

Somerville Housing Authority

30 Memorial Road, Somerville, Massachusetts, MA 02145
Telephone (617) 625-1152 Fax (617) 628-7057 TDD (617) 628-8889
Website: www.sha-web.org

DIRECTOR'S REPORT
JANUARY 18, 2024



**SOMERVILLE HOUSING AUTHORITY
AGENCY SUMMARY COMPARATIVES
PERIOD APRIL 1, 2023 TO NOVEMBER 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	5,232,821	5,437,427	204,607	2,411,804
FEDERAL SECTION 8 RENTS	3,376,548	2,251,032	2,211,925	(39,107)	1,164,623
MOBILTIY FEE + FRAUD RECOVERY	26,000	17,333	23,800	6,467	2,200
INTEREST INCOME	24,270	16,180	34,508	18,328	(10,238)
ANTENNA / MISC INCOME	545,469	363,646	482,253	(43,393)	226,216
ADMINISTRATIVE FEE INCOME	1,820,798	1,213,865	1,418,051	204,186	402,747
CAPITAL FUND/GRANTS	442,926	294,517	711,665	417,148	(268,739)
DHCD RSC GRANT	40,000	26,667	-	(26,667)	40,000
DHCD SSP GRANT	70,000	46,667	-	(46,667)	70,000
OPERATING FUND SUBSIDY	6,205,062	3,865,623	3,832,992	-	607,169
TOTAL INCOME	20,400,304	13,328,351	14,152,622	694,902	4,645,782
EXPENSES					
ADMINISTRATIVE					
SALARIES	3,193,277	2,092,600	1,820,614	271,986	1,372,663
LEGAL	112,580	75,053	50,593	24,460	61,987
MEMBERS COMPENSATION	51,000	34,000	21,387	12,613	29,613
STAFF TRAINING	-	-	3,007	(3,007)	(3,007)
TRAVEL	38,000	25,333	12,929	12,404	25,071
ACCOUNTING + AUDIT FEE	81,640	54,427	23,400	31,027	58,240
SUNDRY ADMIN COSTS	1,102,400	734,933	631,841	103,092	470,559
SSP & RSC EXPENSES	110,000	73,333	23,054	50,279	86,946
TENANT SERVICES					
CONTRACT COSTS	150,500	100,333	5,654	94,679	144,846
UTILITIES					
WATER & SEWER	2,044,450	1,362,967		80,609	762,092
ELECTRIC	1,085,394	723,596	512,000	211,596	573,394
GAS	1,056,319	704,213	252,567	451,646	803,752
MAINTENANCE					
LABOR	3,643,393	2,382,219	2,204,859	177,359	1,438,534
MATERIALS	1,064,117	709,411	488,217	221,195	575,900
CONTRACT COSTS	2,258,100	1,505,400	1,065,486	439,914	1,192,614
PUBLIC SAFETY DETAILS	-	-	2,640	(2,640)	(2,640)
GENERAL EXPENSES					
INSURANCE	775,768	517,179	442,019	75,159	333,749
P.I.L.O.T.	141,397	94,265	218,660	(124,395)	(77,263)
EMPLOYEE BENEFITS	2,846,500	1,897,667	1,527,756	369,910	1,318,744
COLLECTION LOSSES	30,500	20,333	38,101	(17,768)	(7,601)
MGMT FEES/INTEREST EXP / MOB FEE	251,799	164,638	315,387	(70,749)	16,412
INTEREST EXPENSE					
NONROUTINE EXPENSES					
EXTRAORDINARY NOT CAPITAL	537,000	358,000	22,591	335,409	514,409
EQUIPMENT NOT CAPITAL	183,500	122,333	71,127	51,206	112,373
EQUIPMENT CAPITALALIZED	180,000	120,000	93,537	26,463	86,463
BETTERMENTS CAPITALIZED	1,478,000	985,333	86,725	898,609	1,391,275
OPERATING TRANSFER OUT	-	-	-	-	-
TOTAL EXPENSES	22,415,634	14,857,566	9,934,152	3,721,057	
SURPLUS (DEFICIT)	(2,015,330)		4,218,470	(3,026,155)	
SUBSIDY ESTIMATE	-		-	-	
NET SURPLUS (DEFICIT) *	(2,015,330)		4,218,470	(3,026,155)	

* 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	\$ 100,000.00	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	\$ 110,884.91	1 yr	AMP 1	0.40%	<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	59.50
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	N/A
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	44.00
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	39.75
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	9.50
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	25.89

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	124.00
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	N/A
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	329.50
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	121.00
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	392.50
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	491.95

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	61.17
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	N/A
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	54.00
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	66.08
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	117.50
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	71.38

Vacancy Report	MANAGEMENT REPORT - DECEMBER 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	127	53	134	41	24	41	98	225	211	107	16	3	79
Total MOD Vacancies	0	6	0	82	0	0	0	0	0	0	0	0	0	0
Total Non-MOD Vacancies	0	1	0	0	0	0	1	2	9	4	2	0	0	1
Total Vacancies	0	7	0	82	0	0	1	2	9	4	2	0	0	1
TOTAL *	84	134	53	216	41	24	42	100	240	215	110	16	3	80
Vacancy Percentage	0%	5%	0%	38%	0%	0%	2%	2%	4%	2%	2%	0%	0%	1%
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	98	39	91		15	30	32	46	129	75		1	57
African American	12	21	6	39		3	6	27	54	69	23		2	12
Asian	4	7	2	12		4	2	11	19	14	8		0	2
Hispanic	3	26	6	55		9	3	26	105	76	7		0	7
Native American	0	0	0	3		1	0	0	0	0	1		0	1
Minority Total	19	54	14	109		17	11	64	178	159	39		2	22
# of Veterans	4	2	8	3		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	41	24	42	100	240	215	110		3	80
P.C. Rent	0	4	0	7		2	0	6	29	32	6		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	2	0	1		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	7	0	0		2	0	0	120	70	0		0	0
Interim Adjustment	0	2	0	3		0	0	2	47	3	0		0	0
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 1243	Total Vacancies 108	% Overall Vacancy 8%

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

	AVG.	AVG.
FY April 1, 2023 - March 31, 2024	6 Months	FY
Applications Processed		
Family - EOHLC	10	11
Family HUD	33	32
Elderly- EOHLC	4	4
Elderly - HUD	21	19
Hagan	25	19
Bryant	10	9
Total Public Housing	102	94
Section 8	7	8
SRO	6	5
DHAP	10	9
Walnut	0	0
Linden Street	8	7
Merriam	0	0
North Charles	0	0
Just At Start	0	0
YMCA	4	4
Mainstream	5	4
Waterworks	11	10
Capen Court	9	11
Total Leased Housing	60	58
Total	162	152

Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Somerville Residents
2022	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	Dec.
15	10	22	18	19	13	8	9	15	16	11	8	3	2
40	42	31	48	36	27	24	21	57	20	39	29	31	14
7	9	6	10	3	3	8	6	6	4	0	6	1	1
21	25	21	20	17	15	14	13	31	19	24	14	22	13
7	7	3	8	9	8	7	6	17	5	115	3	4	2
7	6	2	6	8	6	6	7	17	5	17	4	7	4
97	99	85	110	92	72	67	62	143	69	206	64	68	36
12	10	13	12	13	11	6	1	9	8	12	9	3	2
4	0	4	8	4	5	4	0	10	10	8	5	3	1
8	6	5	1	0	14	4	5	15	12	16	6	7	6
0	0	0	0	0	0	0	1	0	0	0	0	0	0
6	11	5	9	9	1	6	3	11	11	6	13	4	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	0	0	0	0	0	0	0
0	1	2	6	3	4	4	0	7	7	2	2	4	1
4	3	3	2	3	3	2	1	5	5	14	3	2	0
3	9	14	5	13	12	6	3	14	14	12	12	8	6
18	19	12	22	13	16	11	5	11	11	11	12	6	5
55	59	58	65	58	66	43	19	82	78	81	62	37	24
152	158	143	175	150	138	110	81	225	147	287	126	105	60

	AVG.	AVG.
# of Applicants on Wait Lists	6 Months	FY
Family - EOHLC	36024	34744
Family HUD	1213	1194
Elderly- EOHLC	10231	9865
Elderly - HUD	777	752
Hagan	548	537
Bryant	398	441
Total Public Housing	49190	47533
Section 8	2154	2109
SRO	51	45
DHAP	915	900
Walnut	8	5
Linden Street	319	601
Merriman	1	1
North Charles	2	2
Just At Start	2	2
YMCA	31	27
Mainstream	119	111
Waterworks	307	294
Capen Court	487	469
FYI	8	6
Total Leased Housing	4394	4567
Total	53584	52100

Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Somerville Residents
2022	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	Dec.
30096	35588	31738	32964	33617	31005	31931	32761	34109	35607	37243	37831	38594	1288
989	1030	1049	1104	1130	1165	1178	1195	1244	809	1321	1342	1366	333
9171	9373	9603	9885	8,936	9,120	9344	9557	9790	10080	10492	10645	10819	439
621	645	656	667	691	700	714	722	759	776	768	813	822	298
1280	496	500	506	508	519	517	527	541	543	556	556	564	232
1412	1376	1338	1340	837	376	374	383	385	392	404	408	414	85
43569	48508	44884	46466	45719	42885	44058	45145	46828	48207	50784	51595	52579	2675
1846	1887	1922	1952	1986	2027	2050	2086	2120	2146	2173	2189	2208	2208
524	512	471	24	29	32	34	33	41	49	57	62	65	23
847	854	859	859	859	873	877	883	898	910	926	932	938	92
0	0	0	0	0	0	0	1	7	9	9	9	10	6
1415	1437	1437	1452	1461	1148	886	799	210	218	224	232	232	57
1	1	1	1	1	1	1	1	1	1	1	1	1	0
2	2	2	2	2	2	2	2	2	2	2	2	2	2
0	1	1	1	0	2	2	2	2	2	2	2	2	0
8	8	6	12	16	20	24	24	32	36	4	42	46	17
84	89	90	92	92	98	100	103	108	113	127	130	132	49
224	233	247	239	253	274	280	287	302	301	306	318	326	145
416	414	425	414	419	437	448	457	471	483	493	505	511	199
0	0	0	0	0	2	2	4	8	8	9	10	10	0
5367	5438	5461	5048	5118	4914	4704	4678	4194	4270	4324	4424	4473	2798
48936	53946	50345	51514	50837	47799	48762	49823	51022	52477	55108	56019	57052	5473

**Resident Services Report
Dec. 2023**

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

Elderly	22	20	20	
Young Disabled	2	10	3	
Family	13	8	0	
Applicant	0	4	0	
Section 8 Assistance	0	5	0	
Total referrals this month	37	47	23	

2. **Referral Sources:**

Residents/Applicants	95
Housing Managers	11
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	8	2	6
Benefit assistance (SHA recertification assistance, discount applications for internet, electricity, phone, etc.)	38	3	35
Substance abuse	0	0	0
Legal Aid Referral	1	1	0
Transportation problem	3	2	1
Domestic violence	0	0	0
Financial problems/Arrearage Assistance	4	4	0
Reasonable Accommodation	0	0	0
Peaceful enjoyment issue	0	0	0
Employment/vocational services	4	2	2
Mental health issues	4	2	2
Medical issues (including insurance)	7	0	7

**Resident Services Report
Dec. 2023**

Lease violation	1	1	0
Isolation problem	0	0	1
Nursing home placement/assisted living	0	0	0
Language assistance	16	0	16
Maintenance Concern Assistance	14	0	14
Housing Applicant Assistance/Referrals	7	0	7

3. Activities this month:

- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Apply for RSC Salary Increase with Executive Office of Housing and Livable Communities (EOHLC)*
- *Apply Anew for HUD ROSS-SC funding*
- *Submit HUD ROSS-SC Reporting and EOHLC RSC Reporting*
- *Begin Quarterly Coffee Hours with Building Managers in each property-Waterworks, Ciampa, and Brady.*
- *Submit Letter of Intent/Support for a Supportive Living Community at Brady Towers*
- *Support SHA Holiday Drive for Mystic and Clarendon families and Project Elf Distribution organized by Janine Lotti.*

4. Goals for next month:

- *Quarterly Coffee Hours with Building Managers in each property-Propenzi, Highland, and Bryant Manor.*
- *SCES Meals Promotion Lunch Events at Brady Towers and Bryant Manor*
- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Focus Group for Mystic Residents with MAPC around Digital Equity and Inclusion*

**PUBLIC SAFETY
INCIDENTS REPORTED BY AREA**

	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETH HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total
CRIMES AGAINST PERSON														
ARMED ROBBERY	0	0	0	0	0	0	0	0	1	0	0	0	0	1
PROPERTY CRIMES														
VANDALISM	0	0	0	0	0	0	0	1	2	0	0	0	1	4
B&E (UNKNOWN TIME)	0	0	0	0	0	0	0	0	1	0	0	0	0	1
TRESPASSING	4	0	0	0	1	0	0	0	0	0	0	0	0	5
PUBLIC ORDER														
DISTURBANCE APT/NOISE	0	0	2	1	5	0	0	0	0	0	0	0	13	21
DISTURBANCE HALLWAY	29	26	31	26	87	50	25	24	31	24	27	24	27	459
DISTURBANCE OUTSIDE	0	0	0	0	0	0	0	1	5	3	0	0	0	9
ADMINISTRATIVE														
INVESTIGATION	0	1	0	0	0	0	0	0	0	0	0	0	0	1
SICK PERSON	0	1	0	0	0	0	0	0	0	0	0	0	0	1
CHECK CONDITION	0	0	0	0	0	0	0	0	3	0	0	2	0	5
CITIZEN CONTACT	2	0	1	3	0	2	0	0	6	0	0	0	1	15
SHA NOTICE SERVICE	0	0	0	1	0	0	1	1	2	3	0	0	0	8
LOCKOUT	0	1	0	0	0	0	0	0	1	0	0	0	0	2
E911 HANGUP	0	0	0	0	0	0	0	1	1	0	0	0	0	2
MV PROPERTY DAMAGE ACCIDENT	0	3	2	0	1	3	0	0	8	2	4	0	1	24
ASSIST NO ARREST	0	0	0	0	0	0	0	0	0	0	0	0	1	1
SUMMONS/RO SERVICE	1	8	1	1	0	2	1	1	4	1	0	1	1	22
OFFICER WANTED	0	0	0	0	1	0	0	0	4	0	0	0	0	5
LOST PROPERTY REPORTED	0	0	1	0	0	0	0	0	0	0	0	0	0	1
DIRECTED PATROL	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Grand Total	36	40	38	32	95	58	27	26	48	54	34	24	30	46

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		0	0	0	0	1	0	0	0	0	0	0	0	1
ARMED ROBBERY		0	0	0	0	0	0	0	0	0	0	0	1	1
THREATS		1	0	0	0	0	0	1	0	0	0	0	0	2
ASSAULT AND BATTERY		1	0	0	0	0	1	0	2	0	3	1	0	8
PROPERTY CRIMES														
RECOVERED STOLEN PROP		1	0	0	0	0	0	0	0	0	0	0	0	1
VANDALISM		1	2	1	0	0	0	0	2	1	0	0	1	8
B&E (UNKNOWN TIME)		0	0	0	0	0	0	0	0	0	0	0	1	1
B&E DAY		0	0	0	0	0	0	0	0	1	0	0	0	1
B&E NIGHT		1	0	0	0	0	0	0	0	0	0	1	0	2
TRESPASSING		0	0	0	0	0	0	0	1	0	0	0	1	2
LARCENY UNDER \$250		0	0	0	1	0	0	0	0	0	0	1	0	2
PUBLIC ORDER														
RESTRAINING ORDER VIOL		1	0	0	0	0	0	0	0	0	0	0	0	1
DISTURBANCE APT/NOISE		3	5	2	3	2	5	1	4	5	3	6	9	48
DISTURBANCE HALLWAY		1	2	3	1	1	1	0	3	3	6	5	2	28
DISTURBANCE OUTSIDE		1	0	1	2	1	3	6	3	1	4	1	1	24
FIREARMS OTHER		0	0	0	0	0	1	0	0	0	1	0	0	2
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	1	0	0	4
NARCOTICS POSSESSION		0	0	1	0	0	0	0	0	0	0	0	0	1
ADMINISTRATIVE														
INVESTIGATION		18	4	1	4	7	9	7	14	12	13	13	14	116
SICK PERSON		19	16	15	21	18	13	23	15	13	24	15	21	213
SUDDEN DEATH		0	1	0	1	1	0	1	0	0	0	0	0	4
cHECK CONDITION		6	7	11	9	5	8	3	7	5	3	11	5	80
CITIZEN CONTACT		19	12	13	20	10	16	16	24	17	20	15	8	190
RESIDENT MEETING		1	0	0	1	0	0	1	0	0	0	0	0	3
SHA NOTICE SERVICE		2	0	1	0	0	0	0	0	0	0	0	0	3
MEETING		1	0	0	0	0	0	0	0	0	0	1	0	2
ESCORT		0	0	0	0	0	0	1	0	0	0	0	0	1
LOCKOUT		2	7	9	5	6	3	10	10	10	7	6	8	83
MAINTENANCE PROBLEM		1	0	1	3	0	0	0	0	0	1	1	0	7
E911 HANGUP		1	7	4	0	4	3	2	0	0	1	0	5	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	1	0	0	0	0	1	2	6
ASSIST NO ARREST		0	1	5	2	3	1	5	2	4	8	3	3	37
ASSIST ARREST		1	1	1	2	1	0	2	0	0	0	2	0	10
WARRANT ARREST		0	0	0	0	1	0	0	0	0	0	0	0	1
SUMMONS/RO SERVICE		5	3	4	4	4	5	9	5	5	4	2	5	55
OFFICER WANTED		10	21	21	21	19	20	33	9	28	21	25	23	251
SUPPLEMENTAL		1	0	0	0	0	0	0	0	0	0	0	0	1
ANIMAL COMPLAINT		0	0	0	0	0	0	1	0	1	0	0	0	2
LOST PROPERTY REPORTED		1	1	1	0	0	0	1	0	1	1	0	2	8
MISSING PERSON		0	1	0	0	1	0	0	0	2	0	0	0	4
MV VIOLATIONS		5	1	4	1	0	3	3	2	1	5	1	0	26
PARKING VIOLATIONS		3	0	0	1	0	0	0	1	0	0	2	0	7
FIRE INVESTIGATION		1	0	1	1	0	0	0	4	0	2	1	0	10
COURT		0	0	2	2	0	0	0	0	0	0	0	0	4
FIELD INTERVIEW		0	0	0	0	0	0	0	0	0	0	1	0	1
DIRECTED PATROL		426	405	421	421	423	316	468	365	422	351	381	431	4830
Grand Total		537	500	524	529	509	409	594	474	532	479	496	543	6126

WORK ORDERS ISSUED FOR:

Dec-23

REQUESTED BY MANAGEMENT: 272

REQUESTED BY TENANTS: 1073

TOTAL WORK ORDERS ISSUED: 1345

	** **		****			
DEV.	COMPL	ETED	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	297	98	18	315	265	50
031-9	212	92	12	224	144	80
200-1	61	14	10	71	63	8
200-2	272	98	25	297	228	69
667-1	2	2	0	2	1	1
667-2	97	23	7	104	98	6
667-3	116	54	12	128	103	25
667-4	77	36	11	88	73	15
667-6	56	21	3	59	55	4
400-C	0	0	0	0	0	0
689-2	30	12	3	33	24	9
689-3	0	0	0	0	0	0
705-1	24	11	0	24	19	5
TOTAL	1244	461	101	1345	1073	272

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

Somerville Housing Authority
Rooftop Antenna Leases

As of 1/1/24

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	T-Mobile #2312	8/24/2023	8/24/2023	\$57,096.96/ 2.5% \$4,758.08/mo	First of Five	8/24/2028	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)
Weston Manor AMP-2	Verizon #1314	4/21/2014	11/01/2014	\$ 40,033.01/ 3% \$3336.09/mo	5 Year** Term	10/31/2024	Ongoing
Ciampa Manor AMP-2	Dish Wireless BOBOS00979A	10/29/2022	10/29/2022	\$33,500.00/ 3% \$2,800/mo	5 Year* Term	5/29/2027	Ongoing
Weston Manor AMP-2	Dish Wireless BOBOS009BOA	10/29/2022	10/29/2022	\$33,500.00/ 3% \$2,800/mo	5 Year Term	5/29/2027	Ongoing

SHA Job #1419 Shot Spotter Antennas

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

Gunshot Locator System July 11, 2014 on:

AMP-2 Brady Towers
AMP-2 Properzi Manor
667-4 Bryant Manor
200-2 Mystic River – 35C Memorial Rd

Somerville Housing Authority

Modernization Contract Log

Active Jobs December 2023

SHA Job#	Development Description	Status	Funding Source	Contract Type	Ad Date	General Bids- date	Contract Award By Board/ Amount	Notice to Proceed	Date Substantial Complete	Contractor/A/E
2039	Mystic Water Works II	Design	Mystic Water Works II	Owner's Project Manager	12/17/2020	1/7/2021	\$286,483.00	N/A	N/A	Anser Advisory, LLC
2039	Mystic Water Works II	Design	Mystic Water Works II	Design	N/A	N/A	\$717,187.00	N/A	N/A	DiMella Shaffer Architects
2043 (2)	Electrical Service Contract 2	Construction	Force Account	Construction	5/2/2023	5/23/2023	\$85.00 Per Hour	N/A	N/A	Singh Electrical LLC
2315	Countertop Replacements	Construction	Operations	Construction	5/2/2023	5/23/2023	\$58,000.00	N/A	N/A	Bill Shea's Countertops
2203	Mystic Rivers Roofs Phase 5	Construction	State Cap Fund 2021	Construction	9/7/2022	9/22/2022	\$359,225.00	5/22/2023	10/3/2023	Corolla Roofing
2211	Bryant Manor Panel Board Replacement	Pre-Construction	Bryant Reserve	Design	N/A	N/A	\$15,848.00	N/A	N/A	Nangle Engineering Inc
2201	Mystic View Roof Replacement 2	Construction	Federal Cap Fund 2021	Construction	11/16/2022	12/1/2022	\$193,000.00	5/16/2023	10/3/2023	WPI Construction LLC
2211	Mystic View Roof Replacement 2	Construction	Federal Cap Fund 2021	Design	N/A	N/A	\$16,950.00	5/16/2023	10/3/2023	EHA Design
2038	Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Construction	9/21/2022	10/13/2022	\$220,690.00	5/16/2023	N/A	Edward Paige Corp
2038	Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Design	N/A	N/A	\$36,500.00	5/16/2023	N/A	Socotec
2203	Mystic Rivers Roofs Phase 5	Construction	State Cap Fund 2021	Design	N/A	N/A	\$32,800.00	5/22/2023	10/3/2023	Socotec
2301	Mystic View Roof Replacement 3	Construction	Federal Cap Fund 2022	Design	N/A	N/A	\$32,475.00	9/13/2023	N/A	EHA Design
2302	Properzi Electrical Upgrades	Design	Federal Cap Fund 2023	Design	1/18/2023	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	N/A	N/A	NV5
2301	Mystic View Roof Replacement 3	Construction	Federal Fund 2023	Construction	3/14/2023	4/25/2023	\$347,470.00	9/13/2023	N/A	Young Developers LLC
2205	Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Design	N/A	N/A	?	N/A	N/A	GCG Associates
2205	Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Construction	5/10/2023	5/25/2023	\$243,300.00	8/30/2023	N/A	The Hatch Group
2324	Highland Garden Sprinkler Line	Design	Federal Cap Fund 2023	Design	N/A	N/A	\$12,500.00	N/A	N/A	GCG Associates
2323	Bryant Manor Mailboxes	Design	Bryant Reserves	Design	N/A	N/A	\$20,000.00	N/A	N/A	Reverse Architecture
2317	Bryant Manor Intercom Replacement	Pre-Construction	Bryant Reserves	Construction	8/2/2023	9/20/2023	\$218,300.00	N/A	N/A	Laracy Electrical Contractors
2215	Properzi Manor Elevator Modernization	Pre-Construction	Federal Cap Fund 2023	Construction	11/8/2023	12/6/2023	\$1,471,234.00	N/A	N/A	New England Builders & Contractors

Interoffice MEMORANDUM

To: Diane Cohen
Executive Director

From: Brian Langton
Director of Modernization

Subject: Report on Activities

Date: January 1, 2024

Antenna Report:

No new Antenna Installations have been executed.

Energy report:

No new Energy Reports have been executed.