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

EXECUTIVE DIRECTOR'S REPORT

July 18, 2024

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: 400-c   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.201 Shelter Rents 200-1	0.00	84,851.49	0.00	170,059.31	0.00	3,118,049.00	(2,947,989.69)
3110.202 Shelter Rents 200-2	0.00	158,717.00	0.00	330,040.75	0.00	0.00	330,040.75
3110.667 Shelter Rents 667-2	0.00	29,745.00	0.00	60,137.00	0.00	0.00	60,137.00
3110.705 Shelter Rents 705	0.00	2,217.00	0.00	4,386.00	0.00	0.00	4,386.00
3610.000 Interest Inc	0.00	0.00	0.00	426.20	0.00	3,800.00	(3,373.80)
3690.000 Other Operating Recpts	0.00	2,538.32	0.00	2,633.56	0.00	7,300.00	(4,666.44)
3801.000 Operating Subsidy	0.00	850,000.00	0.00	850,000.00	0.00	3,217,599.00	(2,367,599.00)
TOTAL INCOME	**0.00**	**1,128,068.81**	**0.00**	**1,417,682.82**	**0.00**	**6,346,748.00**	**(4,929,065.18)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	47,346.76	0.00	78,458.59	0.00	568,393.00	489,934.41
4130.000 Legal	0.00	2,733.91	0.00	2,733.91	0.00	50,000.00	47,266.09
4140.000 Members Comp	0.00	0.00	0.00	0.00	0.00	52,500.00	52,500.00
4150.000 Travel	0.00	65.94	0.00	65.94	0.00	6,782.00	6,716.06
4170.000 Accounting	0.00	700.05	0.00	700.05	0.00	12,000.00	11,299.95
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
4190.000 Sundry Admin Costs	0.00	6,289.26	0.00	13,260.96	0.00	305,120.00	291,859.04
4191.000 Telephone/Internet/cells	0.00	3,306.79	0.00	3,445.25	0.00	0.00	(3,445.25)
4192.000 Copier/Computer Costs	0.00	168.55	0.00	256.86	0.00	0.00	(256.86)
4193.000 Office Supplies	0.00	1,164.78	0.00	1,164.78	0.00	0.00	(1,164.78)
4194.000 Postage	0.00	741.31	0.00	741.31	0.00	0.00	(741.31)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**62,517.35**	**0.00**	**100,827.65**	**0.00**	**998,795.00**	**897,967.35**
SSP EXPENSES							
4195.360 SSP-Meeting Expenses	0.00	0.00	0.00	30.94	0.00	0.00	(30.94)
TOTAL SSP EXPENSES	**0.00**	**0.00**	**0.00**	**30.94**	**0.00**	**0.00**	**(30.94)**
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00
UTILITIES							
WATER							
4310.201 Water - 200-1	0.00	0.00	0.00	0.00	0.00	1,099,530.00	1,099,530.00
TOTAL WATER	0.00	**0.00**	0.00	**0.00**	0.00	**1,099,530.00**	**1,099,530.00**
ELECTRICITY							
4320.201 Elect 200-1	0.00	17,376.52	0.00	36,890.09	0.00	378,065.00	341,174.91
4320.202 Elect 200-2	0.00	7,900.08	0.00	15,820.23	0.00	0.00	(15,820.23)
4320.667 Electricity 667	0.00	634.21	0.00	2,105.16	0.00	0.00	(2,105.16)
TOTAL ELECTRICITY	0.00	**25,910.81**	0.00	**54,815.48**	0.00	**378,065.00**	**323,249.52**
GAS							
4330.201 Gas 200-1	0.00	0.00	0.00	16,297.21	0.00	455,049.00	438,751.79
4330.667 Gas 667	0.00	7,101.21	0.00	14,251.25	0.00	0.00	(14,251.25)
4330.751 Gas 705-1	0.00	469.38	0.00	982.19	0.00	0.00	(982.19)
4330.752 Gas 705-2	0.00	469.35	0.00	1,014.42	0.00	0.00	(1,014.42)
TOTAL GAS	0.00	**8,039.94**	0.00	**32,545.07**	0.00	**455,049.00**	**422,503.93**
TOTAL UTILITIES	**0.00**	**33,950.75**	**0.00**	**87,360.55**	**0.00**	**1,932,644.00**	**1,845,283.45**
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	121,278.51	0.00	198,276.38	0.00	1,423,673.00	1,225,396.62
4420.000 Maintenance Materials	0.00	34,441.38	0.00	35,792.46	0.00	352,945.00	317,152.54
TOTAL GENERAL	0.00	**155,719.89**	0.00	**234,068.84**	0.00	**1,776,618.00**	**1,542,549.16**

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE							
CONTRACT COSTS							
4430.010 Rubbish	0.00	7,845.39	0.00	7,845.39	0.00	0.00	(7,845.39)
4430.070 Electrical	0.00	24,379.10	0.00	26,239.10	0.00	0.00	(26,239.10)
4430.080 Plumbing	0.00	26,277.53	0.00	27,777.53	0.00	0.00	(27,777.53)
4430.090 Extermination	0.00	1,043.65	0.00	1,043.65	0.00	0.00	(1,043.65)
4430.110 Routine Contract Costs	0.00	13,662.84	0.00	17,585.47	0.00	609,000.00	591,414.53
TOTAL CONTRACT COSTS	0.00	**73,208.51**	0.00	**80,491.14**	0.00	**609,000.00**	**528,508.86**
TOTAL MAINTENANCE	**0.00**	**228,928.40**	**0.00**	**314,559.98**	**0.00**	**2,385,618.00**	**2,071,058.02**
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	250,845.00	250,845.00
4511.000 Property Insurance	0.00	8,805.90	0.00	51,341.54	0.00	0.00	(51,341.54)
4512.000 Liability Insurance	0.00	103.41	0.00	1,765.08	0.00	0.00	(1,765.08)
4513.000 Worker's Compensation Insur	0.00	5,125.82	0.00	10,251.64	0.00	0.00	(10,251.64)
4514.000 Insurance (Other)	0.00	2,656.95	0.00	5,313.90	0.00	0.00	(5,313.90)
4520.000 Pilot	0.00	1,469.75	0.00	2,939.50	0.00	17,637.00	14,697.50
EMPLOYEE BENEFITS							
4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	755,709.00	755,709.00
4540.001 Emp Bebes-Pension	0.00	0.00	0.00	24,332.93	0.00	0.00	(24,332.93)
4540.003 Emp Benes-Unemploy	0.00	14.45	0.00	56.49	0.00	0.00	(56.49)
4540.004 Emp Benes-Med	0.00	527.69	0.00	923.66	0.00	0.00	(923.66)
4540.005 Emp Benes - Fica	0.00	2,510.87	0.00	4,479.16	0.00	0.00	(4,479.16)
4540.006 Emp Benes-Dental\Ltd	0.00	1,483.69	0.00	1,520.09	0.00	0.00	(1,520.09)
TOTAL EMPLOYEE BENEFITS	**0.00**	**4,536.70**	**0.00**	**31,312.33**	**0.00**	**755,709.00**	**724,396.67**
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00	112,000.00	112,000.00
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	43,000.00	43,000.00
TOTAL EXPENSES	**0.00**	**348,095.03**	**0.00**	**605,703.11**	**0.00**	**6,511,748.00**	**5,906,044.89**
SURPLUS	**0.00**	**779,973.78**	**0.00**	**811,979.71**	**0.00**	**(165,000.00)**	**976,979.71**

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2024
Program: 667-4 Bryant Manor (Tracs) Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	56,078.00	0.00	112,499.00	0.00	665,712.00	(553,213.00)
3115.000 Shelter Rents-Sec 8	0.00	260,332.00	0.00	526,670.00	0.00	3,032,688.00	(2,506,018.00)
3610.000 Interest Income	0.00	0.00	0.00	2,114.47	0.00	17,000.00	(14,885.53)
3690.000 Other Operating Recpts	0.00	1,989.24	0.00	1,991.17	0.00	7,500.00	(5,508.83)
TOTAL INCOME	**0.00**	**318,399.24**	**0.00**	**643,274.64**	**0.00**	**3,722,900.00**	**(3,079,625.36)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	37,824.54	0.00	63,411.58	0.00	411,371.00	347,959.42
4130.000 Legal	0.00	670.63	0.00	670.63	0.00	10,000.00	9,329.37
4150.000 Travel	0.00	28.95	0.00	28.95	0.00	1,625.00	1,596.05
4170.000 Accounting	0.00	700.05	0.00	700.05	0.00	9,000.00	8,299.95
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
4190.000 Sundry Admin Costs	0.00	1,571.28	0.00	3,362.52	0.00	50,324.00	46,961.48
4191.000 Telephone/Internet/Cells	0.00	760.51	0.00	764.21	0.00	0.00	(764.21)
4192.000 Copier/Computer Costs	0.00	(23.31)	0.00	(2.16)	0.00	0.00	2.16
4193.000 Office Supplies	0.00	278.99	0.00	278.99	0.00	0.00	(278.99)
4194.000 Postage	0.00	177.57	0.00	177.57	0.00	0.00	(177.57)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**41,989.21**	**0.00**	**69,392.34**	**0.00**	**486,320.00**	**416,927.66**
4230.000 Tenant Svc	0.00	804.00	0.00	804.00	0.00	5,000.00	4,196.00
UTILITIES							
4310.000 Water	0.00	0.00	0.00	0.00	0.00	110,506.00	110,506.00
4320.000 Electricity	0.00	12,798.96	0.00	26,282.02	0.00	187,241.00	160,958.98
4330.000 Gas	0.00	7,726.51	0.00	16,394.52	0.00	85,887.00	69,492.48
TOTAL UTILITIES	**0.00**	**20,525.47**	**0.00**	**42,676.54**	**0.00**	**383,634.00**	**340,957.46**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	33,460.67	0.00	43,353.53	0.00	432,663.00	389,309.47
4420.000 Maintenance Materials	0.00	3,018.88	0.00	2,992.88	0.00	300,000.00	297,007.12
4430.010 Rubbish	0.00	5,935.12	0.00	5,935.12	0.00	0.00	(5,935.12)
4430.040 Elevator	0.00	1,340.00	0.00	1,340.00	0.00	0.00	(1,340.00)
4430.070 Electrical	0.00	1,392.24	0.00	1,495.74	0.00	0.00	(1,495.74)
4430.080 Plumbing	0.00	28.85	0.00	178.85	0.00	0.00	(178.85)
4430.090 Extermination	0.00	196.17	0.00	196.17	0.00	0.00	(196.17)
4430.110 Routine Contract Costs	0.00	11,506.61	0.00	12,245.51	0.00	588,000.00	575,754.49
TOTAL MAINTENANCE EXPENSE	**0.00**	**56,878.54**	**0.00**	**67,737.80**	**0.00**	**1,320,663.00**	**1,252,925.20**
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	63,783.00	63,783.00
4512.000 Liability Insurance	0.00	0.00	0.00	53.73	0.00	0.00	(53.73)
4513.000 Worker's Compensation Insur	0.00	2,244.83	0.00	4,489.66	0.00	0.00	(4,489.66)
4514.000 Insurance (Other)	0.00	636.88	0.00	1,273.76	0.00	0.00	(1,273.76)
4540.000 Employee Benefits	0.00	1,921.23	0.00	14,483.24	0.00	320,035.00	305,551.76
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00	135,000.00	135,000.00
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	0.00	43,500.00	43,500.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	21,000.00	21,000.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	1,353,000.00	1,353,000.00
7541.000 Unit Rehab	0.00	24,965.21	0.00	43,788.81	0.00	0.00	(43,788.81)
TOTAL EXPENSES	**0.00**	**149,965.37**	**0.00**	**244,699.88**	**0.00**	**4,134,435.00**	**3,889,735.12**
SURPLUS	**0.00**	**168,433.87**	**0.00**	**398,574.76**	**0.00**	**(411,535.00)**	**810,109.76**

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: 689-2 Hagan Manor (Tracs)   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	12,017.00	0.00	24,794.00	0.00	166,320.00	(141,526.00)
3115.000 Shelter Rents-Sec 8	0.00	41,653.00	0.00	81,494.00	0.00	514,200.00	(432,706.00)
3610.000 Interest Income	0.00	0.00	0.00	4.10	0.00	1,000.00	(995.90)
3690.000 Other Income	0.00	169.20	0.00	257.46	0.00	4,000.00	(3,742.54)
TOTAL INCOME	**0.00**	**53,839.20**	**0.00**	**106,549.56**	**0.00**	**685,520.00**	**(578,970.44)**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	3,813.11	0.00	6,615.31	0.00	39,273.00	32,657.69
4130.000 Legal	0.00	5.46	0.00	5.46	0.00	1,000.00	994.54
4150.000 Travel	0.00	4.94	0.00	4.94	0.00	291.00	286.06
4170.000 Accounting	0.00	49.92	0.00	49.92	0.00	1,200.00	1,150.08
4190.000 Sundry Admin Costs	0.00	166.34	0.00	232.48	0.00	9,925.00	9,692.52
4191.000 Telephone/Internet/Cells	0.00	410.39	0.00	411.05	0.00	0.00	(411.05)
4192.000 Copier/Computer Costs	0.00	(4.22)	0.00	(0.45)	0.00	0.00	0.45
4193.000 Office Supplies	0.00	49.80	0.00	49.80	0.00	0.00	(49.80)
4194.000 Postage	0.00	31.71	0.00	31.71	0.00	0.00	(31.71)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**4,527.45**	**0.00**	**7,400.22**	**0.00**	**51,689.00**	**44,288.78**
UTILITIES							
4310.000 Water	0.00	0.00	0.00	0.00	0.00	30,060.00	30,060.00
4320.000 Electricity	0.00	2,249.95	0.00	4,688.09	0.00	36,317.00	31,628.91
4330.000 Gas	0.00	1,737.13	0.00	3,447.18	0.00	16,359.00	12,911.82
TOTAL UTILITIES	**0.00**	**3,987.08**	**0.00**	**8,135.27**	**0.00**	**82,736.00**	**74,600.73**
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	5,068.46	0.00	9,326.42	0.00	79,726.00	70,399.58
4420.000 Maintenance Materials	0.00	5,825.41	0.00	5,825.41	0.00	40,000.00	34,174.59
4430.010 Rubbish	0.00	336.28	0.00	336.28	0.00	0.00	(336.28)
4430.040 Elevators	0.00	658.00	0.00	658.00	0.00	0.00	(658.00)
4430.080 Plumbing	0.00	1,156.17	0.00	1,156.17	0.00	0.00	(1,156.17)
4430.090 Extermination	0.00	20.31	0.00	20.31	0.00	0.00	(20.31)
4430.110 Routine Contract Costs	0.00	1,209.02	0.00	1,341.00	0.00	205,000.00	203,659.00
TOTAL MAINTENANCE EXPENSE	**0.00**	**14,273.65**	**0.00**	**18,663.59**	**0.00**	**324,726.00**	**306,062.41**
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	15,905.00	15,905.00
4511.000 Property Insurance	0.00	0.00	0.00	(4,600.99)	0.00	0.00	4,600.99
4512.000 Liability Insurance	0.00	0.00	0.00	9.59	0.00	0.00	(9.59)
4513.000 Worker's Comp Insurance	0.00	206.65	0.00	413.30	0.00	0.00	(413.30)
4514.000 Insurance (Other)	0.00	113.77	0.00	227.54	0.00	0.00	(227.54)
4540.000 Employee Benefits	0.00	272.47	0.00	399.43	0.00	45,390.00	44,990.57
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00	23,000.00	23,000.00
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	12,000.00	12,000.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	135,000.00	135,000.00
TOTAL EXPENSES	**0.00**	**23,381.07**	**0.00**	**30,647.95**	**0.00**	**690,446.00**	**659,798.05**
SURPLUS	**0.00**	**30,458.13**	**0.00**	**75,901.61**	**0.00**	**(4,926.00)**	**80,827.61**

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: 705-C Marshall/Sycamore/Fountain (400-c)   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.705 Shelter Rents 705-c	0.00	2,217.00	0.00	4,386.00	0.00	0.00	4,386.00
TOTAL INCOME	**0.00**	**2,217.00**	**0.00**	**4,386.00**	**0.00**	**0.00**	**4,386.00**
EXPENSES							
ADMINISTRATIVE EXPENSE							
4150.000 Travel	0.00	1.34	0.00	1.34	0.00	0.00	(1.34)
TOTAL ADMINISTRATIVE EXPENSE	**0.00**	**1.34**	**0.00**	**1.34**	**0.00**	**0.00**	**(1.34)**
UTILITIES							
4330.751 Gas 705-1	0.00	469.38	0.00	982.19	0.00	0.00	(982.19)
4330.752 Gas 705-2	0.00	469.35	0.00	1,014.42	0.00	0.00	(1,014.42)
TOTAL UTILITIES	**0.00**	**938.73**	**0.00**	**1,996.61**	**0.00**	**0.00**	**(1,996.61)**
MAINTENANCE EXPENSE							
4420.000 Maintenance Materials	0.00	96.30	0.00	96.30	0.00	0.00	(96.30)
4430.010 Rubbish	0.00	42.49	0.00	42.49	0.00	0.00	(42.49)
4430.080 Plumbing	0.00	572.00	0.00	572.00	0.00	0.00	(572.00)
4430.090 Extermination	0.00	40.63	0.00	40.63	0.00	0.00	(40.63)
4430.110 Routine Contract Costs	0.00	3,400.00	0.00	3,400.00	0.00	0.00	(3,400.00)
TOTAL MAINTENANCE EXPENSE	**0.00**	**4,151.42**	**0.00**	**4,151.42**	**0.00**	**0.00**	**(4,151.42)**
4520.000 Pilot	0.00	34.69	0.00	69.38	0.00	0.00	(69.38)
TOTAL EXPENSES	**0.00**	**5,126.18**	**0.00**	**6,218.75**	**0.00**	**0.00**	**(6,218.75)**
SURPLUS	**0.00**	**(2,909.18)**	**0.00**	**(1,832.75)**	**0.00**	**0.00**	**(1,832.75)**

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: Affordable Housing Program   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
TOTAL INCOME	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
EXPENSES							
4110.000 Admin Salaries	0.00	9,326.90	0.00	14,923.04	0.00	0.00	(14,923.04)
4190.000 Sundry Admin Expense	0.00	0.00	0.00	1,200.00	0.00	0.00	(1,200.00)
4190.019 Management Fee	0.00	20,000.00	0.00	40,000.00	0.00	0.00	(40,000.00)
TOTAL EXPENSES	**0.00**	**29,326.90**	**0.00**	**56,123.04**	**0.00**	**0.00**	**(56,123.04)**
SURPLUS	**0.00**	**(29,326.90)**	**0.00**	**(56,123.04)**	**0.00**	**0.00**	**(56,123.04)**

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: Federal Grants Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3802.766 Grant ROSS 1 Year	0.00	0.00	0.00	0.00	0.00	191,987.00	(191,987.00)
TOTAL INCOME	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**191,987.00**	**(191,987.00)**
EXPENSES							
4290.200 ROSS/FSS MGMT FEE	0.00	15,998.00	0.00	31,996.92	0.00	191,987.00	159,990.08
TOTAL EXPENSES	**0.00**	**15,998.00**	**0.00**	**31,996.92**	**0.00**	**191,987.00**	**159,990.08**
SURPLUS	**0.00**	**(15,998.00)**	**0.00**	**(31,996.92)**	**0.00**	**0.00**	**(31,996.92)**

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: Mainstream   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3400.000 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	183,012.00	(183,012.00)
TOTAL INCOME	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**183,012.00**	**(183,012.00)**
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	7,575.35	0.00	13,521.98	0.00	88,712.00	75,190.02
4130.000 Legal	0.00	25.65	0.00	25.65	0.00	300.00	274.35
4150.000 Travel	0.00	0.00	0.00	0.00	0.00	1,942.00	1,942.00
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
4190.000 Sundry Admin Cost	0.00	944.24	0.00	(1,452.13)	0.00	27,286.00	28,738.13
4191.000 Telephone/Internet/Cells	0.00	356.85	0.00	359.99	0.00	0.00	(359.99)
4192.000 Copier/Computer Costs	0.00	67.34	0.00	85.05	0.00	0.00	(85.05)
4193.000 Office Supplies	0.00	233.60	0.00	233.60	0.00	0.00	(233.60)
4194.000 Postage	0.00	148.68	0.00	148.68	0.00	0.00	(148.68)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	5,901.00	5,901.00
4512.000 Liability Insurance	0.00	0.00	0.00	44.99	0.00	0.00	(44.99)
4540.000 Employee Benefits	0.00	192.76	0.00	1,357.81	0.00	32,090.00	30,732.19
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
TOTAL ADMIN EXPENSES	**0.00**	**9,544.47**	**0.00**	**14,325.62**	**0.00**	**168,231.00**	**153,905.38**
HAP EXPENSE							
4715.010 MAINSTREAM HAPS	0.00	189,254.00	0.00	378,409.00	0.00	0.00	(378,409.00)
TOTAL HAP EXPENSE	**0.00**	**189,254.00**	**0.00**	**378,409.00**	**0.00**	**0.00**	**(378,409.00)**
TOTAL EXPENSES	**0.00**	**198,798.47**	**0.00**	**392,734.62**	**0.00**	**168,231.00**	**(224,503.62)**
SURPLUS	**0.00**	**(198,798.47)**	**0.00**	**(392,734.62)**	**0.00**	**14,781.00**	**(407,515.62)**

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: Section 8 Voucher Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3101.000 Mobility Fee Income	0.00	2,535.05	0.00	4,974.35	0.00	32,500.00	(27,525.65)
3300.000 Fraud Income - PHA	0.00	149.50	0.00	324.50	0.00	0.00	324.50
3301.000 Fraud Income - HUD	0.00	149.50	0.00	324.50	0.00	0.00	324.50
3400.000 Admin Fee Income	0.00	175,728.00	0.00	185,553.00	0.00	1,762,200.00	(1,576,647.00)
3610.000 Interest Income	0.00	0.00	0.00	240.35	0.00	1,800.00	(1,559.65)
3611.000 restricted Interest Income	0.00	0.00	0.00	54.20	0.00	0.00	54.20
3690.000 Other Income	0.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00
3804.000 FSS Forfeitures Revenue after	0.00	0.00	0.00	357.41	0.00	0.00	357.41
TOTAL INCOME	**0.00**	**178,562.05**	**0.00**	**196,828.31**	**0.00**	**1,796,500.00**	**(1,599,671.69)**
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	86,009.22	0.00	135,928.82	0.00	834,075.00	698,146.18
4130.000 Legal	0.00	1,265.85	0.00	1,265.85	0.00	30,000.00	28,734.15
4140.000 Staff Training	0.00	265.00	0.00	265.00	0.00	0.00	(265.00)
4150.000 Travel	0.00	(1,160.43)	0.00	(1,160.43)	0.00	19,840.00	21,000.43
4160.000 Mobility Admin Exp	0.00	620.06	0.00	1,240.12	0.00	10,000.00	8,759.88
4170.000 Accounting	0.00	780.00	0.00	780.00	0.00	15,000.00	14,220.00
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
4190.000 Sundry Admin Cost	0.00	29,182.40	0.00	42,653.99	0.00	502,140.00	459,486.01
4191.000 Telephone/Internet/Cells	0.00	3,910.84	0.00	3,943.76	0.00	0.00	(3,943.76)
4192.000 Copier/Computer Costs	0.00	714.75	0.00	902.74	0.00	0.00	(902.74)
4193.000 Office Supplies	0.00	2,479.63	0.00	2,479.63	0.00	0.00	(2,479.63)
4194.000 Postage	0.00	1,578.12	0.00	1,578.12	0.00	0.00	(1,578.12)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	68,642.00	68,642.00
4512.000 Liability Insurance	0.00	180.35	0.00	1,514.37	0.00	0.00	(1,514.37)
4513.000 Worker's Comp Insurance	0.00	2,724.99	0.00	5,449.99	0.00	0.00	(5,449.99)
4540.000 Employee Benefits	0.00	2,176.35	0.00	16,880.65	0.00	362,533.00	345,652.35
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
TOTAL ADMIN EXPENSES	**0.00**	**130,727.13**	**0.00**	**213,722.61**	**0.00**	**1,881,230.00**	**1,667,507.39**
HAP EXPENSES							
4715.000 Haps	0.00	1,534,348.07	0.00	3,085,692.91	0.00	0.00	(3,085,692.91)
4715.005 PORT OUT HAPS	0.00	9,334.00	0.00	18,852.00	0.00	0.00	(18,852.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	25,639.00	0.00	51,365.00	0.00	0.00	(51,365.00)
4715.050 FSS HAPS PAYMENTS	0.00	19,172.00	0.00	37,906.00	0.00	0.00	(37,906.00)
4715.060 DHAP HAPS	0.00	354,860.00	0.00	696,675.00	0.00	0.00	(696,675.00)
4715.070 FAMILY UNIFICATION HAPS	0.00	94,898.00	0.00	192,455.00	0.00	0.00	(192,455.00)
4715.080 PORT IN HAPS	0.00	0.00	0.00	(6.00)	0.00	0.00	6.00
TOTAL HAP EXPENSES	**0.00**	**2,038,251.07**	**0.00**	**4,082,939.91**	**0.00**	**0.00**	**(4,082,939.91)**
TOTAL EXPENSES	**0.00**	**2,168,978.20**	**0.00**	**4,296,662.52**	**0.00**	**1,881,230.00**	**(2,415,432.52)**
SURPLUS	**0.00**	**(1,990,416.15)**	**0.00**	**(4,099,834.21)**	**0.00**	**(84,730.00)**	**(4,015,104.21)**

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: Public Housing   Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	346,743.00	0.00	691,622.00	0.00	4,097,088.00	(3,405,466.00)
3190.000 Antenna Income	0.00	28,177.51	0.00	53,555.02	0.00	416,460.00	(362,904.98)
3610.000 Interest Income	0.00	0.00	0.00	1,786.02	0.00	18,800.00	(17,013.98)
3690.000 Other Operating Recpts	0.00	5,343.64	0.00	8,081.73	0.00	0.00	8,081.73
3691.000 Misc Income/Scrap	0.00	78.00	0.00	386.00	0.00	1,800.00	(1,414.00)
3707.100 Management Fee Income	0.00	0.00	0.00	0.00	0.00	677,603.00	(677,603.00)
3707.200 Asset Management Fee Incom	0.00	0.00	0.00	0.00	0.00	70,080.00	(70,080.00)
3707.300 Bookkeeping Fee Inccome	0.00	0.00	0.00	0.00	0.00	52,560.00	(52,560.00)
3707.450 Fee for Services	0.00	0.00	0.00	77,287.53	0.00	725,000.00	(647,712.47)
3707.500 Mgmt Fees Capen	0.00	13,922.32	0.00	27,849.21	0.00	176,244.00	(148,394.79)
3707.501 Management Fee Affordable H	0.00	20,000.00	0.00	40,000.00	0.00	240,000.00	(200,000.00)
3707.510 MGMT Fees Waterworks	0.00	3,905.41	0.00	7,909.02	0.00	51,885.00	(43,975.98)
3707.520 Fee for Services Capen	0.00	0.00	0.00	681.10	0.00	50,000.00	(49,318.90)
3707.550 Capen Vehicle Fees	0.00	1,398.00	0.00	2,796.00	0.00	16,776.00	(13,980.00)
3707.600 Fed MOD(CF) A/F Grant	0.00	0.00	0.00	0.00	0.00	153,114.00	(153,114.00)
3707.610.old State Mods for Salaries	0.00	0.00	0.00	0.00	0.00	20,000.00	(20,000.00)
3707.650 3 YR ROSS MGMT Fee	0.00	0.00	0.00	0.00	0.00	59,812.00	(59,812.00)
3707.660 ROSS/FSS MGMT FEE	0.00	15,998.00	0.00	31,996.92	0.00	191,987.00	(159,990.08)
3707.670 Mgmt Fee Safety	0.00	10,000.00	0.00	20,000.00	0.00	120,000.00	(100,000.00)
3707.680 DHCD RSC Grant	0.00	15,000.00	0.00	15,000.00	0.00	40,000.00	(25,000.00)
3707.690 DHCD SSP Grant	0.00	0.00	0.00	0.00	0.00	70,000.00	(70,000.00)
3707.700 PH FSS Forfeiture Rev	0.00	218.07	0.00	218.07	0.00	0.00	218.07
TOTAL INCOME	**0.00**	**460,783.95**	**0.00**	**979,168.62**	**0.00**	**7,249,209.00**	**(6,270,040.38)**
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	113,780.38	0.00	190,768.72	0.00	1,540,259.00	1,349,490.28
4130.000 Legal	0.00	5,724.46	0.00	5,724.46	0.00	31,500.00	25,775.54
4140.000 Staff Training	0.00	0.00	0.00	2,863.93	0.00	0.00	(2,863.93)
4150.000 Travel	0.00	(784.71)	0.00	(784.71)	0.00	25,139.00	25,923.71
4170.000 Accounting	0.00	1,400.10	0.00	1,400.10	0.00	25,500.00	24,099.90
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
4190.000 Sundry Admin Cost	0.00	13,643.01	0.00	7,067.85	0.00	344,018.00	336,950.15
TOTAL GENERAL	0.00	**133,763.24**	0.00	**207,040.35**	0.00	**1,984,416.00**	**1,777,375.65**
MANAGEMENT FEES							
4190.200 Asset Mgmt Fee	0.00	0.00	0.00	0.00	0.00	70,080.00	70,080.00
4190.300 Property Mgmt Fee	0.00	0.00	0.00	0.00	0.00	677,603.00	677,603.00
4190.310 Bookkeeping Fee	0.00	0.00	0.00	0.00	0.00	52,560.00	52,560.00
4190.400 Fee For Svc Exp	0.00	0.00	0.00	77,287.53	0.00	725,000.00	647,712.47
TOTAL MANAGEMENT FEES	0.00	**0.00**	0.00	**77,287.53**	0.00	**1,525,243.00**	**1,447,955.47**
TOTAL ADMINISTRATIVE COST	**0.00**	**133,763.24**	**0.00**	**284,327.88**	**0.00**	**3,509,659.00**	**3,225,331.12**
4191.000 Telephone/Internet/Cells	0.00	4,559.25	0.00	4,780.40	0.00	0.00	(4,780.40)
4192.000 Copier/Computer Costs	0.00	150.30	0.00	242.59	0.00	0.00	(242.59)
4193.000 Office Supplies	0.00	1,217.06	0.00	1,217.06	0.00	0.00	(1,217.06)
4194.000 Postage	0.00	774.48	0.00	774.48	0.00	0.00	(774.48)
4230.000 Tenant Svc	0.00	3,425.00	0.00	3,425.00	0.00	285,000.00	281,575.00
UTILITIES							
4310.000 Water	0.00	0.00	0.00	0.00	0.00	986,051.00	986,051.00
4320.000 Electricity	0.00	7,242.07	0.00	14,639.54	0.00	510,486.00	495,846.46
4320.312 Elect - 31-2	0.00	4,295.73	0.00	9,011.73	0.00	0.00	(9,011.73)

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
UTILITIES							
4320.313 Elect 31-3	0.00	5,408.95	0.00	13,618.94	0.00	0.00	(13,618.94)
4320.317 Elect 31-7	0.00	17,065.71	0.00	36,008.25	0.00	0.00	(36,008.25)
4320.673 Electric 667-3	0.00	0.00	0.00	8,823.81	0.00	0.00	(8,823.81)
4320.676 Electric 667-6	0.00	1,515.78	0.00	20,514.45	0.00	0.00	(20,514.45)
4330.000 Gas	0.00	38,039.81	0.00	80,084.36	0.00	422,015.00	341,930.64
4330.313 Gas - 31-3	0.00	5,567.41	0.00	8,466.10	0.00	0.00	(8,466.10)
4330.317 Gas - 31-7	0.00	3,656.47	0.00	4,529.54	0.00	0.00	(4,529.54)
4330.673 Gas 667-3	0.00	8,665.59	0.00	11,389.52	0.00	0.00	(11,389.52)
4330.676 Gas 667-6	0.00	1,139.58	0.00	2,424.52	0.00	0.00	(2,424.52)
TOTAL UTILITIES	**0.00**	**92,597.10**	**0.00**	**209,510.76**	**0.00**	**1,918,552.00**	**1,709,041.24**
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	161,690.58	0.00	274,538.81	0.00	1,928,086.00	1,653,547.19
4420.000 Maintenance Supplies	0.00	23,952.30	0.00	23,055.24	0.00	465,000.00	441,944.76
TOTAL GENERAL	0.00	**185,642.88**	0.00	**297,594.05**	0.00	**2,393,086.00**	**2,095,491.95**
CONTRACT COSTS							
4430.000 Contract Costs	0.00	0.00	0.00	0.00	0.00	785,000.00	785,000.00
4430.010 Rubbish	0.00	8,192.76	0.00	8,192.76	0.00	0.00	(8,192.76)
4430.040 Elevators	0.00	9,769.00	0.00	9,769.00	0.00	0.00	(9,769.00)
4430.070 Electrical	0.00	24,147.15	0.00	25,533.15	0.00	0.00	(25,533.15)
4430.080 Plumbing	0.00	35,651.45	0.00	37,434.31	0.00	0.00	(37,434.31)
4430.090 Extermination	0.00	3,614.25	0.00	4,039.25	0.00	0.00	(4,039.25)
4430.110 Routine Contract Cost	0.00	26,021.41	0.00	29,241.86	0.00	0.00	(29,241.86)
TOTAL CONTRACT COSTS	0.00	**107,396.02**	0.00	**114,210.33**	0.00	**785,000.00**	**670,789.67**
TOTAL MAINTENANCE	**0.00**	**293,038.90**	**0.00**	**411,804.38**	**0.00**	**3,178,086.00**	**2,766,281.62**
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	426,584.00	426,584.00
4511.000 Property Insurance	0.00	17,563.64	0.00	35,876.98	0.00	0.00	(35,876.98)
4512.000 Liability Insurance	0.00	158.27	0.00	4,677.95	0.00	0.00	(4,677.95)
4513.000 Worker's Comp Insurance	0.00	8,697.69	0.00	17,395.38	0.00	0.00	(17,395.38)
4514.000 Insurance (Other)	0.00	2,775.67	0.00	5,551.34	0.00	0.00	(5,551.34)
4520.000 Pilot	0.00	0.00	0.00	0.00	0.00	259,394.00	259,394.00
4540.000 Employee Benefits	0.00	7,492.36	0.00	57,180.22	0.00	1,246,182.00	1,189,001.78
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	46,000.00	46,000.00
4610.000 Extraordinary Maint	0.00	0.00	0.00	0.00	0.00	105,000.00	105,000.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	95,500.00	95,500.00
7520.000 Replace Equipment	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
7540.000 Betterments & Additions	0.00	4,662.00	0.00	4,662.00	0.00	315,000.00	310,338.00
TOTAL EXPENSES	**0.00**	**570,874.96**	**0.00**	**1,041,426.42**	**0.00**	**11,393,957.00**	**10,352,530.58**
SURPLUS	**0.00**	**(110,091.01)**	**0.00**	**(62,257.80)**	**0.00**	**(4,144,748.00)**	**4,082,490.20**

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: SRO Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3400.000 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	23,226.00	(23,226.00)
3610.000 Interest Income	0.00	0.00	0.00	3.80	0.00	0.00	3.80
TOTAL INCOME	**0.00**	**0.00**	**0.00**	**3.80**	**0.00**	**23,226.00**	**(23,222.20)**
EXPENSES							
4110.000 Admin Salaries	0.00	879.01	0.00	1,366.01	0.00	10,468.00	9,101.99
4130.000 Legal	0.00	2.97	0.00	2.97	0.00	80.00	77.03
4150.000 Travel	0.00	(19.11)	0.00	(19.11)	0.00	227.00	246.11
4170.000 Accounting	0.00	49.92	0.00	49.92	0.00	600.00	550.08
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	500.00	500.00
4190.000 Sundry Admin Cost	0.00	125.31	0.00	140.39	0.00	4,095.00	3,954.61
4191.000 Telephone/Internet/Cell	0.00	41.36	0.00	41.71	0.00	0.00	(41.71)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	10,457.00	10,457.00
4512.000 Liability Insurance	0.00	0.00	0.00	5.22	0.00	0.00	(5.22)
4540.000 Employee Benefits	0.00	22.53	0.00	162.32	0.00	3,758.00	3,595.68
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	6,500.00	6,500.00
4715.000 Haps	0.00	8,345.00	0.00	8,345.00	0.00	0.00	(8,345.00)
TOTAL EXPENSES	**0.00**	**9,446.99**	**0.00**	**10,094.43**	**0.00**	**36,685.00**	**26,590.57**
SURPLUS	**0.00**	**(9,446.99)**	**0.00**	**(10,090.63)**	**0.00**	**(13,459.00)**	**3,368.37**

Somerville Housing Authority

Operating Statement

Two Months Ending 05/31/2024

Program: Public Safety Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3610.000 Interest Income	0.00	0.00	0.00	81.71	0.00	800.00	(718.29)
3690.000 Other Income	0.00	(3,118.50)	0.00	(3,118.50)	0.00	0.00	(3,118.50)
3691.000 PILOT Income	0.00	0.00	0.00	0.00	0.00	288,882.00	(288,882.00)
TOTAL INCOME	**0.00**	**(3,118.50)**	**0.00**	**(3,036.79)**	**0.00**	**289,682.00**	**(292,718.79)**
EXPENSES							
4110.000 Admin Salaries	0.00	0.00	0.00	1,865.38	0.00	0.00	(1,865.38)
4190.000 Sundry Admin Costs	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
4190.300 Mgmt Fee	0.00	10,000.00	0.00	20,000.00	0.00	120,000.00	100,000.00
4191.000 Telephone/Internet/Cell	0.00	204.48	0.00	204.48	0.00	0.00	(204.48)
4430.110 Routine Contract Costs	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	11,000.00	11,000.00
4512.000 Liability Insurance	0.00	796.67	0.00	1,593.34	0.00	0.00	(1,593.34)
TOTAL EXPENSES	**0.00**	**11,001.15**	**0.00**	**23,663.20**	**0.00**	**139,000.00**	**115,336.80**
SURPLUS	**0.00**	**(14,119.65)**	**0.00**	**(26,699.99)**	**0.00**	**150,682.00**	**(177,381.99)**

TENANT SELECTION REPORT - JUNE 2024 PUBLIC HOUSING AND LEASED HOUSING WAITLISTS				
Housing Program	**Applications Processed**	**LOCAL PRIORITY**	**Total Applications**	**LOCAL PRIORITY**
State Family	8	2	44413	1391
Federal Family	40	13	1610	409
State Elderly	0	0	12181	407
Federal Elderly	23	12	869	292
S8NC (Hagan Manor)	8	2	591	227
S8NC (Bryant)	9	4	422	78
Total Public Housing	88	33	60086	2804
Section 8	19	7	2346	2346
SRO	5	3	84	33
DHAP	14	8	999	122
Mainstream	8	2	171	66
FYI	0	0	7	0
VASH	0	0	0	0
Walnut Street	2	0	20	5
Linden Street	19	7	310	110
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	18	3
YMCA	4	2	72	19
Waterworks	18	9	400	158
Capen Court	19	8	601	200
Total Leased Housing	108	46	5031	3064
Total All Programs	196	79	65117	5868

VACANCY REPORT JUNE 2024					
PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	22	2	24	8%
	Bryant	122	12	134	9%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	52	1	53	2%
	Highland Garden	41	1	42	2%
	Properzi Manor	108	1	109	1%
	Weston Manor	79	1	80	1%
FEDERAL FAMILY	Mystic View	206	7	213	3%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	98	2	100	2%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	239	1	240	0%
	Clarendon Hill	N/A due to redevelopment of property			
	Sycamore/Fountain	3	0	3	0%

Somerville Housing Authority
Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, Mainstream, 2) Project: All Projects, 3) Effective Date: 7/11/2024

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	1	0	0	0	111	112	0
PBV - Capen Court	64	0	0	0	0	63	63	1
PBV - Capen Medford	23	0	0	0	0	23	23	0
PBV - CASCAP	8	0	0	0	0	7	7	1
PBV - Linden Street	18	0	0	0	0	18	18	0
PBV - Next Step	3	0	0	0	0	3	3	0
PBV - Vinfen	8	0	0	0	0	8	8	0
PBV - Walnut Street Center	5	0	0	0	0	5	5	0
PBV - Water Works	25	0	0	0	0	24	24	1
PBV - YMCA	12	0	0	0	0	12	12	0
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	798	0	2	3	9	731	745	53
TBV - Family Unification Program	50	0	0	0	0	47	47	3
TBV - FUP/FYI	11	5	0	0	0	8	13	0
TBV - Homeownership	14	0	0	0	0	15	15	0
TBV - NED	200	0	0	0	0	200	200	0
TBV - VASH	10	4	0	0	0	0	4	6
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	10	10	1
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	**1374**	**10**	**2**	**3**	**9**	**1289**	**1313**	**66**

End of Report

Resident Services Report
June 2024

1. *Resident Service Referrals such as for housekeeping assistance, benefit application assistance, arrearage assistance, transportation assistance, therapeutic referrals and more:*

2.

	SBennett	GCordova	**Total**
Elderly	23	**25**	[redacted]
Young Disabled	6	4	[redacted]
Family	14	*0*	[redacted]
Applicant	1	*0*	[redacted]
Section 8 Assistance	1	*0*	[redacted]
Total referrals this month	**45**	**29**	**74**

3. Activities this month:

- *Community Unity Basketball game at Mystic with Somerville Police Department and youth from the Mystic Learning Center's Basketball Program, which is funded thru the Mystic-Clarendon provider's grant.*
- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Reopening Event for Mystic Computer Lab*
- *Planning meetings for farmer's market coupon distributions in each building.*
- *Coffee Hour with Commonwealth Care Alliance, A senior health care program, in Brady*
- *Family Event sponsored by the Mystic-Clarendon Providers Grant for residents: a visit to York's Wild Kingdom!*

4. Anticipated Activities in July:

- *Survey on public safety administered to the buildings*
- *Farmer's market coupon distributions in each senior building*
- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Meeting with Mystic Clarendon Providers to plan a Summer Picnic for families*
- *Meeting with Providers to plan a school supply giveaway event!*
- *Summer Concerts at Brady and Bryant from Around Hear, Somerville Housing's Musical Program Partners.*

5. Family Self-Sufficiency Program Successes:

- *M completed homeownership education and forged a positive relationship with a local lender, who estimated her pre-approval amount at over $300k. She is working toward homeownership.*
- *L: Began earning $1,703 monthly escrow deposit due to a new employment opportunity.*
- *C: Earned three raises since FSS Coordinator helped him find a new, better-paying job at Triumvirate Environmental. His monthly escrow deposit is $1,175. He has built a relationship with a local lender and will have a matched savings program with Massachusetts Affordable Housing Alliance. He hopes to purchase a home within the next six months.*
- *S&R: applied for an upcoming housing lottery in Somerville. To apply, they needed to work with a local lender to acquire a pre-approval for $365K. The Leader Bank lender believes they could qualify for more if needed because they have built substantial personal savings in addition to their escrow contributions.*
- *A: Graduated from Womens Money Matters class hosted by SHA late last year. Became an outreach spokesperson for WMM and has given testimony at the MA State House.*

Resident Services Report
June 2024

Upcoming Concert at Brady Towers:

LET'S SING!

Thursday, July 25th, 2024, 2-3pm

in the Brady Towers community room

Come listen to American show tunes, sing along, and bring your instrument and join in the fun!

Jazimina MacNeil, voice; Dan Sedgwick, piano; Marji Gere, drums

★ *All are welcome*

★ *Refreshments served*

www.aroundhear.org

This event is presented in partnership with the Somerville Housing Authority and the Brady Towers Tenants Association.

Upcoming Concert at Bryant Manor:

LET'S SING!

Thursday, July 25th, 2024, 11am

in the Bryant Manor community room

Come listen to American show tunes, sing along, and bring your instrument and join in the fun!

Jazimina MacNeil, voice; Dan Sedgwick, piano; Marji Gere, drums

★ *All are welcome*

★ *Refreshments served*

www.aroundhear.org

This event is presented in partnership with the Somerville Housing Authority.

Resident Services Report
June 2024

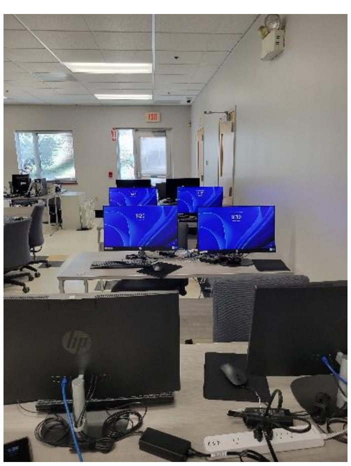
Community Unity Basketball game at Mystic:

Mystic Activity Center Computer Lab Renovation with new computers, furniture, 3-d printer and more sponsored by a grant received by the Mystic Learning Center:

Before the renovation:

During the renovation:

At the reopening of the Computer Lab:



Resident Services Report
June 2024

Mystic and Clarendon youth enjoying Mystic Learning Center (MLC), and Groundworks Somerville programming. Both MLC and Groundworks receive Grants from SHA to provide free programming to kids from Mystic and Clarendon:

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
PROPERTY CRIMES															
B&E NIGHT	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
PUBLIC ORDER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DISTURBANCE APT/NOISE	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2
DISTURBANCE HALLWAY	0	2	0	0	0	0	0	0	0	1	0	0	0	0	3
DISTURBANCE OUTSIDE	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
ADMINISTRATIVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INVESTIGATION	0	0	1	0	0	0	0	0	1	6	1	0	0	1	10
SICK PERSON	0	3	6	0	0	1	0	1	2	2	3	1	0	0	19
SUDDEN DEATH	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
CHECK CONDITION	0	1	0	0	0	1	0	0	0	3	0	0	0	0	5
CITIZEN CONTACT	1	1	3	0	6	0	0	0	0	0	2	1	0	14	28
LOCKOUT	1	0	0	0	0	0	0	0	4	0	0	0	0	0	5
MAINTENANCE PROBLEM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
E911 HANGUP	0	0	0	0	0	0	0	0	1	2	0	0	0	0	3
MV PROPERTY DAMAGE ACCIDENT	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
ASSIST NO ARREST	0	0	0	0	0	0	0	0	1	0	1	0	0	1	3
SUMMONS/RO SERVICE	0	0	0	0	0	0	0	0	2	2	0	0	0	0	5
OFFICER WANTED	0	2	0	0	1	0	0	0	3	7	0	0	1	0	14
LOST PROPERTY REPORTED	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
MV VIOLATIONS	0	0	0	2	0	0	0	0	0	1	2	0	0	1	6
PARKING VIOLATIONS	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2
FIRE INVESTIGATION	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
COURT	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL	26	21	24	29	66	46	27	26	21	14	25	18	28	26	397
Grand Total	**30**	**30**	**34**	**32**	**73**	**49**	**27**	**29**	**37**	**44**	**35**	**20**	**29**	**43**	**514**

PUBLIC SAFETY

INCIDENTS REPORTED BY DATE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
CRIMES AGAINST PERSON	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
UNARMED ROBBERY	0	1	0	0	0	0	0	0	0	0	0	0	1
ARMED ROBBERY	0	0	0	0	0	0	0	0	0	0	0	1	1
THREATS	0	2	0	0	0	0	1	0	0	0	0	0	3
ASSAULT AND BATTERY	1	0	0	3	0	0	0	2	0	3	1	0	10
PROPERTY CRIMES	0	0	0	0	0	0	0	0	0	0	0	0	0
VANDALISM	0	0	0	1	0	0	0	2	1	0	0	1	5
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	0	0	0	1	0	1	0	0	0	0	1	0	3
LARCENY OVER $250	0	0	0	1	0	0	0	0	0	0	0	0	1
TRESPASSING	0	0	0	0	0	0	0	1	0	0	0	1	2
LARCENY UNDER $250	0	0	0	0	0	0	0	0	0	0	1	0	1
LARCENY BICYCLE/SCOOTER	0	0	2	0	0	0	0	0	0	0	0	0	2
PUBLIC ORDER	0	0	0	0	0	0	0	0	0	0	0	0	0
RESTRAINING ORDER VIOL	0	0	0	1	0	0	0	0	0	0	0	0	1
OTHER LIQUOR LAW	1	0	0	0	0	0	0	0	0	0	0	0	1
DISTURBANCE APT/NOISE	5	6	4	3	1	2	1	4	5	3	6	9	49
DISTURBANCE HALLWAY	3	1	3	11	2	3	0	3	3	6	5	2	42
DISTURBANCE OUTSIDE	2	1	1	1	4	2	6	3	1	4	1	1	27
FIREARMS OTHER	0	0	0	0	0	0	0	0	0	1	0	0	1
OTHER M/V	0	0	1	0	0	0	0	0	0	1	0	0	2
ADMINISTRATIVE	0	0	0	0	0	0	0	0	0	0	0	0	0
INVESTIGATION	5	2	3	10	9	9	7	14	12	13	13	14	111
SICK PERSON	17	14	26	21	16	19	23	15	13	24	15	21	224
SUDDEN DEATH	0	0	0	1	1	1	1	0	0	0	0	0	4
CHECK CONDITION	7	7	6	3	4	5	3	7	5	3	11	5	66
CITIZEN CONTACT	13	13	9	18	9	14	16	24	17	20	15	8	176
RESIDENT MEETING	0	0	0	0	0	0	1	0	0	0	0	0	1
SHA NOTICE SERVICE	0	0	0	2	1	0	0	0	0	0	0	0	3
MEETING	0	0	0	0	1	0	0	0	0	0	1	0	2
EVICTION	0	1	0	0	0	0	0	0	0	0	0	0	1
ESCORT	0	0	0	0	0	0	1	0	0	0	0	0	1
LOCKOUT	4	4	5	4	8	5	10	10	10	7	6	8	81
MAINTENANCE PROBLEM	0	0	0	0	1	1	0	0	0	1	1	0	4
E911 HANGUP	2	0	1	0	1	3	2	0	0	1	0	5	15
MV PROPERTY DAMAGE ACCIDENT	0	0	1	0	0	1	0	0	0	0	1	2	5
ASSIST NO ARREST	0	4	1	4	1	2	5	2	4	8	3	3	37
ASSIST ARREST	0	1	1	2	0	0	2	0	0	0	2	0	8
WARRANT ARREST	0	0	0	2	0	0	0	0	0	0	0	0	2
SUMMONS/RO SERVICE	5	2	0	1	17	5	9	5	5	4	2	5	60
OFFICER WANTED	24	12	22	20	23	14	33	9	28	21	25	23	254
ANIMAL COMPLAINT	0	0	0	0	0	0	1	0	1	0	0	0	2
LOST PROPERTY REPORTED	0	0	3	2	0	1	1	0	1	1	0	2	11
MISSING PERSON	4	0	1	0	1	0	0	0	2	0	0	0	8
MV VIOLATIONS	3	9	1	8	3	5	3	2	1	5	1	0	41
PARKING VIOLATIONS	7	2	0	4	1	2	0	1	0	0	2	0	19
FIRE INVESTIGATION	0	0	1	0	0	1	0	4	0	2	1	0	9
COURT	0	0	0	0	0	1	0	0	0	0	0	0	1
	0	0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL	435	408	455	370	440	372	467	365	422	351	381	431	4897
Grand Total	**538**	**490**	**547**	**494**	**544**	**472**	**593**	**474**	**532**	**479**	**496**	**543**	**6202**

WORK ORDERS ISSUED FOR: **Jun-24**

REQUESTED BY MANAGEMENT: **269**

REQUESTED BY TENANTS: **1210**

TOTAL WORK ORDERS ISSUED: **1479**

DEV.	COMPL ****	ETED ****	INCOMPLETE ****	ISSUED	TENANT	MANAGEMENT
031-1 Mystic Federal	325	113	7	332	250	82
031-9 Federal Elderly	272	98	15	287	255	32
200-1 Clarendon	61	11	5	66	55	11
200-2 Mystic State	233	102	5	238	189	49
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	131	42	10	141	112	29
667-3 Properzi Manor	127	62	1	128	104	24
667-4 Bryant Manor	128	53	16	144	120	24
667-6 Ciampa Manor	79	28	1	80	74	6
400-C Monmouth, Broadway	5	3	0	5	3	2
689-2 Hagan Manor	43	8	0	43	37	6
705-1 Sycamore, Fountain Ave	14	9	0	15	11	4
TOTAL	1419	529	60	1479	1210	269

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

Somerville Housing Authority						
Modernization Contract Log						
Active Jobs July 2024						
Development Description	**Status**	**Funding Source**	**Contract Type**	**Contract Award By Board/ Amount**	**Notice to Proceed**	**Contractor/A/E**
Mystic Water Works II	Construction	Mystic Water Works II	Owner's Project Manager	$286,483.00	N/A	Anser Advisory, LLC
Mystic Water Works II	Construction	Mystic Water Works II	Design	$717,187.00	N/A	DiMella Shaffer Architects
Electrical Service Contract 2	Construction	Force Account	Construction	$85.00 Per Hour	N/A	Singh Electrical LLC
Bryant Manor Panel Board Replacement	Pre-Construction	Bryant Reserve	Design	$15,848.00	N/A	Nangle Engineering Inc
Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Construction	$220,690.00	5/16/2023	Edward Paige Corp
Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Design	$36,500.00	5/16/2023	Socotec
Mystic View Roof Replacement 3	Construction	Federal Cap Fund 2022	Design	$32,475.00	9/13/2023	EHA Design
Properzi Elevatior Modernization	Construction	Federal Cap Fund 2023	Design	$121,310.00	1/17/2024	NV5
Mystic View Roof Replacement 3	Construction	Federal Fund 2023	Construction	$347,470.00	9/13/2023	Young Developers LLC
Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Design	$31,140.00	8/29/2023	GCG Associates
Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Construction	$243,300.00	8/29/2023	The Hatch Group
Highland Garden Sprinkler Line	Construction	Federal Cap Fund 2023	Design	$12,500.00	N/A	GCG Associates
Bryant Manor Mailboxes	Construction	Bryant Reserves	Design	$20,000.00	N/A	Reverse Archicture
Bryant Manor Intercom Replacement	Construction	Bryant Reserves	Construction	$218,300.00	12/3/2023	Laracy Electrical Contractors
Properzi Manor Elevator Modernization	Construction	Federal Cap Fund 2023	Construction	$1,471,234.00	1/17/2024	New England Builders & Contractors
Mystic River Bumpout Repairs Phase 2	Pre-Construction	State Cap Fund 2022	Construction	$269,494.83	N/A	MJS Construction Inc
Electrical Service Contract 1	Construction	Force Account	Construction	$85 Per Hour	N/A	Adilson Electric
Bryant Manor Mailboxes	Pre-Construction	Bryant Reserves	Construction	$63,800.00	5/16/2024	Northeast Construction Inc
Highland Garden Sprinkler Line	Construction	Federal Cap Fund 2023	Construction	$168,600.00	N/A	KB Aruda Construction Inc
Mystic River River Site Improvement Phase	Construction	State Cap Fund 2023	Construction	$405,000.00	7/8/2024	R. Federico Company LLC
Bryant Manor Panel Board Replacement	Construction	Bryant Reserves	Construction	$462,199.00	N/A	Jupiter Electric Inc