

**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](http://www.sha-web.org)

**EXECUTIVE DIRECTOR'S  
REPORT**

**DECEMBER 11, 2025**



**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: 400-c**

**Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1112.000 Eastern - 400-C Checking - 1879	213,878.73	492,136.65
1113.000 Cash - SSP Escrow	6,630.62	179,772.61
<b>ACCOUNTS RECEIVABLE</b>		
1122.001 TAR Prepaid Rents	0.00	32,800.50
1122.200 Tenant A/R -200	167.00	3,931.80
1122.201 Shelter Rents A/R	(1,710.05)	18,344.70
1122.900 Tenant Repayment Agreements	(250.00)	6,174.54
1122.901 Fraud Recovery	(1,242.00)	61,634.54
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>(3,035.05)</b>	<b>122,886.08</b>
1123.000 Allow For Bad Debt	0.00	(87,034.00)
1125.000 Ar Dhcd - Operating Subs	0.00	448,958.00
1128.100 State Insurance Claims Receivable	0.00	(4,463.26)
1129.200 Clarendon Development	0.00	8,848.60
1129.950 LT A/R Note Capen	0.00	6,500,000.00
1129.951 LT A/R INT Capen	0.00	3,303,503.43
1155.000 Advance To Revolving Fund	0.00	209,000.00
1160.000 Investments	486.04	641,722.13
1210.000 Prepaid Insurance	0.00	18,961.11
1210.100 Prepaid Other	0.00	(5,695.52)
1210.200 Prepaid Retirement	259,364.52	96,414.12
1300.000 Deferred Outflows	0.00	1,562,748.16
1302.000 Deferred Outflows - GASB75	0.00	89,305.18
<b>FIXED ASSETS</b>		
1401.000 Land	0.00	111,666.00
1402.000 Buildings	0.00	68,569,891.36
1404.000 Admin Equip	0.00	702,498.07
1405.000 Leasehold Imp	0.00	2,432,022.89
1406.000 Accum Depr	0.00	(48,322,190.22)
1408.000 WIP - HP Ramp	0.00	613.54
<b>TOTAL FIXED ASSETS</b>	<b>0.00</b>	<b>23,494,501.64</b>
<b>TOTAL ASSETS</b>	<b>477,324.86</b>	<b>37,071,564.93</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.000 Accrued Expenses	0.00	26,300.55
2111.100 AP Tenants	(1,598.00)	(7,426.00)
2111.200 A/P Tenant Association-Laundry	0.00	893.21
2113.000 A/P SSP Escrow	6,630.62	162,103.94
2119.000 A/P Revolving Fund	418,046.96	(880,614.71)
2135.000 Accreud Comp Abs	0.00	222,676.00
2137.000 Accrued Pilot	1,473.42	10,313.94
2240.000 Prepaid Rents	0.00	32,800.50
2290.000 Land Lease	0.00	1,554,940.70
2293.200 Deferred Inflows Pension	0.00	30,113.21
2293.300 Deferred Inflows - GASB75	0.00	883,235.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	3,722,585.00
2339.200 LT Payable Pension	0.00	3,770,573.18
<b>TOTAL LIABILITIES</b>	<b>424,553.00</b>	<b>9,528,494.52</b>

Somerville Housing Authority

Balance Sheet

October 2025

Program: 400-c

Project: Consolidated

LIABILITIES AND SURPLUS

SURPLUS

2700.000 Income and Expense Clearing	0.00	(2,905,995.52)
2700.000 Income and Expense Clearing (Current Year)	52,771.86	(285,466.78)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	1,032.19
2802.000 Invested in Capital Assets	0.00	25,323,520.79
2805.000 Restricted N/A Capen	0.00	9,671,606.49
2806.000 Unrestricted Net Position	0.00	2,297,249.21
2806.001 Unrestricted Net Position - GASB 75	0.00	(4,244,833.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,314,042.97)

TOTAL SURPLUS

52,771.86 27,543,070.41

TOTAL LIABILITIES AND SURPLUS

477,324.86 37,071,564.93

PROOF

0.00 0.00

**Somerville Housing Authority**  
**Operating Statement**  
**Seven Months Ending 10/31/2025**  
**Program: 400-c      Project: Consolidated**

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
<b>INCOME</b>							
3110.200 Shelter Rents 200	0.00	0.00	0.00	0.00	0.00	3,187,631.00	(3,187,631.00)
3110.201 Shelter Rents 200-1	0.00	65,171.68	0.00	514,058.78	0.00	0.00	514,058.78
3110.202 Shelter Rents 200-2	0.00	156,163.00	0.00	1,107,610.00	0.00	0.00	1,107,610.00
3110.667 Shelter Rents 667-2	0.00	32,523.00	0.00	225,365.00	0.00	0.00	225,365.00
3110.705 Shelter Rents 705	0.00	2,969.00	0.00	20,678.00	0.00	0.00	20,678.00
3610.000 Interest Inc	0.00	486.04	0.00	3,501.98	0.00	5,500.00	(1,998.02)
3690.000 Other Operating Recpts	0.00	2,633.90	0.00	7,228.23	0.00	7,800.00	(571.77)
3801.000 Operating Subsidy	0.00	20,000.00	0.00	2,064,117.00	0.00	3,862,644.00	(1,798,527.00)
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>279,946.62</b>	<b>0.00</b>	<b>3,942,558.99</b>	<b>0.00</b>	<b>7,063,575.00</b>	<b>(3,121,016.01)</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
4110.000 Admin Salaries	0.00	58,998.62	0.00	331,678.20	0.00	705,066.00	373,387.80
4130.000 Legal	0.00	12,300.68	0.00	68,805.10	0.00	50,000.00	(18,805.10)
4140.000 Members Comp	0.00	14,410.05	0.00	35,592.10	0.00	60,000.00	24,407.90
4150.000 Travel	0.00	18.98	0.00	1,173.53	0.00	4,947.00	3,773.47
4170.000 Accounting	0.00	681.29	0.00	12,635.16	0.00	17,000.00	4,364.84
4190.000 Sundry Admin Costs	0.00	14,344.36	0.00	56,737.52	0.00	333,664.00	276,926.48
4191.000 TELEPHONE/INTERNET/CEL	0.00	20,323.89	0.00	38,324.15	0.00	0.00	(38,324.15)
4192.000 COPIER/COMPUTER COSS	0.00	0.00	0.00	14,062.69	0.00	0.00	(14,062.69)
4193.000 OFFICE SUPPLIES	0.00	1,442.90	0.00	7,149.93	0.00	0.00	(7,149.93)
4194.000 POSTAGE	0.00	7.36	0.00	2,520.76	0.00	0.00	(2,520.76)
4195.110 LEAP-Asset Bldg Director	0.00	0.00	0.00	4,250.00	0.00	0.00	(4,250.00)
4195.140 LEAP-Financial Coach	0.00	0.00	0.00	3,250.00	0.00	0.00	(3,250.00)
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>0.00</b>	<b>122,528.13</b>	<b>0.00</b>	<b>576,179.14</b>	<b>0.00</b>	<b>1,170,677.00</b>	<b>594,497.86</b>
4230.000 Tenant Svc	0.00	35.00	0.00	5,885.00	0.00	5,500.00	(385.00)
<b>UTILITIES</b>							
4310.201 Water - 200-1	0.00	0.00	0.00	37,886.07	0.00	1,233,469.00	1,195,582.93
4310.202 Water - 200-2	0.00	0.00	0.00	333,986.04	0.00	0.00	(333,986.04)
4310.667 Water 667	0.00	0.00	0.00	67,297.41	0.00	0.00	(67,297.41)
4310.705 Water 705	0.00	0.00	0.00	3,933.79	0.00	0.00	(3,933.79)
4320.200 Electricity 200	0.00	61,017.12	0.00	41,999.95	0.00	344,971.00	302,971.05
4320.201 Elect 200-1	0.00	2,417.49	0.00	84,557.62	0.00	0.00	(84,557.62)
4320.202 Elect 200-2	0.00	0.00	0.00	42,818.70	0.00	0.00	(42,818.70)
4320.667 Electricity 667	0.00	450.53	0.00	5,193.09	0.00	0.00	(5,193.09)
4320.705 Electric 705	0.00	0.00	0.00	382.42	0.00	0.00	(382.42)
4330.201 Gas 200-1	0.00	11,179.12	0.00	47,853.22	0.00	566,539.00	518,685.78
4330.202 Gas 200-2	0.00	0.00	0.00	684,747.60	0.00	0.00	(684,747.60)
4330.405 Gas 705	0.00	7,917.97	0.00	9,592.43	0.00	0.00	(9,592.43)
4330.667 Gas 667	0.00	881.50	0.00	25,330.88	0.00	0.00	(25,330.88)
4330.672 Gas 667-2	0.00	1,594.67	0.00	1,594.67	0.00	0.00	(1,594.67)
4330.705 Gas 705-C	0.00	0.00	0.00	1,173.14	0.00	0.00	(1,173.14)
4330.751 Gas 705-1	0.00	0.00	0.00	123.21	0.00	0.00	(123.21)
4330.752 Gas 705-2	0.00	0.00	0.00	241.00	0.00	0.00	(241.00)
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>85,458.40</b>	<b>0.00</b>	<b>1,388,711.24</b>	<b>0.00</b>	<b>2,144,979.00</b>	<b>756,267.76</b>
<b>MAINTENANCE EXPENSE</b>							
4410.000 Maint Labor	0.00	101,358.81	0.00	685,605.88	0.00	1,086,816.00	401,210.12
4420.000 Maintenance Materials	0.00	34,637.22	0.00	246,539.41	0.00	451,031.00	204,491.59
4430.000 Contract Costs	0.00	0.00	0.00	20,634.95	0.00	1,212,716.00	1,192,081.05
4430.010 Rubbish	0.00	5,518.58	0.00	87,080.24	0.00	0.00	(87,080.24)
4430.020 Heating & Cooling	0.00	3,754.59	0.00	3,754.59	0.00	0.00	(3,754.59)
4430.022 Alarms	0.00	610.50	0.00	610.50	0.00	0.00	(610.50)

**Somerville Housing Authority**  
**Operating Statement**  
**Seven Months Ending 10/31/2025**  
**Program: 400-c      Project: Consolidated**

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
<b>EXPENSES</b>							
<b>MAINTENANCE EXPENSE</b>							
4430.040 Elevator	0.00	658.33	0.00	658.33	0.00	0.00	(658.33)
4430.050 Landscaping	0.00	0.00	0.00	13,230.00	0.00	0.00	(13,230.00)
4430.070 Electrical	0.00	16,464.73	0.00	34,884.49	0.00	0.00	(34,884.49)
4430.080 Plumbing	0.00	30.00	0.00	54,503.22	0.00	0.00	(54,503.22)
4430.090 Extermination	0.00	8,413.08	0.00	38,968.08	0.00	0.00	(38,968.08)
4430.110 Routine Contract Costs	0.00	5,482.46	0.00	59,705.52	0.00	0.00	(59,705.52)
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>0.00</b>	<b>176,928.30</b>	<b>0.00</b>	<b>1,246,175.21</b>	<b>0.00</b>	<b>2,750,563.00</b>	<b>1,504,387.79</b>
4510.000 Insurance	0.00	0.00	0.00	137.91	0.00	298,359.00	298,221.09
4511.000 Property Insurance	0.00	0.00	0.00	133,075.68	0.00	0.00	(133,075.68)
4512.000 Liability Insurance	0.00	0.00	0.00	6,086.74	0.00	0.00	(6,086.74)
4513.000 Worker's Compensation Insur	0.00	0.00	0.00	56,035.32	0.00	0.00	(56,035.32)
4514.000 Insurance (Other)	0.00	0.00	0.00	20,664.24	0.00	0.00	(20,664.24)
4520.000 Pilot	0.00	1,473.42	0.00	10,313.94	0.00	17,681.00	7,367.06
4540.000 Employee Benefits	0.00	0.00	0.00	1,163.25	0.00	675,816.00	674,652.75
4540.001 Emp Bebes-Pension	0.00	(267,975.65)	0.00	364,389.73	0.00	0.00	(364,389.73)
4540.002 Emp Benes-Grp Ins	0.00	96,217.69	0.00	273,521.38	0.00	0.00	(273,521.38)
4540.003 Emp Benes-Unemploy	0.00	0.00	0.00	93.02	0.00	0.00	(93.02)
4540.004 Emp Benes-Med	0.00	443.38	0.00	3,412.66	0.00	0.00	(3,412.66)
4540.005 Emp Benes - Fica	0.00	2,578.72	0.00	16,179.80	0.00	0.00	(16,179.80)
4540.006 Emp Benes-DentalLtd	0.00	2,915.75	0.00	10,759.20	0.00	0.00	(10,759.20)
4570.000 Collection Loss	0.00	0.00	0.00	33,433.00	0.00	35,000.00	1,567.00
4610.000 Extraordinary Maintenance	0.00	6,571.62	0.00	60,318.45	0.00	0.00	(60,318.45)
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	16,656.00	0.00	0.00	(16,656.00)
7520.000 Repl Of Equip	0.00	0.00	0.00	18,109.86	0.00	0.00	(18,109.86)
7545.000 Property Contra	0.00	0.00	0.00	(13,275.00)	0.00	0.00	13,275.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>227,174.76</b>	<b>0.00</b>	<b>4,228,025.77</b>	<b>0.00</b>	<b>7,138,575.00</b>	<b>2,910,549.23</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>52,771.86</b>	<b>0.00</b>	<b>(285,466.78)</b>	<b>0.00</b>	<b>(75,000.00)</b>	<b>(210,466.78)</b>

**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: 667-7 Clarendon Hill Towers**

**Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1112.000 Eastern - 667-7 Checking - 3154	0.00	111,958.84
1155.000 Revolving Fund Advances	0.00	1,000.00
1160.000 Eastern - 667-7 Savings - 1807	186.84	208,291.08
1210.000 Prepaid Insurance	0.00	(4,660.52)
1210.100 Prepaid Other	0.00	(480.68)
1210.200 Prepaid Retirement	14,831.50	1,490.65
1300.000 Deferred Outflows	0.00	19,868.73
1302.000 Deferred Outflows - GASB75	0.00	5,567.99
1404.000 Admin Equipment	0.00	9,037.35
1405.000 Leasehold Imp	0.00	2,761,591.63
1406.000 Accumulated Depreciation	0.00	(1,204,446.35)
<b>TOTAL ASSETS</b>	<b>15,018.34</b>	<b>1,909,218.72</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.100 AP Vendors	0.00	297,950.00
2118.000 A/P-DHCD Subsidy Overpayment	0.00	100,375.00
2119.000 A/P Revolving Fund	160,986.18	24,708.93
2135.000 Comp Abs	0.00	14,740.00
2293.200 Deferred Inflows Pension	0.00	2,135.40
2293.300 Deferred Inflows - GASB75	0.00	26,027.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	94,973.00
2339.200 LT Payable Pension	0.00	87,667.87
<b>TOTAL LIABILITIES</b>	<b>160,986.18</b>	<b>648,577.20</b>
<b>SURPLUS</b>		
2700.000 Income and Expense Clearing	0.00	144,170.71
2700.000 Income and Expense Clearing (Current Year)	(145,967.84)	(393,692.08)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	16.70
2802.000 Invested in Capital Assets	0.00	1,595,293.58
2806.000 Unrestricted Net Position	0.00	58,233.81
2806.100 Unrestricted Net Position - GASB 75	0.00	(107,348.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(36,033.20)
<b>TOTAL SURPLUS</b>	<b>(145,967.84)</b>	<b>1,260,641.52</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>15,018.34</b>	<b>1,909,218.72</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Somerville Housing Authority**

**Operating Statement**

**Seven Months Ending 10/31/2025**

**Program: 667-7 Clarendon Hill Towers**

**Project: Consolidated**

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
<b>INCOME</b>							
3110.000 Shelter Rents	0.00	0.00	0.00	41,336.00	0.00	208,000.00	(166,664.00)
3610.000 Interest Income	0.00	186.84	0.00	1,346.20	0.00	2,200.00	(853.80)
3690.000 Other Income	0.00	(148,959.00)	0.00	(218,352.00)	0.00	3,000.00	(221,352.00)
3801.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	639,605.00	(639,605.00)
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>(148,772.16)</b>	<b>0.00</b>	<b>(175,669.80)</b>	<b>0.00</b>	<b>852,805.00</b>	<b>(1,028,474.80)</b>
<b>EXPENSES</b>							
4110.000 Admin Salaries	0.00	2,692.91	0.00	17,752.50	0.00	90,458.00	72,705.50
4130.000 Legal	0.00	0.00	0.00	13.35	0.00	0.00	(13.35)
4150.000 Travel	0.00	1.36	0.00	69.85	0.00	175.00	105.15
4170.000 Accounting	0.00	907.67	0.00	7,736.66	0.00	7,600.00	(136.66)
4190.000 Sundry Admin Costs	0.00	384.60	0.00	2,198.52	0.00	8,282.00	6,083.48
4191.000 Telephone/Internet/Cells	0.00	1,008.11	0.00	1,809.66	0.00	0.00	(1,809.66)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	1,150.98	0.00	0.00	(1,150.98)
4193.000 Office Supplies	0.00	656.86	0.00	1,000.48	0.00	0.00	(1,000.48)
4194.000 Postage	0.00	0.62	0.00	212.43	0.00	0.00	(212.43)
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	141,359.00	0.00	650,000.00	508,641.00
4430.020 Heating & Cooling	0.00	875.21	0.00	875.21	0.00	0.00	(875.21)
4430.040 Elevator	0.00	518.00	0.00	518.00	0.00	0.00	(518.00)
4430.070 Electrical	0.00	353.48	0.00	353.48	0.00	0.00	(353.48)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	2,961.00	2,961.00
4511.000 Property Insurance	0.00	0.00	0.00	12,320.40	0.00	0.00	(12,320.40)
4512.000 Liability Insurance	0.00	0.00	0.00	81.42	0.00	0.00	(81.42)
4513.000 Worker's Compensation Insur	0.00	0.00	0.00	2,575.08	0.00	0.00	(2,575.08)
4540.000 Employee Benefits	0.00	(10,203.14)	0.00	27,995.26	0.00	34,227.00	6,231.74
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>(2,804.32)</b>	<b>0.00</b>	<b>218,022.28</b>	<b>0.00</b>	<b>801,203.00</b>	<b>583,180.72</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>(145,967.84)</b>	<b>0.00</b>	<b>(393,692.08)</b>	<b>0.00</b>	<b>51,602.00</b>	<b>(445,294.08)</b>

**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: Bryant Multifamily**

**Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1112.000 Eastern - 667-4 Checking - 1887	64,600.00	6,122,207.01
<b>ACCOUNTS RECEIVABLE</b>		
1121.000 A/R-Sec 8 Subsidy	3,991.00	(195,856.00)
1122.000 A/R Tenants	519.00	2,434.00
1122.001 TAR Prepaid Rents	0.00	3,202.00
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>4,510.00</b>	<b>(190,220.00)</b>
1123.000 Allow For Bad Debt	0.00	(1,330.00)
1129.100 AR - Insurance Claim	0.00	(21,763.00)
1155.000 Revolving Fund Advances	0.00	55,000.00
<b>INVESTMENTS</b>		
1160.000 Investments	2,411.36	2,688,238.31
1160.200 Eastern Bank - 667-4 - CD - 1 yr - 5281	0.00	100,266.55
1160.300 Eastern Bank - 667-4 - CD - 1 yr - 6442	0.00	100,251.13
1160.400 TD Bank - 667-4 - CD - 9 mths - 0000	0.00	107,855.49
<b>TOTAL INVESTMENTS</b>	<b>2,411.36</b>	<b>2,996,611.48</b>
1210.000 Prepaid Insurance	0.00	37,065.04
1210.100 Prepaid Other	0.00	(1,565.96)
1210.200 Prepaid Retirement	93,222.85	205,524.00
1300.000 Deferred Outflows	0.00	636,886.01
1302.000 Deferred Outflows - GASB75	0.00	40,882.57
<b>FIXED ASSETS</b>		
1401.000 Land	0.00	1.00
1402.000 Buildings	0.00	6,800,522.20
1404.000 Admin Equip	0.00	438,666.69
1406.000 Accumulated Depreciation	0.00	(4,343,976.16)
1408.000 Work in Process (WIP)	0.00	343,697.12
<b>TOTAL FIXED ASSETS</b>	<b>0.00</b>	<b>3,238,910.85</b>
<b>TOTAL ASSETS</b>	<b>164,744.21</b>	<b>13,118,208.00</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2119.000 A/P Revolving Fund	(65,505.21)	(1,133,071.76)
2135.000 Accrued Comp Abs	0.00	104,536.00
2240.000 Prepaid Rents	0.00	3,202.00
2293.200 Deferred Inflows Pension	0.00	7,029.09
2293.300 Deferred Inflows - GASB75	0.00	366,431.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,566,212.00
2339.200 LT Payable Pension	0.00	1,375,052.22
<b>TOTAL LIABILITIES</b>	<b>(65,505.21)</b>	<b>2,289,390.55</b>
<b>SURPLUS</b>		
2700.000 Income and Expense Clearing	0.00	1,094,598.39
2700.000 Income and Expense Clearing (Current Year)	230,249.42	369,242.80
2700.000 Income and Expense Clearing (Unclosed 2022)	0.00	(2,966.13)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	54.68
2802.000 Invested in Capital Assets	0.00	2,838,682.63
2805.000 Restricted Net Assets	0.00	1,661,804.44
2806.000 Unrestricted Net Position	0.00	7,537,196.64



**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: Bryant Multifamily**

**Project: Consolidated**

**LIABILITIES AND SURPLUS**

**SURPLUS**

2806.100 Unrestricted Net Position - GASB 75

0.00

(1,785,066.00)

2806.200 Unrestricted Net Position - GASB 68

0.00

(884,730.00)

**TOTAL SURPLUS**

230,249.42

10,828,817.45

**TOTAL LIABILITIES AND SURPLUS**

164,744.21

13,118,208.00

**PROOF**

0.00

0.00

**Somerville Housing Authority**  
**Operating Statement**  
**Seven Months Ending 10/31/2025**  
**Program: Bryant Multifamily      Project: Consolidated**

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
<b>INCOME</b>							
3110.000 Shelter Rents-Tenants	463.66	62,130.00	443.06	415,589.00	2,500.00	4,020,000.00	(3,604,411.00)
3115.000 Shelter Rents-Sec 8	1,971.38	264,165.00	1,948.76	1,827,941.00	0.00	0.00	1,827,941.00
3610.000 Interest Income	18.00	2,411.36	18.52	17,374.06	21.14	34,000.00	(16,625.94)
3690.000 Other Operating Recpts	22.23	2,978.22	8.47	7,942.55	5.60	9,000.00	(1,057.45)
<b>TOTAL INCOME</b>	<b>2,475.26</b>	<b>331,684.58</b>	<b>2,418.81</b>	<b>2,268,846.61</b>	<b>2,526.74</b>	<b>4,063,000.00</b>	<b>(1,794,153.39)</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
4110.000 Admin Salaries	320.32	42,923.06	269.49	252,782.25	380.08	611,163.00	358,380.75
4130.000 Legal	2.50	334.60	9.75	9,148.05	5.60	9,000.00	(148.05)
4150.000 Travel	0.03	4.43	0.28	266.86	1.05	1,694.00	1,427.14
4170.000 Accounting	6.77	907.67	14.87	13,945.70	10.57	17,000.00	3,054.30
4190.000 Sundry Admin Costs	14.36	1,924.73	16.12	15,120.12	34.26	55,098.00	39,977.88
4191.000 Telephone/Internet/Cells	24.51	3,284.44	8.84	8,292.42	0.00	0.00	(8,292.42)
4192.000 Copier/Computer Costs	0.00	0.00	4.02	3,767.53	0.00	0.00	(3,767.53)
4193.000 Office Supplies	8.56	1,146.68	3.51	3,293.97	0.00	0.00	(3,293.97)
4194.000 Postage	0.02	2.02	0.74	692.14	0.00	0.00	(692.14)
4195.100 LEAP-Asset Bldg Specialist	0.00	0.00	(8.82)	(8,274.00)	0.00	0.00	8,274.00
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>377.07</b>	<b>50,527.63</b>	<b>318.80</b>	<b>299,035.04</b>	<b>431.56</b>	<b>693,955.00</b>	<b>394,919.96</b>
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	3.11	5,000.00	5,000.00
<b>UTILITIES</b>							
4310.000 Water	0.00	0.00	40.87	38,334.66	107.94	173,562.00	135,227.34
4310.202 Water - 200-2	0.00	0.00	26.65	25,000.00	0.00	0.00	(25,000.00)
4320.000 Electricity	0.00	0.00	(22.30)	(20,914.55)	113.45	182,420.00	203,334.55
4330.000 Gas	0.00	0.00	11.45	10,741.77	65.17	104,789.00	94,047.23
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>0.00</b>	<b>56.68</b>	<b>53,161.88</b>	<b>286.55</b>	<b>460,771.00</b>	<b>407,609.12</b>
<b>MAINTENANCE EXPENSE</b>							
4410.000 Maint Labor	254.59	34,114.79	251.53	235,939.14	330.09	530,791.00	294,851.86
4420.000 Maintenance Materials	127.04	17,023.25	74.14	69,546.78	195.90	315,000.00	245,453.22
4430.010 Rubbish	9.86	1,321.80	29.54	27,712.41	0.00	0.00	(27,712.41)
4430.040 Elevator	13.52	1,811.48	31.51	29,560.46	0.00	0.00	(29,560.46)
4430.050 Landscaping	0.00	0.00	11.25	10,553.00	0.00	0.00	(10,553.00)
4430.070 Electrical	0.28	38.05	69.28	64,984.79	0.00	0.00	(64,984.79)
4430.080 Plumbing	0.00	0.00	21.29	19,969.28	0.00	0.00	(19,969.28)
4430.090 Extermination	0.29	39.20	16.34	15,324.20	0.00	0.00	(15,324.20)
4430.110 Routine Contract Costs	14.27	1,912.42	22.77	21,359.60	443.41	713,000.00	691,640.40
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>419.86</b>	<b>56,260.99</b>	<b>527.66</b>	<b>494,949.66</b>	<b>969.40</b>	<b>1,558,791.00</b>	<b>1,063,841.34</b>
4510.000 Insurance	0.00	0.00	0.04	37.96	51.37	82,599.00	82,561.04
4512.000 Liability Insurance	0.00	0.00	0.28	266.37	0.00	0.00	(266.37)
4513.000 Worker's Compensation Insur	0.00	0.00	25.80	24,202.92	0.00	0.00	(24,202.92)
4514.000 Insurance (Other)	0.00	0.00	6.76	6,341.58	0.00	0.00	(6,341.58)
4540.000 Employee Benefits	(255.69)	(34,262.15)	504.82	473,521.13	267.81	430,633.00	(42,888.13)
4570.000 Collection Loss	0.00	0.00	0.98	922.00	3.11	5,000.00	4,078.00
4610.000 Extraordinary Maintenance	68.57	9,188.19	539.21	505,777.22	0.00	0.00	(505,777.22)
4611.000 Replace Equip Not Capital	0.00	0.00	9.38	8,801.04	27.05	43,500.00	34,698.96
4611.100 Kitchen Appliances	0.00	0.00	12.30	11,535.49	0.00	0.00	(11,535.49)
7520.000 Repl Of Equip	0.00	0.00	1.42	1,331.02	21.77	35,000.00	33,668.98
7540.000 Bett & Additions	147.17	19,720.50	255.30	239,470.50	453.98	730,000.00	490,529.50
7541.000 Unit Rehab	0.00	0.00	44.29	41,546.49	0.00	0.00	(41,546.49)
7545.000 Property Contra	0.00	0.00	(278.57)	(261,296.49)	0.00	0.00	261,296.49

**Somerville Housing Authority**  
**Operating Statement**  
**Seven Months Ending 10/31/2025**  
**Program: Bryant Multifamily      Project: Consolidated**

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
<b>TOTAL EXPENSES</b>	756.98	101,435.16	2,025.16	1,899,603.81	2,515.70	4,045,249.00	2,145,645.19
<b>SURPLUS</b>	1,718.28	230,249.42	393.65	369,242.80	11.04	17,751.00	351,491.80

**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: COCC**

**Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1112.000 Eastern - Mystic Activity Checking - 9342	0.00	713,020.66
1129.000 A/R Other	0.00	20,000.00
1130.000 L/T Loan Capen Court	0.00	400,000.00
1130.100 Accrued Interest Owed-Capen	0.00	76,408.22
1155.000 Revolving Fund Advances	0.00	52,000.00
1160.000 East Cambridge Savings Bank - AMP 2 - CD - 16 mths	227.31	253,412.14
1210.000 Prepaid Ins	0.00	42,693.15
1210.200 Prepaid Retirement	262,764.80	223,291.13
1212.000 Insurance Deposit	0.00	5,414.78
1300.000 Deferred Outflows	0.00	1,666,862.20
1302.000 Deferred Outflows - GASB75	0.00	42,634.39
1402.000 Buildings	0.00	4,121,066.57
1404.000 Admin Equipment	0.00	286,877.65
1406.000 Accumulated Depr	0.00	(2,811,512.29)
<b>TOTAL ASSETS</b>	<b>262,992.11</b>	<b>5,092,168.60</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2117.000 Sunshine Club	128.00	909.76
2119.000 A/P Revolving Fund	254,492.76	93,585.90
2119.950 Homeownership	0.00	20,000.00
2135.000 Accrued Comp Absence	0.00	295,736.00
2293.200 Deferred Inflows Pension	0.00	31,558.67
2293.300 Deferred Inflows - GASB75	0.00	714,099.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	2,868,451.00
2339.200 L/T Payable - Pension	0.00	4,214,282.68
<b>TOTAL LIABILITIES</b>	<b>254,620.76</b>	<b>8,238,623.01</b>
<b>SURPLUS</b>		
2700.000 Income and Expense Clearing	0.00	(920,235.91)
2700.000 Income and Expense Clearing (Current Year)	8,371.35	(931,808.54)
2802.000 Invested in Capital Assets	0.00	1,699,063.23
2805.000 Restricted Toy Drive	0.00	873.39
2805.100 Restricted Net Assets Capen Ct Loans	0.00	457,652.22
2806.000 Unrestricted Net Position	0.00	2,538,908.30
2806.100 Unrestricted Net Position - GASB 75	0.00	(3,339,741.00)
2806.200 Unrestricted Net Position - GASB 68	0.00	(2,651,166.10)
<b>TOTAL SURPLUS</b>	<b>8,371.35</b>	<b>(3,146,454.41)</b>
<b>TOTAL LIABILITIES AND SURPLUS</b>	<b>262,992.11</b>	<b>5,092,168.60</b>
<b>PROOF</b>	<b>0.00</b>	<b>0.00</b>

**Somerville Housing Authority**  
**Operating Statement**  
**Seven Months Ending 10/31/2025**  
**Program: COCC      Project: Consolidated**

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
<b>INCOME</b>							
3610.000 Interest Income	0.00	227.31	0.00	1,637.86	0.00	1,090.00	547.86
3690.000 Other Income	0.00	693.00	0.00	143,083.74	0.00	271,020.00	(127,936.26)
3691.000 PILOT Income	0.00	(584.00)	0.00	0.00	0.00	0.00	0.00
3707.100 Managemnt Fee Income	0.00	0.00	0.00	329,712.97	0.00	2,952,756.00	(2,623,043.03)
3707.200 Asset Management Fee Incom	0.00	0.00	0.00	35,040.00	0.00	0.00	35,040.00
3707.300 Bookkeeping Fee Income	0.00	0.00	0.00	25,575.00	0.00	0.00	25,575.00
3707.450 Fee for Services	0.00	(7,500.00)	0.00	239,795.41	0.00	0.00	239,795.41
3707.500 Mamt Fees Capen	0.00	31,667.66	0.00	116,103.31	0.00	0.00	116,103.31
3707.501 Management Fee Affordable H	0.00	20,000.00	0.00	140,000.00	0.00	0.00	140,000.00
3707.510 MGMT Fees Waterworks	0.00	0.00	0.00	21,381.87	0.00	0.00	21,381.87
3707.550 Capen Vehicle Fees	0.00	2,796.00	0.00	9,786.00	0.00	0.00	9,786.00
3707.660 ROSS/FSS MGMT FEE	0.00	15,998.92	0.00	111,992.44	0.00	0.00	111,992.44
3707.670 Mgmt Fee Safety	0.00	16,666.67	0.00	116,666.69	0.00	0.00	116,666.69
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>79,965.56</b>	<b>0.00</b>	<b>1,290,775.29</b>	<b>0.00</b>	<b>3,224,866.00</b>	<b>(1,934,090.71)</b>
<b>EXPENSES</b>							
4110.000 Admin Salaries	0.00	116,944.04	0.00	579,354.66	0.00	1,350,850.00	771,495.34
4130.000 Legal	0.00	1,543.58	0.00	4,832.08	0.00	2,500.00	(2,332.08)
4140.000 Staff Training	0.00	0.00	0.00	717.00	0.00	0.00	(717.00)
4150.000 Travel	0.00	0.00	0.00	353.90	0.00	15,000.00	14,646.10
4170.000 Accounting	0.00	681.29	0.00	3,940.76	0.00	4,500.00	559.24
4190.000 Sundry Admin Costs	0.00	2,497.18	0.00	16,327.18	0.00	89,037.00	72,709.82
4190.300 Mamt Fee	0.00	19,484.17	0.00	119,484.19	0.00	0.00	(119,484.19)
4191.000 Telephone/Internet/Cell	0.00	200.00	0.00	1,222.60	0.00	0.00	(1,222.60)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	5,693.70	0.00	0.00	(5,693.70)
4193.000 Office Supplies	0.00	726.08	0.00	726.08	0.00	0.00	(726.08)
4230.000 Toy Drive Expenses	0.00	0.00	0.00	0.00	0.00	130,000.00	130,000.00
4310.000 Water	0.00	0.00	0.00	0.00	0.00	500.00	500.00
4320.000 Electricity	0.00	3,944.70	0.00	12,793.29	0.00	16,176.00	3,382.71
4410.000 Maint Labor	0.00	66,558.89	0.00	486,931.42	0.00	830,497.00	343,565.58
4420.000 Maintenance Supplies	0.00	0.00	0.00	1,171.19	0.00	10,000.00	8,828.81
4430.000 Contract Costs	0.00	7,200.00	0.00	51,692.06	0.00	30,000.00	(21,692.06)
4430.070 Electrical	0.00	811.50	0.00	1,141.50	0.00	0.00	(1,141.50)
4430.090 Extermination	0.00	0.00	0.00	16,605.00	0.00	0.00	(16,605.00)
4430.110 Routine Contract Costs	0.00	713.48	0.00	8,213.48	0.00	0.00	(8,213.48)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	98,293.00	98,293.00
4511.000 Property Insurance	0.00	0.00	0.00	15,300.21	0.00	0.00	(15,300.21)
4512.000 Liability Insurance	0.00	0.00	0.00	7,202.98	0.00	0.00	(7,202.98)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	52,795.20	0.00	0.00	(52,795.20)
4540.000 Employee Benefits	0.00	(149,710.70)	0.00	836,085.35	0.00	822,676.00	(13,409.35)
4590.100 Christmas Toy Drive	0.00	0.00	0.00	0.00	0.00	200,000.00	200,000.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>71,594.21</b>	<b>0.00</b>	<b>2,222,583.83</b>	<b>0.00</b>	<b>3,610,029.00</b>	<b>1,387,445.17</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>8,371.35</b>	<b>0.00</b>	<b>(931,808.54)</b>	<b>0.00</b>	<b>(385,163.00)</b>	<b>(546,645.54)</b>

**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: Hagan Multifamily**

**Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1112.000 Eastern - 689-2 Checking - 9823	10,597.00	572,145.51
<b>ACCOUNTS RECEIVABLE</b>		
1121.000 A/R Section 8 Subsidy	708.00	6,111.00
1122.000 A/R Tenants	767.00	1,446.00
1122.001 TAR Prepaid Rents	0.00	192.00
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<u>1,475.00</u>	<u>7,749.00</u>
1155.000 Advance To Revolving Fund	0.00	7,100.00
<b>INVESTMENTS</b>		
1160.000 Investments	4.67	5,206.79
1160.200 Winter Hill Bank - 689-2 - CD - 1 yr - 2132	0.00	103,878.07
<b>TOTAL INVESTMENTS</b>	<u>4.67</u>	<u>109,084.86</u>
1210.000 Prepaid Insurance	0.00	7,476.73
1210.100 Prepaid Other	0.00	(281.16)
1210.200 Prepaid Retirement	14,657.99	7,218.83
1300.000 Deferred Outflows	0.00	48,768.55
1302.000 Deferred Outflows - GASB75	0.00	1,690.60
<b>FIXED ASSETS</b>		
1401.000 Land	0.00	363,000.00
1402.000 Buildings	0.00	1,711,309.58
1404.000 Admin Equipment	0.00	14,506.29
1406.000 Accum Depr	0.00	(1,540,347.13)
<b>TOTAL FIXED ASSETS</b>	<u>0.00</u>	<u>548,468.74</u>
<b>TOTAL ASSETS</b>	<u><u>26,734.66</u></u>	<u><u>1,309,421.66</u></u>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
<b>ACCOUNTS PAYABLE</b>		
2119.000 A/P Revolving Fund	(2,898.02)	(619,203.85)
<b>TOTAL ACCOUNTS PAYABLE</b>	<u>(2,898.02)</u>	<u>(619,203.85)</u>
2135.000 Accrued Comp Abs	0.00	3,688.00
2240.000 Prepaid Rents	0.00	192.00
2293.200 Deferred Inflows Pension	0.00	1,115.72
2293.300 Deferred Inflows - GASB75	0.00	21,646.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	89,376.00
2339.200 L/T Payable - Pension	0.00	129,436.01
<b>TOTAL LIABILITIES</b>	<u>(2,898.02)</u>	<u>(373,750.12)</u>
<b>SURPLUS</b>		
2700.000 Income and Expense Clearing	0.00	450,791.04
2700.000 Income and Expense Clearing (Current Year)	29,632.68	242,573.56
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	9.76
2802.000 Invested in Capital Assets	0.00	542,144.20
2806.000 Unrestricted Net Position	0.00	630,513.49
2806.100 Unrestricted Net Position - GASB 75	0.00	(102,967.00)

**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: Hagan Multifamily**

**Project: Consolidated**

**LIABILITIES AND SURPLUS**

**SURPLUS**

2806.200 Unrestricted Net Position - GASB 68

0.00

(79,893.27)

**TOTAL SURPLUS**

**29,632.68**

**1,683,171.78**

**TOTAL LIABILITIES AND SURPLUS**

**26,734.66**

**1,309,421.66**

**PROOF**

**0.00**

**0.00**

**Somerville Housing Authority**  
**Operating Statement**  
**Seven Months Ending 10/31/2025**  
**Program: Hagan Multifamily      Project: Consolidated**

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
<b>INCOME</b>							
3110.000 Shelter Rents - Tenants	0.00	10,590.00	0.00	85,173.00	0.00	740,760.00	(655,587.00)
3115.000 Shelter Rents-Sec 8	0.00	37,531.00	0.00	322,512.00	0.00	0.00	322,512.00
3610.000 Interest Income	0.00	4.67	0.00	33.65	0.00	1,000.00	(966.35)
3690.000 Other Income	0.00	698.05	0.00	2,364.35	0.00	4,500.00	(2,135.65)
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>48,823.72</b>	<b>0.00</b>	<b>410,083.00</b>	<b>0.00</b>	<b>746,260.00</b>	<b>(336,177.00)</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
4110.000 Admin Salaries	0.00	3,429.10	0.00	22,404.38	0.00	35,044.00	12,639.62
4130.000 Legal	0.00	0.00	0.00	557.45	0.00	1,000.00	442.55
4150.000 Travel	0.00	0.80	0.00	72.14	0.00	304.00	231.86
4170.000 Accounting	0.00	0.00	0.00	619.92	0.00	1,500.00	880.08
4190.000 Sundry Admin Costs	0.00	1,774.72	0.00	3,227.77	0.00	10,098.00	6,870.23
4191.000 Telephone/Internet/Cells	0.00	589.61	0.00	3,035.36	0.00	0.00	(3,035.36)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	676.21	0.00	0.00	(676.21)
4193.000 Office Supplies	0.00	866.14	0.00	1,067.02	0.00	0.00	(1,067.02)
4194.000 Postage	0.00	0.36	0.00	124.22	0.00	0.00	(124.22)
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>0.00</b>	<b>6,660.73</b>	<b>0.00</b>	<b>31,784.47</b>	<b>0.00</b>	<b>47,946.00</b>	<b>16,161.53</b>
<b>UTILITIES</b>							
4310.000 Water	0.00	0.00	0.00	11,388.70	0.00	35,166.00	23,777.30
4320.000 Electricity	0.00	0.00	0.00	10,044.45	0.00	34,619.00	24,574.55
4330.000 Gas	0.00	0.00	0.00	4,151.66	0.00	20,903.00	16,751.34
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,584.81</b>	<b>0.00</b>	<b>90,688.00</b>	<b>65,103.19</b>
<b>MAINTENANCE EXPENSE</b>							
4410.000 Maint Labor	0.00	7,616.53	0.00	37,591.52	0.00	71,455.00	33,863.48
4420.000 Maintenance Materials	0.00	9,821.32	0.00	11,284.93	0.00	60,000.00	48,715.07
4430.000 SHA Share Property Mamt Ex	0.00	0.00	0.00	660.00	0.00	255,000.00	254,340.00
4430.010 Rubbish	0.00	236.53	0.00	3,732.69	0.00	0.00	(3,732.69)
4430.040 Elevators	0.00	3,327.91	0.00	6,368.41	0.00	0.00	(6,368.41)
4430.070 Electrical	0.00	189.14	0.00	2,525.95	0.00	0.00	(2,525.95)
4430.080 Plumbing	0.00	0.00	0.00	1,671.78	0.00	0.00	(1,671.78)
4430.090 Extermination	0.00	7.00	0.00	362.00	0.00	0.00	(362.00)
4430.110 Routine Contract Costs	0.00	432.06	0.00	1,479.94	0.00	0.00	(1,479.94)
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>0.00</b>	<b>21,630.49</b>	<b>0.00</b>	<b>65,677.22</b>	<b>0.00</b>	<b>386,455.00</b>	<b>320,777.78</b>
4510.000 Insurance	0.00	0.00	0.00	6.78	0.00	19,655.00	19,648.22
4512.000 Liability Insurance	0.00	0.00	0.00	47.55	0.00	0.00	(47.55)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	2,719.98	0.00	0.00	(2,719.98)
4514.000 Insurance (Other)	0.00	0.00	0.00	884.76	0.00	0.00	(884.76)
4540.000 Employee Benefits	0.00	(9,100.18)	0.00	40,565.97	0.00	40,140.00	(425.97)
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
7520.000 Repl Of Equip	0.00	0.00	0.00	237.90	0.00	0.00	(237.90)
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>19,191.04</b>	<b>0.00</b>	<b>167,509.44</b>	<b>0.00</b>	<b>699,884.00</b>	<b>532,374.56</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>29,632.68</b>	<b>0.00</b>	<b>242,573.56</b>	<b>0.00</b>	<b>46,376.00</b>	<b>196,197.56</b>



**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: Public Housing**

**Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1112.000 Eastern - Public Housing Checking - 9793	238,469.66	4,198,446.72
1113.000 Homeownership Escrow	14,343.81	222,002.37
<b>ACCOUNTS RECEIVABLE</b>		
<b>A/R TENANTS</b>		
<b>1122.000 A/R TENANTS</b>		
1122.000 A/R Tenants	14,351.34	119,854.54
1122.001 TAR Prepaid Rents	0.00	79,795.89
1122.100 A/R Balance from Visual	0.00	1,060.00
<b>TOTAL 1122.000 A/R TENANTS</b>	<u>14,351.34</u>	<u>200,710.43</u>
1122.313 A/R Brady Towers	0.00	(1,890.00)
<b>TOTAL A/R TENANTS</b>	<u>14,351.34</u>	<u>198,820.43</u>
<b>A/R OTHER</b>		
1123.000 Allow For Bad Debt	0.00	(94,179.00)
1125.000 A/R HUD	(213,280.00)	(213,280.00)
1128.100 Insurance Claims Receivable	0.00	(72,050.00)
<b>TOTAL A/R OTHER</b>	<u>(213,280.00)</u>	<u>(379,509.00)</u>
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<u>(198,928.66)</u>	<u>(180,688.57)</u>
1122.900 Tenant Repayment Agreements	(2,327.00)	13,138.85
1122.901 Fraud Recovery	(3,009.00)	30,710.69
1155.000 Advance To Revolving Fund	0.00	80,000.00
1160.000 Investments	1,996.42	2,225,650.99
1162.110 Middlesex Federal Savings - AMP 1 - CD - 1 yr - 53	0.00	111,693.58
1162.220 East Cambridge Savings Bank CD	0.00	109,746.18
1210.000 Prepaid Insurance	0.00	134,409.09
1210.100 Prepaid Other	0.00	(6,829.20)
1210.200 Prepaid Retirement	193,092.13	150,225.13
1212.000 Insurance Deposit	0.00	10,829.54
1300.000 Deferred Outflows	0.00	1,111,368.23
1302.000 Deferred Outflows - GASB75	0.00	113,309.78
<b>FIXED ASSETS</b>		
1401.000 Land	0.00	457,097.38
1401.312 Land 31-2	0.00	21,419.53
1401.313 Land 31-3	0.00	108,979.98
1401.317 Land 31-7	0.00	166,877.51
1402.000 Buildings	0.00	34,812,265.85
1402.312 Buildings 31-2	0.00	3,932,204.20
1402.313 Buildings 31-3	0.00	5,162,937.34
1402.317 Buildings 31-7	0.00	3,056,990.43
1402.319 Buildings 31-9	0.00	198,036.20
1404.000 Admin Equipment	0.00	584,952.67
1404.312 Admin Equip 31-2	0.00	135,655.32
1406.000 Accumulated Depr	0.00	(40,618,260.96)
1408.000 WIP - HP Ramp	0.00	640.92
<b>TOTAL FIXED ASSETS</b>	<u>0.00</u>	<u>8,019,796.37</u>
<b>TOTAL ASSETS</b>	<u><u>243,637.36</u></u>	<u><u>16,343,809.75</u></u>

**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: Public Housing**

**Project: Consolidated**

**LIABILITIES AND SURPLUS**

**LIABILITIES**

**A/P TENANTS**

**AP TENANTS OTHER**

2111.002 A/P Tenants

231.00

651.00

**TOTAL AP TENANTS OTHER**

**231.00**

**651.00**

**TOTAL A/P TENANTS**

**231.00**

**651.00**

2111.100 AP Tenants

(200.00)

(2.00)

2114.000 A/P Homeownership Escrow

14,141.54

209,111.93

2119.000 A/P Revolving Fund

68,491.03

1,208,011.06

2134.000 Accrued Utilities

0.00

6,481.68

2135.000 Accrued Comp Abs

0.00

119,978.00

2240.000 Prepaid Rents

0.00

79,795.89

2293.200 Deferred Inflows Pension

0.00

18,372.60

2293.300 Deferred Inflows - GASB75

0.00

714,840.00

2339.100 LT A/P OPEB/GASB45 Liability

0.00

3,035,846.00

2339.200 L/T Payable - Pension

0.00

2,446,729.85

**TOTAL LIABILITIES**

**82,663.57**

**7,839,816.01**

**SURPLUS**

2700.000 Income and Expense Clearing

0.00

(926,456.49)

2700.000 Income and Expense Clearing (Current Year)

160,973.79

118,321.60

2700.000 Income and Expense Clearing (Unclosed 2006)

0.00

(252.85)

2700.000 Income and Expense Clearing (Unclosed 2013)

0.00

(3,905.00)

2700.000 Income and Expense Clearing (Unclosed 2024)

0.00

21,947.03

2802.000 Invested in Capital Assets

0.00

8,725,037.56

2806.000 Unrestricted Net Position

0.00

5,455,610.89

2806.100 Unrestricted Net Position - GASB 75

0.00

(3,401,638.00)

2806.200 Unrestricted Net Position - GASB 68

0.00

(1,484,671.00)

**TOTAL SURPLUS**

**160,973.79**

**8,503,993.74**

**TOTAL LIABILITIES AND SURPLUS**

**243,637.36**

**16,343,809.75**

**PROOF**

**0.00**

**0.00**

**Somerville Housing Authority**  
**Operating Statement**  
**Seven Months Ending 10/31/2025**  
**Program: Public Housing      Project: Consolidated**

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
<b>INCOME</b>							
3110.000 Shelter Rents-Tenants	0.00	332,558.00	0.00	2,444,514.13	0.00	4,202,760.00	(1,758,245.87)
3190.000 Antenna Income	0.00	31,984.49	0.00	223,313.25	0.00	0.00	223,313.25
3610.000 Interest Income	0.00	1,996.42	0.00	14,384.38	0.00	36,000.00	(21,615.62)
3690.000 Other Operating Recpts	0.00	100,892.77	0.00	6,828.96	0.00	613,000.00	(606,171.04)
3707.700 PH FSS Forfeiture Rev	0.00	(253.73)	0.00	(253.73)	0.00	0.00	(253.73)
3800.000 Hud Subsidv	0.00	0.00	0.00	1,322,695.00	0.00	2,374,000.00	(1,051,305.00)
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>467,177.95</b>	<b>0.00</b>	<b>4,011,481.99</b>	<b>0.00</b>	<b>7,225,760.00</b>	<b>(3,214,278.01)</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE COST</b>							
<b>GENERAL</b>							
4110.000 Admin Salaries	0.00	32,446.87	0.00	196,449.46	0.00	575,123.00	378,673.54
4130.000 Legal	0.00	6,610.54	0.00	74,579.74	0.00	70,000.00	(4,579.74)
4140.000 Staff Training	0.00	0.00	0.00	1,408.39	0.00	0.00	(1,408.39)
4150.000 Travel	0.00	688.54	0.00	4,267.44	0.00	12,926.00	8,658.56
4170.000 Accounting	0.00	4,538.38	0.00	43,351.91	0.00	50,000.00	6,648.09
4190.000 Sundry Admin Cost	0.00	6,707.36	0.00	41,682.01	0.00	270,303.00	228,620.99
<b>TOTAL GENERAL</b>	<b>0.00</b>	<b>50,991.69</b>	<b>0.00</b>	<b>361,738.95</b>	<b>0.00</b>	<b>978,352.00</b>	<b>616,613.05</b>
<b>MANAGEMENT FEES</b>							
4190.200 Asset Mgmt Fee	0.00	0.00	0.00	35,040.00	0.00	0.00	(35,040.00)
4190.300 Property Mgmt Fee	0.00	0.00	0.00	329,712.97	0.00	0.00	(329,712.97)
4190.310 Bookkeeping Fee	0.00	0.00	0.00	25,575.00	0.00	0.00	(25,575.00)
4190.400 Fee For Svc Exp	0.00	3,000.00	0.00	250,295.41	0.00	0.00	(250,295.41)
<b>TOTAL MANAGEMENT FEES</b>	<b>0.00</b>	<b>3,000.00</b>	<b>0.00</b>	<b>640,623.38</b>	<b>0.00</b>	<b>0.00</b>	<b>(640,623.38)</b>
<b>TOTAL ADMINISTRATIVE COST</b>	<b>0.00</b>	<b>53,991.69</b>	<b>0.00</b>	<b>1,002,362.33</b>	<b>0.00</b>	<b>978,352.00</b>	<b>(24,010.33)</b>
4191.000 Telephone/Internet/Cells	0.00	20,034.59	0.00	43,779.12	0.00	0.00	(43,779.12)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	16,430.78	0.00	0.00	(16,430.78)
4193.000 Office Supplies	0.00	1,979.88	0.00	7,938.41	0.00	0.00	(7,938.41)
4194.000 Postage	0.00	8.82	0.00	3,018.66	0.00	0.00	(3,018.66)
4230.000 Tenant Svc	0.00	2,750.00	0.00	77,300.93	0.00	180,000.00	102,699.07
<b>UTILITIES</b>							
4310.000 Water	0.00	0.00	0.00	89,628.24	0.00	1,060,393.00	970,764.76
4310.312 Water 31-2	0.00	0.00	0.00	64,055.71	0.00	0.00	(64,055.71)
4310.313 Water 31-3	0.00	0.00	0.00	33,099.68	0.00	0.00	(33,099.68)
4310.317 Water 31-7	0.00	0.00	0.00	43,865.17	0.00	0.00	(43,865.17)
4310.673 Water 667-3	0.00	0.00	0.00	51,515.11	0.00	0.00	(51,515.11)
4310.676 Water 667-6	0.00	0.00	0.00	29,616.11	0.00	0.00	(29,616.11)
4320.000 Electricity	0.00	66,625.51	0.00	20,182.47	0.00	482,248.00	462,065.53
4320.312 Elect - 31-2	0.00	0.00	0.00	22,503.03	0.00	0.00	(22,503.03)
4320.313 Elect 31-3	0.00	0.00	0.00	28,370.23	0.00	0.00	(28,370.23)
4320.317 Elect 31-7	0.00	0.00	0.00	69,032.72	0.00	0.00	(69,032.72)
4320.673 Electric 667-3	0.00	0.00	0.00	36,345.14	0.00	0.00	(36,345.14)
4320.676 Electric 667-6	0.00	0.00	0.00	4,892.29	0.00	0.00	(4,892.29)
4330.000 Gas	0.00	11,407.22	0.00	149,536.89	0.00	593,227.00	443,690.11
4330.312 Gas - 31-2	0.00	0.00	0.00	4,099.59	0.00	0.00	(4,099.59)
4330.313 Gas - 31-3	0.00	0.00	0.00	25,096.19	0.00	0.00	(25,096.19)
4330.317 Gas - 31-7	0.00	0.00	0.00	5,235.44	0.00	0.00	(5,235.44)
4330.673 Gas 667-3	0.00	0.00	0.00	19,734.82	0.00	0.00	(19,734.82)
4330.676 Gas 667-6	0.00	0.00	0.00	8,781.23	0.00	0.00	(8,781.23)
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>78,032.73</b>	<b>0.00</b>	<b>705,590.06</b>	<b>0.00</b>	<b>2,135,868.00</b>	<b>1,430,277.94</b>

**Somerville Housing Authority**  
**Operating Statement**  
**Seven Months Ending 10/31/2025**  
**Program: Public Housing      Project: Consolidated**

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
<b>EXPENSES</b>							
<b>MAINTENANCE</b>							
<b>GENERAL</b>							
4410.000 Maint Labor	0.00	84,555.76	0.00	540,838.83	0.00	1,006,130.00	465,291.17
4420.000 Maintenance Supplies	0.00	29,864.96	0.00	148,343.22	0.00	500,000.00	351,656.78
<b>TOTAL GENERAL</b>	<b>0.00</b>	<b>114,420.72</b>	<b>0.00</b>	<b>689,182.05</b>	<b>0.00</b>	<b>1,506,130.00</b>	<b>816,947.95</b>
<b>CONTRACT COSTS</b>							
4430.000 Contract Costs	0.00	190.50	0.00	12,639.62	0.00	830,000.00	817,360.38
4430.006 Plumbing	0.00	1,860.00	0.00	3,115.94	0.00	0.00	(3,115.94)
4430.010 Rubbish	0.00	5,762.93	0.00	90,943.86	0.00	0.00	(90,943.86)
4430.020 Heating & Cooling	0.00	850.57	0.00	850.57	0.00	0.00	(850.57)
4430.022 Alarms	0.00	165.00	0.00	165.00	0.00	0.00	(165.00)
4430.040 Elevators	0.00	60,265.21	0.00	82,303.38	0.00	0.00	(82,303.38)
4430.050 Landscaping	0.00	0.00	0.00	16,025.00	0.00	0.00	(16,025.00)
4430.070 Electrical	0.00	12,935.27	0.00	59,382.26	0.00	0.00	(59,382.26)
4430.080 Plumbing	0.00	1,490.00	0.00	31,035.34	0.00	0.00	(31,035.34)
4430.090 Extermination	0.00	11,600.72	0.00	50,190.72	0.00	0.00	(50,190.72)
4430.110 Routine Contract Cost	0.00	16,143.97	0.00	120,726.18	0.00	0.00	(120,726.18)
<b>TOTAL CONTRACT COSTS</b>	<b>0.00</b>	<b>111,264.17</b>	<b>0.00</b>	<b>467,377.87</b>	<b>0.00</b>	<b>830,000.00</b>	<b>362,622.13</b>
<b>TOTAL MAINTENANCE</b>	<b>0.00</b>	<b>225,684.89</b>	<b>0.00</b>	<b>1,156,559.92</b>	<b>0.00</b>	<b>2,336,130.00</b>	<b>1,179,570.08</b>
4510.000 Insurance	0.00	0.00	0.00	165.35	0.00	422,391.00	422,225.65
4511.000 Property Insurance	0.00	0.00	0.00	113,392.99	0.00	0.00	(113,392.99)
4512.000 Liability Insurance	0.00	0.00	0.00	16,256.02	0.00	0.00	(16,256.02)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	23,323.68	0.00	0.00	(23,323.68)
4514.000 Insurance (Other)	0.00	0.00	0.00	18,754.56	0.00	0.00	(18,754.56)
4520.000 Pilot	0.00	0.00	0.00	0.00	0.00	246,689.00	246,689.00
4540.000 Employee Benefits	0.00	(112,025.33)	0.00	597,308.32	0.00	587,457.00	(9,851.32)
4570.000 Collection Loss	0.00	0.00	0.00	42,523.00	0.00	65,000.00	22,477.00
4580.000 Interest Exp Lease	0.00	0.00	0.00	0.00	0.00	1,408,404.00	1,408,404.00
4610.000 Extraordinary Maint	0.00	35,746.89	0.00	35,746.89	0.00	100,000.00	64,253.11
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	102,500.00	102,500.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	26,913.15	0.00	0.00	(26,913.15)
7520.000 Replace Equipment	0.00	0.00	0.00	82,807.22	0.00	60,000.00	(22,807.22)
7540.000 Betterments & Additions	0.00	0.00	0.00	0.00	0.00	400,000.00	400,000.00
7590.000 Property Contra	0.00	0.00	0.00	(77,011.00)	0.00	0.00	77,011.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>306,204.16</b>	<b>0.00</b>	<b>3,893,160.39</b>	<b>0.00</b>	<b>9,022,791.00</b>	<b>5,129,630.61</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>160,973.79</b>	<b>0.00</b>	<b>118,321.60</b>	<b>0.00</b>	<b>(1,797,031.00)</b>	<b>1,915,352.60</b>

**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: Section 8 Voucher**

**Project: Consolidated**

	Period Amount	Balance
<b>ASSETS</b>		
1112.000 Eastern - Section 8 Checking - 9831	163,950.79	3,722,594.68
1114.000 FSS Escrow Funds	24,574.64	404,772.72
1125.000 Accts Receivable - Hud	0.00	272,120.00
1129.001 A/R Mobility	2,640.40	82,212.48
1129.100 A/R SRO	7,907.00	275,854.76
1129.200 A/R Mainstream	0.00	2,452,500.72
1129.900 A/R Mobility	0.00	1,307.00
1155.000 Revolving Fund Advance	0.00	40,000.00
1160.000 Investments	335.91	374,472.54
1210.000 Prepaid Insurance	0.00	39,661.80
1210.100 Prepaid Other	0.00	(15,224.36)
1210.200 Prepaid Retirement	130,701.38	111,025.11
1212.000 Insurance Deposit	0.00	1,496.88
1300.000 Deferred Outflows	0.00	810,211.96
1302.000 Deferred Outflows - GASB75	0.00	42,337.43
1404.000 Admin Equipment	0.00	30,265.60
1406.000 Accum Depreciation	0.00	(30,265.60)
<b>TOTAL ASSETS</b>	<b>330,110.12</b>	<b>8,615,343.72</b>
<b>LIABILITIES AND SURPLUS</b>		
<b>LIABILITIES</b>		
2111.000 A/P FSS	20,928.39	441,075.83
2114.000 A/P FSS - Funds in Escrow	(3,837.36)	(84,988.05)
<b>2116.000 A/P LANDLORDS</b>		
2116.000 A/P Landlords	(2,784.77)	(7,984.58)
2116.100 A/P Landlords Offset	0.00	61,221.25
<b>TOTAL 2116.000 A/P LANDLORDS</b>	<b>(2,784.77)</b>	<b>53,236.67</b>
2117.000 A/P Portable Housing Authorities	0.00	5,133.16
2117.001 A/P Portable Housing Authorities Contra	0.00	(3,231.38)
2119.000 A/P Revolving Fund	237,310.43	402,765.10
2119.100 A/P Section 8	0.00	2,452,500.72
2135.000 Accrued Comp Balances	0.00	46,592.00
2210.000 HUD HAP Subsidy	0.00	(1,229.00)
2293.200 Deferred Inflows Pension	0.00	9,421.95
2293.300 Deferred Inflows - GASB75	0.00	442,869.00
2339.100 LT A/P OPEB/GASB45 Liability	0.00	1,882,426.00
2339.200 L/T Payable - Pension	0.00	1,785,944.20
<b>TOTAL LIABILITIES</b>	<b>251,616.69</b>	<b>7,432,516.20</b>
<b>SURPLUS</b>		
2700.000 Income and Expense Clearing	0.00	77,156.26
2700.000 Income and Expense Clearing (Current Year)	78,493.43	946,328.83
2700.000 Income and Expense Clearing (Unclosed 2023)	0.00	(5,199.00)
2700.000 Income and Expense Clearing (Unclosed 2024)	0.00	(4,638.25)
2802.000 Invested in Capital Assets	0.00	1,308.39
2805.000 Restricted Net Assets HAP	0.00	67,149.12
2806.000 Unrestricted Net Position	0.00	3,345,223.00
2806.075 VRNP - FSS Forfeited	0.00	52,644.89
2806.100 Unrestricted Net Position - GASB 75	0.00	(2,146,564.00)

**Somerville Housing Authority**

**Balance Sheet**

**October 2025**

**Program: Section 8 Voucher**

**Project: Consolidated**

**LIABILITIES AND SURPLUS**

**SURPLUS**

2806.200 Unrestricted Net Position - GASB 68

0.00

(1,150,581.72)

**TOTAL SURPLUS**

**78,493.43**

**1,182,827.52**

**TOTAL LIABILITIES AND SURPLUS**

**330,110.12**

**8,615,343.72**

**PROOF**

**0.00**

**0.00**

**Somerville Housing Authority**  
**Operating Statement**  
**Seven Months Ending 10/31/2025**  
**Program: Section 8 Voucher      Project: Consolidated**

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
<b>INCOME</b>							
3101.000 Mobility Fee Income	0.00	2,429.30	0.00	16,411.02	0.00	36,500.00	(20,088.98)
3300.000 Fraud Income - PHA	0.00	1,549.83	0.00	13,264.30	0.00	0.00	13,264.30
3301.000 Fraud Income - HUD	0.00	1,549.83	0.00	13,272.32	0.00	0.00	13,272.32
3400.000 Admin Fee Income	0.00	153,148.00	0.00	1,098,944.00	0.00	2,066,964.00	(968,020.00)
3400.100 Mainstream Admin Fee Incom	0.00	14,035.00	0.00	92,734.00	0.00	0.00	92,734.00
3610.000 Interest Income	0.00	274.10	0.00	1,974.89	0.00	2,600.00	(625.11)
3611.000 restricted Interest Income	0.00	61.81	0.00	445.31	0.00	0.00	445.31
3690.000 Other Income	0.00	0.00	0.00	(1,500.00)	0.00	0.00	(1,500.00)
3802.000 Hap Grant Income	0.00	2,283,178.00	0.00	16,557,535.00	0.00	0.00	16,557,535.00
3802.500 HAP Grant Mainstream Incom	0.00	91,046.00	0.00	1,287,022.00	0.00	0.00	1,287,022.00
3804.000 FSS Forfeitures Revenue after	0.00	0.00	0.00	(5,700.00)	0.00	0.00	(5,700.00)
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>2,547,271.87</b>	<b>0.00</b>	<b>19,074,402.84</b>	<b>0.00</b>	<b>2,106,064.00</b>	<b>16,968,338.84</b>
<b>EXPENSES</b>							
<b>ADMIN EXPENSES</b>							
4110.000 Admin Salaries	0.00	114,567.07	0.00	650,622.89	0.00	902,463.00	251,840.11
4130.000 Leqal	0.00	2,795.71	0.00	9,833.81	0.00	8,300.00	(1,533.81)
4140.000 Staff Training	0.00	0.00	0.00	1,314.69	0.00	0.00	(1,314.69)
4150.000 Travel	0.00	965.92	0.00	4,010.15	0.00	30,099.00	26,088.85
4160.000 Mobility Admin Exp	0.00	417.57	0.00	5,672.47	0.00	9,200.00	3,527.53
4170.000 Accounting	0.00	2,723.06	0.00	25,442.88	0.00	38,000.00	12,557.12
4190.000 Sundry Admin Cost	0.00	15,412.46	0.00	173,717.17	0.00	633,119.00	459,401.83
4191.000 Telephone/Internet/Cells	0.00	31,931.94	0.00	57,542.01	0.00	0.00	(57,542.01)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	36,463.40	0.00	0.00	(36,463.40)
4193.000 Office Supplies	0.00	1,201.97	0.00	12,092.30	0.00	0.00	(12,092.30)
4194.000 Postage	0.00	19.67	0.00	6,729.47	0.00	0.00	(6,729.47)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	94,225.00	94,225.00
4512.000 Liability Insurance	0.00	0.00	0.00	5,346.99	0.00	0.00	(5,346.99)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	19,776.81	0.00	0.00	(19,776.81)
4540.000 Employee Benefits	0.00	(74,317.88)	0.00	421,933.56	0.00	409,163.00	(12,770.56)
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
<b>TOTAL ADMIN EXPENSES</b>	<b>0.00</b>	<b>95,717.49</b>	<b>0.00</b>	<b>1,430,498.60</b>	<b>0.00</b>	<b>2,154,569.00</b>	<b>724,070.40</b>
<b>HAP EXPENSES</b>							
4715.000 Haps	0.00	1,841,665.36	0.00	12,971,458.80	0.00	0.00	(12,971,458.80)
4715.001 FSS Escrow Expense	0.00	2,710.52	0.00	2,710.52	0.00	0.00	(2,710.52)
4715.005 PORT OUT HAPS	0.00	7,324.00	0.00	104,226.00	0.00	0.00	(104,226.00)
4715.010 MAINSTREAM HAPS	0.00	0.00	0.00	(4,790.89)	0.00	0.00	4,790.89
4715.020 HOME-OWNERSHIP HAPS	0.00	25,513.00	0.00	179,484.00	0.00	0.00	(179,484.00)
4715.050 FSS HAPS PAYMENTS	0.00	17,462.00	0.00	112,916.00	0.00	0.00	(112,916.00)
4715.060 DHAP HAPS	0.00	362,814.52	0.00	2,554,145.46	0.00	0.00	(2,554,145.46)
4715.070 FAMILY UNIFICATION HAPS	0.00	115,571.55	0.00	777,544.52	0.00	0.00	(777,544.52)
4715.080 PORT IN HAPS	0.00	0.00	0.00	(119.00)	0.00	0.00	119.00
<b>TOTAL HAP EXPENSES</b>	<b>0.00</b>	<b>2,373,060.95</b>	<b>0.00</b>	<b>16,697,575.41</b>	<b>0.00</b>	<b>0.00</b>	<b>(16,697,575.41)</b>
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>2,468,778.44</b>	<b>0.00</b>	<b>18,128,074.01</b>	<b>0.00</b>	<b>2,154,569.00</b>	<b>(15,973,505.01)</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>78,493.43</b>	<b>0.00</b>	<b>946,328.83</b>	<b>0.00</b>	<b>(48,505.00)</b>	<b>994,833.83</b>

**TENANT SELECTION REPORT - November 2025**  
**PUBLIC HOUSING AND LEASED HOUSING WAITLISTS**

<b>Housing Program</b>	<b>Applications Received</b>	<b>LOCAL PRIORITY</b>	<b>Total Applications</b>	<b>LOCAL PRIORITY</b>
State Family	1	1	60062	1838
Federal Family	34	9	2170	541
State Elderly	3	1	15889	518
Federal Elderly	22	17	944	163
S8NC (Hagan Manor)	6	5	514	98
S8NC (Bryant)	4	3	240	42
<b>Total Public Housing</b>	<b>70</b>	<b>36</b>	<b>79819</b>	<b>3200</b>
Section 8	3	2	2,080	2,080
SRO	1	0	459	66
DHAP	4	4	1002	116
Mainstream	0	0	515706	6830
FYI	1	0	9	0
VASH	0	0	0	0
Walnut Street	0	0	445	31
Linden Street	3	1	1798	200
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	0	0	593	44
Waterworks	6	3	907	303
Waterworks II	6	3	582	162
Capen Court	6	3	2062	354
20 Stephenson	4	0	1905	65
<b>Total Leased Housing</b>	<b>34</b>	<b>16</b>	<b>528,061</b>	<b>10,278</b>
	<b>104</b>	<b>52</b>	<b>607880</b>	<b>13478</b>



**VACANCY REPORT NOVEMBER 2025**

<b>PROGRAM</b>	<b>DEVELOPMENT</b>	<b>OCCUPIED UNITS</b>	<b>VACANT UNITS</b>	<b>TOTAL UNITS</b>	<b>VACANCY PERCENTAGE</b>
MULTIFAMILY	Hagan	19	5	24	21%
	Bryant	131	3	134	2%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	51	2	53	4%
	Highland Garden	42	0	42	0%
	Properzi Manor	108	2	110	2%
	Weston Manor	79	1	80	1%
FEDERAL FAMILY	Mystic View	212	3	215	1%
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

30 Memorial Road, Somerville, Massachusetts 02145  
Telephone (617) 625-1152 Fax (617) 628-7057 TDD (617) 628-8889

### **MEMORANDUM**

To: Somerville Housing Authority Board of Commissioners

From: Matt Lincoln, Director of Leased Housing, SHA

CC:

Date: 12/2/2025

Re: Section 8 Voucher Utilization & Spending Projection Reports as of December 2025

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Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of December 2025. SHA is working with the HUD Shortfall Prevention Team, and has begun receiving Set Aside Funding to cover projected funding shortfall. While working with the Shortfall Prevention Team, SHA is required to stop issuing new HCV Vouchers, although we are still able to fill PBV units and issue VA Supportive Housing and Foster Youth to Independence Vouchers, which we have been doing. SHA is also still working on lease-up for the Waterworks II and Clarendon Hill projects, and is working with the Shortfall Prevention Team to ensure we receive funding for those vouchers as well. SHA is working on lease-up for Clarendon Hill and Waterworks II, and plans to have both full by the end of the month.

Translation and interpretation services are available upon request by appointment only  
Sevis tradiksyon ak intepretasyon disponib si w bezen  
Servicio de traducción e intepretación estan disponibles, con cita, una vez que lo solicite  
Serviço de tradução e interpretação estão disponíveis somente após agendamento



# Somerville Housing Authority

## Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 12/2/2025

### Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	0	0	0	101	101	11
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 - Clarendon Hill	38	0	0	0	0	22	22	16
PBV - Linden Street	18	0	0	0	0	17	17	1
PBV - Next Step	3	0	0	0	0	3	3	0
PBV - Vinfen	8	0	0	0	0	7	7	1
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	9	9	3
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	798	1	0	0	4	680	685	113
TBV - Family Unification Program	50	0	0	0	0	47	47	3
TBV - FUP/FYI	29	5	1	0	0	18	24	5
TBV - Homeownership	15	0	0	0	0	15	15	0
TBV - NED	200	0	0	0	1	188	189	11
TBV - VASH	10	0	0	0	0	10	10	0
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
<b>Grand Totals</b>	<b>1431</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>1249</b>	<b>1261</b>	<b>172</b>

*End of Report*

### HCV Leasing and Spending Projection

		Utilization Report:										HCV Utilization Report August 2025				Print	TYT Guide
PHA Name		Somerville Housing Authority		PHA Number		MA031		Save		Access Additional Tools		Disclaimer					
ACC/Funding Information				Funding Proration Levels				Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections					
ACC	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	HAP		Success Rate	73%		Annual Turnover Rate	4.5%		2025		2026			
Beginning ACC Vouchers	1,230	1,240	1,240	Year 2 (2026) Rebenchmark	100.0%				EOP Rate as of 11/16/2025 (51 TB.PB EOPs): 4.51%		UML % of ACC (UMA)	90.4%	87.9%				
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	Year 3 (2027) Rebenchmark	100.0%		Time from Issuance to HAP Effective Date (Current: 2.28 months)				HAP Exp as % of All Funds	103.9%	99.8%				
Initial BA Funding (net offset)	\$25,032,357	\$26,192,289	\$26,172,131	Administrative Fees		% leased in 30 days		18%		HAP Exp as % of Eligibility only		104.0%	99.8%				
Offset of HAP Reserves	\$0			Year 1 (2025)	90.0%		% leased in 30 to 60 days		40%		End of Year Results						
Set Aside Funding	\$0			Year 2 (2026)	90.0%		% leased in 60 to 90 days		38%		Projected 12/31 Total HAP Reserves	-\$973,778	\$65,227				
New ACC Units Funding	\$156,801	\$45,069	\$0			% leased in 90 to 120 days		4%		HAP Reserves as % of ABA (Start: 0.1%)		-3.9%	0.2%				
Total ABA Funding Provided	\$25,189,158	\$26,237,358	\$26,172,131			% leased in 120 to 150 days		0%									
PHA Income	\$15,111	\$0							End of Year 3 Results (2027)								
Total Cash-Supported Prior Year-End Reserves	\$14,242	\$0	\$65,227	HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check								\$1,055,149	4.0%	Projected Total HAP Reserves ===== Reserves % BA			
				HUD-established CYE HHR	\$373,226		HUD-established CYE HHR										
Total Funding				HUD-Calculated Restricted Net Position	(\$368,951)	\$2,205,835	PHA-Held Cash 12/31/2024 (VMS)	Administrative Fees Analysis		See Detail		2025	2026				
Total Funding Available	\$25,218,511	\$26,237,358	\$26,237,358	HUD-Reconciled	\$4,275	\$2,579,061	HUD-Reconciled (Cash Capped)	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,979,848)	\$1,856,693	\$1,812,424					
				Lower of H17/I17 (May Override)	\$14,242		Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.	\$157.17	\$146.68	Expense	\$1,419,326	\$1,337,772				
				HUD-Reconciled RNP v PHA-Reported RNP								Expense %	76.4%	73.8%			
				HUD v. PHA difference: (\$436,100.00) or -1.7% of Eligibility	\$67,149	<-EOY VMS RNP ===== HUD-estimated RNP-->	(\$368,951)	MA031 has a cost per UML of \$86.33 compared to its Earnings/UML & Size peer group of \$93.04 (a difference of -7.8%) and its state peer group (of all PHAs in the state) of \$132.83 (a difference of -53.9%).		Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2025 Calendar Year-End (CYE) UNP of \$3,674,300 (or 197.9% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$4,111,667 (or 226.9% of CY 2026 Earned Admin Fees).							

### HCV Leasing and Spending Projection

2025	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-25	1,230	1,130	\$2,169,892					1,130	\$2,169,892	\$1,920		91.9%	103.4%	91.9%	103.4%
Feb-25	1,233	1,131	\$2,184,608					1,131	\$2,184,608	\$1,932		91.8%	103.7%	91.7%	104.1%
Mar-25	1,233	1,127	\$2,155,962					1,127	\$2,155,962	\$1,913		91.7%	103.4%	91.4%	102.7%
Apr-25	1,237	1,127	\$2,168,261					1,127	\$2,168,261	\$1,924		91.5%	103.4%	91.1%	103.3%
May-25	1,237	1,124	\$2,201,489					1,124	\$2,201,489	\$1,959		91.4%	103.7%	90.9%	104.9%
Jun-25	1,237	1,125	\$2,177,351					1,125	\$2,177,351	\$1,935		91.3%	103.7%	90.9%	103.7%
Jul-25	1,237	1,116	\$2,209,002					1,116	\$2,209,002	\$1,979		91.2%	103.9%	90.2%	105.2%
Aug-25	1,240	1,106	\$2,185,276					1,106	\$2,185,276	\$1,976		90.9%	103.9%	89.2%	104.1%
Sep-25	1,240	1,106	\$2,178,235					1,106	\$2,178,235	\$1,969		90.7%	103.9%	89.2%	103.8%
Oct-25	1,240	1,102	\$2,159,222					1,102	\$2,159,222	\$1,959		90.5%	103.8%	88.9%	102.9%
Nov-25	1,240	1,112	\$2,176,581					1,112	\$2,176,581	\$1,957		90.5%	103.8%	89.7%	103.7%
Dec-25	1,240	1,113	\$2,226,410					1,113	\$2,226,410	\$2,000		90.4%	104.0%	89.8%	106.1%
<b>Total</b>	<b>14,844</b>	<b>13,419</b>	<b>\$26,192,289</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>13,419</b>	<b>\$26,192,289</b>	<b>\$1,952</b>		<b>90.4%</b>	<b>104.0%</b>		
<b>2026</b>															
Jan-26	1,240				1	0	-4.2	1,109	\$2,219,329	\$2,000		89.5%	101.5%	89.5%	101.5%
Feb-26	1,240				1	0	-4.2	1,106	\$2,212,274	\$2,000		89.3%	101.3%	89.2%	101.2%
Mar-26	1,240				1	0	-4.2	1,102	\$2,205,246	\$2,000		89.2%	101.2%	88.9%	100.9%
Apr-26	1,240				1	0	-4.1	1,099	\$2,198,245	\$2,000		89.0%	101.0%	88.6%	100.5%
May-26	1,240				1	0	-4.1	1,095	\$2,191,269	\$2,000		88.9%	100.9%	88.3%	100.2%
Jun-26	1,240				1	0	-4.1	1,092	\$2,184,320	\$2,000		88.8%	100.7%	88.1%	99.9%
Jul-26	1,240				1	0	-4.1	1,088	\$2,177,397	\$2,000		88.6%	100.5%	87.8%	99.6%
Aug-26	1,240				1	0	-4.1	1,085	\$2,170,500	\$2,000		88.5%	100.4%	87.5%	99.3%
Sep-26	1,240				1	0	-4.1	1,082	\$2,163,629	\$2,000		88.3%	100.2%	87.2%	99.0%
Oct-26	1,240				1	0	-4.1	1,078	\$2,156,784	\$2,000		88.2%	100.1%	87.0%	98.6%
Nov-26	1,240				1	0	-4.1	1,075	\$2,149,965	\$2,000		88.1%	99.9%	86.7%	98.3%
Dec-26	1,240				1	0	-4.0	1,071	\$2,143,171	\$2,000		87.9%	99.8%	86.4%	98.0%
<b>Total</b>	<b>14,880</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>-49.3</b>	<b>13,084</b>	<b>\$26,172,131</b>	<b>\$2,000</b>		<b>87.9%</b>	<b>99.8%</b>		

Graphs

FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,205,835 compares to RNP (VMS) of \$67,149. Current: VMS Cash & Investments of \$2,341,261 compares to VMS RNP plus UNP of \$3,412,382. SPVs: Additional SPV leasing should focus on the 27 unleased FUP vouchers and the 9 unleased NED vouchers. PBVs: Currently, the PHA reports 133 leased PBVs, for a leased PBV rate of 96%. Additional leasing should focus on the 6 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 59 PBVs under AHAP.

Comments  
(Hover for VMS Comments)

### HCV Leasing and Spending Projection

Utilization Report:													HCV Utilization Report August 2025				TYT Guide
PHA Name	<a href="#">Somerville Housing Authority</a>			PHA Number	MA031			<a href="#">Save</a>		<a href="#">Data Upload</a>							
ACC/Funding Information				Funding Proration		Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections							
ACC	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	HAP		Success Rate		73%	Annual Turnover Rate	3.7%	2025		2026				
Beginning ACC Vouchers	112	112	112	Year 2 (2026) Rebenchmark	100.0%				EOP Rate as of 11/16/2025 (4 EOPs): 3.67%		UML % of ACC (UMA)	92.0%	88.4%				
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	Year 3 (2027) Rebenchmark	100.0%	Time from Issuance to HAP Effective Date (Current: 2.28 months)					HAP Exp as % All Funds	106.7%	94.0%				
<a href="#">Initial BA Funding</a>	\$2,154,765	\$2,299,205	\$2,161,481	<a href="#">Upload DCR</a>		% leased in 30 days	18%				HAP Exp as % of Eligibility only	106.7%	94.0%				
						% leased in 30 to 60 days	40%				End of Year Results						
Set Aside Funding	\$0			Administrative Fees		% leased in 60 to 90 days	38%				Projected 12/31 Total HAP Reserves	-\$144,440	\$137,724				
New ACC Units Funding	\$0	\$0	\$0	Year 1 (2025)	90.0%	% leased in 90 to 120 days	4%				HAP Reserves as % of ABA (Start: 0.0%)	-6.7%	6.0%				
Total ABA Funding Provided	\$2,154,765	\$2,299,205	\$2,161,481	Year 2 (2026)	89.0%	% leased in 120 to 150 days	0%										
PHA Income	\$0	\$0									Comments						
Total Cash-Supported Prior Year-End Reserves	\$0	\$0	\$137,724	HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check													
				HUD-established CYE HHR	\$6,944	HUD-established CYE HHR											
Total Funding				<a href="#">HUD-Calculated Restricted Net Position</a>	(\$6,995)	\$144,381	PHA-Held Cash 12/31/2023 (VMS)										
Total Funding Available	\$2,154,765	\$2,299,205	\$2,299,205	HUD-Reconciled	(\$51)	\$151,325	HUD-Reconciled (Cash-Capped)										
				Lower of HUD-Reconciled/Cash-Capped	\$0		Lower of H17/I17	Reserve Adjustment due to PY VMS Changes.									
HUD-Reconciled RNP v PHA-Reported RNP																	
				HUD v. PHA difference: (\$74,144.00) or - 3.4% of Eligibility	\$67,149	<-EOY VMS RNP ***** HUD-estimated RNP-->	(\$6,995)										

### HCV Leasing and Spending Projection

2025	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly ABA % Expended
Jan-25	112	109	\$201,383					109	\$201,383	\$1,848		97.3%	112.2%	97.3%	112.2%
Feb-25	112	109	\$196,419					109	\$196,419	\$1,802		97.3%	110.8%	97.3%	109.4%
Mar-25	112	106	\$196,660					106	\$196,660	\$1,855		96.4%	110.4%	94.6%	109.5%
Apr-25	112	104	\$199,014					104	\$199,014	\$1,914		95.5%	110.5%	92.9%	110.8%
May-25	112	103	\$192,371					103	\$192,371	\$1,868		94.8%	109.8%	92.0%	107.1%
Jun-25	112	103	\$190,631					103	\$190,631	\$1,851		94.3%	109.2%	92.0%	106.2%
Jul-25	112	101	\$194,199					101	\$194,199	\$1,923		93.8%	109.0%	90.2%	108.2%
Aug-25	112	100	\$187,380					100	\$187,380	\$1,874		93.2%	108.5%	89.3%	104.4%
Sep-25	112	100	\$186,786	0				100	\$186,786	\$1,868		92.8%	108.0%	89.3%	104.0%
Oct-25	112	99	\$184,034					99	\$184,034	\$1,859		92.3%	107.4%	88.4%	102.5%
Nov-25	112	101	\$186,593					101	\$186,593	\$1,847		92.1%	107.1%	90.2%	103.9%
Dec-25	112	101	\$183,735					101	\$183,735	\$1,819		92.0%	106.7%	90.2%	102.3%
<b>Total</b>	<b>1,344</b>	<b>1,236</b>	<b>\$2,299,205</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>1,236</b>	<b>\$2,299,205</b>	<b>\$1,860</b>		<b>92.0%</b>	<b>106.7%</b>		
<b>2026</b>															
Jan-26	112					0	-0.3	101	\$183,173	\$1,819		89.9%	95.6%	89.9%	95.6%
Feb-26	112					0	-0.3	100	\$182,613	\$1,819		89.8%	95.5%	89.6%	95.3%
Mar-26	112					0	-0.3	100	\$182,055	\$1,819		89.6%	95.3%	89.4%	95.0%
Apr-26	112					0	-0.3	100	\$181,498	\$1,819		89.5%	95.2%	89.1%	94.7%
May-26	112					0	-0.3	99	\$180,943	\$1,819		89.4%	95.0%	88.8%	94.4%
Jun-26	112					0	-0.3	99	\$180,389	\$1,819		89.2%	94.9%	88.5%	94.1%
Jul-26	112					0	-0.3	99	\$179,838	\$1,819		89.1%	94.7%	88.3%	93.9%
Aug-26	112					0	-0.3	99	\$179,288	\$1,819		88.9%	94.6%	88.0%	93.6%
Sep-26	112					0	-0.3	98	\$178,739	\$1,819		88.8%	94.4%	87.7%	93.3%
Oct-26	112					0	-0.3	98	\$178,193	\$1,819		88.7%	94.3%	87.5%	93.0%
Nov-26	112					0	-0.3	98	\$177,648	\$1,819		88.5%	94.2%	87.2%	92.7%
Dec-26	112					0	-0.3	97	\$177,105	\$1,819		88.4%	94.0%	86.9%	92.4%
<b>Total</b>	<b>1,344</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-3.6</b>	<b>1,188</b>	<b>\$2,161,481</b>	<b>\$1,819</b>		<b>88.4%</b>	<b>94.0%</b>		

## Resident Services Report November 2025

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

	SBennett	GCordova	YTseo	Total
Elderly/Disabled Property	13	14	0	
Family Property	6	0	28	
Applicant	1	0	0	
Section 8 Assistance	0	0	0	
Work Order Follow up	0	25	0	
<b>Total referrals this month</b>	<b>20</b>	<b>39</b>	<b>28</b>	<b>87</b>

### Activities this month:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Collaboration with City's Food Security Coalition to offer information and additional food resources to Weston Manor, Mystic, and Clarendon in response to the SNAP delay
- Bryant Manor Technology Program continues with Elder Services
- Somerville Office of Immigrant Affairs Coffee Hours at Jaques and Bryant
- Assisted Mass Union of Public Housing Tenants with outreach for nomination processes for both Capen Court and Bryant Manor Tenant Organizations
- Submitted application for grants with the Mass Broadband Institute (MBI) to continue Digital Navigation Program for Bryant, and begin it at Capen Court
- Thanksgiving Drive for Mystic and Clarendon with Mystic Learning Center
- Received news that we received an award from MBI to furnish Jaques with four complete computer setups (all in one devices, headsets, printers) and four desk-and-chair sets, as well as digital instruction for 15 over the course of CY26 (with our partner Tech Goes home)!

### Anticipated Activities in December:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Bryant Manor Technology Program continues with Elder Services
- Coffee Hour with Council on Aging Social Workers at Waterworks
- Free Apartment Wi-Fi coming live at Warren Avenue, and a focus group for resident feedback about the process will be held on 12/10
- Coffee Hour with Weston Manor residents about Wi-Fi coming live there shortly
- New RSC/SSP Coordinator Starting, Jessie Alvira
- Holiday Drive for Lowest Income Family Building Residents



## Resident Services Report November 2025

### Self-Sufficiency Programming Updates

- *FSS Management report for period 11/1/2025 – 11/31/2025 shows: 86 FSS participants*
- *Section 8 FSS caseload: 55 (Janine Lotti), Public Housing FSS caseload: 31 (Suze Montana)*
- *Two participants began deposits to escrow savings accounts: JC began monthly contributions of \$375; RV began monthly contributions of \$821.*
- *DA set to complete certification program at BHCC in Phlebotomy.*
- *After facing challenges with remote learning at BHCC, BA has changed focus to in-person education in the Just A Start Biotech training program. Although it is challenging, she is determined to complete the program and achieve professional success.*
- *JJ is chipping away at her Cambridge College degree requirements while continuing to work full-time.*
- *Preparing for three upcoming successful graduations next month: VT, AP, and BM. VT will graduate with an accrued escrow balance close to \$65,000. AP's balance will be over \$35,000. BM is planning to use her escrow savings to help pay for a long-overdue new vehicle.*
- *In a recent email to FSS Coordinator, RS, an FYI voucher holder, reports being very excited about meeting with the founder of the YouthBuild program. YouthBuild is a nationally recognized organization with a network of local affiliates across the United States. It provides education, job skills training, and leadership development to young people aged 16 to 24 who are not in school or are underemployed.*

### Homeownership Progress:

- *Four potential FTHBs continue their homeownership journey:*
  - *One, who is in active housing search, has explored mortgage options with several different lenders and is working to assemble her homeownership team.*
  - *Two continue working with Neighborhood Assistance Corporation of America (NACA).*
  - *Another potential FTHB has returned to full-time work and is cautiously approaching the pre-approval stage.*

Resident Services Report  
November 2025

Upcoming Events at Mystic:

# Around Hear

## DECEMBER CONCERT

Sunday December 14<sup>th</sup>  
2:00-4:00pm  
MYSTIC ACTIVITY CENTER  
530 Mystic Ave. Somerville

- ★ FREE!
- ★ Music for strings & piano by Florence Price, Luiz Paixão, Bach & Shostakovich
- ★ Coffee served
- ★ Pizza party to follow

## KONSÈ DESANM

Dimanch 14 desanm  
2:00-4:00pm  
MYSTIC ACTIVITY CENTER  
530 Mystic Ave. Somerville

- ★ GRATIS!
- ★ Mizik pou kòd ak pyano pa Florence Price, Luiz Paixão, Bach ak Shostakovich
- ★ Kafè sèvi
- ★ Pati pizza yo swiv

## CONCERTO DE DEZEMBRO

Domingo 14 de dezembro  
14h00-16h00  
MYSTIC ACTIVITY CENTER  
530 Mystic Ave. Somerville

- ★ GRÁTIS!
- ★ Música para cordas e piano de Florence Price, Luiz Paixão, Bach e Shostakovich
- ★ Café servido
- ★ Festa da pizza para acompanhar

## CONCIERTO DE DICIEMBRE

Domingo 14 de diciembre  
14:00-16:00 horas  
MYSTIC ACTIVITY CENTER  
530 Mystic Ave. Somerville

- ★ ¡GRATIS!
- ★ Música para cuerdas y piano de Florence Price, Luiz Paixão, Bach y Shostakovich
- ★ Café servido
- ★ Fiesta de pizza a seguir

More information at [www.aroundhear.org](http://www.aroundhear.org) ★ 857-928-7134

These concerts are supported by The Boston Foundation's Free for All Endowment Fund, Somerville Arts Council, and the Somerville Housing Authority.

JOIN MTA FOR OUR FIRST  
**WINTER WONDERLAND**  
**DECEMBER 13**  
2:00PM-5:00PM  
530 MYSTIC AVE

FREE PHOTOSHOOT  
RAFFLES  
\$2 PICTURE PRINTS  
DONUTS  
SURPRISES  
AND MORE

MUSIC . FOOD . ACTIVITIES

THANK YOU TO OUR PARTNERS AND SPONSORS:

Jake Wilson, CLINGAN, MARIANNE MLRI, Year Up United, JACK PERENICK, Christine Barber, Riverside Early Head Start, SHAI, Viet CITRON, Astound, Will MBAH, PSJ, The Spitting Connection Inc.

**WORK ORDERS ISSUED FOR:**

**Nov-25**

**REQUESTED BY MANAGEMENT: 301**

**REQUESTED BY TENANTS: 1341**

**TOTAL WORK ORDERS ISSUED: 1642**

DEV.	****		****			
	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE NOVEMBER	REQUESTED IN NOVEMBER				
031-1 Mystic Federal	254	97	7	261	226	35
031-9 Federal Elderly	258	92	11	269	245	24
200-1 Clarendon	72	21	3	75	69	6
200-2 Mystic State	264	98	31	295	227	68
667-1 Capen Court	145	62	1	146	114	32
667-2 Jaques Street	144	82	2	146	121	25
667-3 Properzi Manor	170	61	4	174	122	52
667-4 Bryant Manor	129	62	12	141	99	42
667-6 Ciampa Manor	72	18	5	77	71	6
400-C Monmouth, Broadway	5	4	0	5	3	2
689-2 Hagan Manor	43	11	0	43	37	6
705-1 Sycamore, Fountain Ave	10	6	0	10	7	3
<b>TOTAL</b>	<b>1566</b>	<b>614</b>	<b>76</b>	<b>1642</b>	<b>1341</b>	<b>301</b>

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

PUBLIC SAFETY REPORT - NOVEMBER 2025

Count of nature of complaint	DATE																												Grand Total	
	11/1	11/2	11/3	11/4	11/5	11/6	11/7	11/8	11/9	11/10	11/11	11/12	11/13	11/14	11/15	11/16	11/17	11/18	11/19	11/20	11/21	11/22	11/23	11/24	11/25	11/26	11/28	11/29		
ASSIST NO ARREST-D109					1	1					1		3						1		1					2	1			11
CHECK CONDITION-D009												1					1									1				3
CITIZEN CONTACT-D021			6	4	1	1				2	4	2	3					2	2	3					2	2	2			36
DIRECTED PATROL-F045	17	15	33	35	15	7	32	18	19	26	40	21	7	25	17	18	14	19	14	22	25	18	17	32	37	12	18	18	591	
DISTURBANCE APT/NOISE-C405													1												1				2	
DISTURBANCE HALLWAY-C406					2												1												3	
DISTURBANCE OUTSIDE-C407																											1		1	
E911 HANGUP-D037												1			1							1				1			4	
ILLEGAL DUMPING-C609											1										1								2	
INVESTIGATION-D001						1							1																2	
LOCKOUT-D030												1	1	1				1					1			1			6	
LOST PROPERTY REPORTED-D406						1						1						1											3	
MEETING-D026					1												1								1				3	
MV VIOLATIONS-D800														1					1		3						1		6	
OFFICER WANTED-D137	1	3		2					1	3	1	2					3	1			2			1		1			21	
SICK PERSON-D006				1	1	1						3						1								1	1		9	
SUPPLEMENTAL-D139																			1										1	
WARRANT ARREST-D130																				1									1	
Grand Total	18	18	39	42	21	12	32	18	20	31	47	32	16	27	18	18	23	24	18	29	29	18	18	37	45	19	18	18	705	

PUBLIC SAFETY YEAR-TO-DATE REPORT - 2025												
Count of nature of complaint	Month											Grand Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	
alarm				1								1
ANIMAL COMPLAINT-D405			1	2	2	1		1		1		8
ASSAULT AND BATTERY-A802	1			2								3
ASSIST ARREST-D125				1		1			1	1		4
ASSIST NO ARREST-D109	9	3	7	11	10	7	17	12	11	21	11	119
B&E (UNKNOWN TIME)-B510	1					2		1				4
B&E DAY-B531			1						1			2
BURGLAR ALARM-D040			1		2		1		1			5
cCITIZEN CONTACT-D021		1										1
CHECK CONDITION-D009	12	9	4	10	8	4	8	4	5	2	3	69
CITIZEN CONTACT-D021	37	34	82	64	68	44	31	95	81	55	36	627
CIVIL INVESTIGATION-D020								1				1
COURT-D999	2				2					1		5
CRUISER MAINTENANCE-D996							2	1				3
DIRECTED PATROL-F045	519	517	467	461	669	491	430	618	534	523	591	5820
DISTURBANCE APT/NOISE-C405	6	4	4	5	2	5	1	5	3	5	2	42
DISTURBANCE HALLWAY-C406			5	4	1	4	2	3	3		3	25
DISTURBANCE OUTSIDE-C407	4	1	1	2	2	7	4	3	2	2	1	29
domestic	1											1
E911 HANGUP-D037	1	1	1		1	2	3	1	1	3	4	18
EVICTON-D027		1	1		1				1			4
FIRE INVESTIGATION-D902	1		1		1				1	1		5
FIXED POST-D003					1			3				4
ILLEGAL DUMPING-C609							1	2			2	5
INVESTIGATION-D001	9	8	10	21	14	4	7	9	10	4	2	98
LARCENY MOTOR VEHICLE-B724									1			1
LARCENY OVER \$250-B600				1								1
LARCENY UNDER \$250-B620			3	2	2							7
lockOUT-D030	5	3	10	5	5	5	7	7	2	6	6	61
LOST PROPERTY REPORTED-D406			1	1	1				3	4	3	13
MAINTENANCE PROBLEM-D035	1				2	1		1		1		6
MEETING-D026	1	1		1				3	6	7	3	22
MISSING PERSON-D501								1		1		2
MV PERSONAL INJURY ACCIDENT-D105	1			1								2
MV PROPERTY DAMAGE ACCIDENT-D10	1	1	1	2	1		1	2				9
MV VIOLATIONS-D800	4	8	13	7	9	10	1	18	15	5	6	96
OFFICER WANTED-D137	21	14	16	18	18	13	15	22	18	12	21	188
OTHER M/V-C740	1											1
PARKING VIOLATIONS-D810		1										1
RESIDENT MEETING-D024					1							1
SECURITY HARDWARE-D998							1					1
SICK PERSON-D006	20	14	23	18	11	18	10	14	9	10	9	156
SUDDEN DEATH-D007		1						1	2			4
SUMMONS/RO SERVICE-D135	2			7	11	5	3	1	5	8		42
SUPPLEMENTAL-D139			3	1	1					1	1	7
SUSPICIOUS PERSON-C607							1					1
THREATS-A647	2	2										4
VANDALISM-B401	1					2		1		3		7
WARRANT ARREST-D130				1					1		1	3
(blank)												
<b>Grand Total</b>	<b>663</b>	<b>624</b>	<b>656</b>	<b>649</b>	<b>846</b>	<b>626</b>	<b>546</b>	<b>830</b>	<b>717</b>	<b>677</b>	<b>705</b>	<b>7539</b>

<b>Somerville Housing Authority</b>					
<b>Modernization Contract Log</b>					
<b>Active Jobs December 2025</b>					
<b>Development Description</b>	<b>Status</b>	<b>Funding Source</b>	<b>Contract Type</b>	<b>Contract Award By Board/ Amount</b>	<b>Contractor/A/E</b>
Bryant Manor Panel Board Replacement	Construction	Bryant Reserves	Construction	\$462,199.00	Jupiter Electric Inc
Corbett Concret Stairs Replacement	Pre-Bid	State Capital Fund 2024	Design	\$33,880.00	GCG Associates
Bryant Manor Unit Modernization	Pre-Construction	Bryant Reserves	Design	\$42,500.00	Reverse Archicture
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Design	\$36,000.00	Socotec
Mystic Devlopment Window Replacement	Pre-Bid	Grant Funding	Design	\$94,132.51	EHA Design
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Construction	\$527,000.00	Aegean Builders
Mystic River Roof Replacement 6	Construction	State Cap Fund 2024	Design	\$21,600.00	Socotec
Bryant Manor Parking Lot Improvements	Design	Bryant Reserves	Design	\$14,900.00	GCG Associates
Mystic River Roof Replacement 6	Construction	State Cap Fund 2024	Construction	\$220,000.00	WPI Conctruction
Mystic River Roof Replacement 7	Pre-Construction	State Capital Fund 2024	Design	\$31,500.00	Socotec
Mystic River Concrete Repairs 3	Pre-Construction	State Capital Fund 2024	Design	\$32,200.00	Socotec
Bryant Manor Guarails Replacement	Design	Bryant Reserves	Design	\$35,000.00	Reverse Archicture
Bryant Manor Vestibule Improvements	Design	Bryant Reserves	Design	\$38,800.00	Reverse Archicture
Hagon Manor Parking Lot Improvement	Design	Hagan Reserves	Design	\$14,900.00	GCG Associates
Capen Court HVAC Controls Replacement	Construction	Capen Reserves	Design	\$22,575.00	CA Crowley
Capen Court HVAC Controls Replacement	Construction	Capen Reserves	Construction	\$250,000.00	Davison Co., INC
Highland Garden Elevator Replacement	Design	Federal Cap Fund 2025	Design	\$116,030.00	NV5 Engineering
Weston Manor Rooftop Exhaust Fans	Design	Federal Cap Fund 2024	Design	\$19,900.00	Norian Soriani
Mystic River Roof Replacment 7	Pre-Construction	State Capital Fund 2024	Construction	\$235,000.00	Corolla Construction
Bryant Manor Unit Modernization	Pre-Construction	Bryant Reserves	Construction	\$275,000.00	TM Construction Management
Mystic River Concrete Repairs 3	Pre-Construction	State Capital Fund 2024	Construction	\$407,907.50	Ace Restoration Co. Inc