	42	1		0	2

<b>TOTAL PH UNITS</b> 1358	<b>Total Family</b> 674	<b>Total Elderly</b> 684	<b>State Family</b> 459	<b>State Elderly</b> 274	<b>Total Units (State)</b> 774	<b>Federal Family</b> 215	<b>Federal Elderly</b> 369	<b>Total Units (Federal)</b> 584	<b>Service Provider Units</b> 11	<b>Total Units Occupied</b> 1259	<b>Total Vacancies</b> 49	<b>% Overall Vacancy</b> 4%
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**SOMERVILLE HOUSING AUTHORITY**

April 1, 2022 - March 31, 2023

**TENANT SELECTION REPORT - August 2022**  
Public Housing and Section 8 Programs

APPLICATIONS PROCESSED	AVG. 6 Months	AVG. FY	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Somerville Residents Aug.
			2021	2021	2021	2021	2021	2022	2022	2022	2022	2022	2022	2022	2022	2022
Family - DHCD	16	19	12	17	13	5	7	14	11	7	17	28	18	12	21	4
Family HUD	27	26	18	22	20	24	21	33	36	25	26	26	29	21	27	14
Elderly- DHCD	7	7	7	13	8	4	7	4	7	7	7	6	9	6	6	6
Elderly - HUD	16	17	23	22	12	15	18	16	11	18	27	13	17	11	24	18
Hagan	7	7	7	13	8	4	7	4	7	7	7	6	9	4	10	5
Bryant	7	7	7	13	8	4	7	4	7	7	7	6	9	4	9	4
<b>Total Public Housing</b>	<b>79</b>	<b>81</b>	<b>74</b>	<b>100</b>	<b>69</b>	<b>56</b>	<b>67</b>	<b>75</b>	<b>79</b>	<b>71</b>	<b>91</b>	<b>31</b>	<b>44</b>	<b>25</b>	<b>97</b>	<b>33</b>
Section 8	13	14	9	12	12	17	12	13	10	12	10	11	17	16	12	7
SRO	2	2	4	0	6	1	5	2	2	2	2	3	1	1	1	0
DHAP	6	7	0	4	8	2	11	17	2	5	8	4	8	6	6	6
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	5	3	4	3	5	4	2	6	8	7	1	4	6	2	9	6
Merrim	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	0	0	0	0	1	0	0	0	0	0	0	0	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	1	0	0	1	0	0	0	0	2	0	0	0	0	0
Mainstream	4	6	0	0	3	5	2	2	1	2	5	4	8	6	0	0
Waterworks	7	7	13	6	6	10	7	6	6	7	14	1	6	6	9	7
Capen Court	14	15	17	11	9	16	10	18	8	14	21	13	13	12	11	8
<b>Total Leased Housing</b>	<b>50</b>	<b>53</b>	<b>48</b>	<b>36</b>	<b>50</b>	<b>56</b>	<b>49</b>	<b>64</b>	<b>37</b>	<b>49</b>	<b>63</b>	<b>40</b>	<b>59</b>	<b>49</b>	<b>48</b>	<b>34</b>
<b>Total</b>	<b>129</b>	<b>134</b>	<b>122</b>	<b>136</b>	<b>119</b>	<b>112</b>	<b>116</b>	<b>139</b>	<b>116</b>	<b>120</b>	<b>154</b>	<b>71</b>	<b>103</b>	<b>74</b>	<b>145</b>	<b>67</b>
<b>WAITING LISTS # OF APPLICANTS</b>	<b>AVG. 6 Months</b>	<b>AVG. FY</b>	<b>Aug. 2021</b>	<b>Sept. 2021</b>	<b>Oct. 2021</b>	<b>Nov. 2021</b>	<b>Dec. 2021</b>	<b>Jan. 2022</b>	<b>Feb. 2021</b>	<b>Mar. 2022</b>	<b>Apr. 2022</b>	<b>May 2022</b>	<b>June 2022</b>	<b>July 2022</b>	<b>Aug. 2022</b>	<b>Somerville Residents Aug.</b>
Family - DHCD	24632	25236	19518	20292	20917	21409	22077	22523	22987	23861	24635	24887	25355	26068	27091	986
Family HUD	842	664	1766	1744	1727	1724	1604	1608	1483	914	636	656	675	690	739	159
Elderly- DHCD	7748	7825	6411	6623	6820	6989	7171	7332	7473	7716	7907	7588	7818	7988	8256	412
Elderly - HUD	1433	821	2923	2888	2896	2857	2840	2832	2756	2558	1653	639	489	502	524	221
Hagan	3095	3098	3290	3278	3277	3252	3232	3086	3089	3087	3094	3098	3097	3103	3099	576
Bryant	2204	2170	2920	2892	2858	2823	2626	2476	2371	2174	2172	2173	2168	2168	2163	275
<b>Total Public Housing</b>	<b>39955</b>	<b>39815</b>	<b>36828</b>	<b>37717</b>	<b>38495</b>	<b>39054</b>	<b>39550</b>	<b>39857</b>	<b>40159</b>	<b>40310</b>	<b>40097</b>	<b>39041</b>	<b>39602</b>	<b>0</b>	<b>0</b>	<b>2629</b>
Section 8	1569	1599	1171	1376	1453	1399	1446	1503	1482	1534	1543	1592	1621	1640	1680	1680
SRO	558	505	650	647	653	657	659	660	662	664	666	673	673	9	660	4
DHAP	670	607	957	938	872	867	878	867	797	797	791	797	804	35	815	41
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	1209	1124	1348	1353	1362	1365	1366	1368	1375	1381	1382	1398	1404	312	1411	191
Merriman	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	1	1	0	0	3	0	3	0	2	2	2	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	2	1	4	3	10	1	2	0	3	3	5	0	0	0	0	0
Mainstream	33	37	8	8	2	15	17	15	22	24	24	29	48	48	54	24
Waterworks	537	441	693	698	706	714	719	725	731	728	736	705	161	161	178	72
Capen Court	963	974	959	943	934	939	946	958	932	952	963	973	979	979	897	216
<b>Total Leased Housing</b>	<b>5541</b>	<b>5288</b>	<b>5790</b>	<b>5966</b>	<b>5995</b>	<b>5957</b>	<b>6036</b>	<b>6096</b>	<b>6006</b>	<b>6085</b>	<b>6112</b>	<b>6167</b>	<b>4069</b>	<b>3184</b>	<b>5695</b>	<b>2228</b>
<b>Total</b>	<b>45495</b>	<b>45103</b>	<b>42618</b>	<b>43683</b>	<b>44490</b>	<b>45011</b>	<b>45586</b>	<b>45953</b>	<b>46165</b>	<b>46395</b>	<b>46209</b>	<b>45208</b>	<b>43671</b>	<b>3184</b>	<b>5695</b>	<b>4857</b>

**WORK ORDERS ISSUED FOR:**

Aug-22

**REQUESTED BY MANAGEMENT: 889**

**REQUESTED BY TENANTS: 996**

**TOTAL WORK ORDERS ISSUED: 1885**

DEV.	** **		****	ISSUED	TENANT	MANAGEMENT
	COMPL	ETED	INCOMPLETE			
031-1	288	102	30	318	108	426
031-9	322	138	79	401	121	280
200-1	134	79	14	148	98	50
200-2	252	98	22	274	166	108
667-1	1	0	0	1	1	0
667-2	113	68	10	123	118	5
667-3	137	32	130	267	182	85
667-4	126	58	18	144	79	65
667-6	144	36	7	151	77	74
400-C	7	4	2	9	8	1
689-2	28	3	3	31	26	5
689-3	0	0	0	0	0	0
705-1	17	8	1	18	12	6
<b>TOTAL</b>	<b>1569</b>	<b>626</b>	<b>316</b>	<b>1885</b>	<b>996</b>	<b>889</b>

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

## Resident Services Report

August 2022

1. Total number of new referrals:	SBennett	SMontina	GCordova	Total
Elderly	25	6	17	48
Young Disabled	3	0	12	15
Family	28	11	0	39
<b>Total referrals this month</b>	<b>56</b>	<b>17</b>	<b>29</b>	<b>102</b>

2. **Referral Sources:**

Residents	74
Housing Managers	27
Director of Public Safety	0
Maintenance Department	0
Family Members	1

Service Needed	Number	Status (O) Ongoing	Status (C) Closed
Neighbor dispute/mediation needed	0	0	0
Health and safety threat	0	0	0
Housekeeping assistance	4	0	4
Benefit assistance	22	0	22
Substance abuse	0	0	0
Legal assistance	2	1	1
Transportation problem	1	1	0
Domestic violence	-	-	-
Financial problems	39	25	14
Reasonable Accommodation	0	0	0
Peaceful enjoyment issue	1	1	0
Employment/vocational services	4	2	2
Mental health issues	0	0	0
Medical issues (including insurance)	4	0	4
Lease violation	0	0	0
Isolation problem	0	0	0
Nursing home placement/assisted living	0	0	0
Language assistance	18	0	18
Maintenance/Unit Needs Assistance	7	0	7

**Resident Services Report**  
August 2022

**3. Any difficult issues (explain): N/A**

**4. Summary of Group activities:**

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.

**5. Goals for next month:**

- Flu Clinics at Capen Court and Bryant Manor
- Food For Free Distribution Events biweekly at both Mystic and Clarendon, reviewing schedule and planning for distribution expansion to ED portfolio.
- Coffee Hours with Commonwealth Care Alliance in ED buildings to discuss wraparound health services for residents.



**PUBLIC SAFETY  
INCIDENTS REPORTED BY DATE**

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Grand Total
<b>CRIMES AGAINST PERSON</b>													
ATTEMPTED MURDER	0	0	0	0	0	0	0	1	0	0	0	0	1
ARMED ROBBERY	0	0	0	0	0	0	0	0	0	1	0	0	1
HARASSING CALLS	0	0	0	0	0	0	0	1	0	0	0	0	1
ASSAULT AND BATTERY	1	2	0	1	0	0	0	0	0	1	0	1	6
<b>PROPERTY CRIMES</b>													
RECOVERED STOLEN PROP	1	0	0	0	1	0	0	0	0	0	0	0	2
VANDALISM	4	0	0	1	0	0	0	0	0	0	0	1	6
B&E (UNKNOWN TIME)	0	0	0	0	0	0	0	0	0	0	0	1	1
B&E NIGHT	0	0	0	1	0	0	0	0	0	0	0	0	1
LARCENY OVER \$250	0	0	0	1	1	0	0	0	0	0	0	2	4
LARCENY UNDER \$250	0	1	0	0	0	1	1	0	1	2	0	0	6
LARCENY MOTOR VEHICLE	0	0	1	0	0	0	0	0	0	0	0	0	1
ARSON INVESTIGATION	0	1	0	0	0	0	0	0	0	0	0	0	1
<b>PUBLIC ORDER</b>													
RESTRAINING ORDER VIOL	0	0	0	0	1	0	0	0	0	0	1	0	2
DISTURBANCE APT/NOISE	1	5	4	5	2	2	2	2	4	3	1	6	37
DISTURBANCE HALLWAY	1	3	3	5	5	3	3	2	4	3	2	1	35
DISTURBANCE OUTSIDE	3	3	0	2	1	0	3	4	3	6	3	5	33
FIREARMS OTHER	1	0	0	0	0	0	1	0	0	0	0	0	2
sUSPICIOUS PERSON	1	0	0	1	0	0	0	0	0	0	0	0	2
OTHER M/V	1	0	2	0	0	0	0	0	0	0	0	0	3
<b>ADMINISTRATION</b>													
INVESTIGATION	8	2	3	6	4	2	0	1	3	5	0	4	38
SICK PERSON	32	9	26	29	19	11	27	15	18	17	13	14	230
SUDDEN DEATH	0	0	0	0	0	0	0	0	1	0	0	0	1
CHECK CONDITION	8	2	4	6	9	6	6	8	6	2	1	7	65
CITIZEN CONTACT	9	9	6	7	5	2	6	2	9	8	3	6	72
SHA NOTICE SERVICE	0	0	0	0	0	1	0	0	0	0	0	0	1
MEETING	0	1	0	0	0	0	0	0	1	0	0	0	2
LOCKOUT	6	4	11	5	3	3	5	0	10	10	7	7	71
MAINTENANCE PROBLEM	3	1	0	0	1	0	1	0	3	1	0	1	11
E911 HANGUP	3	1	1	1	1	2	1	0	0	0	3	3	16
BURGLAR ALARM	0	0	0	0	0	0	0	1	0	0	0	0	1
MV PERSONAL INJURY ACCIDENT	1	0	0	0	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	1	1	0	0	0	1	0	0	0	0	0	1	4
ASSIST NO ARREST	2	6	1	6	3	2	3	2	5	6	2	7	45
ASSIST ARREST	0	2	0	0	0	3	0	0	0	0	0	1	6
WARRANT ARREST	1	0	0	0	0	0	0	0	0	0	0	0	1
SUMMONS/RO SERVICE	12	5	4	10	2	6	5	0	4	3	6	5	62
OFFICER WANTED	20	21	31	27	20	20	22	33	19	27	11	25	276
SUPPLEMENTAL	0	0	0	0	0	0	0	0	1	0	0	0	1
ANIMAL COMPLAINT	0	0	0	1	0	1	2	0	0	0	0	0	4
LOST PROPERTY REPORTED	1	2	0	1	1	1	0	2	1	3	2	2	16
MISSING PERSON	0	0	1	0	1	1	0	0	0	0	0	0	3
MV VIOLATIONS	3	0	2	0	0	1	4	0	1	2	0	0	13
PARKING VIOLATIONS	1	1	1	3	0	4	2	0	0	0	0	1	13
FIRE INVESTIGATION	0	0	1	1	0	0	0	0	0	0	0	1	3
CRUISER MAINTENANCE	0	0	1	0	0	0	0	0	0	0	0	0	1
COURT	2	0	0	0	0	0	0	0	0	0	0	0	2
FIELD INTERVIEW	0	2	0	1	0	0	0	0	0	0	0	0	3
DIRECTED PATROL	459	478	441	412	464	396	446	402	380	375	445	492	5190
<b>Grand Total</b>	<b>588</b>	<b>563</b>	<b>544</b>	<b>533</b>	<b>545</b>	<b>470</b>	<b>540</b>	<b>476</b>	<b>474</b>	<b>475</b>	<b>500</b>	<b>594</b>	<b>6302</b>

**PUBLIC SAFETY  
INCIDENTS REPORTED BY DATE**

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Grand Total
<b>CRIMES AGAINST PERSON</b>													
ATTEMPTED MURDER	0	0	0	0	0	0	0	1	0	0	0	0	1
ARMED ROBBERY	0	0	0	0	0	0	0	0	0	1	0	0	1
HARASSING CALLS	0	0	0	0	0	0	0	1	0	0	0	0	1
ASSAULT AND BATTERY	1	2	0	1	0	0	0	0	0	1	0	1	6
<b>PROPERTY CRIMES</b>													
RECOVERED STOLEN PROP	1	0	0	0	1	0	0	0	0	0	0	0	2
VANDALISM	4	0	0	1	0	0	0	0	0	0	0	1	6
B&E (UNKNOWN TIME)	0	0	0	0	0	0	0	0	0	0	0	1	1
B&E NIGHT	0	0	0	1	0	0	0	0	0	0	0	0	1
LARCENY OVER \$250	0	0	0	1	1	0	0	0	0	0	0	2	4
LARCENY UNDER \$250	0	1	0	0	0	1	1	0	1	2	0	0	6
LARCENY MOTOR VEHICLE	0	0	1	0	0	0	0	0	0	0	0	0	1
ARSON INVESTIGATION	0	1	0	0	0	0	0	0	0	0	0	0	1
<b>PUBLIC ORDER</b>													
RESTRAINING ORDER VIOL	0	0	0	0	1	0	0	0	0	0	1	0	2
DISTURBANCE APT/NOISE	1	5	4	5	2	2	2	2	4	3	1	6	37
DISTURBANCE HALLWAY	1	3	3	5	5	3	3	2	4	3	2	1	35
DISTURBANCE OUTSIDE	3	3	0	2	1	0	3	4	3	6	3	5	33
FIREARMS OTHER	1	0	0	0	0	0	1	0	0	0	0	0	2
sUSPICIOUS PERSON	1	0	0	1	0	0	0	0	0	0	0	0	2
OTHER M/V	1	0	2	0	0	0	0	0	0	0	0	0	3
<b>ADMINISTRATION</b>													
INVESTIGATION	8	2	3	6	4	2	0	1	3	5	0	4	38
SICK PERSON	32	9	26	29	19	11	27	15	18	17	13	14	230
SUDDEN DEATH	0	0	0	0	0	0	0	0	1	0	0	0	1
CHECK CONDITION	8	2	4	6	9	6	6	8	6	2	1	7	65
CITIZEN CONTACT	9	9	6	7	5	2	6	2	9	8	3	6	72
SHA NOTICE SERVICE	0	0	0	0	0	1	0	0	0	0	0	0	1
MEETING	0	1	0	0	0	0	0	0	1	0	0	0	2
LOCKOUT	6	4	11	5	3	3	5	0	10	10	7	7	71
MAINTENANCE PROBLEM	3	1	0	0	1	0	1	0	3	1	0	1	11
E911 HANGUP	3	1	1	1	1	2	1	0	0	0	3	3	16
BURGLAR ALARM	0	0	0	0	0	0	0	1	0	0	0	0	1
MV PERSONAL INJURY ACCIDENT	1	0	0	0	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	1	1	0	0	0	1	0	0	0	0	0	1	4
ASSIST NO ARREST	2	6	1	6	3	2	3	2	5	6	2	7	45
ASSIST ARREST	0	2	0	0	0	3	0	0	0	0	0	1	6
WARRANT ARREST	1	0	0	0	0	0	0	0	0	0	0	0	1
SUMMONS/RO SERVICE	12	5	4	10	2	6	5	0	4	3	6	5	62
OFFICER WANTED	20	21	31	27	20	20	22	33	19	27	11	25	276
SUPPLEMENTAL	0	0	0	0	0	0	0	0	1	0	0	0	1
ANIMAL COMPLAINT	0	0	0	1	0	1	2	0	0	0	0	0	4
LOST PROPERTY REPORTED	1	2	0	1	1	1	0	2	1	3	2	2	16
MISSING PERSON	0	0	1	0	1	1	0	0	0	0	0	0	3
MV VIOLATIONS	3	0	2	0	0	1	4	0	1	2	0	0	13
PARKING VIOLATIONS	1	1	1	3	0	4	2	0	0	0	0	1	13
FIRE INVESTIGATION	0	0	1	1	0	0	0	0	0	0	0	1	3
CRUISER MAINTENANCE	0	0	1	0	0	0	0	0	0	0	0	0	1
COURT	2	0	0	0	0	0	0	0	0	0	0	0	2
FIELD INTERVIEW	0	2	0	1	0	0	0	0	0	0	0	0	3
DIRECTED PATROL	459	478	441	412	464	396	446	402	380	375	445	492	5190
<b>Grand Total</b>	<b>588</b>	<b>563</b>	<b>544</b>	<b>533</b>	<b>545</b>	<b>470</b>	<b>540</b>	<b>476</b>	<b>474</b>	<b>475</b>	<b>500</b>	<b>594</b>	<b>6302</b>

**Somerville Housing Authority**  
**Rooftop Antenna Leases**

As of 9/1/22

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

# Interoffice MEMORANDUM

**To:** Joseph Macaluso  
Executive Director

**From:** Brian Langton  
Director of Modernization

**Subject:** Report on Activities

**Date:** 9/1/22

**Antenna Report:**

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

**Energy report:**

ABCD is surveying Capen and Waterworks for energy improvements to be made.



Somerville Housing Authority  
 Modernization Contract Log  
 Active Jobs September 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
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