

Somerville Housing Authority

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**EXECUTIVE DIRECTOR'S
REPORT**

December 19, 2024



Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2024
Program: 400-c Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.201 Shelter Rents 200-1	0.00	75,668.46	0.00	555,942.18	0.00	0.00	555,942.18
3110.202 Shelter Rents 200-2	0.00	152,378.00	0.00	1,120,930.75	0.00	0.00	1,120,930.75
3110.667 Shelter Rents 667-2	0.00	32,523.00	0.00	218,300.00	0.00	0.00	218,300.00
3110.705 Shelter Rents 705	0.00	3,291.00	0.00	17,449.00	0.00	0.00	17,449.00
3610.000 Interest Inc	0.00	463.05	0.00	3,488.21	0.00	0.00	3,488.21
3690.000 Other Operating Recpts	0.00	877.65	0.00	7,855.07	0.00	0.00	7,855.07
3801.000 Operating Subsidy	0.00	0.00	0.00	1,739,490.20	0.00	0.00	1,739,490.20
3804.000 SSP Fofeiture	0.00	0.00	0.00	18,241.67	0.00	0.00	18,241.67
TOTAL INCOME	0.00	265,201.16	0.00	3,681,697.08	0.00	0.00	3,681,697.08
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	51,456.42	0.00	308,905.98	0.00	0.00	(308,905.98)
4130.000 Legal	0.00	4,438.82	0.00	27,128.15	0.00	0.00	(27,128.15)
4140.000 Members Comp	0.00	9,579.00	0.00	23,740.45	0.00	0.00	(23,740.45)
4150.000 Travel	0.00	836.34	0.00	1,910.43	0.00	0.00	(1,910.43)
4170.000 Accounting	0.00	2,633.26	0.00	8,619.91	0.00	0.00	(8,619.91)
4190.000 Sundry Admin Costs	0.00	8,677.57	0.00	48,754.99	0.00	0.00	(48,754.99)
4191.000 TELEPHONE/INTERNET/CEL	0.00	3,380.52	0.00	18,655.17	0.00	0.00	(18,655.17)
4192.000 COPIER/COMPUTER COSS	0.00	224.41	0.00	12,033.46	0.00	0.00	(12,033.46)
4193.000 OFFICE SUPPLIES	0.00	317.17	0.00	6,489.41	0.00	0.00	(6,489.41)
4194.000 POSTAGE	0.00	664.80	0.00	2,748.99	0.00	0.00	(2,748.99)
4195.110 LEAP-Asset Bldg Director	0.00	4,250.00	0.00	12,750.00	0.00	0.00	(12,750.00)
4195.140 LEAP-Financial Coach	0.00	3,250.00	0.00	9,750.00	0.00	0.00	(9,750.00)
4195.360 LEAP-Meeting Expenses	0.00	0.00	0.00	30.94	0.00	0.00	(30.94)
TOTAL ADMINISTRATIVE EXPENSE	0.00	89,708.31	0.00	481,517.88	0.00	0.00	(481,517.88)
UTILITIES							
4310.201 Water - 200-1	0.00	41,667.29	0.00	96,078.17	0.00	0.00	(96,078.17)
4310.202 Water - 200-2	0.00	138,025.48	0.00	280,047.70	0.00	0.00	(280,047.70)
4310.667 Water 667	0.00	22,943.50	0.00	49,522.71	0.00	0.00	(49,522.71)
4310.705 Water 705	0.00	1,353.25	0.00	3,367.13	0.00	0.00	(3,367.13)
4320.201 Elect 200-1	0.00	32,750.16	0.00	58,613.85	0.00	0.00	(58,613.85)
4320.202 Elect 200-2	0.00	6,911.48	0.00	34,880.18	0.00	0.00	(34,880.18)
4320.667 Electriciv 667	0.00	1,095.61	0.00	3,676.05	0.00	0.00	(3,676.05)
4330.201 Gas 200-1	0.00	2,122.44	0.00	44,576.53	0.00	0.00	(44,576.53)
4330.405 Gas 705	0.00	46.17	0.00	46.17	0.00	0.00	(46.17)
4330.667 Gas 667	0.00	2,327.93	0.00	21,039.64	0.00	0.00	(21,039.64)
4330.751 Gas 705-1	0.00	36.25	0.00	909.26	0.00	0.00	(909.26)
4330.752 Gas 705-2	0.00	99.05	0.00	1,144.72	0.00	0.00	(1,144.72)
TOTAL UTILITIES	0.00	249,378.61	0.00	593,902.11	0.00	0.00	(593,902.11)
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	143,600.53	0.00	727,164.46	0.00	0.00	(727,164.46)
4420.000 Maintenance Materials	0.00	41,458.87	0.00	244,975.99	0.00	0.00	(244,975.99)
4430.010 Rubbish	0.00	12,993.61	0.00	74,746.39	0.00	0.00	(74,746.39)
4430.040 Elevator	0.00	0.00	0.00	8,061.89	0.00	0.00	(8,061.89)
4430.050 Landscaping	0.00	4,778.71	0.00	27,402.71	0.00	0.00	(27,402.71)
4430.070 Electrical	0.00	14,932.72	0.00	71,355.05	0.00	0.00	(71,355.05)
4430.080 Plumbing	0.00	0.00	0.00	44,820.27	0.00	0.00	(44,820.27)
4430.090 Extermination	0.00	0.00	0.00	3,974.11	0.00	0.00	(3,974.11)
4430.110 Routine Contract Costs	0.00	12,382.15	0.00	66,783.66	0.00	0.00	(66,783.66)
TOTAL MAINTENANCE EXPENSE	0.00	230,146.59	0.00	1,269,284.53	0.00	0.00	(1,269,284.53)

Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2024
Program: 400-c Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
EXPENSES							
4511.000 Property Insurance	0.00	8,930.39	0.00	96,740.43	0.00	0.00	(96,740.43)
4512.000 Liability Insurance	0.00	1,661.66	0.00	10,073.38	0.00	0.00	(10,073.38)
4513.000 Worker's Compensation Insur	0.00	5,125.82	0.00	35,880.74	0.00	0.00	(35,880.74)
4514.000 Insurance (Other)	0.00	2,656.95	0.00	18,548.42	0.00	0.00	(18,548.42)
4520.000 Pilot	0.00	1,469.75	0.00	10,286.50	0.00	0.00	(10,286.50)
4540.000 Employee Benefits	0.00	0.00	0.00	116.38	0.00	0.00	(116.38)
4540.001 Emp Bebes-Pension	0.00	24,085.53	0.00	172,053.25	0.00	0.00	(172,053.25)
4540.002 Emp Benes-Grp Ins	0.00	95,397.50	0.00	181,205.42	0.00	0.00	(181,205.42)
4540.003 Emp Benes-Unemploy	0.00	3.88	0.00	119.04	0.00	0.00	(119.04)
4540.004 Emp Benes-Med	0.00	674.88	0.00	3,677.71	0.00	0.00	(3,677.71)
4540.005 Emp Benes - Fica	0.00	2,962.35	0.00	15,980.13	0.00	0.00	(15,980.13)
4540.006 Emp Benes-Dental\Ltd	0.00	2,096.89	0.00	9,466.79	0.00	0.00	(9,466.79)
4611.100 Kitchen Appliances	0.00	0.00	0.00	15,619.85	0.00	0.00	(15,619.85)
7540.000 Bett & Additions	0.00	0.00	0.00	10,796.45	0.00	0.00	(10,796.45)
7545.000 Property Contra	0.00	0.00	0.00	(10,796.45)	0.00	0.00	10,796.45
TOTAL EXPENSES	0.00	714,299.11	0.00	2,914,472.56	0.00	0.00	(2,914,472.56)
SURPLUS	0.00	(449,097.95)	0.00	767,224.52	0.00	0.00	767,224.52

Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2024
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	340,325.00	0.00	2,398,594.00	0.00	4,097,088.00	(1,698,494.00)
3190.000 Antenna Income	0.00	57,599.44	0.00	218,414.15	0.00	416,460.00	(198,045.85)
3610.000 Interest Income	0.00	1,901.99	0.00	20,104.94	0.00	18,800.00	1,304.94
3690.000 Other Operating Rcpts	0.00	1,021.74	0.00	15,041.17	0.00	0.00	15,041.17
3691.000 Misc Income/Scrap	0.00	0.00	0.00	0.00	0.00	1,800.00	(1,800.00)
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 Income	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	0.00	0.00	725,000.00	(725,000.00)
3707.500 Mamt Fees Capen	0.00	0.00	0.00	0.00	0.00	176,244.00	(176,244.00)
3707.501 Management Fee Affordable H	0.00	0.00	0.00	0.00	0.00	240,000.00	(240,000.00)
3707.510 MGMT Fees Waterworks	0.00	0.00	0.00	0.00	0.00	51,885.00	(51,885.00)
3707.520 Fee for Services Capen	0.00	0.00	0.00	0.00	0.00	50,000.00	(50,000.00)
3707.550 Capen Vehicle Fees	0.00	0.00	0.00	0.00	0.00	16,776.00	(16,776.00)
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	0.00	0.00	0.00	0.00	191,987.00	(191,987.00)
3707.670 Mamt Fee Safetv	0.00	0.00	0.00	0.00	0.00	120,000.00	(120,000.00)
3707.680 DHCD RSC Grant	0.00	0.00	0.00	0.00	0.00	40,000.00	(40,000.00)
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	0.00	0.00	218.07	0.00	0.00	218.07
3800.000 Hud Subsidy	0.00	0.00	0.00	1,634,930.50	0.00	0.00	1,634,930.50
TOTAL INCOME	0.00	400,848.17	0.00	4,287,302.83	0.00	7,249,209.00	(2,961,906.17)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	35,462.16	0.00	252,776.72	0.00	1,540,259.00	1,287,482.28
4130.000 Legal	0.00	8,699.64	0.00	31,254.74	0.00	31,500.00	245.26
4140.000 Staff Training	0.00	0.00	0.00	1,028.93	0.00	0.00	(1,028.93)
4150.000 Travel	0.00	955.48	0.00	1,721.31	0.00	25,139.00	23,417.69
4170.000 Accounting	0.00	5,266.52	0.00	27,200.54	0.00	25,500.00	(1,700.54)
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
4190.000 Sundrv Admin Cost	0.00	8,405.77	0.00	67,902.31	0.00	344,018.00	276,115.69
TOTAL GENERAL	0.00	58,789.57	0.00	381,884.55	0.00	1,984,416.00	1,602,531.45
MANAGEMENT FEES							
4190.200 Asset Mamt Fee	0.00	5,840.00	0.00	40,880.00	0.00	70,080.00	29,200.00
4190.300 Property Mamt Fee	0.00	55,886.51	0.00	386,372.62	0.00	677,603.00	291,230.38
4190.310 Bookkeeping Fee	0.00	4,335.00	0.00	29,970.00	0.00	52,560.00	22,590.00
4190.400 Fee For Svc Exp	0.00	89,946.74	0.00	454,589.68	0.00	725,000.00	270,410.32
TOTAL MANAGEMENT FEES	0.00	156,008.25	0.00	911,812.30	0.00	1,525,243.00	613,430.70
TOTAL ADMINISTRATIVE COST	0.00	214,797.82	0.00	1,293,696.85	0.00	3,509,659.00	2,215,962.15
4191.000 Telephone/Internet/Cells	0.00	4,830.42	0.00	25,013.77	0.00	0.00	(25,013.77)
4192.000 Copier/Computer Costs	0.00	234.68	0.00	12,516.85	0.00	0.00	(12,516.85)
4193.000 Office Supplies	0.00	331.40	0.00	6,781.63	0.00	0.00	(6,781.63)
4194.000 Postage	0.00	694.59	0.00	2,878.33	0.00	0.00	(2,878.33)
4230.000 Tenant Svc	0.00	14,826.14	0.00	33,601.66	0.00	285,000.00	251,398.34
UTILITIES							
4310.000 Water	0.00	90,925.62	0.00	208,084.64	0.00	986,051.00	777,966.36
4310.312 Water 31-2	0.00	8,611.66	0.00	23,090.93	0.00	0.00	(23,090.93)

Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2024
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
UTILITIES							
4310.313 Water 31-3	0.00	21,549.45	0.00	47,441.99	0.00	0.00	(47,441.99)
4310.317 Water 31-7	0.00	24,834.96	0.00	46,266.76	0.00	0.00	(46,266.76)
4310.673 Water 667-3	0.00	27,692.68	0.00	70,382.91	0.00	0.00	(70,382.91)
4310.676 Water 667-6	0.00	8,702.81	0.00	18,032.31	0.00	0.00	(18,032.31)
4320.000 Electricity	0.00	6,888.35	0.00	27,411.91	0.00	510,486.00	483,074.09
4320.312 Elect - 31-2	0.00	9,476.85	0.00	22,772.76	0.00	0.00	(22,772.76)
4320.313 Elect 31-3	0.00	10,772.18	0.00	26,635.38	0.00	0.00	(26,635.38)
4320.317 Elect 31-7	0.00	6,916.51	0.00	53,929.63	0.00	0.00	(53,929.63)
4320.673 Electric 667-3	0.00	9,498.40	0.00	28,039.99	0.00	0.00	(28,039.99)
4320.676 Electric 667-6	0.00	0.00	0.00	24,812.40	0.00	0.00	(24,812.40)
4330.000 Gas	0.00	8,920.27	0.00	113,035.11	0.00	422,015.00	308,979.89
4330.312 Gas - 31-2	0.00	203.00	0.00	203.00	0.00	0.00	(203.00)
4330.313 Gas - 31-3	0.00	490.46	0.00	9,506.77	0.00	0.00	(9,506.77)
4330.317 Gas - 31-7	0.00	307.62	0.00	5,238.68	0.00	0.00	(5,238.68)
4330.673 Gas 667-3	0.00	969.29	0.00	12,944.91	0.00	0.00	(12,944.91)
4330.676 Gas 667-6	0.00	417.69	0.00	2,644.58	0.00	0.00	(2,644.58)
TOTAL UTILITIES	0.00	237,177.80	0.00	740,474.66	0.00	1,918,552.00	1,178,077.34
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	122,802.09	0.00	560,627.85	0.00	1,928,086.00	1,367,458.15
4420.000 Maintenance Supplies	0.00	27,791.27	0.00	107,537.58	0.00	465,000.00	357,462.42
TOTAL GENERAL	0.00	150,593.36	0.00	668,165.43	0.00	2,393,086.00	1,724,920.57
CONTRACT COSTS							
4430.000 Contract Costs	0.00	0.00	0.00	0.00	0.00	785,000.00	785,000.00
4430.006 Plumbing	0.00	0.00	0.00	250.00	0.00	0.00	(250.00)
4430.010 Rubbish	0.00	13,568.93	0.00	78,059.72	0.00	0.00	(78,059.72)
4430.020 Heating & Cooling	0.00	1,372.00	0.00	1,372.00	0.00	0.00	(1,372.00)
4430.040 Elevators	0.00	10,584.81	0.00	53,257.06	0.00	0.00	(53,257.06)
4430.050 Landscaping	0.00	4,933.72	0.00	22,734.72	0.00	0.00	(22,734.72)
4430.070 Electrical	0.00	17,850.51	0.00	68,303.78	0.00	0.00	(68,303.78)
4430.080 Plumbing	0.00	7,812.35	0.00	61,690.86	0.00	0.00	(61,690.86)
4430.090 Extermination	0.00	0.00	0.00	13,803.47	0.00	0.00	(13,803.47)
4430.110 Routine Contract Cost	0.00	36,796.55	0.00	124,324.00	0.00	0.00	(124,324.00)
TOTAL CONTRACT COSTS	0.00	92,918.87	0.00	423,795.61	0.00	785,000.00	361,204.39
TOTAL MAINTENANCE	0.00	243,512.23	0.00	1,091,961.04	0.00	3,178,086.00	2,086,124.96
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	16,298.87	0.00	113,363.83	0.00	0.00	(113,363.83)
4512.000 Liability Insurance	0.00	4,519.68	0.00	27,276.35	0.00	0.00	(27,276.35)
4513.000 Worker's Comp Insurance	0.00	3,883.90	0.00	27,187.15	0.00	0.00	(27,187.15)
4514.000 Insurance (Other)	0.00	2,775.67	0.00	19,374.24	0.00	0.00	(19,374.24)
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	88,094.82	0.00	272,009.27	0.00	1,246,182.00	974,172.73
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	14,778.02	0.00	171,668.91	0.00	105,000.00	(66,668.91)
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	95,500.00	95,500.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	33,301.48	0.00	0.00	(33,301.48)
7520.000 Replace Equipment	0.00	0.00	0.00	61,592.00	0.00	9,000.00	(52,592.00)
7540.000 Betterments & Additions	0.00	0.00	0.00	156,440.40	0.00	315,000.00	158,559.60
7590.000 Property Contra	0.00	0.00	0.00	(210,803.00)	0.00	0.00	210,803.00

Somerville Housing Authority

Operating Statement

Seven Months Ending 10/31/2024

Program: Public Housing Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
TOTAL EXPENSES	0.00	846,756.04	0.00	3,878,335.42	0.00	11,393,957.00	7,515,621.58
SURPLUS	0.00	(445,907.87)	0.00	408,967.41	0.00	(4,144,748.00)	4,553,715.41

Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2024
Program: Section 8 Voucher Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3101.000 Mobility Fee Income	0.00	2,514.34	0.00	17,943.67	0.00	32,500.00	(14,556.33)
3300.000 Fraud Income - PHA	0.00	744.50	0.00	2,325.00	0.00	0.00	2,325.00
3301.000 Fraud Income - HUD	0.00	744.50	0.00	2,325.00	0.00	0.00	2,325.00
3400.000 Admin Fee Income	0.00	146,300.00	0.00	1,059,411.00	0.00	1,762,200.00	(702,789.00)
3400.100 Mainstream Admin Fee Incom	0.00	22,627.00	0.00	40,200.00	0.00	0.00	40,200.00
3610.000 Interest Income	0.00	261.14	0.00	1,548.25	0.00	1,800.00	(251.75)
3611.000 restricted Interest Income	0.00	58.88	0.00	951.42	0.00	0.00	951.42
3690.000 Other Income	0.00	(3,000.00)	0.00	2,000.00	0.00	0.00	2,000.00
3802.000 Hap Grant Income	0.00	2,246,823.00	0.00	13,505,791.00	0.00	0.00	13,505,791.00
3804.000 FSS Forfeitures Revenue after	0.00	0.00	0.00	357.41	0.00	0.00	357.41
TOTAL INCOME	0.00	2,417,073.36	0.00	14,632,852.75	0.00	1,796,500.00	12,836,352.75
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	107,448.58	0.00	597,373.41	0.00	834,075.00	236,701.59
4130.000 Leqal	0.00	1,728.50	0.00	8,866.29	0.00	30,000.00	21,133.71
4140.000 Staff Trainina	0.00	1,502.00	0.00	2,859.50	0.00	0.00	(2,859.50)
4150.000 Travel	0.00	895.12	0.00	2,526.68	0.00	19,840.00	17,313.32
4160.000 Mobility Admin Exp	0.00	836.77	0.00	5,097.88	0.00	10,000.00	4,902.12
4170.000 Accounting	0.00	2,934.00	0.00	16,783.40	0.00	15,000.00	(1,783.40)
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	19,465.81	0.00	124,734.00	0.00	502,140.00	377,406.00
4191.000 Telephone/Internet/Cells	0.00	4,081.99	0.00	21,523.97	0.00	0.00	(21,523.97)
4192.000 Copier/Computer Costs	0.00	522.75	0.00	26,885.47	0.00	0.00	(26,885.47)
4193.000 Office Supplies	0.00	738.81	0.00	15,116.35	0.00	0.00	(15,116.35)
4194.000 Postage	0.00	1,548.57	0.00	6,403.43	0.00	0.00	(6,403.43)
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	1,334.02	0.00	8,319.44	0.00	0.00	(8,319.44)
4513.000 Worker's Comp Insurance	0.00	2,724.99	0.00	21,453.80	0.00	0.00	(21,453.80)
4540.000 Employee Benefits	0.00	65,247.00	0.00	201,551.66	0.00	362,533.00	160,981.34
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	211,008.91	0.00	1,059,495.28	0.00	1,881,230.00	821,734.72
HAP EXPENSES							
4715.000 Haps	0.00	1,580,054.54	0.00	10,860,339.71	0.00	0.00	(10,860,339.71)
4715.005 PORT OUT HAPS	0.00	15,961.00	0.00	94,580.00	0.00	0.00	(94,580.00)
4715.010 MAINSTREAM HAPS	0.00	192,180.00	0.00	1,363,753.00	0.00	0.00	(1,363,753.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	25,927.00	0.00	180,376.00	0.00	0.00	(180,376.00)
4715.050 FSS HAPS PAYMENTS	0.00	14,131.00	0.00	122,149.00	0.00	0.00	(122,149.00)
4715.060 DHAP HAPS	0.00	357,282.00	0.00	2,474,473.14	0.00	0.00	(2,474,473.14)
4715.070 FAMILY UNIFICATION HAPS	0.00	102,399.00	0.00	713,183.58	0.00	0.00	(713,183.58)
4715.080 PORT IN HAPS	0.00	(333.00)	0.00	0.00	0.00	0.00	0.00
TOTAL HAP EXPENSES	0.00	2,287,601.54	0.00	15,808,854.43	0.00	0.00	(15,808,854.43)
TOTAL EXPENSES	0.00	2,498,610.45	0.00	16,868,349.71	0.00	1,881,230.00	(14,987,119.71)
SURPLUS	0.00	(81,537.09)	0.00	(2,235,496.96)	0.00	(84,730.00)	(2,150,766.96)

Somerville Housing Authority

Operating Statement

Seven Months Ending 10/31/2024

Program: Bryant Multifamily Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	58,120.00	0.00	393,880.00	0.00	665,712.00	(271,832.00)
3115.000 Shelter Rents-Sec 8	0.00	237,825.00	0.00	1,773,133.00	0.00	3,032,688.00	(1,259,555.00)
3610.000 Interest Income	0.00	2,297.31	0.00	18,143.78	0.00	17,000.00	1,143.78
3690.000 Other Operating Recpts	0.00	487.08	0.00	4,748.17	0.00	7,500.00	(2,751.83)
TOTAL INCOME	0.00	298,729.39	0.00	2,189,904.95	0.00	3,722,900.00	(1,532,995.05)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	38,086.79	0.00	233,292.56	0.00	411,371.00	178,078.44
4130.000 Legal	0.00	63.58	0.00	1,167.75	0.00	10,000.00	8,832.25
4150.000 Travel	0.00	513.01	0.00	815.16	0.00	1,625.00	809.84
4170.000 Accounting	0.00	2,633.26	0.00	9,449.97	0.00	9,000.00	(449.97)
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	3,960.86	0.00	17,533.00	0.00	50,324.00	32,791.00
4191.000 Telephone/Internet/Cells	0.00	886.31	0.00	4,458.08	0.00	0.00	(4,458.08)
4192.000 Copier/Computer Costs	0.00	53.73	0.00	2,660.97	0.00	0.00	(2,660.97)
4193.000 Office Supplies	0.00	75.97	0.00	1,554.26	0.00	0.00	(1,554.26)
4194.000 Postage	0.00	159.24	0.00	658.48	0.00	0.00	(658.48)
TOTAL ADMINISTRATIVE EXPENSE	0.00	46,432.75	0.00	271,590.23	0.00	486,320.00	214,729.77
4230.000 Tenant Svc	0.00	0.00	0.00	804.00	0.00	5,000.00	4,196.00
UTILITIES							
4310.000 Water	0.00	26,087.13	0.00	41,743.43	0.00	110,506.00	68,762.57
4320.000 Electricity	0.00	20,076.78	0.00	68,095.03	0.00	187,241.00	119,145.97
4330.000 Gas	0.00	1,452.81	0.00	38,157.62	0.00	85,887.00	47,729.38
TOTAL UTILITIES	0.00	47,616.72	0.00	147,996.08	0.00	383,634.00	235,637.92
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	26,091.74	0.00	179,084.31	0.00	432,663.00	253,578.69
4420.000 Maintenance Materials	0.00	3,515.51	0.00	17,638.17	0.00	300,000.00	282,361.83
4430.010 Rubbish	0.00	5,140.22	0.00	32,099.63	0.00	0.00	(32,099.63)
4430.020 Heating & Cooling	0.00	0.00	0.00	3,248.32	0.00	0.00	(3,248.32)
4430.040 Elevator	0.00	1,842.00	0.00	6,776.24	0.00	0.00	(6,776.24)
4430.050 Landscaping	0.00	0.00	0.00	1,400.00	0.00	0.00	(1,400.00)
4430.070 Electrical	0.00	2,372.55	0.00	7,909.79	0.00	0.00	(7,909.79)
4430.080 Plumbing	0.00	0.00	0.00	5,928.61	0.00	0.00	(5,928.61)
4430.090 Extermination	0.00	0.00	0.00	1,235.95	0.00	0.00	(1,235.95)
4430.110 Routine Contract Costs	0.00	2,525.41	0.00	37,385.09	0.00	588,000.00	550,614.91
TOTAL MAINTENANCE EXPENSE	0.00	41,487.43	0.00	292,706.11	0.00	1,320,663.00	1,027,956.89
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	161.19	0.00	0.00	(161.19)
4513.000 Worker's Compensation Insur	0.00	2,244.80	0.00	15,713.75	0.00	0.00	(15,713.75)
4514.000 Insurance (Other)	0.00	636.88	0.00	4,445.45	0.00	0.00	(4,445.45)
4540.000 Employee Benefits	0.00	52,914.25	0.00	163,143.82	0.00	320,035.00	156,891.18
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	3,290.00	0.00	135,000.00	131,710.00
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	0.00	43,500.00	43,500.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	8,740.08	0.00	0.00	(8,740.08)
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	53,808.00	0.00	1,353,000.00	1,299,192.00
7541.000 Unit Rehab	0.00	36,097.11	0.00	201,671.16	0.00	0.00	(201,671.16)
7545.000 Property Contra	0.00	0.00	0.00	(219,382.05)	0.00	0.00	219,382.05

Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2024
Program: Bryant Multifamily Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
TOTAL EXPENSES	0.00	227,429.94	0.00	944,687.82	0.00	4,134,435.00	3,189,747.18
SURPLUS	0.00	71,299.45	0.00	1,245,217.13	0.00	(411,535.00)	1,656,752.13

Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2024
Program: 667-7 Clarendon Hill Towers Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents	0.00	0.00	0.00	45,433.00	0.00	201,976.00	(156,543.00)
3610.000 Interest Income	0.00	178.00	0.00	1,390.39	0.00	1,800.00	(409.61)
3690.000 Other Income	0.00	0.00	0.00	14,401.00	0.00	3,000.00	11,401.00
3801.000 Operating Subsidy	0.00	0.00	0.00	169,296.37	0.00	559,300.00	(390,003.63)
TOTAL INCOME	0.00	178.00	0.00	230,520.76	0.00	766,076.00	(535,555.24)
EXPENSES							
4110.000 Admin Salaries	0.00	2,775.91	0.00	16,564.60	0.00	96,242.00	79,677.40
4130.000 Legal	0.00	0.00	0.00	35.20	0.00	0.00	(35.20)
4150.000 Travel	0.00	4.75	0.00	68.43	0.00	154.00	85.57
4170.000 Accounting	0.00	752.57	0.00	5,069.38	0.00	2,400.00	(2,669.38)
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
4190.000 Sundry Admin Costs	0.00	524.93	0.00	1,239.59	0.00	8,092.00	6,852.41
4191.000 Telephone/Internet/Cells	0.00	126.03	0.00	658.50	0.00	0.00	(658.50)
4192.000 Copier/Computer Costs	0.00	16.40	0.00	844.71	0.00	0.00	(844.71)
4193.000 Office Supplies	0.00	23.21	0.00	474.78	0.00	0.00	(474.78)
4194.000 Postage	0.00	48.65	0.00	201.19	0.00	0.00	(201.19)
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	142,324.00	0.00	585,000.00	442,676.00
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	12,969.00	12,969.00
4511.000 Property Insurance	0.00	655.00	0.00	10,082.06	0.00	0.00	(10,082.06)
4512.000 Liability Insurance	0.00	0.00	0.00	49.26	0.00	0.00	(49.26)
4513.000 Worker's Compensation Insur	0.00	222.86	0.00	2,374.37	0.00	0.00	(2,374.37)
4540.000 Employee Benefits	0.00	1,816.37	0.00	7,585.92	0.00	10,986.00	3,400.08
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00
TOTAL EXPENSES	0.00	6,966.68	0.00	187,571.99	0.00	727,343.00	539,771.01
SURPLUS	0.00	(6,788.68)	0.00	42,948.77	0.00	38,733.00	4,215.77

Somerville Housing Authority
Operating Statement
Seven Months Ending 10/31/2024
Program: Hagan Multifamily Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	12,720.00	0.00	88,133.00	0.00	166,320.00	(78,187.00)
3115.000 Shelter Rents-Sec 8	0.00	41,117.00	0.00	281,986.00	0.00	514,200.00	(232,214.00)
3610.000 Interest Income	0.00	4.45	0.00	34.74	0.00	1,000.00	(965.26)
3690.000 Other Income	0.00	221.72	0.00	2,838.52	0.00	4,000.00	(1,161.48)
TOTAL INCOME	0.00	54,063.17	0.00	372,992.26	0.00	685,520.00	(312,527.74)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	3,390.68	0.00	22,012.60	0.00	39,273.00	17,260.40
4130.000 Legal	0.00	0.37	0.00	24.66	0.00	1,000.00	975.34
4150.000 Travel	0.00	11.71	0.00	66.11	0.00	291.00	224.89
4170.000 Accounting	0.00	187.77	0.00	437.37	0.00	1,200.00	762.63
4190.000 Sundry Admin Costs	0.00	588.68	0.00	2,023.41	0.00	9,925.00	7,901.59
4191.000 Telephone/Internet/Cells	0.00	407.96	0.00	2,390.66	0.00	0.00	(2,390.66)
4192.000 Copier/Computer Costs	0.00	9.58	0.00	475.01	0.00	0.00	(475.01)
4193.000 Office Supplies	0.00	13.56	0.00	277.36	0.00	0.00	(277.36)
4194.000 Postage	0.00	28.43	0.00	117.56	0.00	0.00	(117.56)
TOTAL ADMINISTRATIVE EXPENSE	0.00	4,638.74	0.00	27,824.74	0.00	51,689.00	23,864.26
UTILITIES							
4310.000 Water	0.00	4,681.55	0.00	11,073.15	0.00	30,060.00	18,986.85
4320.000 Electricity	0.00	3,846.55	0.00	13,122.30	0.00	36,317.00	23,194.70
4330.000 Gas	0.00	324.58	0.00	3,549.29	0.00	16,359.00	12,809.71
TOTAL UTILITIES	0.00	8,852.68	0.00	27,744.74	0.00	82,736.00	54,991.26
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	5,547.56	0.00	30,207.69	0.00	79,726.00	49,518.31
4420.000 Maintenance Materials	0.00	335.33	0.00	16,300.36	0.00	40,000.00	23,699.64
4430.010 Rubbish	0.00	556.95	0.00	3,203.95	0.00	0.00	(3,203.95)
4430.040 Elevators	0.00	2,884.00	0.00	4,919.64	0.00	0.00	(4,919.64)
4430.050 Landscaping	0.00	0.00	0.00	258.00	0.00	0.00	(258.00)
4430.070 Electrical	0.00	1,720.00	0.00	3,349.50	0.00	0.00	(3,349.50)
4430.080 Plumbing	0.00	0.00	0.00	1,409.93	0.00	0.00	(1,409.93)
4430.090 Extermination	0.00	0.00	0.00	76.39	0.00	0.00	(76.39)
4430.110 Routine Contract Costs	0.00	573.13	0.00	8,754.29	0.00	205,000.00	196,245.71
TOTAL MAINTENANCE EXPENSE	0.00	11,616.97	0.00	68,479.75	0.00	324,726.00	256,246.25
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	383.42	0.00	(3,067.31)	0.00	0.00	3,067.31
4512.000 Liability Insurance	0.00	0.00	0.00	28.77	0.00	0.00	(28.77)
4513.000 Worker's Comp Insurance	0.00	206.65	0.00	1,446.55	0.00	0.00	(1,446.55)
4514.000 Insurance (Other)	0.00	113.77	0.00	794.11	0.00	0.00	(794.11)
4540.000 Employee Benefits	0.00	7,504.52	0.00	21,480.61	0.00	45,390.00	23,909.39
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
4611.100 Kitchen Appliances	0.00	0.00	0.00	685.00	0.00	0.00	(685.00)
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	135,000.00	135,000.00
TOTAL EXPENSES	0.00	33,316.75	0.00	145,416.96	0.00	690,446.00	545,029.04
SURPLUS	0.00	20,746.42	0.00	227,575.30	0.00	(4,926.00)	232,501.30

MRVP
Operating Statement
Seven Months Ending 10/31/2024
Program: MRVP Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3400.000 MRVP Admin Fee Income	0.00	600.00	0.00	3,950.00	0.00	7,800.00	(3,850.00)
3400.002 AHVP Admin Fee Income	0.00	50.00	0.00	350.00	0.00	0.00	350.00
3610.000 Interest Income	0.00	0.25	0.00	1.98	0.00	0.00	1.98
3802.000 DHCD HAP Subsidy MRVP	0.00	18,662.00	0.00	92,649.00	0.00	0.00	92,649.00
3802.100 DHCD HAP Subsidy AHVP	0.00	1,942.00	0.00	29,885.00	0.00	0.00	29,885.00
TOTAL INCOME	0.00	21,254.25	0.00	126,835.98	0.00	7,800.00	119,035.98
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	81.00	0.00	472.01	0.00	897.00	424.99
4170.000 Accounting	0.00	74.81	0.00	174.26	0.00	1,200.00	1,025.74
4190.000 Sundry Admin Costs	0.00	0.00	0.00	0.00	0.00	4,800.00	4,800.00
TOTAL ADMINISTRATIVE EXPENSE	0.00	155.81	0.00	646.27	0.00	6,897.00	6,250.73
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	30.00	30.00
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	21.43	0.00	0.00	(21.43)
4540.000 Employee Benefits	0.00	11.29	0.00	77.39	0.00	289.00	211.61
4540.002 Emp Benes-Grp Ins	0.00	36.48	0.00	69.29	0.00	0.00	(69.29)
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
4715.000 HAP's MOB/MRVP	0.00	18,293.00	0.00	103,082.00	0.00	0.00	(103,082.00)
4715.100 HAP's AHVP	0.00	1,887.00	0.00	10,508.00	0.00	0.00	(10,508.00)
TOTAL EXPENSES	0.00	20,383.58	0.00	114,404.38	0.00	9,716.00	(104,688.38)
SURPLUS	0.00	870.67	0.00	12,431.60	0.00	(1,916.00)	14,347.60

TENANT SELECTION REPORT - November 2024

PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Processed	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	13	6	49599	1888
Federal Family	36	20	1809	460
State Elderly	7	3	13434	412
Federal Elderly	13	9	922	275
S8NC (Hagan Manor)	5	5	605	176
S8NC (Bryant)	4	4	391	42
Total Public Housing	78	47	66760	3253
Section 8	24	11	2555	2555
SRO	8	5	199	51
DHAP	3	1	1008	123
Mainstream	2	2	500604	6605
FYI	0	0	12	0
VASH	0	0	9	0
Walnut Street	4	3	127	18
Linden Street	5	4	742	125
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	2	0	191	45
YMCA	7	5	193	32
Waterworks	26	16	559	227
Waterworks II	23	14	220	89
Capen Court	18	10	1006	270
Total Leased Housing	122	71	507428	10142
Total All Programs	200	118	574188	13395

VACANCY REPORT NOVEMBER 2024

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	24	0	24	0%
	Bryant	128	6	134	4%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	52	1	53	2%
	Highland Garden	42	0	42	0%
	Properzi Manor	109	1	110	1%
	Weston Manor	78	2	80	3%
FEDERAL FAMILY	Mystic View	211	4	215	2%
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	233	7	240	3%
	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, SNAP/Shelter Plus Care, 2) Project: All Projects, 3) Effective Date: 12/12/2024

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	0	0	0	109	109	3
PBV - Capen Court	64	0	0	0	0	62	62	2
PBV - Capen Medford	23	0	0	0	0	22	22	1
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	4	4	1
PBV - Water Works	25	0	0	0	0	22	22	3
PBV - YMCA	12	0	0	0	0	12	12	0
Port In Billing	0	0	0	0	0	3	3	0
TBV - All Other Voucher	797	0	3	3	9	712	727	70
TBV - Family Unification Program	50	1	0	0	0	49	50	0
TBV - FUP/FYI	19	4	0	0	0	12	16	3
TBV - Homeownership	15	0	0	0	0	15	15	0
TBV - NED	200	1	0	0	0	194	195	5
TBV - VASH	10	1	0	0	0	7	8	2
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	8	8	3
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	1382	7	3	3	9	1269	1291	94

End of Report

Resident Services Report

November 2024

- **Resident Service Referrals this month:** (including such things as for housekeeping assistance, benefit application assistance, arrearage assistance, transportation assistance, therapeutic referrals and more):

	SBennett	GCordova	AAbreu	Total
Elderly	19	28		
Young Disabled	3	8	0	
Family	11	0		
Applicant	0	0	0	
Section 8 Assistance	0	0	0	
Total referrals this month	33	36		

Activities this month:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Mystic Tenant Association Nomination Kick off Meet with Mass Union of Public Housing Tenants
- Coffee Hours with Building Management and other SHA Staff at Highland and Brady Towers
- Coffee Hours with the Somerville Office of Immigrant Affairs at Mystic, 125 Jaques and Capen Court
- Bryant Manor Technology Program continues with Elder Services
- Cambridge Health Alliance Coffee Hour with Bryant Manor
- Distributed the Puma sneakers to the lowest income families here at Mystic
- Around Hear Musical Concerts at Brady, Bryant, and Mystic
- Thanksgiving Meals Giveaway to lowest income Mystic and Clarendon Residents with Learning Center and Community Affairs Unit of Somerville Police

Anticipated Activities in December:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Mystic Tenant Association Candidate Night and Election Night with Mass Union of Public Housing Tenants
- Coffee Hour with Ciampa Manor
- Bryant Manor Technology Program continues with Elder Services
- SHA Gift Card Donations to Mystic and Clarendon Residents under 12
- Coordination with Project Elf for larger gift card donations for our 10 lowest income families
- Toy Distribution with the Mystic Learning Center and Somerville Police Dept.'s Community Affairs Unit
- Recruitment for a virtual winter session of Women's Money Matters-a financial empowerment program that matches participants to coaches and provides a stipend for attendance.

Self-Sufficiency Program Successes:

- **YL** graduated the HCV FSS program with Janine Lotti. YL had an escrow balance in excess of \$70,000! She enrolled in FSS with her previous coordinator when she had zero income, so any increases in her income also resulted in increases to her escrow account. The money she has accrued in her escrow savings account will lay the groundwork for purchasing her own home and will use a large portion of that money to help with down payment and other costs.
- **MJ** graduated from the State Family SSP Program with Abby Abreu \$15,000 in savings (the total possible escrow for the escrow program is \$15,000)! MJ is a star having set all of the goals she intended on & more! While on the SSP Program MJ increased employment, completed financial education, and completed many job training programs. MJ intends to open a high-yield savings and be on her way to homeownership with these funds.
- **NT** also graduated from the SSP Program with Abby Abreu with \$15,000 in savings! NT is also a star-having increased her employment and taken financial education, and she will also be opening a high-yield savings. She continues her goals journey and is looking into opening her own cosmetology business in the near future.
- **The K family** finally closed on their home on November 6, 2024 and will be graduating from FSS with nearly \$15,000 in escrow, a cherry on top!

Resident Services Report
November 2024

*SHA Resident Services, Executive Staff and Mystic Learning Center and Somerville Community Affairs Unit-
gearing up for the Thanksgiving Meals Drive for Mystic and Clarendon Residents:*



WORK ORDERS ISSUED FOR:

Nov-24

REQUESTED BY MANAGEMENT: 588

REQUESTED BY TENANTS: 1078

TOTAL WORK ORDERS ISSUED: 1666

DEV.	****		****	ISSUED	TENANT	MANAGEMENT
	COMPLETED		INCOMPLETE			
	REQUESTED BEFORE	REQUESTED IN NOVEMBER				
031-1 Mystic Federal	479	202	41	520	314	206
031-9 Federal Elderly	294	101	7	301	212	89
200-1 Clarendon	67	28	8	75	55	20
200-2 Mystic State	224	102	124	348	246	102
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	73	28	7	80	57	23
667-3 Properzi Manor	136	67	2	138	56	82
667-4 Bryant Manor	84	24	3	87	61	26
667-6 Ciampa Manor	63	32	3	66	43	23
400-C Monmouth, Broadway	3	2	0	3	2	1
689-2 Hagan Manor	39	20	1	40	27	13
705-1 Sycamore, Fountain Ave	8	3	0	8	5	3
TOTAL	1470	609	196	1666	1078	588

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

Somerville Housing Authority						
Modernization Contract Log						
Active Jobs December 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	Construction	Bryant Reserve	Design	\$15,848.00	7/30/2024	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 Elevator 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	7/9/2024	GCG Associates
Bryant Manor Mailboxes	Pre-Construction	Bryant Reserves	Design	\$20,000.00	5/16/2024	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	Construction	State Cap Fund 2022	Construction	\$269,494.83	7/24/2024	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	7/9/2024	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	7/30/2024	Jupiter Electric Inc
Corbett Concret Stairs Replacement	Design	State Capital Fund 2023	Design	\$33,880.00	11/22/2024	GCG Associates
Bryant Manor Powerwashing	Pre-Construction	Braynt Reserves	Construction	\$219,750.00	N/A	TM Construction Management