

EXECUTIVE DIRECTORS MONTHLY REPORT

TO: All Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: October 12, 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	10/1/2022	11/1/2023	220004618	\$ 100,000.00	13 mths	400-C	1.49%	<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****

SOMERVILLE HOUSING AUTHORITY
AGENCY SUMMARY COMPARATIVES
PERIOD APRIL 1, 2022 TO AUGUST 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	2,761,538	3,074,944	313,406	3,552,748
FEDERAL SECTION 8 RENTS	3,446,892	1,436,205	1,160,958	(275,247)	2,285,934
MOBILITY FEE + FRAUD RECOVERY	25,500	10,625	10,958	333	14,542
INTEREST INCOME	15,670	6,529	4,638	(1,892)	11,032
ANTENNA / MISC INCOME	440,200	183,417	267,031	(16,803)	274,169
ADMINISTRATIVE FEE INCOME	2,118,216	882,590	779,091	(132,774)	1,368,400
CAPITAL FUND/GRANTS	615,099	255,276	568,899	313,623	46,200
DHCD RSC GRANT	40,000	16,667	-	(16,667)	40,000
DHCD SSP GRANT	70,000	29,167	-	(29,167)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	5,861,657	2,274,965	2,052,187	-	1,324,487
TOTAL INCOME	19,260,926	7,856,978	7,918,705	154,813	8,987,513
EXPENSES					
ADMINISTRATIVE					
SALARIES	3,034,679	1,230,046	1,016,560	213,486	2,018,119
LEGAL	80,000	33,333	-	33,333	80,000
MEMBERS COMPENSATION	45,000	18,750	6,713	12,037	38,287
STAFF TRAINING	-	-	10,231	(10,231)	(10,231)
TRAVEL	32,504	13,543	2,444	11,100	30,060
ACCOUNTING + AUDIT FEE	79,600	33,167	15,200	17,967	64,400
SUNDRY ADMIN COSTS	925,606	385,669	245,464	90,268	630,205
SSP & RSC EXPENSES	-	-	15,360	(15,360)	(15,360)
TENANT SERVICES					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	47,500	19,792	5,900	13,892	41,600
UTILITIES					
WATER & SEWER	1,948,864	812,027	-	466,048	1,602,886
ELECTRIC	951,678	396,533	256,708	139,825	694,970
GAS	963,128	401,303	218,440	182,864	744,688
LABOR	-	-	-	-	-
ENERGY CONSERVATION	-	-	-	-	-
OTHER	-	-	-	-	-
MAINTENANCE					
LABOR	3,437,193	1,388,097	1,420,330	(32,233)	2,016,863
MATERIALS	950,257	395,940	257,916	138,025	692,341
CONTRACT COSTS	1,887,500	786,458	569,672	216,787	1,317,828
PUBLIC SAFETY DETAILS	-	-	8,940	(8,940)	(8,940)
GENERAL EXPENSES					
INSURANCE	731,188	304,662	240,889	63,772	490,299
P.I.L.O.T.	183,089	76,287	127,642	(51,355)	55,447
EMPLOYEE BENEFITS	2,743,628	1,143,178	853,760	289,418	1,889,868
COLLECTION LOSSES	36,000	15,000	-	15,000	36,000
MGMT FEES/INTEREST EXP / MOB FEE	291,242	117,874	196,365	(28,491)	144,877
INTEREST EXPENSE	-	-	-	-	-
NONROUTINE EXPENSES					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	471,800	196,583	114,050	82,533	357,750
EQUIPMENT NOT CAPITAL	163,700	68,208	24,529	43,679	139,171
EQUIPMENT CAPITALIZED	147,045	61,269	-	61,269	147,045
BETTERMENTS CAPITALIZED	1,034,480	431,033	181,627	249,407	852,853
OPERATING TRANSFER OUT	-	-	-	-	-
TOTAL EXPENSES	20,185,681	8,328,753	5,788,738	2,194,099	
SURPLUS (DEFICIT)	(924,755)		2,129,967	(2,039,286)	
SUBSIDY ESTIMATE	-		-	-	
NET SURPLUS (DEFICIT) *	(924,755)		2,129,967	(2,039,286)	

* 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

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	20.83
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	24.41

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	809.50
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	1,144.03

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	90.00
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	75.60

OVERTIME PAID / COMP. TIME EARNED: SEPTEMBER 2022

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
09/02/2022	KEENAN, T	08/27/2022-08/28/2022	10.00	CONTRACTUAL 10 HOURS
	KEENAN, T	08/27/2022-08/28/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	KEENAN, T	08/27/2022	2.00	REMOVED TRASH AT BRYANT MANOR
	KEENAN, T	08/28/2022	2.00	CHECK ADM OFFICE FOR FLIES
	KEENAN, T	08/27/2022	2.00	TOILET & BATHROOM SINK CLOGGED AT 50 RIVER RD., #5005
	DINKA, A	08/27/2022	2.00	CHECK ADM OFFICE FOR FLIES
09/09/2022	DELLANNO JR., J	09/03/2022-09/04/2022	10.00	CONTRACTUAL 10 HOURS
	DELLANNO JR., J	09/03/2022-09/04/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	DELLANNO JR., J	09/04/2022	2.00	TOILET REPAIR AT 70 RIVER RD., #7013
	DELLANNO JR., J	09/04/2022	2.00	REPAIRED CLOGGED TOILET AT HIGHLAND GARDEN #503
	DELLANNO JR., J	09/04/2022	2.00	REPLACED APT DOOR LOCK AT 510 MYSTIC AVE., #32A
	DELLANNO JR., J	09/04/2022	2.00	BUILDING ALARM GONE OFF AT 10 MEMORIAL RD.
	DELLANNO JR., J	09/04/2022	2.00	TRASH REMOVAL AT BRYANT MANOR
	DELLANNO JR., J	09/04/2022	2.00	NO HOT WATER AT 30 RIVER RD., #3007
	DELLANNO JR., J	09/04/2022	2.00	REPAIRED HEAT DETECTOR AT 125 ALEWIFE BRK PKWY
	DELLANNO JR., J	09/04/2022	2.00	UNCLOGGED BATH SINK & TUB AT 25 RIVER RD., #2508
	DELLANNO JR., J	09/04/2022	2.00	NO ELECTRICITY AT 500 MYSTIC AVE., #25B
	MECHDOUD, F	09/02/2022	4.00	COVERED NIGHT SHIFT
	MECHDOUD, F	09/03/2022	9.00	MISC WORK AT BRADY TOWER #404 & 606
	AVERY, P	09/03/2022	8.00	MISC WORK AT 34 NORTH ST., #16C
	BLANC, R	09/03/2022	6.50	MISC WORK AT 34 NORTH ST., #16C
	CAISSIE, S	09/03/2022	7.00	MISC WORK AT 34 NORTH ST., #16C
	MULLIN, P	09/03/2022	8.00	MISC WORK AT 34 NORTH ST., #16C
	PATHAK, A	09/03/2022	5.00	MISC WORK AT 34 NORTH ST., #16C
	SHINER, J	09/03/2022	7.00	MISC WORK AT 34 NORTH ST., #16C
	AGUILAR B	09/03/2022	8.00	CLEAN & REPAIR AT HAGAN MANOR #27
	DINKA, A	09/03/2022	8.00	CLEAN & REPAIR AT HAGAN MANOR #27
	FRANCOIS, L	09/03/2022	8.00	CLEAN & REPAIR AT HAGAN MANOR #27
	HERNANDEZ, K	09/03/2022	8.00	CLEAN & REPAIR AT HAGAN MANOR #27
	KING, P	09/03/2022	8.00	CLEAN & REPAIR AT HAGAN MANOR #27
09/16/2022	WATERSON, C	09/10/2022-09/11/2022	10.00	CONTRACTUAL 10 HOURS
	WATERSON, C	09/10/2022-09/11/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	AGUILAR, B	09/06/2022-09/10/2022	12.00	CLEAN & REPAIR VACANY UNIT AT 510 MYSTIC AVE., #28C
	AVERY, P	09/06/2022-09/10/2022	17.00	MISC WORK AT 30 RIVER RD., #3012
	CAISSIE, S	09/07/2022	2.00	MISC WORK AT 30 RIVER RD., #3012
	DELLANNO JR., J	09/05/2022	7.00	HOLIDAY COVERAGE
	DELLANNO JR., J	09/05/2022	2.00	UNCLOGGED BATH/SINK/TUB AT 32 JAQUES ST., #1B
	DELLANNO JR., J	09/05/2022	2.00	REPLACED ELECTRIC BREAKER AT BRYANT MANOR #203
	DELPE, J	09/06/2022 & 09/10/2022	9.00	MISC WORK AT 30 RIVER RD., #3012
	DINKA, A	09/08/2022	6.00	FIRE AT BRYANT MANOR #501
	FERREIRA, J	09/07/2022 & 09/09/2022	4.00	COVERED NIGHT SHIFT
	FERREIRA, J	09/07/2022	2.00	UNCLOGGED TOILET AT CIAMPA MANOR #204
	FERREIRA, J	09/09/2022	2.00	RPC BATTERIES FOR SMOKE/CO2 DETECTOR AT 70 RIVER RD.#7002
	FERREIRA, J	09/08/2022	7.00	FIRE AT BRYANT MANOR #501
	FRANCOIS, L	09/08/2022 & 09/10/2022	12.00	MISC WORK AT 50 MEMORIAL RD., #15B
	HOUGHTON, C	09/08/2022 & 09/10/2022	11.00	MISC WORK AT 50 MEMORIAL RD., #15B
	KEBREAU, S	09/08/2022	2.00	STAFF MEETING AT CLARENDON HILL
	KING, P	09/06/2022-09/10/2022	12.00	MISC WORK AT HAGAN MANOR #27
	MACDONALD, G	09/08/2022	6.00	FIRE AT BRYANT MANOR #501
	MACDONALD, G	09/07/2022	2.00	MISC WORK AT 50 MEMORIAL RD., #15B
	MACKAY, J	09/07/2022	1.00	MISC WORK AT 30 RIVER RD., #3012
	MANISCALCO, A	09/08/2022	1.00	MISC WORK AT 30 RIVER RD., #3012
	MARAZZI, S	09/06/2022	2.00	MISC WORK AT 10 RIVER RD., #1001
	MECHDOUD, F	09/06/2022-09/10/2022	21.00	MISC WORK AT BRADY TOWER, #606
	O'MEARA, M	09/06/2022-09/10/2022	13.00	MISC WORK AT 30 RIVER RD., #3012
	RIBERIO, M	09/08/2022 & 09/09/2022	8.00	MISC WORK AT 50 MEMORIAL RD., #15B
	RIBERIO, R	09/08/2022	3.00	FIRE AT BRYANT MANOR #501
	SHINER, J	09/08/2022	6.00	FIRE AT BRYANT MANOR #501
	SHINER, J	09/06/2022 & 09/07/2022	2.00	MISC WORK AT 10 RIVER RD., #1001
09/23/2022	FERREIRA, J	09/17/2022-09/18/2022	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	09/17/2022-09/18/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	FERREIRA, J	09/18/2022	2.00	REPAIRED LAUNDRY AT 15 MEMORIAL RD., #31A
	AGUILAR, B	09/14/2022-09/17/2022	16.00	CLEAN & REPAIR VACANY UNIT AT 40 MEMORIAL RD., #18C
	AVERY, P	09/13/2022-09/17/2022	16.00	MISC WORK AT 35 MEMORIAL RD., #21A
	CAISSIE, S	09/13/2022-09/15/2022	12.00	MISC WORK AT 30 RIVER RD., #3012
	DELLANNO JR., J	09/13/2022-09/15/2022	6.00	MISC WORK AT 510 MYSTIC AVE., #28C
	DELPE, J	09/14/2022-09/17/2022	8.00	MISC WORK AT 10 RIVER RD., #1001

OVERTIME PAID / COMP. TIME EARNED: SEPTEMBER 2022

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
	DIFRAIA, J	09/14/2022-09/15/2022	5.00	MISC WORK AT 35 MEMORIAL RD., #21A
	DINKA, A	09/12/2022-09/17/2022	24.00	MISC WORK AT 510 MYSTIC AVE., #28C
	FERREIRA, J	09/13/2022-09/15/2022	8.00	MISC WORK AT 50 MEMORIAL RD., #16C
	FRANCOIS, L	09/14/2022-09/17/2022	13.00	MISC WORK AT HAGAN MANOR #27
	HERNANDEZ, K	09/12/2022-09/17/2022	22.00	MISC WORK AT HAGAN MANOR #27
	HOUGHTON, C	09/13/2022-09/15/2022	13.00	MISC WORK AT 50 MEMORIAL RD., #15B
	KEBREAU, S	09/16/2022	2.00	STAFF MEETING
	KEENAN, T	09/12/2022-09/15/2022	16.00	MISC WORK AT 510 MYSTIC AVE., #28C
	KING, P	09/12/2022-09/17/2022	14.00	MISC WORK AT HAGAN MANOR #27
	MARAZZI, S	09/13/2022-09/15/2022	8.00	MISC WORK AT 50 MEMORIAL RD., #16C
	MACDONALD, G	09/13/2022	2.00	MISC WORK AT HAGAN MANOR #27
	MECHDOUD, F	09/13/2022-09/17/2022	20.00	MISC WORK AT BRADY TOWER #606
	O'MEARA, M	09/12/2022-09/14/2022	8.00	MISC WORK AT 10 RIVER RD., #1001
	PIRO, M	09/13/2022-09/17/2022	10.00	CLEAN & REPAIR VACANY UNIT AT 40 MEMORIAL RD., #15B
	SHINER, J	09/14/2022-09/15/2022	8.00	MISC WORK AT 10 RIVER RD., #1001
	RIBERIO, R	09/12/2022-09/17/2022	20.00	MISC WORK AT BRADY TOWER #606
	WATSON, C	08/15/2022-08/19/2022	16.00	MISC WORK FOR REAC AT BRADY TOWER
09/30/2022	SHINER, J	09/24/2022-09/25/2022	10.00	CONTRACTUAL 10 HOURS
	SHINER, J	09/24/2022-09/25/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	SHINER, J	09/25/2022	2.00	REPAIR/REPLACED ELECTRIC BREAKER AT 50 MEMORIAL RD., #13A
	AGUILAR, B	09/21/2022 & 09/22/2022	8.00	CLEAN & REPAIR VACANY UNIT AT 50 MEMORIAL RD., #16C
	EVERY, P	09/19/2022-09/20/2022	14.00	
	CAISSIE, S	09/19/2022-09/22/2022	16.00	MISC WORK AT 40 MEMORIAL RD., #18C
	DELLANNO JR., J	09/19/2022-09/21/2022	9.00	MISC WORK AT 15 MEMORIAL RD., #31A
	DELPE, J	09/19/2022-09/22/2022	8.00	MISC WORK AT 50 MEMORIAL RD., #16C
	DINKA, A	09/19/2022-09/20/2022	17.00	MISC WORK AT 40 MEMORIAL RD., #18C
	HERNANDEZ, K	09/19/2022-09/22/2022	12.00	MISC WORK AT 50 MEMORIAL RD., #16C
	HOUGHTON, C	09/19/2022 & 09/22/2022	7.00	MISC WORK AT 40 MEMORIAL RD., #15B
	KEBREAU, S	09/22/2022	2.00	STAFF MEETING
	KEENAN, T	09/20/2022 & 09/22/2022	4.00	MISC WORK AT 50 MEMORIAL RD., #16C
	KING, P	09/19/2022-09/22/2022	8.00	MISC WORK AT 35 MEMORIAL RD., #21A
	MARAZZI, S	09/20/2022-09/21/2022	15.00	MISC WORK AT 35 MEMORIAL RD., #21A
	MECHDOUD, F	09/19/2022-09/22/2022	16.00	MISC WORK AT 35 MEMORIAL RD., #21A
	MELAGRANO, P	09/21/2022 & 09/22/2022	6.00	MISC WORK AT 35 MEMORIAL RD., #21A
	MULLIN, P	09/20/2022	4.00	MISC WORK AT MYSTIC RIVER
	O'MEARA, M	09/20/2022	4.00	MISC WORK AT MYSTIC RIVER
	PIRO, M	09/20/2022-09/22/2022	3.00	MISC WORK AT 510 MYSTIC AVE., #28C
	RIBERIO, M	09/19/2022-09/21/2022	9.00	MISC WORK AT 40 MEMORIAL RD., #18C
	SHINER, J	09/20/2022	2.00	MISC WORK AT 10 RIVER RD., #1001

Total Maintenance Dept.	809.50	0.00
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PUBLIC SAFETY

09/02/2022	DE BETHENCOURT, M	08/26/2022	8.00	EXTRA SHIFT
	DE BETHENCOURT, M	08/27/2022	9.00	EXTRA SHIFT & FINISH REPORTING
09/09/2022	DE BETHENCOURT, M	09/03/2022	8.00	EXTRA SHIFT
09/16/2022	DE BETHENCOURT, M	09/05/2022	8.00	WORKED ON HOLIDAY
	DE BETHENCOURT, M	09/10/2022	8.00	EXTRA SHIFT
09/23/2022	DE BETHENCOURT, M	09/17/2022	8.00	EXTRA SHIFT
09/30/2022	DE BETHENCOURT, M	09/19/2022	8.00	RANGE & FIREARMS TRAINING
	DE BETHENCOURT, M	09/20/2022	7.00	COVERED SHIFT
	DE BETHENCOURT, M	09/21/2022	9.00	MANDATORY CIT POLICE TRAINING
	DE BETHENCOURT, M	09/22/2022	9.00	MANDATORY CIT POLICE TRAINING
	DE BETHENCOURT, M	09/23/2022	8.00	MANDATORY CIT POLICE TRAINING

Total Public Safety	90.00	0.00
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ADMINISTRATION

09/02/2022	BAXTER, K	08/23/2022-08/26/2022	5.00	CATCH UP WORKLOAD FROM TRAINING
	GALLAGHER, L	08/24/2022	1.25	UTILITY ALLOW OF MYSTIC VIEW & RECERT OF PROPERZI MANOR
	GALLAGHER, L	08/26/2022	0.50	UTILITY ALLOW OF MYSTIC VIEW & RECERT OF PROPERZI MANOR

OVERTIME PAID / COMP. TIME EARNED: SEPTEMBER 2022

PR DISC	EMPLOYEE	HOURS	COMP		REASON
				TIME	
	OSBORNE, R	08/22/2022-08/26/2022	7.00		CATCH UP WORKLOAD FROM TRAINING
09/09/2022	CROWLEY, L	09/01/2022	1.50		AUDIT PREP
	SANTANGELO, B	08/26/222	2.00		ROBO CALL FOR CAPEN COURT AC
09/16/2022	JENKINS, D	09/06/2022	1.50		LATE VEVENT AT MYSTIC ACTIVITY CENTER
09/23/2022	GALLAGHER, L	09/17/2022	0.33		ASSISTED RESIDENT
09/30/2022	GALLAGHER, L	09/21/2022	1.25		STAY LATE WAITING FOR NEW TENANT
	GALLAGHER, L	09/22/2022	0.50		LEGAL ISSUE WITH LISA McGrath
Total Administration			20.83	0.00	

MANAGEMENT MONTHLY REPORT

Date: September 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	122	53	141	41	23	42	99	228	210	109	16	3	72
Total MOD Vacancies	0	7	0	71	0	0	0	0	0	0	0	0	0	8
Total Non-MOD Vacancies	1	5	0	0	0	1	0	1	6	5	0	0	0	0
Total Vacancies	1	12	0	71	0	1	0	1	6	5	0	0	0	8
TOTAL *	84	134	53	216	41	24	42	100	240	215	110	16	3	80
Vacancy Percentage	1%	9%	0%	33%	0%	4%	0%	1%	3%	2%	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
Occupied Units	83	122	53	141	0	23	42	99	230	210	110		3	72
Caucasians	64	102	41	92	0	15	28	32	44	122	77		1	53
Minorities	19	52	12	109	0	14	14	68	176	161	39		2	19
Minorities Breakdown	19	52	12	109	0	14	14	68	176	161	39		2	19
African American	12	21	5	39	0	4	8	29	56	73	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	103	73	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	240	215	110		3	80
P.C. Rent	5	0	4	0	0	0	2	9	59	59	13		0	8
14Day NTQ	0	0	0	0	0	0	0	0	5	0	0		0	0
P.C.	0	0	0	0	0	0	0	0	0	0	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	0	7	2	2		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	90	0	0	0	12	0	0	0	10	5		0	0
Interim Adjustment	5	1	0	4	0	0	1	2	17	12	0		0	1

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

April 1, 2022 - March 31, 2023

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

APPLICATIONS PROCESSED	AVG. 6 Months	AVG. FY	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Somerville Residents Sept.
			2021	2021	2021	2021	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022
Family - DHCD	19	19	17	13	5	7	14	11	7	17	28	18	12	21	17	4
Family HUD	33	33	22	20	24	21	33	36	25	26	26	29	21	27	71	16
Elderly- DHCD	7	7	13	8	4	7	4	7	7	7	6	9	6	6	8	7
Elderly - HUD	19	19	22	12	15	18	16	11	18	27	13	17	11	24	19	10
Hagan	7	7	13	8	4	7	4	7	7	7	6	9	4	10	5	2
Bryant	7	7	13	8	4	7	4	7	7	7	6	9	4	9	6	2
Total Public Housing	91	91	100	69	56	67	75	79	71	91	31	44	25	97	126	21
Section 8	14	14	12	12	17	12	13	10	12	10	11	17	16	12	15	6
SRO	2	2	0	6	1	5	2	2	2	2	3	1	1	1	4	0
DHAP	6	6	4	8	2	11	17	2	5	8	4	8	6	6	3	1
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	5	5	3	5	4	2	6	8	7	1	4	6	2	9	9	3
Merriam	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	0	0	0	1	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	0	0	0	0
YMCA	0	0	0	0	1	0	0	0	0	2	0	0	0	0	0	0
Mainstream	4	4	0	3	5	2	2	1	2	5	4	8	6	0	3	1
Waterworks	8	8	6	6	10	7	6	6	7	14	1	6	6	9	12	7
Capen Court	15	15	11	9	16	10	18	8	14	21	13	13	12	11	19	8
Total Leased Housing	54	54	36	50	56	49	64	37	49	63	40	59	49	48	65	26
Total	145	145	136	119	112	116	139	116	120	154	71	103	74	145	191	47
WAITING LISTS # OF APPLICANTS	AVG. 6 Months	AVG. FY	Sept. 2021	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022	Feb. 2021	Mar. 2022	Apr. 2022	May 2022	June 2022	July 2022	Aug. 2022	Sept. 2022	Somerville Residents Sept.
Family - DHCD	25968	25968	20292	20917	21409	22077	22523	22987	23861	24635	24887	25355	26068	27091	27774	1019
Family HUD	697	697	1744	1727	1724	1604	1608	1483	914	636	656	675	690	739	784	173
Elderly- DHCD	8014	8014	6623	6820	6989	7171	7332	7473	7716	7907	7588	7818	7988	8256	8527	424
Elderly - HUD	723	723	2888	2896	2857	2840	2832	2756	2558	1653	639	489	502	524	532	233
Hagan	2916	2916	3278	3277	3252	3232	3086	3089	3087	3094	3098	3097	3103	3099	2007	421
Bryant	2169	2169	2892	2858	2823	2626	2476	2371	2174	2172	2173	2168	2168	2163	2167	280
Total Public Housing	40487	40487	37717	38495	39054	39550	39857	40159	40310	40097	39041	39602	0	0	41791	2550
Section 8	1638	1638	1376	1453	1399	1446	1503	1482	1534	1543	1592	1621	1640	1680	1752	1752
SRO	558	558	647	653	657	659	660	662	664	666	673	673	9	660	664	0
DHAP	677	677	938	872	867	878	867	797	797	791	797	804	35	815	820	44
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	1220	1220	1353	1362	1365	1366	1368	1375	1381	1382	1398	1404	312	1411	1410	310
Merriman	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	0	0	0	3	0	3	0	2	2	2	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	1	1	3	10	1	2	0	3	3	5	0	0	0	0	0	0
Mainstream	44	44	8	2	15	17	15	22	24	24	29	48	48	54	59	26
Waterworks	356	356	698	706	714	719	725	731	728	736	705	161	161	178	192	81
Capen Court	879	879	943	934	939	946	958	932	952	963	973	979	979	897	480	104
Total Leased Housing	5371	5371	5966	5995	5957	6036	6096	6006	6085	6112	6167	4069	3184	5695	5377	2317
Total	45858	45858	43683	44490	45011	45586	45953	46165	46395	46209	45208	43671	3184	5695	47168	4867

WORK ORDERS ISSUED FOR:

Sep-22

REQUESTED BY MANAGEMENT: 480

REQUESTED BY TENANTS: 1197

TOTAL WORK ORDERS ISSUED: 1677

	** **		****			
DEV.	COMPL	ETED	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	303	123	17	320	212	108
031-9	313	102	11	324	244	80
200-1	134	68	11	145	63	82
200-2	294	102	34	328	226	102
667-1	2	1	1	3	2	1
667-2	99	28	12	111	88	23
667-3	126	89	12	138	98	40
667-4	130	54	21	151	128	23
667-6	68	9	5	73	68	5
400-C	13	5	0	13	11	2
689-2	42	11	7	49	43	6
689-3	0	0	0	0	0	0
705-1	22	9	0	22	14	8
TOTAL	1546	604	131	1677	1197	480

***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

1. Total number of new referrals:	SBennett	SMontina	Total
Elderly	35	50	85
Young Disabled	8	0	8
Family	15	20	35
Applicants	3	9	12
Section 8 Voucher Holders	2	8	10
Total Referrals this month	63	87	150

2. Referral Sources:

Resident outreach	94		
Housing Managers referral	56		
Service Needed	Number	Status (O) Ongoing	Status (C) Closed
Neighbor dispute/mediation needed	2	1	1
Health and safety threat inc. Nutrition referrals	4	-	4
Housekeeping assistance	5	-	5
Benefit assistance-assistance with applications for unemployment and Food Stamps/rent recertification	23	3	20
Legal Assistance (Referrals)	3	3	-
Transportation problem	4	-	4
Domestic violence	-	-	-
Financial problems (including arrearage)	32	7	25
Reasonable Accommodation	1	1	-
Peaceful enjoyment issue	1	-	1
Employment/vocational service	3	-	3
Mental health issues	1	-	1
Medical issues (including insurance)	8	2	5
Lease violation	1	1	-
Nursing home placement/assisted living	-	-	-
Flu Clinic Registration calls (Suze)	50	-	50
Housing Application Assistance	12	-	12

3. **Major Activities:** Bi-weekly Food for Free 35 lb. boxed grocery distribution at Mystic and Clarendon. Flu Clinics at Capen and Bryant Manor. Coffee Hours with Commonwealth Care Alliance at 32 and 125 Jaques. Clean up in the Mystics' garden.

4. **Looking Ahead:** Ciampa Manor Nomination Meeting. MTA Interest Meeting with Mass Union of Public Housing Tenants. Mass Senior Action Council visits to Capen and Ciampa. Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at Mystic and Clarendon.

Interoffice MEMORANDUM

To: Joseph Macaluso
Executive Director

From: Brian Langton
Director of Modernization

Subject: Report on Activities

Date: 10-13-2022

Antenna Report:

Negotiations with DISH Network to lease roof space on Ciampa Manor and Weston Manor for antenna installations have been fully executed.

Energy report:

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

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
Ciampa Manor AMP-2	Dish Wireless BOBOS00979A	10/29/2022	10/29/2022	\$33,500.00/ 3% \$2,800/mo	5 Year* Term	5/29/2027	Ongoing
Weston Manor AMP-2	Dish Wireless BOBOS009BOA	10/29/2022	10/29/2022	\$33,500.00/ 3% \$2,800/mo	5 Year Term	5/29/2027	Ongoing

SHA Job #1419 Shot Spotter Antennas

* Plus 4 Add'l 5-Year Terms
** Plus 2 Add'l 5-Year Terms.

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 October 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
1823	Corbett Kitchens and Baths Phase 3 (Force Account)	Construction	State Capital Fund 2018	Construction	\$63,409.00						SHA Modernization Department
1827	Bryant Kitchens and Baths (Force Account)	Construction	Bryant Reserves	Construction	\$500,000.00						SHA Modernization Department
1830	Ciampa Kitchens and Baths (Force Account)	Construction	Federal Cap Fund 2018	Construction	\$70,000.00						SHA Modernization Department
1901	Bryant Manor Loading Dock Modernization	Construction	Bryant Reserves	Design	\$100,000.00						Allen & Major Associates Inc.
2017	Federal Elderly E-calls, Intercoms, and Smoke Detectors	Construction	Federal Cap Fund 2021	Design	\$900,000.00	3/26/2020	4/9/2020	\$ 29,358.00			Nangle Engineering Inc
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	Construction	State Cap Fund 2018	Design	\$18,726.50			\$18,726.50			CBA Landscape Architects, LLC
2034	32 Jaques St Landscaping	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
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
2043 (1)	Electrical Service Contract 1	Construction	Force Account	Construction	\$50,000.00	9/7/2022	9/22/2022				Adilson Electric
2044	Plumbing Service Contract	Construction	Force Account	Construction	\$50,000.00	9/7/2022	9/22/2022				Byers and Sons Mechanical LLC
2107	Corbett Apartments Rear Entry Doors	Construction	State Capital Fund 2021	Design	\$20,000.00			\$20,000.00			Reverse Architecture
2107	Corbett Apartments Rear Entry Doors	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
1827	Bryant Kitchen and Baths (Force Account)	Construction	Bryant Reserves	Construction	33,000.00	9/7/2022	9/22/2022				New England School Services
1827	Bryant Kitchen and Baths (Force Account)	Construction	Bryant Reserves	Construction	\$37,310.00	9/7/2022	9/22/2022				Norhern Contracting
2204	Brady Electrical Work	Construction	Federal Cap Fund 2021	Construction	\$497,000.00	3/23/2022	4/7/2022	\$ 497,000.00			Megeo Electric