

EXECUTIVE DIRECTORS MONTHLY REPORT

TO: Board of Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: January 20, 2023

SOMERVILLE HOUSING AUTHORITY
AGENCY SUMMARY COMPARATIVES
PERIOD APRIL 1, 2022 TO NOVEMBER 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	4,418,461	5,022,575	604,114	1,605,117
FEDERAL SECTION 8 RENTS	3,446,892	2,297,928	1,883,295	(414,633)	1,563,597
MOBILTIY FEE + FRAUD RECOVERY	25,500	17,000	17,694	694	7,806
INTEREST INCOME	15,670	10,447	13,811	3,365	1,859
ANTENNA / MISC INCOME	440,200	293,467	404,975	(29,158)	176,225
ADMINISTRATIVE FEE INCOME	2,118,216	1,412,144	1,369,480	(127,020)	889,092
CAPITAL FUND/GRANTS	615,099	409,051	588,699	179,649	26,400
DHCD RSC GRANT	40,000	26,667	60,000	33,333	(20,000)
DHCD SSP GRANT	70,000	46,667	-	(46,667)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	5,861,657	3,639,944	3,169,921	-	595,395
TOTAL INCOME	19,260,926	12,571,775	12,530,451	203,676	4,915,491
EXPENSES					
ADMINISTRATIVE					
SALARIES	3,034,679	1,988,716	1,689,675	299,041	1,345,004
LEGAL	80,000	53,333	300	53,033	79,700
MEMBERS COMPENSATION	45,000	30,000	14,078	15,922	30,922
STAFF TRAINING	-	-	10,681	(10,681)	(10,681)
TRAVEL	32,504	21,669	3,000	18,670	29,504
ACCOUNTING + AUDIT FEE	79,600	53,067	43,053	10,013	36,547
SUNDRY ADMIN COSTS	815,606	543,737	456,950	8,641	280,510
SSP & RSC EXPENSES	110,000	73,333	75,599	(2,266)	34,401
TENANT SERVICES					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	47,500	31,667	5,900	25,767	41,600
UTILITIES					
WATER & SEWER	1,948,864	1,299,243	-	581,250	1,230,872
ELECTRIC	951,678	634,452	512,547	121,905	439,131
GAS	963,128	642,085	322,604	319,481	640,524
LABOR	-	-	-	-	-
ENERGY CONSERVATION	-	-	-	-	-
OTHER	-	-	-	-	-
MAINTENANCE					
LABOR	3,437,193	2,247,395	2,168,510	78,886	1,268,683
MATERIALS	950,257	633,505	467,450	166,055	482,807
CONTRACT COSTS	1,887,500	1,258,333	996,991	261,343	890,509
PUBLIC SAFETY DETAILS	-	-	9,998	(9,998)	(9,998)
GENERAL EXPENSES					
INSURANCE	731,188	487,459	385,656	101,803	345,532
P.I.L.O.T.	183,089	122,059	200,198	(78,138)	(17,109)
EMPLOYEE BENEFITS	2,743,628	1,829,085	1,501,853	327,232	1,241,775
COLLECTION LOSSES	36,000	24,000	-	24,000	36,000
MGMT FEES/INTEREST EXP / MOB FEE	291,242	190,685	280,814	(10,129)	90,428
INTEREST EXPENSE	-	-	-	-	-
NONROUTINE EXPENSES					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	471,800	314,533	173,830	140,703	297,970
EQUIPMENT NOT CAPITAL	163,700	109,133	55,846	53,287	107,854
EQUIPMENT CAPITALALIZED	147,045	98,030	12,945	85,086	134,101
BETTERMENTS CAPITALIZED	1,034,480	689,653	380,244	309,409	654,236
OPERATING TRANSFER OUT	-	-	-	-	-
TOTAL EXPENSES	20,185,681	13,375,174	9,768,720	2,890,316	
SURPLUS (DEFICIT)	(924,755)		2,761,731	(2,686,640)	
SUBSIDY ESTIMATE	-		-	-	
NET SURPLUS (DEFICIT) *	(924,755)		2,761,731	(2,686,640)	

* 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	10/1/2022	6/1/2023	220004618	\$ 100,000.00	9 mths	400-C	2.00%	<i>base of \$100K plus interest earned</i>
Naveo Credit Union	Charlene Malcolm/ Rui Doninges	3/25/2022	4/2/2023	622802115	\$ 104,558.84	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	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	18.08
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	33.50
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	44.50
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	26.31

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	161.00
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	148.00
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	857.50
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	955.23

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	67.50
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	44.00
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	62.00
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	71.16

OVERTIME PAID / COMP. TIME EARNED: DECEMBER 2022

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
MAINTENANCE				
12/02/2022	FERREIRA, J	11/26/2022-11/27/2022	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	11/26/2022-11/27/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	FERREIRA, J	11/23/2022	2.00	FAUCET CRACKED AT 7002 RIVER RD.
	FERREIRA, J	11/23/2022	2.00	BROKEN GLASS IN HALLWAY AT WESTON MANOR #508
	FERREIRA, J	11/23/2022	4.00	COVERED NIGHT SHIFT
	FERREIRA, J	11/24/2022	7.00	HOLIDAY COVEARGE
	FERREIRA, J	11/25/2022	7.00	HOLIDAY COVEARGE
	FERREIRA, J	11/24/2022	2.00	LOCKOUT/LOCKIN AT BRYANT MANOR #221
	FERREIRA, J	11/24/2022	2.00	BATHROM CEILING LEAKED AT 50 MEMORIAL RD. #18C
	FERREIRA, J	11/24/2022	2.00	CHECK ON SMOKE DETECTOR AT CAPEN CT #213
	FERREIRA, J	11/25/2022	2.00	NO HOT WATER AT 40 MEMORIAL RD. #37C
	FERREIRA, J	11/25/2022	2.00	FIRE DEPARTMENT NEED TO GET IN WESTON MANOR #809
	SHINER, J	11/20/2022	2.00	LOCK VACANT DOORS AT 153 ALEWIFE BRK PKWY 27C
	SHINER, J	11/18/2022	2.00	TOILET CLOGGED AT 153 ALEWIFE BRK PKWY #26C
	SHINER, J	11/18/2022	2.00	CHECK HEAT AT HIGHLAND GARDEN #502
	SHINER, J	11/18/2022	2.00	LOCK OUT AT CAPEN CT #218
	SHINER, J	11/18/2022	2.00	CHECK HEAT AT 500 MYSTIC AVE #34B
	AGUILAR, B	11/19/2022 & 11/20/2022	13.00	CLEANED HALLWAYS AT CLARENDON HILL
	AGUILAR, B	11/26/2022	4.00	CLEANED & RPR AT 125 JAQUES ST. #201
	AVERY, P	11/19/2022 & 11/20/2022	16.00	MISC WORK AT 153 ALEWIFE BRK PKWY #24B
	AVERY, P	11/25/2022 & 11/26/2022	16.00	MISC WORK AT 153 ALEWIFE BRK PKWY #24B
	BLANC, R	11/19/2022-11/22/2022	25.00	MISC WORK AT 153 ALEWIFE BRK PKWY #24B
	CAISSIE, S	11/20/2022-11/26/2022	20.00	MISC WORK AT 278 POWDER HSE BLVD #24B & 25B
	DELLANNO JR., J	11/26/2022	6.00	MISC WORK AT 80 RIVER RD. #8007
	DELPE, J	11/25/2022 & 11/26/2022	13.00	MISC WORK AT CIAMPA MANOR #401
	DINKA, A	11/19/2022-11/26/2022	32.00	MISC WORK AT 153 ALEWIFE BRK PKWY #36C
	FOSTER, M	11/19/2022	8.00	CLEANED & RPR AT 125 ALEWIFE PKWY #22A
	FRANCOIS, L	11/19/2022-11/26/2022	28.00	CLEANED & RPR AT 278 POWDER HSE BLVD #24B
	GAY, B	11/22/2022	3.00	MISC WORK AT BRYANT MANOR #401
	GEORGE, A	11/20/2022	8.00	MISC PLUMBING WORK AT 278 POWDER HSE BLVD #24B & 25B
	HERNANDEZ, K	11/19/2022 & 11/20/2022	14.00	CLEANED HALLWAYS AT CLARENDON HILL
	HOUGHTON, C	11/26/2022	8.00	MISC WORK AT 153 ALEWIFE BRK PKWY #36C
	KEBREAU, S	11/19/2022-11/26/2022	25.00	MISC WORK AT 153 ALEWIFE BRK PKWY #24B
	KEENAN, T	11/19/2022-11/26/2022	24.00	PAINT AT 153 ALEWIFE BRK PKWY #36C
	MCWATERS, K	11/19/2022	6.00	MISC WORK AT 139 ALEWIFE BRK PKWY #22A
	KING, P	11/19/2022-11/26/2022	29.00	PAINT AT 278 POWDER HSE BLVD #25B
	MECHDOUD, F	11/19/2022-11/26/2022	32.00	MISC WORK AT 278 POWDER HSE BLVD #24B
	MULLIN, P	11/19/2022-11/26/2022	35.00	MISC PLUMBING WORK AT 153 ALEWIFE BRK PKWY #24B
	O'MEARA, M	11/19/2022-11/26/2022	26.00	MISC PLUMBING WORK AT 278 POWDER HSE BLVD #25B
	PIRO, M	11/19/2022-11/26/2022	18.00	MISC WORK AT 153 ALEWIFE BRK PKWY #24B
	RIBERIO, M	11/19/2022-11/26/2022	16.00	PAINTED AT CAPEN CT #202
	RIBERIO, R	12/20/2022	5.00	ELECTRICAL REPAIR AT CLARENDON HILL
12/09/2022	BLANC, R	12/02/2022-12/03/2022	10.00	CONTRACTUAL 10 HOURS
	BLANC, R	12/02/2022-12/03/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	MCWATERS, K	12/01/2022	2.00	STAFF MEETING AT CLARENDON HILL
	AGUILAR, B	11/27/2022	5.00	CLEANED & RPR AT 125 JAQUES ST. #201
	BLANC, R	11/27/2022	5.00	MISC WORK AT 153 ALEWIFE BRK PKWY #24B
	CAISSIE, S	11/27/2022	8.00	MISC WORK AT 153 ALEWIFE BRK PKWY #36C
	DELLANNO JR., J	12/03/2022	5.00	MISC WORK AT BRYANT MANOR #109
	DINKA, A	11/27/2022-12/03/2022	26.00	MISC WORK AT 278 POWDER HSE BLVD #24B & 25B
	HOUGHTON, C	11/27/2022	8.00	MISC WORK AT 153 ALEWIFE BRK PKWY #36C
	KEBREAU, S	11/27/2022	6.00	MISC WORK AT 153 ALEWIFE BRK PKWY #36C
	KEENAN, T	11/27/2022	8.00	PAINT AT 139 ALEWIFE BRK PKWY #22A
	KING, P	11/27/2022-12/03/2022	15.00	PAINTED HALLWAYS AT CLARENDON HILL
	MCWATERS, K	12/03/2022	6.00	MISC WORK AT 278 POWDER HSE BLVD #14B
	MECHDOUD, F	11/27/2022	8.00	MISC WORK AT 278 POWDER HSE BLVD #24B & 25B
	MULLIN, P	11/27/2022	8.00	MISC PLUMBING WORK AT 139 & 153 ALEWIFE BRK PKWY #22A & 24A
	O'MEARA, M	11/27/2022-12/03/2022	13.00	MISC PLUMBING AT CLARENDON HILL
	PIRO, M	11/27/2022	6.00	MISC WORK AT 153 ALEWIFE BRK PKWY #24B
	RIBERIO, M	11/27/2022 & 12/03/2022	12.00	MISC PAINTING WORK AT CLARENDON HILL
	RIBERIO, R	12/01/2022	3.00	REPAIRED FIRE PANEL AT 386 BROADWAY
	SHINER, J	11/27/2022	5.00	MISC WORK AT 153 ALEWIFE BRK PKWY #36C
	WATSON, C	11/27/2022	8.00	MISC WORK AT 153 ALEWIFE BRK PKWY #36C
12/16/2022	FERREIRA, J	12/10/2022-12/11/2022	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	12/10/2022-12/11/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	FERREIRA, J	12/09/2022	2.00	UNLOCK/RELOCK FOR HALLWAY DOORS FOR MAYOR'S OFFICE AT MYSTIC RIVER
	FERREIRA, J	12/09/2022	2.00	STAFF MEETING AT CLARENDON HILL
	FERREIRA, J	12/11/2022	2.00	TRASH CHUTE BACKED UP AT HIGHLAND GARDENS
	FERREIRA, J	12/11/2022	2.00	REPLACED BATTERIES OF CO/SMK DETECTOR AT 32JAQUES ST. #101
	FERREIRA, J	12/11/2022	2.00	CHECK HEAT AT 153 ALEWIFE BRK PKWY #22A
	FERREIRA, J	12/11/2022	2.00	NO HOT WATER AT 40 MEMORIAL RD. #17C
	O'MEARA, M	12/07/2022	4.00	CHECK HEAT AT BRADY TOWER
	O'MEARA, M	12/09/2022	2.00	CHECK HEAT AT BRADY TOWER

OVERTIME PAID / COMP. TIME EARNED: DECEMBER 2022

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
	O'MEARA, M	12/04/2022	3.00	NO HOT WATER OR HEAT AT 40 & 50 MEMORIAL RD.
	O'MEARA, M	12/06/2022	3.00	REPAIRED TOILET AT CIAMPA MANOR'S MAN'S ROOM
12/23/2022	KEENAN, T	12/17/2022-12/18/2022	10.00	CONTRACTUAL 10 HOURS
	KEENAN, T	12/17/2022-12/18/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	KEENAN, T	12/18/2022	2.00	ELEVATOR DOWN AT PROPERIZ MANOR
	AGUILAR, B	12/12/2022	2.00	SNOW REMOVAL AT JAQUES ST.
	AVERY, P	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	CAISSIE, S	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC VIEW
	DELPE, J	12/12/2022	2.00	SNOW REMOVAL AT WESTON MANOR
	DIFRAIA, J	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	DINKA, A	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	FERREIRA, J	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	FOSTER, M	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	FRANCOIS, L	12/12/2022	2.00	SNOW REMOVAL AT PROPERIZ MANOR
	GAY, B	12/12/2022	2.00	SNOW REMOVAL AT BRYANT MANOR
	GEORGE, A	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC VIEW
	HERNANDEZ, K	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC VIEW
	HOUGHTON, C	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC VIEW
	KEBREAU, S	12/12/2022	2.00	SNOW REMOVAL AT CLARENDON HILL
	KEBREAU, S	12/15/2022	2.00	STAFF MEETING AT CLARENDON HILL
	KEBREAU, S	12/17/2022	6.00	WATER DRAIN LEAK AT 153 ALEWIFE BRK PKWY #26C
	KEBREAU, S	12/16/2022	2.00	WATER DRAIN LEAK AT 153 ALEWIFE BRK PKWY #26C
	MCWATERS, K	12/12/2022	2.00	SNOW REMOVAL AT CLARENDON HILL
	MCWATERS, K	12/17/2022	2.00	WATER DRAIN LEAK AT 153 ALEWIFE BRK PKWY #26C
	O'MEARA, M	12/16/2022-12/17/2022	9.50	WATER DRAIN LEAK AT 153 ALEWIFE BRK PKWY #26C
	KEENAN, T	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	MACDONALD, G	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	MACKEY, J	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	MCCARTHY, S	12/12/2022	2.00	SNOW REMOVAL AT HAGAN MANOR
	MECHDOUD, F	12/12/2022	2.00	SNOW REMOVAL AT BRADY TOWERS
	MELAGRANO, P	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	MULLIAN, P	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	O'MEARA, M	12/12/2022	3.00	SNOW REMOVAL AT MYSTIC RIVER
	PIRO, M	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	RIBERIO, M	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	RIBERIO, R	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	SHINER, J	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
	WATSON, C	12/12/2022	2.00	SNOW REMOVAL AT MYSTIC RIVER
12/30/2022	FERREIRA, J	12/24/2022-12/25/2022	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	12/24/2022-12/25/2022	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	FERREIRA, J	12/25/2022	2.00	ELEVATOR DOWN AT BRADY TOWER
	FERREIRA, J	12/23/2022	4.00	COVERED AFTER NOON AT STATE DEVELOPMENT
	BLANC, R	12/22/2022	2.00	STAFF MEETING
	DIFRAIA, J	12/19/2022	2.00	DELIVER SALT TO ELDERLIES BUILDINGS
	HOUGHTON, C	12/19/2022	2.00	DELIVER SALT TO ELDERLIES BUILDINGS
	KEENAN, T	12/23/2022	4.00	COVERED AFTER NOON AT STATE DEVELOPMENT
	MULLIAN, P	12/23/2022	4.00	COVERED AFTER NOON AT STATE DEVELOPMENT
	GEORGE, A	12/24/2022	4.00	REPAIRED DRAINS AT WESTON MANOR
	MULLIAN, P	12/24/2022	4.00	REPAIRED DRAINS AT WESTON MANOR
	O'MEARA, M	12/24/2022	4.00	REPAIRED DRAINS AT WESTON MANOR
	O'MEARA, M	12/18/2022	8.00	REPAIRED BROKEN STACKS AT 34 NORHT ST.
	RIBERIO, R	12/21/2022	1.00	REPAIRED ELECTRICAL FOR ELEVATOR TEST AT HAGAN MANOR
	RIBERIO, R	12/21/2022	3.00	REPAIRED CAMERAS AT PROPERIZ MANOR

Total Maintenance Dept.	857.50	0.00
--------------------------------	---------------	-------------

PUBLIC SAFETY

12/02/2022	BROWNE, S	11/22/2022	4.00	COVERED SHIFT
12/09/2022	RYMILL, A	11/30/2022	4.00	COURT
12/09/2022	DE BETHENCOURT, M	11/03/2022	4.00	COURT
12/16/2022	DE BETHENCOURT, M	12/09/2022	8.00	EXTRA SHIFT
	DE BETHENCOURT, M	12/10/2022	8.00	EXTRA SHIFT
12/23/2022	NO OVERTIME			
12/30/2022	BROWNE, S	12/18/2022	10.50	ONLINE MANDATORY TRAINING
	BROWNE, S	12/22/2022	7.00	COVERED SHIFT
	DE BETHENCOURT, M	12/21/2022	0.50	MEDICAL AT 10 CANAL LN
	DE BETHENCOURT, M	12/23/2022	8.00	EXTRA SHIFT

OVERTIME PAID / COMP. TIME EARNED: DECEMBER 2022

<u>PR DISC</u>	<u>EMPLOYEE</u>	<u>HOURS</u>	<u>COMP TIME</u>	<u>REASON</u>
	DE BETHENCOURT, M	12/24/2022	8.00	EXTRA SHIFT
Total Public Safety			62.00	0.00

ADMINISTRATION

12/02/2022	CROWLEY, L	11/20/2022 & 11/22/2022	7.00	SECT 8 PAYMENT STANDARD & PROJECT BASE INCREASES
	GALLAGHER, L	11/21/2022-11/23/2022	2.50	ANNUAL MYSTIC VIEW RECERT
12/09/2022	ESCHMANN, E	12/02/2022	3.00	RECERT SECTION 8 FILES
	GALLAGHER, L	10/31/2022-11/02/2022	4.00	MYSTIC VIEW RECERT
12/16/2022	CROWLEY, L	12/10/2022	3.00	SECTION 8 PACKETS& RECERT FOR SHORT STAFFING
	GALLAGHER, L	11/28/2022-12/02/2022	4.50	MYSTIC VIEW RECERT
12/23/2022	CRUZ, W	12/12/2022	2.00	CLARENDON HILL RECERTIFICATION
	CRUZ, W	12/12/2022	2.00	CLARENDON HILL TENANT MEETING
	ESCHMANN, E	12/17/2022	3.50	RECERT SECTION 8 FILES
12/30/2022	BONILLA CRUZ, B	12/20/2022	2.00	STATE ANNUAL RECERTIFICATION
	BONILLA CRUZ, B	12/22/2022	2.00	STATE ANNUAL RECERTIFICATION
	ESCHMANN, E	12/23/2022	3.50	RECERT SECTION 8 FILES
	CABRERA, M	12/21/2022	3.00	FIRST TIME HOME BUYER WORK SHOP
	CROWLEY, L	12/20/2022	2.50	RECERT SECTION 8 FILES
Total Administration			44.50	0.00

MANAGEMENT MONTHLY REPORT

Date: December 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	121	52	138	41	24	42	98	233	210	109	16	3	71
Total MOD Vacancies	0	7	0	78	0	0	0	0	0	0	0	0	0	8
Total Non-MOD Vacancies	0	6	1	0	0	0	0	2	1	5	0	0	0	1
Total Vacancies	0	13	1	78	0	0	0	2	1	5	0	0	0	9
TOTAL *	84	134	53	216	41	24	42	100	240	215	110	16	3	80
Vacancy Percentage	0%	10%	2%	36%	0%	0%	0%	2%	0%	2%	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	121	52	138	0	24	42	98	233	210	110		3	71
Caucasians	65	100	39	91	0	15	28	31	45	123	77		1	52
Minorities	19	52	13	109	0	14	14	65	184	160	39		2	19
<i>Minorities Breakdown</i>	19	52	13	109	0	14	14	65	184	160	39		2	19
African American	12	21	6	39	0	4	8	28	54	73	23		2	10
Asian	4	6	1	12	0	4	2	11	17	14	8		0	2
Hispanic	3	24	6	55	0	5	4	26	113	73	7		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	240	215	110		3	80
P.C. Rent	0	21	0	19	0	4	0	0	0	67	19		0	0
14Day NTQ	0	0	0	0	0	0	0	0	2	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	0	0	0		0	0
Annual Inspections	0	0	0	0	0	0	0	0	0	0	0		0	0
Other Inspections	9	0	0	0	0	0	0	0	0	0	0		0	0
Annual Recertifications	0	4	0	0	0	1	0	30	41	107	1		0	0
Interim Adjustment	2	0	6	6	0	1	0	1	30	2	0		0	2

TOTAL PH UNITS 1358	Total Family 674	Total Elderly 684	State Family 459	State Elderly 274	Total Units (State) 733	Federal Family 215	Federal Elderly 369	Total Units (Federal) 584	Service Provider Units 11	Total Units Occupied 1259	Total Vacancies 49	% Overall Vacancy 4%
-------------------------------	----------------------------	-----------------------------	----------------------------	-----------------------------	-----------------------------------	------------------------------	-------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	------------------------------	--------------------------------

SOMERVILLE HOUSING AUTHORITY

April 1, 2022 - March 31, 2023

TENANT SELECTION REPORT - January 2023
Public Housing and Section 8 Programs

APPLICATIONS PROCESSED	AVG. 6 Months	AVG. FY	Jan. 2022	Feb. 2022	Mar. 2022	Apr. 2022	May 2022	June 2022	July 2022	Aug. 2022	Sept. 2022	Oct. 2022	Nov. 2022	Dec. 2022	Somerville Residents Dec.
			Family - DHCD	19	19	14	11	7	17	28	18	12	21	17	27
Family HUD	58	47	33	36	25	26	26	29	21	27	71	104	83	40	8
Elderly- DHCD	8	7	4	7	7	7	6	9	6	6	8	9	9	7	7
Elderly - HUD	25	23	16	11	18	27	13	17	11	24	19	41	35	21	9
Hagan	7	7	4	7	7	7	6	9	4	10	5	9	6	7	0
Bryant	7	7	4	7	7	7	6	9	4	9	6	9	6	7	1
Total Public Housing	123	111	75	79	71	91	31	44	25	97	126	199	159	97	17
Section 8	16	15	13	10	12	10	11	17	16	12	15	37	4	12	6
SRO	3	3	2	2	2	2	3	1	1	1	4	7	3	4	0
DHAP	7	7	17	2	5	8	4	8	6	6	3	5	15	8	3
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	6	5	6	8	7	1	4	6	2	9	9	4	4	6	3
Merriam	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Just At Start	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YMCA	0	0	0	0	0	2	0	0	0	0	0	0	1	0	0
Mainstream	6	6	2	1	2	5	4	8	6	0	3	5	16	4	0
Waterworks	8	8	6	6	7	14	1	6	6	9	12	9	9	3	2
Capen Court	15	15	18	8	14	21	13	13	12	11	19	20	9	18	5
Total Leased Housing	61	59	64	37	49	63	40	59	49	48	65	87	61	55	19
Total	184	170	139	116	120	154	71	103	74	145	191	286	220	152	36

WAITING LISTS # OF APPLICANTS	AVG. 6 Months	AVG. FY	Jan. 2022	Feb. 2021	Mar. 2022	Apr. 2022	May 2022	June 2022	July 2022	Aug. 2022	Sept. 2022	Oct. 2022	Nov. 2022	Dec. 2022	Somerville Residents Dec.
			Family - DHCD	28141	27080	22523	22987	23861	24635	24887	25355	26068	27091	27774	28440
Family HUD	838	777	1608	1483	914	636	656	675	690	739	784	869	957	989	198
Elderly- DHCD	8605	8327	7332	7473	7716	7907	7588	7818	7988	8256	8527	8723	8966	9171	450
Elderly - HUD	559	681	2832	2756	2558	1653	639	489	502	524	532	569	603	621	262
Hagan	2154	2468	3086	3089	3087	3094	3098	3097	3103	3099	2007	1740	1696	1280	353
Bryant	1930	2010	2476	2371	2174	2172	2173	2168	2168	2163	2167	2162	1509	1412	239
Total Public Housing	42227	41344	39857	40159	40310	40097	39041	39602	0	0	41791	42503	43106	43569	2588
Section 8	1754	1698	1503	1482	1534	1543	1592	1621	1640	1680	1752	1784	1824	1846	1846
SRO	499	556	660	662	664	666	673	673	9	660	664	617	520	524	1
DHAP	681	720	867	797	797	791	797	804	35	815	820	729	839	847	51
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	1230	1285	1368	1375	1381	1382	1398	1404	312	1411	1410	1414	1418	1415	324
Merriman	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0
North Charles	1	1	0	2	2	2	0	0	0	0	0	0	2	2	2
Just At Start	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
YMCA	3	2	0	3	3	5	0	0	0	0	0	0	8	8	4
Mainstream	65	54	15	22	24	24	29	48	48	54	59	64	80	84	28
Waterworks	197	309	725	731	728	736	705	161	161	178	192	204	221	224	94
Capen Court	599	723	958	932	952	963	973	979	979	897	480	407	412	416	119
Total Leased Housing	5028	5349	6096	6006	6085	6112	6167	4069	3184	5695	5377	5219	5326	5367	2469
Total	47255	46693	45953	46165	46395	46209	45208	43671	3184	5695	47168	47722	48432	48936	5057

WORK ORDERS ISSUED FOR:

Dec-22

REQUESTED BY MANAGEMENT: 211

REQUESTED BY TENANTS: 1489

TOTAL WORK ORDERS ISSUED: 1700

	** **		****			
DEV.	COMPL	ETED	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	331	104	9	340	307	33
031-9	200	78	8	208	193	15
200-1	323	61	89	321	266	55
200-2	286	72	49	335	281	54
667-1	2	2	1	3	2	1
667-2	117	36	5	122	116	6
667-3	69	12	3	72	69	3
667-4	150	26	8	158	136	22
667-6	64	22	1	65	62	3
400-C	11	3	0	11	9	2
689-2	43	5	4	47	39	8
689-3	0	0	0	0	0	0
705-1	18	11	0	18	9	9
TOTAL	1523	432	177	1700	1489	211

***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

December 2022

1. Total number of new referrals:	SBennett	SMontina	GCordova	Total
Elderly	26	27	15	
Young Disabled	5	0	2	
Family	1	23	0	
Applicant	0	9	0	
Section 8 Assistance 2	0	7	0	
Total referrals this month	32	66	17	

2. **Referral Sources:**

Residents	81
Housing Managers	33
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	15	3	12
Benefit assistance	16	7	9
Substance abuse	0	0	0
Legal assistance	2	1	1
Transportation problem	5	0	5
Domestic violence	0	0	0
Financial problems: Arrearage Assistance	39	25	14
Reasonable Accommodation	0	0	0
Peaceful enjoyment issue	2	2	0
Employment/vocational services	4	2	2
Mental health issues	3	3	0
Medical issues (including insurance)	1	0	1
Lease violation	0	0	0
Isolation problem	0	0	0
Nursing home placement/assisted living	0	0	0

Resident Services Report

December 2022

Language assistance	28	0	28
---------------------	----	---	----

3. Summary of Group activities:

Gift Distribution in collaboration with the COA to all senior buildings. Coffee Hour at 32 & 125 Jaques Street. Holiday Drive for family portfolio, including donations from a new Program called Project ELF, that provided \$200 gift cards to 20 of our lowest income residents.

Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.

5. Goals for next month:

Coffee Hours at Brady and Highland. Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties. New Year Activities Survey mailing to Senior Building residents.

PUBLIC SAFETY
INCIDENTS REPORTED BY AREA

		BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	(blank)	Grand Total
CRIMEAS AGAINST PERSON																
ASSAULT AND BATTERY	A802										1					1
PROPERTY CRIMES																
LARCENY OVER \$250	B600		1													1
PUBLIC ORDER																
DISTURBANCE APT/NOISE	C405									3	1					4
DISTURBANCE HALLWAY	C406									1	1					2
DISTURBANCE OUTSIDE	C407					2					1					3
ADMINISTRATION																
INVESTIGATION	D001	1								1						2
SICK PERSON	D006	1	5		2	1		2		5	2					18
CHECK CONDITION	D009			1			1									2
CITIZEN CONTACT	D021	3		6		2	1			1	1	2		1	10	27
SHA NOTICE SERVICE	D025										1					1
LOCKOUT	D030				1					2	1					4
MAINTENANCE PROBLEM	D035									1	1					2
E911 HANGUP	D037									1						1
ASSIST NO ARREST	D109										1					1
SUMMONS/RO SERVICE	D135					2					1					3
OFFICER WANTED	D137	1	1			2		1		2	2	2				11
MV VIOLATIONS	D800	1									1				1	3
PARKING VIOLATIONS	D810					1				2	1					4
FIRE INVESTIGATION	D902					1										1
DIRECTED PATROL	F045	31	31	28	30	84	54	27	31	47	37	31	26	31	18	506
Grand Total		38	38	35	33	95	56	30	31	66	53	35	26	32	29	597

PUBLIC SAFETY
INCIDENTS REPORTED BY DATE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
CRIMES AGAINST PERSON													
ATTEMPTED MURDER	0	0	0	1	0	0	0	0	0	0	0	0	1
ARMED ROBBERY	0	0	0	0	0	1	0	0	0	0	0	0	1
THREATS	0	0	0	0	0	0	0	0	1	0	1	0	2
HARASSING CALLS	0	0	0	1	0	0	0	0	0	0	0	0	1
ASSAULT AND BATTERY	0	0	0	0	0	1	0	1	0	0	0	1	3
PROPERTY CRIMES													
RECOVERED STOLEN PROP	1	0	0	0	0	0	0	0	0	0	0	0	1
VANDALISM	0	0	0	0	0	0	0	1	0	0	1	0	2
B&E (UNKNOWN TIME)	0	0	0	0	0	0	0	1	0	0	0	0	1
B&E DAY	0	0	0	0	0	0	0	0	0	0	1	0	1
B&E NIGHT	0	0	0	0	0	0	0	0	0	1	0	0	1
LARCENY OVER \$250	1	0	0	0	0	0	0	2	1	0	0	1	5
LARCENY UNDER \$250	0	1	1	0	1	2	0	0	0	0	1	0	6
PUBLIC ORDER													
RESTRAINING ORDER VIOL	1	0	0	0	0	0	1	0	0	0	0	0	2
DISTURBANCE APT/NOISE	2	2	2	2	4	3	1	6	2	1	2	4	31
DISTURBANCE HALLWAY	5	3	3	2	4	3	2	1	2	2	2	2	31
DISTURBANCE OUTSIDE	1	0	3	4	3	6	3	5	1	2	0	3	31
firE ARMS OTHER	0	0	1	0	0	0	0	0	0	0	0	0	1
NARCOTICS POSSESSION	0	0	0	0	0	0	0	0	0	1	0	0	1
ADMINISTRATION													
INVESTIGATION	4	2	0	1	3	5	0	4	1	4	0	2	26
SICK PERSON	19	11	27	15	18	17	13	14	13	17	17	18	199
SUDDEN DEATH	0	0	0	0	1	0	0	0	0	0	0	0	1
CHECK CONDITION	9	6	6	8	6	2	1	7	2	3	11	2	63
CITIZEN CONTACT	5	2	6	2	9	8	3	6	8	1	24	17	91
RESIDENT MEETING	0	0	0	0	0	0	0	0	0	1	0	0	1
SHA NOTICE SERVICE	0	1	0	0	0	0	0	0	0	0	0	1	2
MEETING	0	0	0	0	1	0	0	0	0	0	0	0	1
LOCKOUT	3	3	5	0	10	10	7	7	5	9	6	5	70
MAINTENANCE PROBLEM	1	0	1	0	3	1	0	1	0	1	0	2	10
E911 HANGUP	1	2	1	0	0	0	3	3	5	1	2	1	19
BURGLAR ALARM	0	0	0	1	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	0	1	0	0	0	0	0	1	0	0	0	0	2
ASSIST NO ARREST	3	2	3	2	5	6	2	7	5	0	0	1	36
ASSIST ARREST	0	3	0	0	0	0	0	1	1	1	0	0	6
SUMMONS/RO SERVICE	2	6	5	0	4	3	6	5	2	9	6	3	51
OFFICER WANTED	20	20	22	33	19	27	11	25	13	20	7	11	228
SUPPLEMENTAL	0	0	0	0	1	0	0	0	0	0	0	0	1
ANIMAL COMPLAINT	0	1	2	0	0	0	0	0	0	0	0	0	3
LOST PROPERTY REPORTED	1	1	0	2	1	3	2	2	1	0	0	0	13
MISSING PERSON	1	1	0	0	0	0	0	0	0	0	0	0	2
MV VIOLATIONS	0	1	4	0	1	2	0	0	1	1	6	2	18
PARKING VIOLATIONS	0	4	2	0	0	0	0	1	1	0	2	4	14
FIRE INVESTIGATION	0	0	0	0	0	0	0	1	0	0	1	1	3
DIRECTED PATROL	463	396	446	402	380	375	445	492	449	455	429	488	5220
Grand Total	544	470	540	476	474	475	500	594	515	530	519	569	6206

Interoffice MEMORANDUM

To: Joseph Macaluso
Executive Director

From: Brian Langton
Director of Modernization

Subject: Report on Activities

Date: 1/20/2023

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 has conducted Energy Improvement at Capen Court on 1/4/23.

Somerville Housing Authority
Rooftop Antenna Leases

As of 1/1/23

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 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

Somerville Housing Authority
 Modernization Contract Log
 Active Jobs January 2023

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
1827	Bryant Kitchen and Baths (Force Account)	Construction	Bryant Reserves	Construction	\$500,000.00				N/A		SHA Modernization Department
1901	Bryant Manor Loading Dock Modernization	Construction	Bryant Reserves	Construction	\$100,000.00	1/26/2022	2/10/2022	\$156,311.00	4/4/2022	12/22/2022	One Source Construction
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	N/A		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	N/A		CA Crowley Engineering, 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		Anset 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	N/A		Singh Electrical LLC
2043 (1)	Electrical Service Contract 1	Construction	Force Account	Construction	\$50,000.00	9/7/2022	9/22/2022	\$84.00 Per Hour	N/A		Adilton Electric
2044	Plumbing Service Contract	Construction	Force Account	Construction	\$50,000.00	9/7/2022	9/22/2022	\$120.00 Per Hour	N/A		Byers and Sons Mechanical LLC
2110	Countertop Replacements	Construction	Bryant Reserves/Operations	Construction	\$50,000.00	11/10/2021	11/24/2021	\$50,000.00	N/A		Bill Shea's Countertops
2206	Federal Elderly Tub Reno	Construction	Federal Elderly Bldgs	Construction	\$25,000.00	6/15/2022	6/29/2022	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	\$33,000.00	N/A		New England School Services
1827	Bryant Kitchen and Baths (Force Account)	Construction	Bryant Reserves	Construction	\$37,310.00	9/7/2022	9/22/2022	\$37,310.00	N/A		Norhem Contracting
2204	Bundy Electrical Work	Construction	Federal Cap Fund 2021	Construction	\$497,000.00	3/23/2022	4/7/2022	\$497,000.00	6/13/2022		Megoo Electric
2203	Mystic Rivers Roofs Phase 5	Pre-Construction	State Cap Fund 2021	Construction	\$359,225.00	9/7/2022	9/22/2022	\$359,225.00			Corella Roofing
2211	Bryant Manor Panel Board Replacement	Design	Bryant Reserve	Design	?	N/A	?	\$15,848.00			Nangle Engineering Inc
2201	Mystic View Roof Replacement 2	Pre-Construction	Federal Cap Fund 2021	Construction	\$200,000.00	11/16/2022	12/1/2022	\$193,000.00			WPI Construction LLC
2211	Mystic View Roof Replacement 2	Pre-Construction	Federal Cap Fund 2021	Design	\$200,000.00	N/A	N/A	\$16,950.00			EHA Design
2038	Mystic River Bumpout Repairs	Pre-Construction	State Cap Fund 2021	Construction	\$230,000.00	9/21/2022	10/13/2022	\$220,690.00			Edward Paige Corp
2038	Mystic River Bumpout Repairs	Pre-Construction	State Cap Fund 2021	Design	\$230,000.00	N/A	N/A	N/A			Socotec
2203	Mystic Rivers Roofs Phase 5	Pre-Construction	State Cap Fund 2021	Design	\$335,000.00	N/A	N/A	\$32,800.00			Socotec