

**EXECUTIVE DIRECTORS MONTHLY REPORT**

TO: Board of Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: April 20, 2023

**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	\$ 100,066.05	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>
East Cambridge Savings Bank	Charlene Malcolm/ Rui Doninges	4/8/2023	8/7/2024	200815217	\$ 100,000.00	16 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	4.25%	<i>base of \$100K plus interest earned</i>
Winter Hill Bank	Peter Majane	3/28/2023	2/23/2024	220012132	\$ 100,000.00	1 yr	689-2	4.75%	<i>base of \$100K plus interest earned</i>
Eastern Bank	Krystal Koch	6/30/2022	6/30/2023	10226442	\$ 100,050.70	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, J. Capuano, and E. Rances\*\***

**SOMERVILLE HOUSING AUTHORITY  
AGENCY SUMMARY COMPARATIVES  
PERIOD APRIL 1, 2022 TO FEBRUARY 28, 2023**

<b>BUDGET LINE ITEMS</b>	<b>TOTAL BUDGET</b>	<b>BUDGET TO DATE</b>	<b>ACTUAL TO DATE</b>	<b>VARIANCE (BAD)</b>	<b>BALANCE TO YEAR END</b>
<b>INCOME</b>					
RENTAL INCOME	6,627,692	6,075,384	7,049,528	974,144	(421,836)
FEDERAL SECTION 8 RENTS	3,446,892	3,159,651	2,815,811	(343,840)	631,081
MOBILITY FEE + FRAUD RECOVERY	25,500	23,375	24,115	740	1,385
INTEREST INCOME	15,670	14,364	23,832	9,468	(8,162)
ANTENNA / MISC INCOME	440,200	403,517	583,316	(41,117)	77,884
ADMINISTRATIVE FEE INCOME	2,118,216	1,941,698	1,983,813	(73,304)	305,822
CAPITAL FUND/GRANTS	615,099	564,348	608,499	44,151	6,600
DHCD RSC GRANT	40,000	36,667	60,000	23,333	(20,000)
DHCD SSP GRANT	70,000	64,167	-	(64,167)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	5,861,657	5,004,923	4,909,388	-	(140,392)
<b>TOTAL INCOME</b>	<b>19,260,926</b>	<b>17,288,094</b>	<b>18,058,303</b>	<b>529,408</b>	<b>502,381</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
SALARIES	3,034,679	2,798,991	2,415,612	383,379	619,067
LEGAL	80,000	73,333	-	73,333	80,000
MEMBERS COMPENSATION	45,000	41,250	21,391	19,859	23,609
STAFF TRAINING	-	-	20,630	(20,630)	(20,630)
TRAVEL	32,504	29,795	3,849	25,947	28,655
ACCOUNTING + AUDIT FEE	79,600	72,967	55,453	17,513	24,147
SUNDRY ADMIN COSTS	815,606	747,639	700,194	(60,636)	7,331
SSP & RSC EXPENSES	110,000	100,833	84,674	16,160	25,326
<b>TENANT SERVICES</b>					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	47,500	43,542	7,225	36,317	40,275
<b>UTILITIES</b>					
WATER & SEWER	1,948,864	1,786,459	-	337,801	500,207
ELECTRIC	951,678	872,372	745,510	126,861	206,168
GAS	963,128	882,867	634,831	248,036	328,297
LABOR	-	-	-	-	-
ENERGY CONSERVATION	-	-	-	-	-
OTHER	-	-	-	-	-
<b>MAINTENANCE</b>					
LABOR	3,437,193	3,172,794	2,969,681	203,113	467,512
MATERIALS	950,257	871,069	815,192	55,877	135,065
CONTRACT COSTS	1,887,500	1,730,208	1,459,395	270,813	428,105
PUBLIC SAFETY DETAILS	-	-	9,998	(9,998)	(9,998)
<b>GENERAL EXPENSES</b>					
INSURANCE	731,188	670,256	542,238	128,017	188,950
P.I.L.O.T.	183,089	167,832	257,168	(89,336)	(74,079)
EMPLOYEE BENEFITS	2,743,628	2,514,992	2,156,631	358,362	586,997
COLLECTION LOSSES	36,000	33,000	-	33,000	36,000
MGMT FEES/INTEREST EXP / MOB FEE	291,242	268,710	346,616	32,094	54,626
INTEREST EXPENSE	-	-	-	-	-
<b>NONROUTINE EXPENSES</b>					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	471,800	432,483	204,317	228,167	267,483
EQUIPMENT NOT CAPITAL	161,200	147,767	68,190	79,577	93,010
EQUIPMENT CAPITALIZED	149,545	137,083	161,784	(24,701)	(12,239)
BETTERMENTS CAPITALIZED	1,034,480	948,273	426,388	521,886	608,092
OPERATING TRANSFER OUT	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>20,185,681</b>	<b>18,544,514</b>	<b>14,106,966</b>	<b>2,990,811</b>	
<b>SURPLUS (DEFICIT)</b>	<b>(924,755)</b>		<b>3,951,337</b>	<b>(2,461,403)</b>	
<b>SUBSIDY ESTIMATE</b>					
<b>NET SURPLUS (DEFICIT) *</b>	<b>(924,755)</b>		<b>3,951,337</b>	<b>(2,461,403)</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 time.

OVERTIME PAID / COMP. TIME EARNED: MARCH 2023

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
<b>MAINTENANCE</b>				
03/03/2023	MACDONALD, G	02/25/2023-02/26/2023	10.00	CONTRACTUAL 10 HOURS
	MACDONALD, G	02/25/2023-02/26/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	MACDONALD, G	02/27/2023	2.00	MAIN DOOR WOULDN'T CLOSE AT WATERWORKS
	KEENAN, T	02/20/2023	2.00	UNCLOGGED TOILET AT BRADY TOWER #903
	KEENAN, T	02/20/2023	2.00	UNCLOGGED TOILET AT BRYANT MANOR #229
	KEENAN, T	02/20/2023	2.00	UNCLOGGED TOILET AT HAGAN MANOR #11
	KEENAN, T	02/20/2023	7.00	HOLIDAY COVERAGE
	AGUILAR, B	02/23/2023 & 02/24/2023	5.00	SNOW REMOVAL AT JAQUES ST.
	AVERY, P	02/23/2023 & 02/24/2023	6.00	SNOW REMOVAL AT BRYANT MANOR
	CAISSIE, S	02/23/2023 & 02/24/2023	6.00	SNOW REMOVAL AT MYSTIC RIVER
	DIFRAIA, J	02/23/2023 & 02/24/2023	6.00	SNOW REMOVAL AT MYSTIC RIVER
	DINKA, A	02/23/2023 & 02/24/2024	5.00	SNOW REMOVAL AT HIGHLAND GARDEN
	FERREIRA, J	02/23/2023 & 02/24/2023	6.00	SNOW REMOVAL AT MYSTIC RIVER
	FOSTER, M	02/23/2023 & 02/24/2023	6.00	SNOW REMOVAL AT MYSTIC VIEW
	FRANCOIS, L	02/23/2023 & 02/24/2023	6.00	SNOW REMOVAL AT PROPERZI MANOR
	GAY, BRIAN	02/23/2023 & 02/24/2023	6.00	SNOW REMOVAL AT MYSTIC RIVER
	GEORGE, A	02/23/2023 & 02/24/2023	7.00	SNOW REMOVAL AT MYSTIC RIVER
	HOUTON, C	02/23/2023 & 02/24/2023	6.00	SNOW REMOVAL AT MYSTIC RIVER
	KEBREAU, S	02/23/2023 & 02/24/2023	6.00	SNOW REMOVAL AT WESTON MANOR
	KEENAN, T	02/23/2023 & 02/24/2023	7.00	SNOW REMOVAL AT MYSTIC VIEW
	MACDONALD, G	02/23/2023 & 02/24/2023	7.00	SNOW REMOVAL AT MYSTIC VIEW
	MACKAY, J	02/23/2023 & 02/24/2023	7.00	SNOW REMOVAL AT MYSTIC VIEW
	MCWATERS, K	02/23/2023 & 02/24/2023	4.00	SNOW REMOVAL AT CLAREDON HILL
	MECHDOUD, F	02/23/2023 & 02/24/2023	6.00	SNOW REMOVAL AT BRADY TOWER
	MELAGRANO, P	02/23/2023 & 02/24/2023	4.00	SNOW REMOVAL AT MYSTIC RIVER
	MULLIN, P	02/23/2023 & 02/24/2023	7.00	SNOW REMOVAL AT MYSTIC RIVER
	O'MEARA, M	02/23/2023 & 02/24/2023	7.00	SNOW REMOVAL AT MYSTIC RIVER
	O'MEARA, M	02/18/2023	3.00	REPLACED TOILET AT 25 RIVER RD., #2509
	PIRO, M	02/23/2023 & 02/24/2023	4.00	SNOW REMOVAL AT MYSTIC RIVER
	RIBERIO, M	02/23/2023 & 02/24/2023	7.00	SNOW REMOVAL AT HAGAN MANOR
	SHINER, J	02/23/2023	4.00	SNOW REMOVAL AT CIAMPA MANOR
03/10/2023	DELLANNO JR., J	03/04/2023-03/05/2023	10.00	CONTRACTUAL 10 HOURS
	DELLANNO JR., J	03/04/2023-03/05/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	DELLANNO JR., J	03/05/2023	2.00	GENERATOR ALARM AT CIAMPA MANOR
	AGUILAR, B	03/04/2023	4.00	SNOW REMOVAL AT JAQUES ST.
	AVERY, P	03/04/2023	4.00	SNOW REMOVAL AT BRYANT MANOR
	CAISSIE, S	03/04/2023	4.00	SNOW REMOVAL AT HAGAN MANOR
	DELLANNO JR., J	03/04/2023	4.00	SNOW REMOVAL AT MYSTIC RIVER
	DELPE, J	03/04/2023	4.00	SNOW REMOVAL AT MYSTIC RIVER
	DINKA, A	03/04/2023	9.00	SNOW REMOVAL AT MYSTIC RIVER
	FOSTER, M	02/27/2023	1.00	DELIVERED ICE MELT TO ELDERLY BUIDINGS
	FOSTER, M	03/04/2023	5.00	SNOW REMOVAL AT MYSTIC RIVER
	FRANCOIS, L	03/04/2023	3.00	SNOW REMOVAL AT PROPERZI MANOR
	KEBREAU, S	03/04/2023	4.00	SNOW REMOVAL AT WESTON MANOR
	MACDONALD, G	03/04/2023	5.00	SNOW REMOVAL AT MYSTIC VIEW
	MECHDOUD, F	03/04/2023	4.00	SNOW REMOVAL AT BRADY TOWER
	MELAGRANO, P	02/27/2023	1.00	DELIVERED ICE MELT TO ELDERLY BUIDINGS
	MELAGRANO, P	03/04/2023	5.00	SNOW REMOVAL AT MYSTIC VIEW
	MULLIN, P	03/04/2023	4.00	SNOW REMOVAL AT MYSTIC VIEW
	O'MEARA, M	03/04/2023	4.00	SNOW REMOVAL AT MYSTIC VIEW
	WATSON, C	03/04/2023	4.00	SNOW REMOVAL AT MYSTIC VIEW
03/16/2023	WATSON, C	03/11/2023-03/12/2023	10.00	CONTRACTUAL 10 HOURS
	WATSON, C	03/11/2023-03/12/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	WATSON, C	03/10/2023	2.00	COVERED NIGHT SHIFT
	WATSON, C	03/12/2023	2.00	LOCKED OUT AT HAGAN MANOR #39
	WATSON, C	03/12/2023	4.00	UNCLOGGED DRAIN AT 125 JAQUES ST., #11B
	WATSON, C	03/11/2023	2.00	CHECK HEAT AT BRYANT MANOR #322
	BLANC, R	03/07/2023	2.00	CHECK WATER BEING TURN OFF
	BLANC, R	03/01/2023	9.00	FIRE WATCH AT CLARENDON HILL
	DELLANNO JR., J	03/07/2023	2.00	CHECK WATER BEING TURN OFF
	DELPE, J	03/07/2023	2.00	CHECK WATER BEING TURN OFF
	KEBREAU, S	03/07/2023	2.00	CHECK WATER BEING TURN OFF
	MACDONALD, G	03/07/2023	2.00	CHECK WATER BEING TURN OFF
	MCWATERS, K	03/07/2023	2.00	CHECK WATER BEING TURN OFF
	MELAGRANO, P	03/10/2023	2.00	UNCLOGGED DRAIN AT MYSTIC RIVER
	MULLIN, P	03/07/2023	2.00	CHECK WATER BEING TURN OFF
	O'MEARA, M	03/07/2023	3.00	NO HOT WATER AT 10 MEMORIAL RD.
	O'MEARA, M	03/01/2023	8.00	FIRE WATCH AT CLARENDON HILL
	O'MEARA, M	03/10/2023	2.00	UNCLOGGED DRAIN AT MYSTIC RIVER
03/24/2023	SHINER, J	03/18/2023-03/19/2023	10.00	CONTRACTUAL 10 HOURS
	SHINER, J	03/18/2023-03/19/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	SHINER, J	03/19/2023	2.00	UNCLOGGED TOILET AT BRADY TOWER #905
	SHINER, J	03/17/2023	7.00	HOLIDAY COVERAGE
	SHINER, J	03/18/2023	2.00	UNCLOGGED TOILET AT BRADY TOWER #800

OVERTIME PAID / COMP. TIME EARNED: MARCH 2023

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
	SHINER, J	03/18/2023	2.00	WATER LEAK IN BATHROOM AT 139 ALEWIFE BRK PKWY #14B
	SHINER, J	03/19/2023	2.00	CHECK HEAT AT 15 WESTON MANRO #703
	SHINER, J	03/19/2023	2.00	UNCLOGGED TOILET AT 125 JAUQUES ST., #103
	SHINER, J	03/19/2023	2.00	UNCLOGGED TOILET AT BRADY TOWER #905
	HOUGHTON, C	03/13/2023	2.00	HELPED WESTON TENANT MOVE FROM HOTEL
	MECHDOUD, F	03/13/2023	2.00	HELPED WESTON TENANT MOVE FROM HOTEL
	AGUILAR, B	03/15/2023	2.00	SNOW REMOVAL AT JAME CORBETT APTS
	AVERY, P	03/15/2023	2.00	SNOW REMOVAL AT BRYANT MANOR
	GAY, B	03/15/2023	2.00	SNOW REMOVAL AT BRYANT MANOR
	BLANC, R	03/15/2023	2.00	SNOW REMOVAL AT CLARENDON HILL
	MCWATTERS, K	03/15/2023	2.00	SNOW REMOVAL AT CLARENDON HILL
	CAISSIE, S	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC VIEW
	DELLANNO, J	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC VIEW
	DELPE, J	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC VIEW
	DIFRAIA, J	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC VIEW
	FERREIRA, J	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC VIEW
	FOSTER, M	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC VIEW
	DINKA, A	03/15/2023	2.00	SNOW REMOVAL AT HIGHLAND GARDEN
	FRANCOIS, L	03/15/2023	2.00	SNOW REMOVAL AT PROPERZI MANOR
	KEBREAU, S	03/15/2023	2.00	SNOW REMOVAL AT WESTON MANOR
	MECHDOUD, F	03/15/2023	2.00	SNOW REMOVAL AT BRADY TOWER
	PIRO, M	03/15/2023	2.00	SNOW REMOVAL AT CIAMPA MANOR
	RIBERIO, M	03/15/2023	2.00	SNOW REMOVAL AT HAGAN MANOR
	GEORGE, A	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	HOUGHTON, C	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	KEENAN, T	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	MACDONALD, G	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	MACKEY, J	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	MELAGRANO, P	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	MULLIN, P	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	O'MEARA, M	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	RIBERIO, R	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	SHINER, J	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	WATSON, C	03/15/2023	2.00	SNOW REMOVAL AT MYSTIC RIVER
	AGUILAR, B	03/18/2023	8.00	FIRE AT BRYANT MANOR #407
	DELLANNO, J	03/15/2023	3.50	FIRE AT BRYANT MANOR #407
	DINKA, A	03/17/2023	8.00	FIRE AT BRYANT MANOR #407
	FERREIRA, J	03/15/2023	4.00	FIRE AT BRYANT MANOR #407
	FRANCOIS, L	03/18/2023	8.00	FIRE AT BRYANT MANOR #407
	GAY, B	03/15/2023	2.00	FIRE AT BRYANT MANOR #407
	HERNANDEZ, K	03/17/2023	8.00	FIRE AT BRYANT MANOR #407
	HOUGHTON, C	03/16/2023	8.00	FIRE AT BRYANT MANOR #407
	MACDONALD, G	03/15/2023	4.00	FIRE AT BRYANT MANOR #407
	MECHDOUD, F	03/15/2023	2.00	FIRE AT BRYANT MANOR #407
	MELAGRANO, P	03/18/2023	4.00	FIRE AT BRYANT MANOR #407
	O'MEARA, M	03/15/2023-03/16/2023	7.00	FIRE AT BRYANT MANOR #407
	RIBERIO, R	03/15/2023	5.00	FIRE AT BRYANT MANOR #407
	WATSON, C	03/15/2023-03/16/2023	12.00	FIRE AT BRYANT MANOR #407
	RIBERIO, M	03/17/2023-03/18/2023	16.00	PAINT AT HAGAN MANOR #26
	CAISSIE, S	03/17/2023	5.00	FIRE AT WESTON MANOR
	HOUGHTON, C	03/17/2023-03/18/2023	12.00	FIRE AT WESTON MANOR
	KEBREAU, S	03/17/2023-03/18/2023	12.00	FIRE AT WESTON MANOR
	KING, P	03/18/2023	7.00	FIRE AT WESTON MANOR
	O'MEARA, M	03/17/2023-03/18/2023	14.00	FIRE AT WESTON MANOR
	PIRO, M	03/17/2023	8.00	FIRE AT WESTON MANOR
	RIBERIO, R	03/17/2023	8.00	FIRE AT WESTON MANOR
03/31/2023	McCarthy, S	03/25/2023-03/26/2023	10.00	CONTRACTUAL 10 HOURS
	McCarthy, S	03/25/2023-03/26/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	AVERY, P	03/19/2023	8.00	BRYANT MANOR FIRE WATCH
	DELLANNO, J	03/19/2023	8.00	BRYANT MANOR FIRE WATCH
	GAY, B	03/19/2023	8.00	BRYANT MANOR FIRE WATCH
	O'MEARA, M	03/19/2023	8.00	BRYANT MANOR FIRE WATCH
	DELLANNO, J	03/23/2023	4.00	WATER SHUT OFF AT MYSTIC VIEW
	GEORGE, A	03/23/2023	4.00	WATER SHUT OFF AT MYSTIC VIEW
	MACDONALD, G	03/23/2023	4.00	WATER SHUT OFF AT MYSTIC VIEW
	MULLIN, P	03/23/2023	4.00	WATER SHUT OFF AT MYSTIC VIEW
	O'MEARA, M	03/23/2023	4.00	WATER SHUT OFF AT MYSTIC VIEW
	SHINER, S	03/23/2023	4.00	WATER SHUT OFF AT MYSTIC VIEW
	WATSON, C	03/23/2023	4.00	WATER SHUT OFF AT MYSTIC VIEW
	O'MEARA, M	03/25/2023	3.00	TOILET REPAIR AT HIGHLAND GARDEN #701

**Total Maintenance Dept. 659.50 0.00**

OVERTIME PAID / COMP. TIME EARNED: MARCH 2023

PR DISC	EMPLOYEE		HOURS	COMP TIME	REASON
03/03/2023	BROWNE, S	02/20/2023	8.00		WORKED ON HOLIDAY
	BROWNE, S	02/21/2023	4.00		COURT
	DE BETHENCOURT, M	02/20/2023	8.00		WORKED ON HOLIDAY
03/10/2023	BROWNE, S	03/02/2023	2.00		ASSISTED COIN COLLECTION
	RYMILL, A	03/01/2023	2.00		COVERED SHIFT
03/16/2023	BROWNE, S	03/08/2023	4.00		COURT
	BROWNE, S	03/09/2023	4.00		COURT
	BROWNE, S	03/09/2023	2.00		ASSISTED COIN COLLECTION
	DE BETHENCOURT, M	03/08/2023	4.00		COURT
03/24/2023	BROWNE, S	03/18/2023	8.00		EXTRA SHIFT
	RYMILL, A	03/16/2023	5.00		COVERED SHIFT
	RYMILL, A	03/17/2023	8.00		WORKED ON HOLIDAY
03/31/2023	BROWNE, S	03/23/2023	2.00		COIN COLLECTION/BANK DEPOSIT

**Total Public Safety 61.00 0.00**

ADMINISTRATION

03/03/2023	CORDOVA, G	02/21/2023	2.00		STAY LATE WITH HELP TENANT
03/10/2023	CRUZ, W	02/27/2023	2.00		CLARENDON HILL MONTHLY MEETING
	SANTANGELO, B	02/28/2023	2.00		SNOW ROBO
	JENKINS, D	01/31/2023	1.50		STAYED LATE FOR BUILDING ALARM ISSUE
03/16/2023	ESCHMANN, E	03/08/2023	2.00		RECERT SECTION 8 FILES
	FEDERICO, C	03/06/2023-03/07/2023	1.50		CONFERENCE
	GALLAGHER, L	03/06/2023-03/07/2023	1.50		CONFERENCE
	LOVE, T	03/06/2023-03/07/2023	1.50		CONFERENCE
	SANTANGELO, B	03/11/2023	2.00		CALLS FOR CLARENDON HILL FIRE WATCH
03/24/2023	SANTANGELO, B	03/14/2023	2.00		ROBO CALL FOR SNOW
03/31/2023	CABRERA, M	03/23/2023	1.00		BINGO ACTIVITY AT MAC CENTER
	ESCHMANN, E	03/21/2023	2.00		RECERT SECTION 8 FILES

**Total Administration 21.00 0.00**

## OVERTIME REPORT

### Administrative Department

MONTH	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
JANUARY	19.00	14.00	15.50	13.50	5.00	16.50	16.50	82.00	10.50	147.00	32.00	43.00	18.00
FEBRUARY	9.50	15.50	8.50	10.00	0.00	10.00	21.50	56.50	16.50	111.50	28.00	35.00	40.00
MARCH	20.00	33.50	18.00	9.00	11.00	18.00	61.45	55.50	19.50	49.50	0.00	5.00	21.00
APRIL	47.00	23.50	19.60	58.00	13.00	14.00	16.25	24.50	23.50	0.00	0.00	10.34	0.00
MAY	37.00	20.00	15.00	22.00	20.25	18.00	23.00	38.50	34.83	0.00	23.00	26.50	0.00
JUNE	21.50	18.50	13.00	24.00	18.00	13.50	38.50	12.00	23.33	0.00	77.00	14.50	0.00
JULY	12.50	12.00	7.00	7.50	16.50	41.50	49.00	7.00	57.25	0.00	131.75	31.00	0.00
AUGUST	29.00	14.50	19.50	15.00	11.00	45.00	11.50	15.00	114.42	3.00	36.75	33.50	0.00
SEPTEMBER	20.00	35.50	18.00	37.25	15.00	56.00	10.50	12.50	38.00	0.00	25.25	20.83	0.00
OCTOBER	22.00	13.50	15.00	22.50	15.50	43.50	57.00	13.00	61.00	25.00	35.00	18.08	0.00
NOVEMBER	28.50	11.00	18.50	10.00	14.00	24.50	71.00	10.50	114.00	110.50	45.00	33.50	0.00
DECEMBER	28.00	17.50	25.00	7.00	14.25	15.50	98.50	19.50	120.50	36.00	39.46	44.50	0.00
<b>Total Average</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>26.31</b>	<b>6.58</b>

### Maintenance Department

MONTH	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
JANUARY	555.00	147.50	274.50	813.00	412.00	312.50	354.50	664.59	174.00	363.00	340.00	378.50	426.50
FEBRUARY	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	475.00
MARCH	253.00	129.00	305.50	165.00	306.00	220.00	333.50	476.00	625.00	569.75	511.00	1205.00	659.50
APRIL	136.00	98.00	92.00	78.00	144.50	467.50	240.50	183.50	228.50	580.00	390.25	1356.00	0.00
MAY	137.00	80.00	118.00	537.00	156.00	252.75	304.25	119.00	153.00	1023.00	186.00	1010.00	0.00
JUNE	128.50	122.00	111.00	353.25	142.25	91.50	261.75	348.50	237.00	729.00	218.00	1266.50	0.00
JULY	123.00	131.50	105.00	286.75	343.25	192.00	497.00	127.50	645.50	291.50	215.50	365.50	0.00
AUGUST	242.00	139.50	111.00	161.00	138.50	141.00	215.00	175.00	672.50	128.00	196.00	1724.25	0.00
SEPTEMBER	368.00	95.50	92.00	114.00	112.50	145.00	137.50	107.00	177.50	145.00	621.50	809.50	0.00
OCTOBER	119.00	97.00	120.50	132.00	127.50	128.85	213.25	141.00	153.50	217.50	1573.00	161.00	0.00
NOVEMBER	117.50	205.00	147.00	122.00	109.00	145.00	152.00	225.17	261.50	292.00	160.50	148.00	0.00
DECEMBER	131.00	97.00	325.00	206.50	131.00	310.25	362.25	111.50	548.00	762.00	715.00	857.50	0.00
<b>Total Average</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>955.23</b>	<b>130.08</b>

### Public Safety Department

MONTH	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
JANUARY	108.33	98.00	82.00	165.00	132.00	100.00	105.00	84.00	76.00	92.00	210.00	85.00	94.17
FEBRUARY	83.00	76.00	167.00	108.00	207.00	103.00	21.50	47.00	129.00	93.00	248.50	58.33	139.00
MARCH	112.00	160.00	120.00	125.00	106.00	48.00	100.00	97.00	92.00	50.00	192.00	130.33	61.00
APRIL	60.00	116.00	136.00	85.00	84.00	92.00	64.00	68.00	69.00	103.00	224.50	100.50	0.00
MAY	105.00	100.00	74.00	89.00	114.00	92.00	64.00	40.00	67.00	194.00	60.00	42.25	0.00
JUNE	123.00	157.00	113.50	92.00	104.00	82.00	111.00	107.00	68.00	157.00	124.50	32.50	0.00
JULY	110.00	121.00	94.33	65.33	80.00	89.00	40.00	48.00	71.00	203.00	123.83	65.00	0.00
AUGUST	62.00	74.00	125.00	65.00	45.00	76.00	81.00	58.00	76.00	167.50	102.00	76.50	0.00
SEPTEMBER	105.00	122.00	65.00	72.00	96.00	89.00	44.00	48.00	34.00	165.00	82.00	90.00	0.00
OCTOBER	81.00	89.00	126.00	100.00	112.50	114.00	86.00	56.00	95.00	178.50	136.00	67.50	0.00
NOVEMBER	128.33	110.99	114.00	96.00	75.00	73.00	92.00	92.00	78.00	127.00	114.75	44.00	0.00
DECEMBER	111.33	78.00	86.00	68.00	78.00	130.00	44.00	67.00	45.00	211.00	185.50	62.00	0.00
<b>Total Average</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>71.16</b>	<b>24.51</b>

## Resident Services Report

March 2023

1. <b>Total number of new referrals:</b>	SBennett	GCordova	<b>Total</b>
Elderly	17	24	
Young Disabled	5	5	
Family	12	0	
Applicant	1	0	
Section 8 Assistance	2	0	
<b>Total referrals this month</b>	<b>37</b>	<b>29</b>	

2. **Referral Sources:**

Residents/Applicants	47
Housing Managers	19
Director of Public Safety	0
Maintenance Department	0
Family Members	0

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	14	3	11
Benefit assistance	5	1	4
Substance abuse	0	0	0
Legal Aid Referral	1	1	0
Transportation problem	0	0	0
Domestic violence	0	0	0
Financial problems/Arrearage Assistance	17	9	8
Reasonable Accommodation	0	0	0
Peaceful enjoyment issue	0	0	0
Employment/vocational services	3	0	3
Mental health issues	4	3	1
Medical issues (including insurance)	2	0	2
Lease violation	0	0	0
Isolation problem	1	0	1
Nursing home placement/assisted living	0	0	0



## Resident Services Report

March 2023

Language assistance	3	0	3
Maintenance Concern Assistance	16	0	16
Housing Applicant Assistance/Referrals	0	0	2

### 3. Activities this month:

Nutrition Program coordinated by Resident Services Staffer for Public Housing FSS/SSP-Miguelina Cabrera. Family Bingo for Mystic and Clarendon Families with Janine Lotti, M.Ed, and Miguelina Cabrera. Bryant Manor Nomination Meeting. Tufts Coffee Hour at Properzi, Bryant and Capen Court. Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.

Resident Services was responsive to comfort level care of each temporarily displaced resident from the Bryant Fire as well as temporarily displaced residents from the modernization project at Weston Manor.

### 4. Goals for next month:

Tenant Association Nomination Meet at Properzi Manor. Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties. Coffee Hour Scheduling with Tufts Health Plan for Senior Buildings. Intergenerational Event at Properzi Manor with the Mystic Learning Center Youth. Movie Night for Mystic and Clarendon Families with Janine Lotti, M.Ed, and Miguelina Cabrera. Bryant Manor Nomination Meeting. Thinking about Homeownership Info Sessions including Budgeting and Credit, and Searching for your first home led by Janine Lotti, Certified Homebuyer Counselor, and Section 8 FSS/Homebuyer Coordinator. Event will be at the Activity Center inviting voucher holders, and Mystic and Clarendon Residents. Bike Raffle Event open to Mystic and Clarendon Residents sponsored by Cambridge Bike Gives Back and Mystic Learning Center. Pop Warner Information Session at the Mystic Activity Center.

MANAGEMENT MONTHLY REPORT

Date: March 2023

Vacancy Report

TOTAL UNITS: **1358**

Development Name	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)	Weston
Total Units	84	134	53	216	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	125	52	135	41	23	42	98	228	211	107	16	3	71
Total MOD Vacancies	0	6	0	81	0	0	0	0	0	0	0	0	0	9
Total Non-MOD Vacancies	1	3	1	0	0	1	0	2	6	4	2	0	0	0
Total Vacancies	1	9	1	81	0	1	0	2	6	4	2	0	0	9
<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%	7%	2%	38%	0%	4%	0%	2%	3%	2%	2%	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
<b>Occupied Units</b>	83	125	52	135	0	23	42	98	228	211	108		3	71
Caucasians	64	103	39	91	0	15	28	33	47	126	75		1	52
Minorities	19	52	13	109	0	12	14	63	181	161	38		2	19
<i>Minorities Breakdown</i>	<b>19</b>	<b>54</b>	<b>13</b>	<b>109</b>	<b>0</b>	<b>14</b>	<b>14</b>	<b>63</b>	<b>181</b>	<b>160</b>	<b>38</b>		<b>2</b>	<b>19</b>
African American	12	21	6	39	0	4	8	27	55	71	23		2	10
Asian	4	7	1	12	0	4	2	11	17	14	8		0	2
Hispanic	3	26	6	55	0	5	4	25	109	75	6		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	1	0	2	0	0	2	7	0	12	53	2		0	3
14Day NTQ	0	0	0	0	0	0	0	0	0	0	0		0	0
P.C.	0	0	0	0	0	0	0	0	3	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	74	0		0	0
Other Inspections	0	0	0	0	0	0	0	0	0	0	0		0	0
Annual Recertifications	0	3	0	135	0	1	0	0	4	3	0		0	0
Interim Adjustment	3	1	1	0	0	1	1	4	6	23	6		0	1

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

**SOMERVILLE HOUSING AUTHORITY**

April 1, 2022 - March 31, 2023

**TENANT SELECTION REPORT - April 2023**  
Public Housing and Section 8 Programs

APPLICATIONS PROCESSED	AVG.	AVG.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Somerville Residents
	6 Months	FY	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2023	2023	2023	Mar.
Family - DHCD	19	19	7	17	28	18	12	21	17	27	20	15	10	22	18	8
Family HUD	58	46	25	26	26	29	21	27	71	104	83	40	42	31	48	20
Elderly- DHCD	8	8	7	7	6	9	6	6	8	9	9	7	9	6	10	5
Elderly - HUD	27	23	18	27	13	17	11	24	19	41	35	21	25	21	20	8
Hagan	7	7	7	7	6	9	4	10	5	9	6	7	7	3	8	7
Bryant	6	6	7	7	6	9	4	9	6	9	6	7	6	2	6	5
<b>Total Public Housing</b>	<b>125</b>	<b>108</b>	<b>71</b>	<b>91</b>	<b>31</b>	<b>44</b>	<b>25</b>	<b>97</b>	<b>126</b>	<b>199</b>	<b>159</b>	<b>97</b>	<b>99</b>	<b>85</b>	<b>110</b>	<b>25</b>
Section 8	15	14	12	10	11	17	16	12	15	37	4	12	10	13	12	7
SRO	4	3	2	2	3	1	1	1	4	7	3	4	0	4	8	1
DHAP	7	6	5	8	4	8	6	6	3	5	15	8	6	5	1	0
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	7	6	7	1	4	6	2	9	9	4	4	6	11	5	9	3
Merriam	0	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	0
Just At Start	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YMCA	2	1	0	2	0	0	0	0	0	0	1	0	1	2	6	0
Mainstream	6	5	2	5	4	8	6	0	3	5	16	4	3	3	2	1
Waterworks	8	8	7	14	1	6	6	9	12	9	9	3	9	14	5	2
Capen Court	17	16	14	21	13	13	12	11	19	20	9	18	19	12	22	9
<b>Total Leased Housing</b>	<b>64</b>	<b>59</b>	<b>49</b>	<b>63</b>	<b>40</b>	<b>59</b>	<b>49</b>	<b>48</b>	<b>65</b>	<b>87</b>	<b>61</b>	<b>55</b>	<b>59</b>	<b>58</b>	<b>65</b>	<b>23</b>
<b>Total</b>	<b>189</b>	<b>167</b>	<b>120</b>	<b>154</b>	<b>71</b>	<b>103</b>	<b>74</b>	<b>145</b>	<b>191</b>	<b>286</b>	<b>220</b>	<b>152</b>	<b>158</b>	<b>143</b>	<b>175</b>	<b>48</b>
<b>WAITING LISTS # OF APPLICANTS</b>	<b>AVG.</b>	<b>AVG.</b>	<b>Mar.</b>	<b>Apr.</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug.</b>	<b>Sept.</b>	<b>Oct.</b>	<b>Nov.</b>	<b>Dec.</b>	<b>Jan.</b>	<b>Feb.</b>	<b>Mar.</b>	<b>Somerville Residents</b>
	<b>6 Months</b>	<b>FY</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2023</b>	<b>2023</b>	<b>2022</b>	<b>Mar.</b>
Family - DHCD	31367	28668	23861	24635	24887	25355	26068	27091	27774	28440	29375	30096	35588	31738	32964	1200
Family HUD	1000	848	914	636	656	675	690	739	784	869	957	989	1030	1049	1104	238
Elderly- DHCD	9287	8650	7716	7907	7588	7818	7988	8256	8527	8723	8966	9171	9373	9603	9885	472
Elderly - HUD	627	675	2558	1653	639	489	502	524	532	569	603	621	645	656	667	272
Hagan	1036	1976	3087	3094	3098	3097	3103	3099	2007	1740	1696	1280	496	500	506	170
Bryant	1523	1846	2174	2172	2173	2168	2168	2163	2167	2162	1509	1412	1376	1338	1340	228
<b>Total Public Housing</b>	<b>44839</b>	<b>42663</b>	<b>40310</b>	<b>40097</b>	<b>39041</b>	<b>39602</b>	<b>0</b>	<b>0</b>	<b>41791</b>	<b>42503</b>	<b>43106</b>	<b>43569</b>	<b>48508</b>	<b>44884</b>	<b>46466</b>	<b>2580</b>
Section 8	1869	1754	1534	1543	1592	1621	1640	1680	1752	1784	1824	1846	1887	1922	1952	1952
SRO	445	501	664	666	673	673	9	660	664	617	520	524	512	471	24	1
DHAP	831	754	797	791	797	804	35	815	820	729	839	847	854	859	859	53
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	1429	1324	1381	1382	1398	1404	312	1411	1410	1414	1418	1415	1437	1437	1452	193
Merriman	1	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0
North Charles	2	1	2	2	0	0	0	0	0	0	2	2	2	2	2	2
Just At Start	1	0	0	0	0	0	0	0	0	0	1	0	1	1	1	0
YMCA	7	4	3	5	0	0	0	0	0	0	8	8	8	6	12	1
Mainstream	83	63	24	24	29	48	48	54	59	64	80	84	89	90	92	31
Waterworks	228	292	728	736	705	161	161	178	192	204	221	224	233	247	239	94
Capen Court	415	647	952	963	973	979	979	897	480	407	412	416	414	425	414	143
<b>Total Leased Housing</b>	<b>5310</b>	<b>5340</b>	<b>6085</b>	<b>6112</b>	<b>6167</b>	<b>4069</b>	<b>3184</b>	<b>5695</b>	<b>5377</b>	<b>5219</b>	<b>5326</b>	<b>5367</b>	<b>5438</b>	<b>5461</b>	<b>5048</b>	<b>2470</b>
<b>Total</b>	<b>50149</b>	<b>48004</b>	<b>46395</b>	<b>46209</b>	<b>45208</b>	<b>43671</b>	<b>3184</b>	<b>5695</b>	<b>47168</b>	<b>47722</b>	<b>48432</b>	<b>48936</b>	<b>53946</b>	<b>50345</b>	<b>51514</b>	<b>5050</b>

**WORK ORDERS ISSUED FOR:****Mar-23****REQUESTED BY MANAGEMENT: 221****REQUESTED BY TENANTS: 974****TOTAL WORK ORDERS ISSUED: 1195**

	** **		****			
DEV.	COMPL	ETED	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	285	121	133	418	350	68
031-9	139	48	8	147	75	72
200-1	82	16	11	93	87	6
200-2	191	68	14	205	169	36
667-1	0	0	0	0	0	0
667-2	98	11	15	113	97	16
667-3	50	13	5	55	49	6
667-4	82	22	9	91	83	8
667-6	36	10	2	38	35	3
400-C	5	5	0	5	4	1
689-2	27	8	2	29	24	5
689-3	0	0	0	0	0	0
705-1	1	1	0	1	1	0
<b>TOTAL</b>	<b>996</b>	<b>323</b>	<b>199</b>	<b>1195</b>	<b>974</b>	<b>221</b>

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

**PUBLIC SAFETY**  
**INCIDENTS REPORTED BY DATE**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
<b>CRIMES AGAINST PERSON</b>													
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	1	0	0	0	0	0	0	0	1	0	1	0	3
HARASSING CALLS	0	0	0	1	0	0	0	0	0	0	0	0	1
ASSAULT AND BATTERY	1	0	0	0	0	1	0	1	0	0	0	1	4
<b>PROPERTY CRIMES</b>													
RECOVERED STOLEN PROP	2	0	0	0	0	0	0	0	0	0	0	0	2
VANDALISM	1	2	1	0	0	0	0	1	0	0	1	0	6
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	1	0	0	0	0	0	0	0	0	1	0	0	2
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
<b>PUBLIC ORDER</b>													
RESTRAINING ORDER VIOL	2	0	0	0	0	0	1	0	0	0	0	0	3
DISTURBANCE APT/NOISE	5	7	4	2	4	3	1	6	2	1	2	4	41
DISTURBANCE HALLWAY	6	5	6	2	4	3	2	1	2	2	2	2	37
DISTURBANCE OUTSIDE	2	0	4	4	3	6	3	5	1	2	0	3	33
firE ARMS OTHER	0	0	1	0	0	0	0	0	0	0	0	0	1
DISORDERLY PERSON	0	1	1	0	0	0	0	0	0	0	0	0	2
SUSPICIOUS PERSON	2	0	0	0	0	0	0	0	0	0	0	0	2
OTHER M/V	0	1	0	0	0	0	0	0	0	0	0	0	1
NARCOTICS POSSESSION	0	0	1	0	0	0	0	0	0	1	0	0	2
<b>ADMINISTRATION</b>													
INVESTIGATION	22	6	1	1	3	5	0	4	1	4	0	2	49
SICK PERSON	38	27	42	15	18	17	13	14	13	17	17	18	249
SUDDEN DEATH	0	1	0	0	1	0	0	0	0	0	0	0	2
CHECK CONDITION	15	13	17	8	6	2	1	7	2	3	11	2	87
CITIZEN CONTACT	24	14	19	2	9	8	3	6	8	1	24	17	135
RESIDENT MEETING	1	0	0	0	0	0	0	0	0	1	0	0	2
SHA NOTICE SERVICE	2	1	1	0	0	0	0	0	0	0	0	1	5
MEETING	1	0	0	1	0	0	0	0	0	0	0	0	2
LOCKOUT	5	10	14	0	10	10	7	7	5	9	6	5	88
MAINTENANCE PROBLEM	2	0	2	0	3	1	0	1	0	1	0	2	12
E911 HANGUP	2	9	5	0	0	0	3	3	5	1	2	1	31
BURGLAR ALARM	0	0	0	1	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	1	2	0	0	0	0	0	1	0	0	0	0	4
ASSIST NO ARREST	3	3	8	2	5	6	2	7	5	0	0	1	42
ASSIST ARREST	1	4	1	0	0	0	0	1	1	1	0	0	9
SUMMONS/RO SERVICE	7	9	9	0	4	3	6	5	2	9	6	3	63
OFFICER WANTED	30	41	43	33	19	27	11	25	13	20	7	11	280
SUPPLEMENTAL	1	0	0	0	1	0	0	0	0	0	0	0	2
ANIMAL COMPLAINT	0	1	2	0	0	0	0	0	0	0	0	0	3
LOST PROPERTY REPORTED	2	2	1	2	1	3	2	2	1	0	0	0	16
MISSING PERSON	1	2	0	0	0	0	0	0	0	0	0	0	3
MV VIOLATIONS	5	2	8	0	1	2	0	0	1	1	6	2	28
PARKING VIOLATIONS	3	4	2	0	0	0	0	1	1	0	2	4	17
FIRE INVESTIGATION	1	0	1	0	0	0	0	1	0	0	1	1	5
COURT	0	0	2	0	0	0	0	0	0	0	0	0	2
	0	0	0	0	0	0	0	0	0	0	0	0	0
FIELD INTERVIEW	0	0	0	0	0	0	0	0	1	0	0	0	1
DIRECTED PATROL	891	801	867	402	380	375	445	492	449	455	429	488	6474
<b>Grand Total</b>	<b>1083</b>	<b>970</b>	<b>1064</b>	<b>476</b>	<b>474</b>	<b>475</b>	<b>500</b>	<b>594</b>	<b>515</b>	<b>530</b>	<b>519</b>	<b>569</b>	<b>7769</b>

**PUBLIC SAFETY**  
**INCIDENTS REPORTED BY AREA**

	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total
<b>PUBLIC ORDER</b>															
DISTURBANCE APT/NOISE	0	0	0	0	1	0	0	0	0	1	0	0	0	0	2
DISTURBANCE HALLWAY	0	0	0	0	1	0	0	0	0	1	0	0	1	0	3
DISTURBANCE OUTSIDE	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
DISORDERLY PERSON	0	0	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	0	0	1
<b>ADMINISTRATION</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INVESTIGATION	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
SICK PERSON	0	4	0	0	2	1	0	0	0	2	1	0	5	0	15
CHECK CONDITION	2	2	0	2	0	1	0	1	1	0	1	0	1	0	11
CITIZEN CONTACT	0	0	7	0	1	2	0	0	0	0	2	0	1	6	19
SHA NOTICE SERVICE	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
LOCKOUT	1	0	1	0	1	0	0	0	4	2	0	0	0	0	9
MAINTENANCE PROBLEM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
E911 HANGUP	0	0	0	0	0	0	0	0	4	0	0	0	0	0	4
ASSIST NO ARREST	0	0	0	0	1	0	0	0	2	2	0	0	0	1	6
ASSIST ARREST	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
SUMMONS/RO SERVICE	0	0	0	0	1	0	0	0	0	3	0	0	0	0	4
OFFICER WANTED	1	2	4	0	0	0	0	0	5	4	2	0	3	0	21
LOST PROPERTY REPORTED	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
MV VIOLATIONS	0	0	0	0	0	0	0	0	0	4	0	0	0	0	4
PARKING VIOLATIONS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
FIRE INVESTIGATION	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
COURT	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL	29	28	20	28	72	53	29	29	23	33	27	25	25	29	450
<b>Grand Total</b>	<b>34</b>	<b>37</b>	<b>32</b>	<b>30</b>	<b>81</b>	<b>57</b>	<b>29</b>	<b>30</b>	<b>42</b>	<b>57</b>	<b>33</b>	<b>25</b>	<b>36</b>	<b>37</b>	<b>560</b>

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

As of 3/1/23

<b>Development</b>	<b>Tenant/Job No. Contract No.</b>	<b>Execution Date</b>	<b>Commence Date</b>	<b>Annual Rent / Annual Increase</b>	<b>5 YR Term</b>	<b>Expiration Date</b>	<b>Status</b>
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 March 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
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	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		Adibson Electric
2044	Plumbing Service Contract	Construction	Force Account	Construction	\$50,000.00	9/7/2022	9/22/2022	\$120.00 Per Hour	N/A		Byors 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		Northern Contracting
2204	Brady Electrical Work	Construction	Federal Cap Fund 2021	Construction	\$497,000.00	3/23/2022	4/7/2022	\$497,000.00	6/13/2022		Megeo Electric
2203	Mystic Rivers Roofs Phase 5	Pre-Construction	State Cap Fund 2021	Construction	\$335,000.00	9/7/2022	9/22/2022	\$359,225.00			Corolla Roofing
2211	Bryant Manor Panel Board Replacement	Pre-Bid	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
2207	Capen Court Chiller Replacement	Pre-Construction	Capen Reserves	Design	?	N/A	N/A	\$13,600.00	N/A	N/A	C.A Crowley
2207	Capen Court Chiller Replacement	Pre-Construction	Capen Reserves	Construction	?	N/A	2/2/2023	\$234,300.00	N/A	N/A	Aalanco Service Corp
2301	Mystic View Roof Replacement 3	Design	Federal Cap Fund 2022	Design	\$430,000.00	N/A	N/A	\$32,475.00	N/A	N/A	EHA Design
2302	Properzi Electrical Upgrades	Design	Federal Cap Fund 2022	Design	\$550,000.00	N/A	N/A	\$29,025.00	N/A	N/A	Nangle Engineering Inc



# Interoffice MEMORANDUM

**To:** Joseph Macaluso  
Executive Director

**From:** Brian Langton  
Director of Modernization

**Subject:** Report on Activities

**Date:** 4-1-2023

**Antenna Report:**

No new Antenna Installations have been executed.

**Energy report:**

Eversource installed free LED light bulbs in residents' lamps and collected info about fridges and light fixtures inside apartments for an energy efficiency audit at Capen Court and Waterworks.