

EXECUTIVE DIRECTORS MONTHLY REPORT

TO: Board of Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: August 24, 2023

**SOMERVILLE HOUSING AUTHORITY
AGENCY SUMMARY COMPARATIVES
PERIOD APRIL 1, 2023 TO JUNE 30, 2023**

BUDGET LINE ITEMS	TOTAL BUDGET	BUDGET TO DATE	ACTUAL TO DATE	VARIANCE (BAD)	BALANCE TO YEAR END
INCOME					
RENTAL INCOME	7,849,231	1,962,308	2,025,448	63,140	5,823,783
FEDERAL SECTION 8 RENTS	3,376,548	844,137	816,065	(28,072)	2,560,483
MOBILITY FEE + FRAUD RECOVERY	26,000	6,500	6,946	446	19,054
INTEREST INCOME	24,270	6,068	11,035	4,968	13,235
ANTENNA / MISC INCOME	545,469	136,367	207,395	10,278	401,074
ADMINISTRATIVE FEE INCOME	1,820,798	455,200	479,937	24,738	1,340,861
CAPITAL FUND/GRANTS	442,926	110,732	206,161	95,430	236,765
DHCD RSC GRANT	40,000	10,000	-	(10,000)	40,000
DHCD SSP GRANT	70,000	17,500	-	(17,500)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	6,205,062	1,449,609	1,200,942	-	1,910,853
TOTAL INCOME	20,400,304	4,998,419	4,953,930	143,428	12,416,107
EXPENSES					
ADMINISTRATIVE					
SALARIES	3,193,277	798,319	684,036	114,283	2,509,241
LEGAL	112,580	28,145	187	27,958	112,393
MEMBERS COMPENSATION	51,000	12,750	-	12,750	51,000
STAFF TRAINING	-	-	599	(599)	(599)
TRAVEL	38,000	9,500	1,729	7,771	36,271
ACCOUNTING + AUDIT FEE	81,640	20,410	7,800	12,610	73,840
SUNDRY ADMIN COSTS	1,102,400	275,600	193,615	81,985	908,785
SSP & RSC EXPENSES	110,000	27,500	7,961	19,539	102,039
TENANT SERVICES					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	150,500	37,625	2,904	34,721	147,596
UTILITIES					
WATER & SEWER	2,044,450	511,113	-	384,746	1,918,084
ELECTRIC	1,085,394	271,349	115,582	155,767	969,812
GAS	1,056,319	264,080	120,944	143,136	935,375
LABOR	-	-	-	-	-
ENERGY CONSERVATION	-	-	-	-	-
OTHER	-	-	-	-	-
MAINTENANCE					
LABOR	3,643,393	910,848	890,576	20,272	2,752,817
MATERIALS	1,064,117	266,029	118,973	147,056	945,144
CONTRACT COSTS	2,258,100	564,525	297,859	266,666	1,960,241
PUBLIC SAFETY DETAILS	-	-	2,400	(2,400)	(2,400)
GENERAL EXPENSES					
INSURANCE	775,768	193,942	146,390	47,552	629,378
P.I.L.O.T.	141,397	35,349	97,021	(61,671)	44,376
EMPLOYEE BENEFITS	2,846,500	711,625	650,198	61,427	2,196,302
COLLECTION LOSSES	30,500	7,625	-	7,625	30,500
MGMT FEES/INTEREST EXP / MOB FEE	251,799	62,950	49,800	43,150	231,999
INTEREST EXPENSE	-	-	-	-	-
NONROUTINE EXPENSES					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	537,000	134,250	22,591	111,659	514,409
EQUIPMENT NOT CAPITAL	183,500	45,875	38,646	7,229	144,854
EQUIPMENT CAPITALIZED	180,000	45,000	39,957	5,043	140,043
BETTERMENTS CAPITALIZED	1,478,000	369,500	3,686	365,814	1,474,314
OPERATING TRANSFER OUT	-	-	-	-	-
TOTAL EXPENSES	22,415,634	5,603,909	3,493,454	2,014,088	
SURPLUS (DEFICIT)	(2,015,330)		1,460,476	(1,870,660)	
SUBSIDY ESTIMATE	-		-	-	
NET SURPLUS (DEFICIT) *	(2,015,330)		1,460,476	(1,870,660)	

* 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

**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	\$ 100,115.68	1 yr	667-4	0.50%	<i>base of \$100K plus interest earned</i>
Winter Hill Bank	Peter Majane	7/1/2023	4/1/2024	220004618	\$ 100,942.39	9 mths	400-C	4.27%	<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	7/8/2023	7/8/2024	98415336	\$ 110,839.96	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	6/30/2023	6/30/2024	10226442	\$ 100,100.32	1 yr	667-4	0.10%	<i>base of \$100K plus interest earned</i>
TD Bank	Lynn Baxter	7/25/2023	4/25/2024	3276280000	\$ 100,000.00	9 mths	667-4	5.60%	<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	5.00
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	40.00
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
Total Average	24.50	19.08	16.05	19.65	12.79	26.33	39.56	28.88	52.78	40.21	39.43	26.31	11.00

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	1616.50	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	1204.50
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	515.00
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	133.00
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
Total Average	216.71	129.79	239.88	296.54	311.58	229.01	295.06	242.86	386.75	450.42	548.44	955.23	370.38

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	35.50
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	47.25
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	47.00
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
Total Average	99.08	108.50	108.57	94.19	102.79	90.67	71.04	67.67	75.00	145.08	150.30	71.16	40.54

OVERTIME PAID / COMP. TIME EARNED: JULY 2023

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
MAINTENANCE				
07/07/2023	DELLANNO, J JR	07/01/2023-07/02/2023	16.00	ON CALL
	DELLANNO, J JR	07/01/2023	2.00	WATER LEAKING FROM CEILING AT 13-25 WARREN AVE. #211
	DELLANNO, J JR	07/02/2023	2.00	TOILET CLOGGED AT 252 MEDFORD ST. #0804
	DELLANNO, J JR	07/02/2023	2.00	TOILET TANK LEAKING AT 20 MEMORIAL RD. #36C
07/14/2023	WATSON, C	07/04/2023	7.00	COVER HOLIDAY
	WATSON, C	07/08/2023-07/09/2023	16.00	ON CALL
	WATSON, C	07/08/2023	2.00	WATER FLOWERS IN GARAGE
	WATSON, C	07/04/2023	2.00	PERSON STUCK IN ELEVATOR AT 27 COLLEGE AVE.
	WATSON, C	07/04/2023	2.00	TOILET CLOGGED AT 40 MEMORIAL RD. #38C
07/21/2023	MACDONALD, G	07/15/2023-07/16/2023	16.00	ON CALL
	AVERY, P	07/13/2023	8.00	WATCH FRONT DOOR, FOB DIDN'T WORK AT BRYANT MANOR
	DINKA, A	07/14/2023	8.00	WATCH FRONT DOOR, FOB DIDN'T WORK AT BRYANT MANOR
07/28/2023	SHINER, J	07/22/2023-07/23/2023	16.00	ON CALL
	SHINER, J	07/22/2023	2.00	OPEN DOOR FOR CLEANING SVR AT 30 RIVER RD., #3005
	DELLANNO, J JR	07/19/2023	8.00	FIRE WATCH AT HAGAN MANOR
	HOUGHTON, C	07/20/2023	8.00	FIRE WATCH AT HAGAN MANOR
	KEENAN, T	07/21/2023	8.00	FIRE WATCH AT HAGAN MANOR
	MECHDOUD, F	07/19/2023	8.00	FIRE WATCH AT HAGAN MANOR
	Total Maintenance Dept.		133.00	-
PUBLIC SAFETY				
07/07/2023	BROWNE, S	06/28/2023	2.00	MANDATORY ON LINE TRAINING
	BROWNE, S	06/29/2023	4.00	GUN INVESTIGATION/ INTERVIEW WITH DAN/ COIN COLLECTION
07/14/2023	BROWNE, S	07/03/2023	7.00	DAN EXTRA SHIFT COVERAGE
	RYMILL III, A	07/06/2023	2.00	COINS/ COVER FOR CHIEF MEADE
07/21/2023	DeBETHENCOURT, M	07/12/2023	8.00	COVERED SHIFT
	DeBETHENCOURT, M	07/14/2023	4.00	COURT
	DeBETHENCOURT, M	07/15/2023	1.00	COVERED SHIFT
	RYMILL III, A	07/13/2023	1.00	COIN PICKUP
07/28/2023	BROWNE, S	07/20/2023	2.00	COIN DELIVERY TO BANK
	DeBETHENCOURT, M	07/19/2023	8.00	COVERED SHIFT
	DeBETHENCOURT, M	07/20/2023	8.00	COVERED SHIFT
	Total Public Safety		47.00	0.00
ADMINISTRATION				
07/07/2023	GALLAGHER, L	06/28/2023-06/30/2023	4.50	NO LUNCH PORPERZI RECERT
	SANTANA, R	06/30/2023-07/01/2023	10.50	LAB COVERAGE FOR DOREEN
	CRUZ, W	06/26/2023	3.00	CLARENDON RELOCATION MONTHLY MEETING
07/14/2023	NO OVERTIME			
07/21/2023	GALLAGHER, L	07/12/2023	1.00	WORKLOAD
07/28/2023	BONILLA CRUZ, B	07/19/2023-07/21/2023	7.00	RECERTIFICATION OF JAQUES ST & STATE PROG CASELOAD
	CRUZ, W	07/21/2023-07/22/2023	11.00	BRYANT MANOR RECERTIFICATION
	ESCHMANN, E	07/21/2023	3.00	FEDERAL PUBLIC HOUSING FORM UPDATE
	Total Administration		40.00	0.00

Vacancy Report	MANAGEMENT REPORT - JULY 2023											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
Service Providers/Offices	0	0	0	0	0	0	0	0	6	0	1	0	0	0
Units Occupied by Residents	84	124	51	135	41	23	42	98	226	212	107	16	3	72
Total MOD Vacancies	0	6	0	81	0	0	0	0	0	0	0	0	0	6
Total Non-MOD Vacancies	0	4	2	0	0	1	0	2	8	3	2	0	0	2
Total Vacancies	0	10	2	81	0	1	0	2	8	3	2	0	0	8
TOTAL *	84	134	53	216	41	24	42	100	240	215	110	16	3	80
Vacancy Percentage	0%	7%	4%	38%	0%	4%	0%	2%	3%	1%	2%	0%	0%	10%
Statistic Report	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)	Weston
White	65	100	38	91		15	29	33	45	52	69		1	54
African American	12	21	6	39		4	7	27	55	70	23		2	9
Asian	4	7	1	12		4	2	11	18	14	8		0	2
Hispanic	3	26	6	55		7	4	25	107	77	8		0	7
Native American	0	0	0	3		1	0	0	0	0	1		0	0
<i>Minority Total</i>	84	154	51	200		31	42	96	225	213	109		3	72
<i># of Veterans</i>	4	2	8	3		0	2	3	9	0	2		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	41	24	42	100	240	215	110		3	80
P.C. Rent	0	0	0	0		0	0	0	0	0	0		0	0
14Day NTQ	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
Int. to Terminate	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
30 Day NTQ	0	0	0	0		0	0	0	3	0	0		0	0
Annual Inspections	0	0	0	0		0	0	0	0	0	0		0	0
Other Inspections	0	0	0	0		0	0	0	0	0	0		0	0
Annual Recertifications	0	0	0	0		2	0	37	0	0	0		0	0
Interim Adjustment	2	1	2	6		0	1	3	12	0	0		0	4
TOTAL PH UNITS 1358	Total Family 674	Total Elderly 643		State Family 459	State Elderly 274	Total Units (State) 774	Federal Family 215	Federal Elderly 369	Total Units (Federal) 584		Service Provider Units 7	Total Units Occupied 1234	Total Vacancies 117	% Overall Vacancy 9%

**SOMERVILLE HOUSING AUTHORITY
TENANT SELECTION REPORT - JUNE 2023
PUBLIC HOUSING AND SECTION 8 PROGRAMS**

FY April 1, 2023 - March 31, 2024	AVG.	AVG.
Applications Processed	6 Months	FY
Family - DHCD	15	12
Family HUD	31	27
Elderly - DHCD	6	5
Elderly - HUD	17	15
Hagan	7	8
Bryant	6	7
Total Public Housing	81	73
Section 8	9	8
SRO	4	3
DHAP	5	6
Walnut	0	0
Linden Street	6	5
Merriam	0	0
North Charles	0	0
Just At Start	0	0
YMCA	3	3
Mainstream	2	2
Waterworks	9	9
Capen Court	13	11
Total Leased Housing	51.5	46.5
Total	133	119.75

June 2022	July 2022	Aug. 2022	Sept. 2022	Oct. 2022	Nov. 2022	Dec. 2022	Jan. 2023	Feb. 2023	Mar. 2023	Apr. 2023	May 2023	June 2023	July 2023	Somerville Residents June
18	12	21	17	27	20	15	10	22	18	19	13	8	9	5
29	21	27	71	104	83	40	42	31	48	36	27	24	21	11
9	6	6	8	9	9	7	9	6	10	3	3	8	6	4
17	11	24	19	41	35	21	25	21	20	17	15	14	13	8
9	4	10	5	9	6	7	7	3	8	9	8	7	6	3
9	4	9	6	9	6	7	6	2	6	8	6	6	7	4
91	58	97	126	199	159	97	99	85	110	92	72	67	62	35
17	16	12	15	37	4	12	10	13	12	13	11	6	1	1
1	1	1	4	7	3	4	0	4	8	4	5	4	0	0
8	6	6	3	5	15	8	6	5	1	0	14	4	5	5
0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
6	2	9	9	4	4	6	11	5	9	9	1	6	3	3
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	1	0	1	2	6	3	4	4	0	0
8	6	0	3	5	16	4	3	3	2	3	3	2	1	1
6	6	9	12	9	9	3	9	14	5	13	12	6	3	3
13	12	11	19	20	9	18	19	12	22	13	16	11	5	5
59	49	48	65	87	61	55	59	58	65	58	66	43	19	19
150	107	145	191	286	220	152	158	143	175	150	138	110	81	54

	AVG.	AVG.
# of Applicants on Wait Lists	2023	FY
Family - DHCD	32336	32329
Family HUD	1137	1167
Elderly - DHCD	9408	9239
Elderly - HUD	692	707
Hagan	513	518
Bryant	775	493
Total Public Housing	44859.5	44452
Section 8	2004	2037
SRO	104	32
DHAP	868	873
Walnut	0	0
Linden Street	1197	1074
Merriman	1	1
North Charles	2	2
Just At Start	1	2
YMCA	17	21
Mainstream	96	98
Waterworks	263	274
Capen Court	433	440
Total Leased Housing	4987	4853.5
Total	49847	49305

June 2022	July 2022	Aug. 2022	Sept. 2022	Oct. 2022	Nov. 2022	Dec. 2022	Jan. 2023	Feb. 2023	Mar. 2023	Apr. 2023	May 2023	June 2023	July 2023	Somerville Residents June
25355	26068	27091	27774	28440	29375	30096	35588	31738	32964	33617	31005	31931	32761	1164
675	690	739	784	869	957	989	1030	1049	1104	1130	1165	1178	1195	277
7818	7988	8256	8527	8723	8966	9171	9373	9603	9885	8,936	9,120	9344	9557	401
489	502	524	532	569	603	621	645	656	667	691	700	714	722	297
3097	3103	3099	2007	1740	1696	1280	496	500	506	508	519	517	527	211
2168	2168	2163	2167	2162	1509	1412	1376	1338	1340	837	376	374	383	127
39602	40519	41872	41791	42503	43106	43569	48508	44884	46466	45719	42885	44058	45145	2477
1621	1640	1680	1752	1784	1824	1846	1887	1922	1952	1986	2027	2050	2086	2086
673	9	660	664	617	520	524	512	471	24	29	32	34	33	5
804	35	815	820	729	839	847	854	859	859	859	873	877	883	70
0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
1404	312	1411	1410	1414	1418	1415	1437	1437	1452	1461	1148	886	799	147
0	0	0	0	0	1	0	1	1	1	0	2	2	2	1
0	0	0	0	0	8	8	8	6	12	16	20	24	24	4
48	48	54	59	64	80	84	89	90	92	92	98	100	103	38
161	161	178	192	204	221	224	233	247	239	253	274	280	287	125
979	979	897	480	407	412	416	414	425	414	419	437	448	457	166
5690	3184	5695	5377	5219	5326	5367	5438	5461	5048	5118	4914	4704	4678	2645
45292	43703	47567	47168	47722	48432	48936	53946	50345	51514	50837	47799	48762	49823	5122

WORK ORDERS ISSUED FOR:

Jul-23

REQUESTED BY MANAGEMENT: 221

REQUESTED BY TENANTS: 1183

TOTAL WORK ORDERS ISSUED: 1404

	** **		****			
DEV.	COMPL	ETED	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	253	98	67	320	302	18
031-9	169	56	35	204	184	20
200-1	90	18	7	97	87	10
200-2	229	102	15	244	176	68
667-1	0	0	0	0	0	0
667-2	96	11	16	112	97	15
667-3	102	56	6	108	83	25
667-4	135	38	10	145	109	36
667-6	94	11	10	104	91	13
400-C	18	4	0	18	12	6
689-2	33	17	11	44	36	8
689-3	0	0	0	0	0	0
705-1	3	1	5	8	6	2
TOTAL	1222	412	182	1404	1183	221

***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
July 2023**

1. **Total number of new referrals:** SBennett SMontina GCordova **Total**

Elderly	21	15	25	
Young Disabled	5		6	
Family	9	10	0	
Applicant	2	6	0	
Section 8 Assistance	1	5	0	
Total referrals this month	38	36	31	

2. **Referral Sources:**

Residents/Applicants	88
Housing Managers	16
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	5	0	5
Benefit assistance (SHA recertification assistance, discount applications for internet, electricity, phone, etc.)	61	12	49
Substance abuse	0	0	0
Legal Aid Referral	2	2	0
Transportation problem	1	1	0
Domestic violence	1	0	1
Financial problems/Arrearage Assistance	3	2	1
Reasonable Accommodation	1	1	-
Peaceful enjoyment issue	0	0	0
Employment/vocational services	3	2	1
Mental health issues	2	1	1
Medical issues (including insurance)	6	0	6
Lease violation	1	1	0

**Resident Services Report
July 2023**

Isolation problem	1	0	1
Nursing home placement/assisted living	0	0	0
Language assistance	3	0	3
Maintenance Concern Assistance	9	0	9
Housing Applicant Assistance/Referrals	6	0	6

3. Activities this month:

Farmer's Market Coupons, Election at Weston Manor and Capen Court. Nomination Meeting at Brady. Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties. Coffee Hours with Management and maintenance at Ciampa Manor and Bryant Manor.

4. Goals for next month:

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

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
CRIMES AGAINST PERSON																
THREATS							1									1
PUBLIC ORDER																
DISTURBANCE APT/NOISE						1					1					2
DISTURBANCE OUTSIDE			1				1				3					5
ADMINISTRATION																
INVESTIGATION			1				1				1					3
SICK PERSON		1	1	5	5	1					1			2	12	28
SUDDEN DEATH	1	26	25	25	28	95	47	26	29	36	51	26	23	29	14	481
CHECK CONDITION										1						1
CITIZEN CONTACT											6					6
RESIDENT MEETING									1					1		2
SHA NOTICE SERVICE											1					1
ESCORT											7					7
LOCKOUT			1			1		1		7						10
E911 HANGUP										1						1
ASSIST NO ARREST						3										3
ASSIST ARREST		4	2	5		5	4			3	8	1	1			33
SUMMONS/RO SERVICE									1							1
OFFICER WANTED															1	1
ANIMAL COMPLAINT		2	5	2	1	1	1	1	1	1	4	3		1		23
LOST PROPERTY REPORTED			1													1
MV VIOLATIONS										2	7					9
DIRECTED PATROL									1							1
Grand Total	1	33	37	37	34	107	55	28	33	51	90	30	24	33	27	620

**PUBLIC SAFETY
INCIDENTS REPORTED BY DATE**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
CRIMES AGAINST PERSON													
UNARMED ROBBERY					1								1
THREATS	1						1		1		1		4
ASSAULT AND BATTERY	1					1		1				1	4
PROPERTY CRIMES													
RECOVERED STOLEN PROP	1												1
VANDALISM	1	2	1					1			1		6
B&E (UNKNOWN TIME)								1					1
B&E DAY											1		1
B&E NIGHT	1									1			2
LARCENY OVER \$250									2	1		1	4
LARCENY UNDER \$250				1								1	2
PUBLIC ORDER													
RESTRAINING ORDER VIOL	1												1
DISTURBANCE APT/NOISE	3	5	2	3	2	5	1	6	2	1	2	4	36
DISTURBANCE HALLWAY	1	2	3	1	1	1		1	2	2	2	2	18
DISTURBANCE OUTSIDE	1		1	2	1	3	6	5	1	2		3	25
FIREARMS OTHER						1							1
DISORDERLY PERSON		1	1										2
SUSPICIOUS PERSON	2												2
OTHER M/V		1		2									3
NARCOTICS POSSESSION			1								1		2
ADMINISTRATION													
INVESTIGATION	20	4	1	4	9	9	7	4	1	4		2	65
SICK PERSON	19	16	15	21	18	13	24	14	13	17	17	18	205
SUDDEN DEATH		1		1	1		1						4
CHECK CONDITION	6	7	11	9	5	8	3	7	2	3	11	2	74
CITIZEN CONTACT	36	21	19	32	22	37	28	8	12	3	36	27	281
RESIDENT MEETING	1			1			1			1			4
SHA NOTICE SERVICE	2		1				1					1	5
MEETING	2												2
ESCORT							1						1
LOCKOUT	2	7	9	5	6	3	10	7	5	9	6	5	74
MAINTENANCE PROBLEM	1		1	3				1		1		2	9
E911 HANGUP	1	7	4		4	3	2	3	5	1	2	1	33
BURGLAR ALARM				1									1
MV PROPERTY DAMAGE ACCIDENT	1	1				1		1					4
ASSIST NO ARREST	1	3	6	2	3	1	5	8	5	1		1	36
ASSIST ARREST	1	1	1	3	1		2	1	1	1			12
WARRANT ARREST					1								1
SUMMONS/RO SERVICE	5	3	4	4	4	5	9	5	2	10	6	3	60
OFFICER WANTED	10	21	21	21	19	20	33	25	13	20	7	11	221
SUPPLEMENTAL	1	1											2
ANIMAL COMPLAINT							1						1
LOST PROPERTY REPORTED	1	1	1				1	2	1				7
MISSING PERSON		1			1								2
MV VIOLATIONS	6	7	4	1		3	3		1	1	8	3	37
PARKING VIOLATIONS	4	1	1	1				1	1		2	4	15
FIRE INVESTIGATION	1		1	1				1			1	1	6
COURT		1	2	2									5
FIELD INTERVIEW									1				1
DIRECTED PATROL	460	429	450	434	440	346	497	503	468	467	465	507	5466
Grand Total	594	544	561	555	541	460	637	608	538	546	569	599	6752

Somerville Housing Authority
Rooftop Antenna Leases

As of 8/1/23

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 August 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 2023	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 2023	Design	?	1/26/2023	2/9/2023	\$121,310.00	?	?	NV5
2301	Mystic View Roof Replacement 3	Pre-Construction	Federal Fund 2023	Construction	?	N/A	4/25/2023	\$347,470.00	N/A	N/A	Young Developers LLC
2205	Admin Building and Courtyard Site Improvements	Pre-Construction	State Cap Fund 2021	Design	?	?	?	?	N/A	N/A	GCG Associates
2205	Admin Building and Courtyard Site Improvements	Pre-Construction	State Cap Fund 2021	Construction	?	5/10/2023	5/25/2023	\$243,300.00	N/A	N/A	The Hatch Group

Interoffice MEMORANDUM

To: Joseph Macaluso
Executive Director

From: Brian Langton
Director of Modernization

Subject: Report on Activities

Date: August 1, 2023

Antenna Report:

No new Antenna Installations have been executed.

Energy report:

No new Energy Reports have been executed.