

**EXECUTIVE DIRECTORS MONTHLY REPORT**

TO: Board of Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: May 25, 2023

**SOMERVILLE HOUSING AUTHORITY**  
**AGENCY SUMMARY COMPARATIVES**  
**PERIOD APRIL 1, 2022 TO MARCH 31, 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	6,627,692	7,796,192	1,168,500	(1,168,500)
FEDERAL SECTION 8 RENTS	3,446,892	3,446,892	3,062,133	(384,759)	384,759
MOBILITY FEE + FRAUD RECOVERY	25,500	25,500	26,558	1,058	(1,058)
INTEREST INCOME	15,670	15,670	47,289	31,619	(31,619)
ANTENNA / MISC INCOME	440,200	440,200	642,189	(39,011)	39,011
ADMINISTRATIVE FEE INCOME	2,118,216	2,118,216	2,172,324	(99,304)	155,304
CAPITAL FUND/GRANTS	615,099	615,099	615,099	0	(0)
DHCD RSC GRANT	40,000	40,000	40,000	-	-
DHCD SSP GRANT	70,000	70,000	36,754	(33,246)	33,246
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	5,861,657	5,459,916	5,668,882	-	(418,105)
<b>TOTAL INCOME</b>	<b>19,260,926</b>	<b>18,859,185</b>	<b>20,107,419</b>	<b>644,857</b>	<b>(1,006,962)</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
SALARIES	3,034,679	3,034,679	2,566,276	468,403	468,403
LEGAL	80,000	80,000	97,763	(17,763)	(17,763)
MEMBERS COMPENSATION	45,000	45,000	33,346	11,654	11,654
STAFF TRAINING	-	-	23,400	(23,400)	(23,400)
TRAVEL	32,504	32,504	5,418	27,086	27,086
ACCOUNTING + AUDIT FEE	79,600	79,600	80,373	(773)	(773)
SUNDRY ADMIN COSTS	815,606	815,606	744,858	(47,318)	(47,318)
SSP & RSC EXPENSES	110,000	110,000	110,000	-	-
<b>TENANT SERVICES</b>					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	47,500	47,500	7,225	40,275	40,275
<b>UTILITIES</b>					
WATER & SEWER	1,948,864	1,948,864		(91,531)	(91,531)
ELECTRIC	951,678	951,678	951,633	45	45
GAS	963,128	963,128	830,360	132,768	132,768
LABOR	-	-	-	-	-
ENERGY CONSERVATION	-	-	-	-	-
OTHER	-	-	-	-	-
<b>MAINTENANCE</b>					
LABOR	3,437,193	3,437,193	3,128,162	309,031	309,031
MATERIALS	950,257	950,257	936,175	14,082	14,082
CONTRACT COSTS	1,887,500	1,887,500	1,771,177	116,323	116,323
PUBLIC SAFETY DETAILS	-	-	9,998	(9,998)	(9,998)
<b>GENERAL EXPENSES</b>					
INSURANCE	731,188	731,188	591,620	139,568	139,568
P.I.L.O.T.	183,089	183,089	285,702	(102,613)	(102,613)
EMPLOYEE BENEFITS	2,743,628	2,743,628	2,679,147	64,481	64,481
COLLECTION LOSSES	36,000	36,000	14,208	21,792	21,792
MGMT FEES/INTEREST EXP / MOB FEE	291,242	291,242	363,216	48,026	48,026
INTEREST EXPENSE					
<b>NONROUTINE EXPENSES</b>					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	471,800	471,800	404,886	66,914	66,914
EQUIPMENT NOT CAPITAL	161,200	161,200	115,353	45,847	45,847
EQUIPMENT CAPITALIZED	149,545	149,545	167,939	(18,394)	(18,394)
BETTERMENTS CAPITALIZED	1,034,480	1,034,480	485,034	549,446	549,446
OPERATING TRANSFER OUT	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>20,185,681</b>	<b>20,185,681</b>	<b>16,829,801</b>	<b>1,317,419</b>	
<b>SURPLUS (DEFICIT)</b>	<b>(924,755)</b>		<b>3,277,618</b>	<b>(672,562)</b>	
<b>SUBSIDY ESTIMATE</b>	<b>-</b>		<b>-</b>	<b>-</b>	
<b>NET SURPLUS (DEFICIT) *</b>	<b>(924,755)</b>		<b>3,277,618</b>	<b>(672,562)</b>	

\* Please note that the subsidy has not been all earned at this time; as a consequence the surplus (deficit) may be over(under) stated at this ti

**Somerville Housing Authority  
Certificate of Deposit (CD) Information**

<u>Bank Name</u>	<u>Contact</u>	<u>Date Opened</u>	<u>Date Expired</u>	<u>Account #</u>	<u>Amount</u>	<u>Terms</u>	<u>Program</u>	<u>Interest Rate</u>	
Eastern Bank	Krystal Koch	5/2/2023	5/2/2024	10225281	\$ 100,090.72	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	\$ 100,942.39	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	\$ 110,799.89	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	\$ 100,114.65	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	\$ 100,075.37	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	\$ 100,392.71	1 yr	667-4	0.45%	<i>base of \$100K plus interest earned</i>

**\*\*The banking subcommittee consists of: J.Macaluso, J. Capuano, and E. Rances\*\***

## 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	8.00
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>7.25</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	1031.00
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>216.00</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	62.50
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>29.72</b>

OVERTIME PAID / COMP. TIME EARNED: APRIL 2023

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
<b>MAINTENANCE</b>				
04/07/2023	CAISSIE, S	04/01/2023-04/02/2023	10.00	CONTRACTUAL 10 HOURS
	CAISSIE, S	04/01/2023-04/02/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	CAISSIE, S	04/01/2023	2.50	BUILDING ALARM GONE OFF AT CLARENDON HILL
	CAISSIE, S	04/02/2023	2.00	REPLACED TOILET AT WESTON MANOR #109
	MACKEY, J	04/01/2023	4.00	PAINT VACANCY UNIT AT CIAMPA MANOR #102
	O'MEARA, M	03/26/2023	3.00	LEAK AT 40 MEMORIAL ROAD
	RIBERIO, M	04/01/2023	8.00	PAINT VACANCY UNIT AT CIAMPA MANOR #102
	RIBERIO, M	03/29/2023	1.00	REPAIRED TO PAINT AT BRYANT MANOR #307
04/14/2023	BLANC, R	04/08/2023-04/09/2023	10.00	CONTRACTUAL 10 HOURS
	BLANC, R	04/08/2023-04/09/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	BLANC, R	04/06/2023-04/07/2023	2.00	MISC SERVICES FOR 153 ALEWIFE BRK PKWY
	AGUILAR, B	04/03/2023-04/08/2023	12.00	LUIS FOR MYSTIC VIEW
	AVERY, P	04/03/2023-04/08/2023	16.00	LUIS FOR MYSTIC VIEW
	CAISSIE, D	04/03/2023-04/06/2023	8.00	LUIS FOR MYSTIC VIEW
	CAISSIE, S	04/03/2023-04/08/2023	16.00	LUIS FOR MYSTIC VIEW
	DELLANNO JR., J	04/03/2023-04/08/2023	13.00	LUIS FOR MYSTIC VIEW
	DELPE, J	04/03/2023-04/08/2023	15.50	LUIS FOR MYSTIC VIEW
	DIFRAIA, J	04/03/2023-04/06/2023	7.00	LUIS FOR MYSTIC VIEW
	DINKA, A	04/03/2023-04/08/2023	16.00	LUIS FOR MYSTIC VIEW
	FERREIRA, J	04/05/2023-04/06/2023	4.00	LUIS FOR MYSTIC VIEW
	FOSTER, M	04/03/2023-04/08/2023	14.00	LUIS FOR MYSTIC VIEW
	FRANCOIS, L	04/03/2023-04/08/2023	16.00	LUIS FOR MYSTIC VIEW
	GEORGE, A	04/03/2023-04/08/2023	12.00	LUIS FOR MYSTIC VIEW
	HERNANDEZ, K	04/05/2023-04/08/2023	10.00	LUIS FOR MYSTIC VIEW
	HOUGHTON, C	04/03/2023-04/08/2023	14.00	LUIS FOR MYSTIC VIEW
	KEBREAU, S	04/08/2023	8.00	LUIS FOR MYSTIC VIEW
	KEENAN, T	04/04/2023-04/08/2023	14.00	LUIS FOR MYSTIC VIEW
	KING, P	04/03/2023-04/08/2023	13.00	LUIS FOR MYSTIC VIEW
	MACDONALD, G	04/03/2023-04/08/2023	11.00	LUIS FOR MYSTIC VIEW
	MACKEY, J	04/03/2023-04/08/2023	12.00	LUIS FOR MYSTIC VIEW
	MECHDOUD, F	04/03/2023-04/08/2023	16.00	LUIS FOR MYSTIC VIEW
	MELAGRANO, P	04/04/2023-04/08/2023	13.00	LUIS FOR MYSTIC VIEW
	MULLIN, P	04/03/2023-04/04/2023	4.00	LUIS FOR MYSTIC VIEW
	O'MEARA, M	04/03/2023-04/08/2023	15.00	LUIS FOR MYSTIC VIEW
	PIRO, M	04/03/2023-04/08/2023	13.00	LUIS FOR MYSTIC VIEW
	RIBERIO, M	04/03/2023-04/08/2023	16.00	LUIS FOR MYSTIC VIEW
	RIBERIO, R	04/03/2023-04/08/2023	11.00	LUIS FOR MYSTIC VIEW
	SHINER, J	04/03/2023-04/08/2023	16.00	LUIS FOR MYSTIC VIEW
	WATSON, C	04/03/2023-04/06/2023	8.00	LUIS FOR MYSTIC VIEW
04/21/2023	FERREIRA, J	04/15/2023-04/16/2023	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	04/15/2023-04/16/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	AGUILAR, B	04/10/2023-04/15/2023	12.00	LUIS FOR MYSTIC VIEW
	CAISSIE, D	04/10/2023-04/13/2023	10.00	LUIS FOR MYSTIC VIEW
	CAISSIE, S	04/10/2023-04/15/2023	17.00	LUIS FOR MYSTIC VIEW
	DELLANNO JR., J	04/10/2023-04/13/2023	7.00	LUIS FOR MYSTIC VIEW
	DELPE, J	04/10/2023-04/15/2023	14.00	LUIS FOR MYSTIC VIEW
	DIFRAIA, J	04/10/2023-04/15/2023	11.00	LUIS FOR MYSTIC VIEW
	DINKA, A	04/10/2023-04/15/2023	16.00	LUIS FOR MYSTIC VIEW
	FERREIRA, J	04/10/2023-04/13/2023	11.00	LUIS FOR MYSTIC VIEW
	FOSTER, M	04/10/2023-04/15/2023	14.00	LUIS FOR MYSTIC VIEW
	FRANCOIS, L	04/10/2023-04/15/2023	16.00	LUIS FOR MYSTIC VIEW
	GAY, B	04/15/2023	6.00	LUIS FOR MYSTIC VIEW
	GEORGE, A	04/10/2023-04/13/2023	11.00	LUIS FOR MYSTIC VIEW
	HERNANDEZ, K	04/10/2023-04/15/2023	12.00	LUIS FOR MYSTIC VIEW
	HOUGHTON, C	04/10/2023-04/12/2023	6.00	LUIS FOR MYSTIC VIEW
	KEBREAU, S	04/10/2023-04/15/2023	10.00	LUIS FOR MYSTIC VIEW
	KEENAN, T	04/10/2023-04/12/2023	6.00	LUIS FOR MYSTIC VIEW
	KING, P	04/10/2023-04/15/2023	15.00	LUIS FOR MYSTIC VIEW
	MACDONALD, G	04/10/2023-04/13/2023	8.00	LUIS FOR MYSTIC VIEW
	MACKEY, J	04/10/2023-04/12/2023	6.00	LUIS FOR MYSTIC VIEW
	MECHDOUD, F	04/10/2023-04/15/2023	16.00	LUIS FOR MYSTIC VIEW
	MELAGRANO, P	04/11/2023-04/15/2023	11.00	LUIS FOR MYSTIC VIEW
	MULLIN, P	04/10/2023-04/15/2023	12.00	LUIS FOR MYSTIC VIEW
	O'MEARA, M	04/10/2023-04/15/2023	12.00	LUIS FOR MYSTIC VIEW
	PIRO, M	04/10/2023-04/15/2023	14.00	LUIS FOR MYSTIC VIEW
	RIBERIO, M	04/10/2023-04/15/2023	16.00	LUIS FOR MYSTIC VIEW
	RIBERIO, R	04/10/2023-04/11/2023	3.00	LUIS FOR MYSTIC VIEW
	SHINER, J	04/10/2023-04/15/2023	15.00	LUIS FOR MYSTIC VIEW
	WATSON, C	04/10/2023-04/15/2023	15.00	LUIS FOR MYSTIC VIEW
04/28/2023	KEENAN, T	04/22/2023-04/23/2023	10.00	CONTRACTUAL 10 HOURS
	KEENAN, T	04/22/2023-04/23/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	KEENAN, T	04/23/2023	2.00	ALARM GONE OFF AT 153 ALEWIFE BRK PKWY #16C
	FERREIRA, J	04/17/2023	7.00	HOLIDAY COVERAGE
	FERREIRA, J	04/17/2023	2.00	FRONT DOOR AT CAPEN

OVERTIME PAID / COMP. TIME EARNED: APRIL 2023

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
	FERREIRA, J	04/17/2023	2.00	FLOOD IN BATHROOM AT 278 POWDER HSE BLVD #14B
	FERREIRA, J	04/17/2023	2.00	BROKEN PIPE IN BEDROOM AT 40 MEMORIAL RD., #38C
	AGUILAR, B	04/19/2023-04/22/2023	12.00	LUIS FOR MYSTIC VIEW
	AVERY, P	04/19/2023-04/22/2023	11.00	LUIS FOR MYSTIC VIEW
	CAISSIE, D	04/18/2023-04/20/2023	6.00	LUIS FOR MYSTIC VIEW
	CAISSIE, S	04/18/2023-04/22/2023	14.00	LUIS FOR MYSTIC VIEW
	DELLANNO, J	04/18/2023-04/22/2023	11.00	LUIS FOR MYSTIC VIEW
	DELPE, J	04/18/2023-04/22/2023	11.00	LUIS FOR MYSTIC VIEW
	DIFRAIA, J	04/18/2023-04/22/2023	10.00	LUIS FOR MYSTIC VIEW
	DINKA, A	04/18/2023-04/22/2023	14.00	LUIS FOR MYSTIC VIEW
	FERREIRA, J	04/18/2023-04/20/2023	5.00	LUIS FOR MYSTIC VIEW
	FOSTER, M	04/18/2023-04/22/2023	11.00	LUIS FOR MYSTIC VIEW
	FRANCOIS, L	04/18/2023-04/22/2023	12.00	LUIS FOR MYSTIC VIEW
	GAY, B	04/22/2023	5.00	LUIS FOR MYSTIC VIEW
	HERNANDEZ, K	04/18/2023-04/22/2023	11.00	LUIS FOR MYSTIC VIEW
	KEBREAU, S	04/18/2023-04/22/2023	12.00	LUIS FOR MYSTIC VIEW
	KEENAN, T	04/18/2023-04/22/2023	11.00	LUIS FOR MYSTIC VIEW
	KING, P	04/18/2023-04/22/2023	14.00	LUIS FOR MYSTIC VIEW
	MACDONALD, G	04/18/2023-04/20/2023	6.00	LUIS FOR MYSTIC VIEW
	MECHDOUD, F	04/18/2023-04/22/2023	14.00	LUIS FOR MYSTIC VIEW
	MELAGRANO, P	04/18/2023-04/20/2023	5.00	LUIS FOR MYSTIC VIEW
	MULLIN, P	04/18/2023-04/22/2023	14.00	LUIS FOR MYSTIC VIEW
	O'MEARA, M	04/18/2023-04/22/2023	13.00	LUIS FOR MYSTIC VIEW
	PIRO, M	04/18/2023-04/22/2023	12.00	LUIS FOR MYSTIC VIEW
	RIBERIO, M	04/18/2023-04/22/2023	14.00	LUIS FOR MYSTIC VIEW
	RIBERIO, R	04/20/2023-04/21/2023	3.00	LUIS FOR MYSTIC VIEW
	SHINER, J	04/18/2023-04/22/2023	13.00	LUIS FOR MYSTIC VIEW
<b>Total Maintenance Dept.</b>			<b>1,031.00</b>	<b>0.00</b>

PUBLIC SAFETY

04/07/2023	BROWNE, S	03/27/2023	9.00	MANDATORY TRAINING
	BROWNE, S	03/29/2023	8.00	COVERED SHIFT
04/14/2023	BROWNE, S	04/03/2023	7.00	COVERED SHIFT
	BROWNE, S	04/06/2023	2.00	ASSISTED COIN COLLECTION
	DE BETHENCOURT, M	04/05/2023	8.00	SERVICES TRAINING
	DE BETHENCOURT, M	04/08/2023	0.50	CALLED OUT TO 70 RIVER RD #7003
04/21/2023	BROWNE, S	04/12/2023	4.00	COURT
	RYMILL, A	04/13/2023	4.00	COURT
	RYMILL, A	04/13/2023	2.00	ASSISTED COIN COLLECTION
04/28/2023	BROWNE, S	04/17/2023	8.00	WORKED ON HOLIDAY
	BROWNE, S	04/20/2023	2.00	ASSISTED COIN COLLECTION
	DE BETHENCOURT, M	04/17/2023	8.00	WORKED ON HOLIDAY
<b>Total Public Safety</b>			<b>62.50</b>	<b>0.00</b>

ADMINISTRATION

04/07/2023	ESCHMANN, E	03/27/2023	2.00	RECERT SECTION 8 FILES
	MELLENDEZ, N	04/01/2023	4.50	WORKED 125 JAUQUES ST. FARMER MARKET
04/14/2023	CABRERA, M	04/06/2023	1.00	MOVIE NIGHT AT MAC
	GALLAGHER, L	04/07/2023	0.50	SEVERAL RESIDENT ISSUES
04/21/2023	NO OVERTIME			
04/28/2023	NO OVERTIME			
<b>Total Administration</b>			<b>8.00</b>	<b>0.00</b>

MANAGEMENT MONTHLY REPORT

Date: April 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	84	122	53	135	41	23	41	97	230	211	109	16	3	71
Total MOD Vacancies	0	6	0	81	0	0	0	0	0	0	0	0	0	9
Total Non-MOD Vacancies	0	6	0	0	0	1	1	3	4	4	1	0	0	0
Total Vacancies	0	12	0	81	0	1	1	3	4	4	1	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>111</b>	<b>16</b>	<b>3</b>	<b>80</b>
Vacancy Percentage	0%	9%	0%	38%	0%	4%	2%	3%	2%	2%	1%	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>	84	125	53	135	0	23	41	97	230	211	109		3	71
Caucasians	65	103	40	91	0	15	28	32	48	126	76		1	52
Minorities	19	54	13	109	0	12	13	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>13</b>	<b>63</b>	<b>181</b>	<b>161</b>	<b>38</b>		<b>2</b>	<b>19</b>
African American	12	21	6	39	0	4	7	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

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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	16	3	22	0	4	0	0	0	56	13		0	1
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	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	2	0	0	0	0	3	3	0		0	0
Annual Inspections	0	0	0	0	0	0	0	0	0	32	0		0	0
Other Inspections	0	0	0	0	0	0	0	0	0	0	0		0	0
Annual Recertifications	0	0	0	0	0	0	0	0	0	0	0		0	0
Interim Adjustment	2	1	2	4	0	1	1	0	9	11	1		0	5

<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, 2023 - March 31, 2024

**TENANT SELECTION REPORT - MAY 2023**

**Public Housing and Section 8 Programs**

APPLICATIONS PROCESSED	AVG.	AVG.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Somerville Residents
	6 Months	FY	2022	2022	2022	2022	2022	2022	2022	2022	2022	2023	2023	2023	2023	Apr.
Family - DHCD	17	19	17	28	18	12	21	17	27	20	15	10	22	18	19	5
Family HUD	47	36	26	26	29	21	27	71	104	83	40	42	31	48	36	14
Elderly- DHCD	7	3	7	6	9	6	6	8	9	9	7	9	6	10	3	2
Elderly - HUD	23	17	27	13	17	11	24	19	41	35	21	25	21	20	17	12
Hagan	7	9	7	6	9	4	10	5	9	6	7	7	3	8	9	5
Bryant	6	8	7	6	9	4	9	6	9	6	7	6	2	6	8	4
<b>Total Public Housing</b>	<b>107</b>	<b>92</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>92</b>	<b>23</b>
Section 8	11	13	10	11	17	16	12	15	37	4	12	10	13	12	13	6
SRO	4	4	2	3	1	1	1	4	7	3	4	0	4	8	4	1
DHAP	6	0	8	4	8	6	6	3	5	15	8	6	5	1	0	0
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	7	9	1	4	6	2	9	9	4	4	6	11	5	9	9	2
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	3	2	0	0	0	0	0	0	1	0	1	2	6	3	0
Mainstream	5	3	5	4	8	6	0	3	5	16	4	3	3	2	3	3
Waterworks	9	13	14	1	6	6	9	12	9	9	3	9	14	5	13	6
Capen Court	16	13	21	13	13	12	11	19	20	9	18	19	12	22	13	6
<b>Total Leased Housing</b>	<b>59</b>	<b>58</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>58</b>	<b>24</b>
<b>Total</b>	<b>166</b>	<b>150</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>150</b>	<b>47</b>

# OF APPLICANTS	AVG.	AVG.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Somerville Residents
	6 Months	FY	2022	2022	2022	2022	2022	2022	2022	2022	2022	2023	2023	2023	2023	Apr.
Family - DHCD	32230	33617	24635	24887	25355	26068	27091	27774	28440	29375	30096	35588	31738	32964	33617	1238
Family HUD	1043	1130	636	656	675	690	739	784	869	957	989	1030	1049	1104	1130	249
Elderly- DHCD	9322	8936	7907	7588	7818	7988	8256	8527	8723	8966	9171	9373	9603	9885	8936	487
Elderly - HUD	647	691	1653	639	489	502	524	532	569	603	621	645	656	667	691	271
Hagan	831	508	3094	3098	3097	3103	3099	2007	1740	1696	1280	496	500	506	508	199
Bryant	1302	837	2172	2173	2168	2168	2163	2167	2162	1509	1412	1376	1338	1340	837	160
<b>Total Public Housing</b>	<b>45375</b>	<b>45719</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>45719</b>	<b>2604</b>
Section 8	1903	1986	1543	1592	1621	1640	1680	1752	1784	1824	1846	1887	1922	1952	1986	1986
SRO	347	29	666	673	673	9	660	664	617	520	524	512	471	24	29	2
DHAP	853	859	791	797	804	35	815	820	729	839	847	854	859	859	859	53
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	1437	1461	1382	1398	1404	312	1411	1410	1414	1418	1415	1437	1437	1452	1461	196
Merriman	1	1	0	0	0	0	0	0	0	1	1	1	1	1	1	0
North Charles	2	2	2	0	0	0	0	0	0	2	2	2	2	2	2	2
Just At Start	1	0	0	0	0	0	0	0	0	1	0	1	1	1	0	0
YMCA	10	16	5	0	0	0	0	0	0	8	8	8	6	12	16	1
Mainstream	88	92	24	29	48	48	54	59	64	80	84	89	90	92	92	32
Waterworks	236	253	736	705	161	161	178	192	204	221	224	233	247	239	253	102
Capen Court	417	419	963	973	979	979	897	480	407	412	416	414	425	414	419	145
<b>Total Leased Housing</b>	<b>5293</b>	<b>5118</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>5118</b>	<b>2519</b>
<b>Total</b>	<b>50668</b>	<b>50837</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>50837</b>	<b>5123</b>



**WORK ORDERS ISSUED FOR:****Apr-23****REQUESTED BY MANAGEMENT: 549****REQUESTED BY TENANTS: 879****TOTAL WORK ORDERS ISSUED: 1428**

	** **		****			
DEV.	COMPL ETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	613	241	42	655	286	369
031-9	139	49	9	148	83	65
200-1	68	21	11	79	69	10
200-2	181	32	6	187	121	66
667-1	1	0	0	1	1	0
667-2	109	36	3	112	103	9
667-3	59	8	9	68	57	11
667-4	81	16	8	89	83	6
667-6	42	18	2	44	39	5
400-C	1	0	0	1	1	0
689-2	32	11	11	43	35	8
689-3	0	0	0	0	0	0
705-1	1	0	0	1	1	0
<b>TOTAL</b>	<b>1327</b>	<b>432</b>	<b>101</b>	<b>1428</b>	<b>879</b>	<b>549</b>

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

## Resident Services Report

April 2023

1. Total number of new referrals:	SBennett	GCordova	Total
Elderly	20	24	
Young Disabled	5	3	
Family	11	0	
Applicant	0	0	
Section 8 Assistance	0	0	
<b>Total referrals this month</b>	<b>26</b>	<b>27</b>	

2. **Referral Sources:**

Residents/Applicants	37
Housing Managers	16
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	4	0	4
Benefit assistance	10	3	7
Substance abuse	0	0	0
Legal Aid Referral	1	1	0
Transportation problem	1	1	0
Domestic violence	0	0	0
Financial problems/Arrearage Assistance	13	10	3
Reasonable Accommodation	1	-	1
Peaceful enjoyment issue	0	0	0
Employment/vocational services	1	0	1
Mental health issues	2	1	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

April 2023

Language assistance	0	0	0
Maintenance Concern Assistance	17	0	17
Housing Applicant Assistance/Referrals	0	0	0

### 3. Activities this 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 with Tufts Health Plan for Senior Buildings. Intergenerational Event at Brady Towers 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 was 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.

### 4. Goals for next month:

Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties. Coffee Hour at Highland Gardens, Brady Towers, Weston Manor, and Properzi with building management. Weston Tenant Association Nomination Meet.

**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>PROPERTY CRIMES</b>																
LARCENY UNDER \$250	B620	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
DISTURBANCE APT/NOISE	C405	0	0	0	0	0	1	0	0	2	0	0	0	0	0	3
DISTURBANCE HALLWAY	C406	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
DISTURBANCE OUTSIDE	C407	0	1	0	0	0	0	0	0	1	0	0	0	0	0	2
OTHER M/V	C740	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2
<b>ADMINISTRATION</b>																
INVESTIGATION	D001	0	0	1	0	0	1	0	0	0	2	0	0	0	0	4
SICK PERSON	D006	1	4	1	0	2	2	1	0	2	2	5	1	0	0	21
SUDDEN DEATH	D007	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
CHECK CONDITION	D009	0	2	0	2	1	1	0	0	0	0	2	0	1	0	9
CITIZEN CONTACT	D021	1	0	8	4	1	0	0	0	0	2	1	0	3	12	32
RESIDENT MEETING	D024	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
LOCKOUT	D030	0	0	0	0	1	0	0	0	4	0	0	0	0	0	5
MAINTENANCE PROBLEM	D035	0	1	1	0	0	0	0	0	0	1	0	0	0	0	3
BURGLAR ALARM	D040	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
ASSIST NO ARREST	D109	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2
ASSIST ARREST	D125	0	0	0	0	0	0	0	0	0	2	0	0	0	1	3
SUMMONS/RO SERVICE	D135	0	0	0	0	0	0	0	0	3	1	0	0	0	0	4
OFFICER WANTED	D137	0	1	1	0	1	4	0	0	5	8	0	0	1	0	21
MV VIOLATIONS	D800	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
PARKING VIOLATIONS	D810	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
FIRE INVESTIGATION	D902	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
COURT	D999	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
DIRECTED PATROL	F045	27	23	21	25	85	46	25	27	33	37	24	22	25	13	433
<b>Grand Total</b>		<b>29</b>	<b>34</b>	<b>33</b>	<b>31</b>	<b>91</b>	<b>55</b>	<b>26</b>	<b>27</b>	<b>54</b>	<b>60</b>	<b>34</b>	<b>23</b>	<b>31</b>	<b>26</b>	<b>554</b>

**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>													
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
ASSAULT AND BATTERY	1	0	0	0	0	1	0	1	0	0	0	1	4
<b>PROPERTY CRIMES</b>													
RECOVERED STOLEN PROP	1	0	0	0	0	0	0	0	0	0	0	0	1
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	0	0	0	0	0	0	0	2	1	0	0	1	4
LARCENY UNDER \$250	0	0	0	1	1	2	0	0	0	0	1	0	5
<b>PUBLIC ORDER</b>													
RESTRAINING ORDER VIOL	1	0	0	0	0	0	1	0	0	0	0	0	2
DISTURBANCE APT/NOISE	3	5	2	3	4	3	1	6	2	1	2	4	36
DISTURBANCE HALLWAY	1	2	3	1	4	3	2	1	2	2	2	2	25
DISTURBANCE OUTSIDE	1	0	1	2	3	6	3	5	1	2	0	3	27
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	2	0	0	0	0	0	0	0	0	3
NARCOTICS POSSESSION	0	0	1	0	0	0	0	0	0	1	0	0	2
INVESTIGATION	18	4	1	4	3	5	0	4	1	4	0	2	46
SICK PERSON	19	16	15	21	18	17	13	14	13	17	17	18	198
<b>ADMINISTRATION</b>													
SUDDEN DEATH	0	1	0	1	1	0	0	0	0	0	0	0	3
CHECK CONDITION	6	7	11	9	6	2	1	7	2	3	11	2	67
CITIZEN CONTACT	19	12	13	20	9	8	3	6	8	1	24	17	140
RESIDENT MEETING	1	0	0	1	0	0	0	0	0	1	0	0	3
SHA NOTICE SERVICE	2	0	1	0	0	0	0	0	0	0	0	1	4
MEETING	1	0	0	0	1	0	0	0	0	0	0	0	2
LOCKOUT	2	7	9	5	10	10	7	7	5	9	6	5	82
MAINTENANCE PROBLEM	1	0	1	3	3	1	0	1	0	1	0	2	13
E911 HANGUP	1	7	4	0	0	0	3	3	5	1	2	1	27
BURGLAR ALARM	0	0	0	1	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	1	1	0	0	0	0	0	1	0	0	0	0	3
ASSIST NO ARREST	0	1	5	2	5	6	2	7	5	0	0	1	34
ASSIST ARREST	1	1	1	2	0	0	0	1	1	1	0	0	8
SUMMONS/RO SERVICE	5	3	4	4	4	3	6	5	2	9	6	3	54
OFFICER WANTED	10	21	21	21	19	27	11	25	13	20	7	11	206
SUPPLEMENTAL	1	0	0	0	1	0	0	0	0	0	0	0	2
LOST PROPERTY REPORTED	1	1	1	0	1	3	2	2	1	0	0	0	12
MISSING PERSON	0	1	0	0	0	0	0	0	0	0	0	0	1
MV VIOLATIONS	5	1	4	1	1	2	0	0	1	1	6	2	24
PARKING VIOLATIONS	3	0	0	1	0	0	0	1	1	0	2	4	12
FIRE INVESTIGATION	1	0	1	1	0	0	0	1	0	0	1	1	6
COURT	0	0	2	2	0	0	0	0	0	0	0	0	4
DIRECTED PATROL	427	405	421	421	379	375	445	492	449	455	429	488	5186
<b>Grand Total</b>	<b>538</b>	<b>500</b>	<b>524</b>	<b>529</b>	<b>473</b>	<b>475</b>	<b>500</b>	<b>594</b>	<b>515</b>	<b>530</b>	<b>519</b>	<b>569</b>	<b>6266</b>

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

As of 5/1/23

<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-YearTerms.

**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		Adison 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 Fab 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	Byrant 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
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-Construction	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	Construction	Capen Reserves	Design	?	N/A	N/A	\$13,600.00	N/A	N/A	C.A Crowley
2207	Capen Court Chiller Replacement	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	Pre-Construction	Federal Cap Fund 2022	Design	\$430,000.00	N/A	2/9/2023	\$32,475.00	N/A	N/A	EHA Design
2302	Properzi Electrical Upgrades	Design	Federal Cap Fund 2022	Design	\$550,000.00	N/A	2/9/2023	\$29,025.00	N/A	N/A	Nangle Engineering Inc
2215	Properzi Elevator Modernization	Design	Federal Cap Fund 2022	Design	?	1/26/2023	2/9/2023	\$121,310.00	?	?	NV5

# Interoffice MEMORANDUM

**To:** Joseph Macaluso  
Executive Director

**From:** Brian Langton  
Director of Modernization

**Subject:** Report on Activities

**Date:** 5/1/23

**Antenna Report:**

**No new Antenna Installations have been executed.**

**Energy report:**

**No new Energy Reports have been executed.**