

Somerville Housing Authority

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**EXECUTIVE DIRECTOR'S
REPORT**

AUGUST 21, 2025



Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
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	74,639.92	0.00	228,003.12	0.00	0.00	228,003.12
3110.202 Shelter Rents 200-2	0.00	158,037.00	0.00	481,803.00	0.00	0.00	481,803.00
3110.667 Shelter Rents 667-2	0.00	31,442.00	0.00	96,682.00	0.00	0.00	96,682.00
3110.705 Shelter Rents 705	0.00	2,969.00	0.00	8,907.00	0.00	0.00	8,907.00
3610.000 Interest Inc	0.00	509.79	0.00	1,514.25	0.00	5,500.00	(3,985.75)
3690.000 Other Operating Recpts	0.00	854.56	0.00	2,992.48	0.00	7,800.00	(4,807.52)
3801.000 Operating Subsidy	0.00	964,117.00	0.00	1,329,117.00	0.00	3,862,644.00	(2,533,527.00)
TOTAL INCOME	0.00	1,232,569.27	0.00	2,149,018.85	0.00	7,063,575.00	(4,914,556.15)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	39,020.78	0.00	126,396.76	0.00	705,066.00	578,669.24
4130.000 Legal	0.00	1,017.92	0.00	21,910.31	0.00	50,000.00	28,089.69
4140.000 Members Comp	0.00	0.00	0.00	7,471.75	0.00	60,000.00	52,528.25
4150.000 Travel	0.00	242.99	0.00	439.80	0.00	4,947.00	4,507.20
4170.000 Accounting	0.00	0.00	0.00	4,406.23	0.00	17,000.00	12,593.77
4190.000 Sundry Admin Costs	0.00	11,280.91	0.00	20,233.35	0.00	333,664.00	313,430.65
4191.000 TELEPHONE/INTERNET/CEL	0.00	2,517.73	0.00	6,961.30	0.00	0.00	(6,961.30)
4192.000 COPIER/COMPUTER COSS	0.00	2,841.50	0.00	9,829.97	0.00	0.00	(9,829.97)
4193.000 OFFICE SUPPLIES	0.00	722.16	0.00	2,859.71	0.00	0.00	(2,859.71)
4194.000 POSTAGE	0.00	0.00	0.00	1,263.98	0.00	0.00	(1,263.98)
4195.110 LEAP-Asset Bldg Director	0.00	4,250.00	0.00	4,250.00	0.00	0.00	(4,250.00)
4195.140 LEAP-Financial Coach	0.00	3,250.00	0.00	3,250.00	0.00	0.00	(3,250.00)
TOTAL ADMINISTRATIVE EXPENSE	0.00	65,143.99	0.00	209,273.16	0.00	1,170,677.00	961,403.84
4230.000 Tenant Svc	0.00	0.00	0.00	5,850.00	0.00	5,500.00	(350.00)
UTILITIES							
4310.201 Water - 200-1	0.00	0.00	0.00	43,386.86	0.00	1,233,469.00	1,190,082.14
4310.202 Water - 200-2	0.00	164.14	0.00	117,723.57	0.00	0.00	(117,723.57)
4310.667 Water 667	0.00	0.00	0.00	19,999.41	0.00	0.00	(19,999.41)
4310.705 Water 705	0.00	0.00	0.00	1,899.95	0.00	0.00	(1,899.95)
4320.200 Electricitv 200	0.00	0.00	0.00	0.00	0.00	344,971.00	344,971.00
4320.201 Elect 200-1	0.00	21,520.09	0.00	53,082.37	0.00	0.00	(53,082.37)
4320.202 Elect 200-2	0.00	8,732.20	0.00	17,595.98	0.00	0.00	(17,595.98)
4320.667 Electricity 667	0.00	1,549.65	0.00	2,984.08	0.00	0.00	(2,984.08)
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	20,470.18	0.00	37,271.55	0.00	566,539.00	529,267.45
4330.202 Gas 200-2	0.00	58,742.31	0.00	58,742.31	0.00	0.00	(58,742.31)
4330.405 Gas 705	0.00	431.52	0.00	2,553.55	0.00	0.00	(2,553.55)
4330.667 Gas 667	0.00	18,097.84	0.00	26,809.50	0.00	0.00	(26,809.50)
4330.705 Gas 705-C	0.00	477.78	0.00	1,042.75	0.00	0.00	(1,042.75)
4330.752 Gas 705-2	0.00	0.00	0.00	152.78	0.00	0.00	(152.78)
TOTAL UTILITIES	0.00	130,185.71	0.00	383,627.08	0.00	2,144,979.00	1,761,351.92
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	95,679.87	0.00	336,061.87	0.00	1,086,816.00	750,754.13
4420.000 Maintenance Materials	0.00	25,108.94	0.00	119,724.50	0.00	451,031.00	331,306.50
4430.000 Contract Costs	0.00	12,934.00	0.00	15,606.83	0.00	1,212,716.00	1,197,109.17
4430.010 Rubbish	0.00	14,648.27	0.00	41,013.33	0.00	0.00	(41,013.33)
4430.050 Landscaping	0.00	0.00	0.00	6,875.00	0.00	0.00	(6,875.00)
4430.070 Electrical	0.00	4,547.03	0.00	10,737.14	0.00	0.00	(10,737.14)
4430.080 Plumbing	0.00	13,166.50	0.00	52,444.50	0.00	0.00	(52,444.50)
4430.090 Extermination	0.00	180.00	0.00	6,075.00	0.00	0.00	(6,075.00)

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE EXPENSE							
4430.110 Routine Contract Costs	0.00	2,135.01	0.00	19,899.68	0.00	0.00	(19,899.68)
TOTAL MAINTENANCE EXPENSE	0.00	168,399.62	0.00	608,437.85	0.00	2,750,563.00	2,142,125.15
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	298,359.00	298,359.00
4511.000 Property Insurance	0.00	22,179.28	0.00	66,537.84	0.00	0.00	(66,537.84)
4512.000 Liability Insurance	0.00	(2,370.01)	0.00	1,012.69	0.00	0.00	(1,012.69)
4513.000 Worker's Compensation Insur	0.00	9,339.22	0.00	28,017.66	0.00	0.00	(28,017.66)
4514.000 Insurance (Other)	0.00	3,444.04	0.00	10,332.12	0.00	0.00	(10,332.12)
4520.000 Pilot	0.00	1,473.42	0.00	4,420.26	0.00	17,681.00	13,260.74
4540.000 Employee Benefits	0.00	0.00	0.00	1,092.00	0.00	675,816.00	674,724.00
4540.001 Emp Bebes-Pension	0.00	105,394.23	0.00	316,182.69	0.00	0.00	(316,182.69)
4540.002 Emp Benes-Grp Ins	0.00	80,218.73	0.00	177,511.99	0.00	0.00	(177,511.99)
4540.003 Emp Benes-Unemploy	0.00	8.20	0.00	64.80	0.00	0.00	(64.80)
4540.004 Emp Benes-Med	0.00	457.67	0.00	1,554.07	0.00	0.00	(1,554.07)
4540.005 Emp Benes - Fica	0.00	2,066.78	0.00	6,999.95	0.00	0.00	(6,999.95)
4540.006 Emp Benes-Dental\Ltd	0.00	878.12	0.00	3,433.12	0.00	0.00	(3,433.12)
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	7,725.00	0.00	0.00	(7,725.00)
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	10,937.00	0.00	10,937.00	0.00	0.00	(10,937.00)
TOTAL EXPENSES	0.00	597,756.00	0.00	1,843,009.28	0.00	7,138,575.00	5,295,565.72
SURPLUS	0.00	634,813.27	0.00	306,009.57	0.00	(75,000.00)	381,009.57

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
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	(12,756.00)	0.00	208,000.00	(220,756.00)
3610.000 Interest Income	0.00	195.97	0.00	582.10	0.00	2,200.00	(1,617.90)
3690.000 Other Income	0.00	0.00	0.00	(76,395.00)	0.00	3,000.00	(79,395.00)
3801.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	639,605.00	(639,605.00)
TOTAL INCOME	0.00	195.97	0.00	(88,568.90)	0.00	852,805.00	(941,373.90)
EXPENSES							
4110.000 Admin Salaries	0.00	2,480.77	0.00	7,472.95	0.00	90,458.00	82,985.05
4150.000 Travel	0.00	14.17	0.00	25.44	0.00	175.00	149.56
4170.000 Accounting	0.00	0.00	0.00	1,259.26	0.00	7,600.00	6,340.74
4190.000 Sundry Admin Costs	0.00	291.44	0.00	905.84	0.00	8,282.00	7,376.16
4191.000 Telephone/Internet/Cells	0.00	100.19	0.00	264.20	0.00	0.00	(264.20)
4192.000 Copier/Computer Costs	0.00	239.78	0.00	829.48	0.00	0.00	(829.48)
4193.000 Office Supplies	0.00	60.92	0.00	228.78	0.00	0.00	(228.78)
4194.000 Postage	0.00	0.00	0.00	106.37	0.00	0.00	(106.37)
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	3,309.00	0.00	650,000.00	646,691.00
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	2,053.40	0.00	6,160.20	0.00	0.00	(6,160.20)
4512.000 Liability Insurance	0.00	21.71	0.00	48.85	0.00	0.00	(48.85)
4513.000 Worker's Compensation Insur	0.00	429.18	0.00	1,287.54	0.00	0.00	(1,287.54)
4540.000 Employee Benefits	0.00	9,481.57	0.00	21,851.60	0.00	34,227.00	12,375.40
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	15,173.13	0.00	43,749.51	0.00	801,203.00	757,453.49
SURPLUS	0.00	(14,977.16)	0.00	(132,318.41)	0.00	51,602.00	(183,920.41)

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
Program: 689-C (Monmouth/Broadway) Project: Consolidated

		Period	Period	YTD	YTD	Budget	Budget	
		PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME								
3110.000 Shelter Rents	□□□□	0.00	3,913.00	0.00	11,739.00	0.00	46,956.00	(35,217.00)
3610.000 Interest Income		0.00	14.38	0.00	42.72	0.00	160.00	(117.28)
TOTAL INCOME		0.00	3,927.38	0.00	11,781.72	0.00	47,116.00	(35,334.28)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin Salaries		0.00	85.24	0.00	277.03	0.00	1,146.00	868.97
4130.000 Legal		0.00	15.33	0.00	58.87	0.00	1,000.00	941.13
4190.000 Sundry Admin Costs		0.00	6.28	0.00	39.63	0.00	1,000.00	960.37
TOTAL ADMINISTRATIVE EXPENSE		0.00	106.85	0.00	375.53	0.00	3,146.00	2,770.47
UTILITIES								
4310.000 Water 689-C		0.00	0.00	0.00	30.00	0.00	14,241.00	14,211.00
4320.000 Electric 689-C		0.00	29.35	0.00	29.35	0.00	463.00	433.65
4330.000 Gas 689-C		0.00	21.24	0.00	63.48	0.00	2,441.00	2,377.52
TOTAL UTILITIES		0.00	50.59	0.00	122.83	0.00	17,145.00	17,022.17
MAINTENANCE EXPENSE								
4410.000 Maint Labor		0.00	209.43	0.00	651.12	0.00	1,063.00	411.88
4420.000 Maintenance Materials		0.00	0.00	0.00	5.54	0.00	8,381.00	8,375.46
4430.000 SHA Share Property Mgmt Ex		0.00	0.00	0.00	0.00	0.00	7,800.00	7,800.00
4430.010 Rubbish		0.00	417.48	0.00	1,168.91	0.00	0.00	(1,168.91)
4430.050 Landscaping Services		0.00	0.00	0.00	150.00	0.00	0.00	(150.00)
4430.070 Electrical		0.00	128.69	0.00	1,154.38	0.00	0.00	(1,154.38)
4430.080 Plumbing		0.00	0.00	0.00	658.00	0.00	0.00	(658.00)
TOTAL MAINTENANCE EXPENSE		0.00	755.60	0.00	3,787.95	0.00	17,244.00	13,456.05
4510.000 Insurance		0.00	0.00	0.00	0.00	0.00	6,075.00	6,075.00
4511.000 Property Insurance		0.00	1,100.62	0.00	3,301.86	0.00	0.00	(3,301.86)
4513.000 Worker's Comp Insurance		0.00	11.40	0.00	34.20	0.00	0.00	(34.20)
4520.000 Pilot		0.00	154.17	0.00	462.51	0.00	1,850.00	1,387.49
4540.000 Employee Benefits		0.00	261.45	0.00	715.49	0.00	935.00	219.51
4611.000 Equipment Not Capitalized		0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
TOTAL EXPENSES		0.00	2,440.68	0.00	8,800.37	0.00	47,395.00	38,594.63
SURPLUS		0.00	1,486.70	0.00	2,981.35	0.00	(279.00)	3,260.35

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	60,891.95	0.00	178,351.95	0.00	4,020,000.00	(3,841,648.05)
3115.000 Shelter Rents-Sec 8	0.00	257,172.00	0.00	768,231.00	0.00	0.00	768,231.00
3610.000 Interest Income	0.00	2,529.17	0.00	7,512.50	0.00	34,000.00	(26,487.50)
3690.000 Other Operating Rcpts	0.00	707.71	0.00	2,946.99	0.00	9,000.00	(6,053.01)
TOTAL INCOME	0.00	321,300.83	0.00	957,042.44	0.00	4,063,000.00	(3,105,957.56)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	31,715.80	0.00	102,414.17	0.00	611,163.00	508,748.83
4130.000 Legal	0.00	128.87	0.00	2,787.47	0.00	9,000.00	6,212.53
4150.000 Travel	0.00	46.19	0.00	122.08	0.00	1,694.00	1,571.92
4170.000 Accounting	0.00	0.00	0.00	4,406.23	0.00	17,000.00	12,593.77
4190.000 Sundry Admin Costs	0.00	950.91	0.00	7,172.28	0.00	55,098.00	47,925.72
4191.000 Telephone/Internet/Cells	0.00	792.01	0.00	1,861.88	0.00	0.00	(1,861.88)
4192.000 Copier/Computer Costs	0.00	781.23	0.00	2,702.59	0.00	0.00	(2,702.59)
4193.000 Office Supplies	0.00	198.54	0.00	1,772.88	0.00	0.00	(1,772.88)
4194.000 Postage	0.00	0.00	0.00	346.61	0.00	0.00	(346.61)
TOTAL ADMINISTRATIVE EXPENSE	0.00	34,613.55	0.00	123,586.19	0.00	693,955.00	570,368.81
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
UTILITIES							
4310.000 Water	0.00	0.00	0.00	2,761.75	0.00	173,562.00	170,800.25
4310.202 Water - 200-2	0.00	0.00	0.00	25,000.00	0.00	0.00	(25,000.00)
4320.000 Electricity	0.00	24.86	0.00	49.15	0.00	182,420.00	182,370.85
4330.000 Gas	0.00	4,369.60	0.00	21,463.28	0.00	104,789.00	83,325.72
TOTAL UTILITIES	0.00	4,394.46	0.00	49,274.18	0.00	460,771.00	411,496.82
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	33,493.96	0.00	107,823.39	0.00	530,791.00	422,967.61
4420.000 Maintenance Materials	0.00	3,880.28	0.00	38,460.16	0.00	315,000.00	276,539.84
4430.010 Rubbish	0.00	3,508.55	0.00	16,677.57	0.00	0.00	(16,677.57)
4430.040 Elevator	0.00	0.00	0.00	14,833.62	0.00	0.00	(14,833.62)
4430.050 Landscaping	0.00	6,965.00	0.00	7,165.00	0.00	0.00	(7,165.00)
4430.070 Electrical	0.00	1,389.84	0.00	9,050.84	0.00	0.00	(9,050.84)
4430.080 Plumbing	0.00	5,628.00	0.00	19,342.20	0.00	0.00	(19,342.20)
4430.090 Extermination	0.00	5,035.00	0.00	11,615.00	0.00	0.00	(11,615.00)
4430.110 Routine Contract Costs	0.00	4,509.90	0.00	15,672.08	0.00	713,000.00	697,327.92
TOTAL MAINTENANCE EXPENSE	0.00	64,410.53	0.00	240,639.86	0.00	1,558,791.00	1,318,151.14
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	82,599.00	82,599.00
4512.000 Liability Insurance	0.00	71.03	0.00	159.82	0.00	0.00	(159.82)
4513.000 Worker's Compensation Insur	0.00	4,033.82	0.00	12,101.46	0.00	0.00	(12,101.46)
4514.000 Insurance (Other)	0.00	1,056.93	0.00	3,170.79	0.00	0.00	(3,170.79)
4540.000 Employee Benefits	0.00	119,904.80	0.00	300,194.69	0.00	430,633.00	130,438.31
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	368,085.21	0.00	0.00	(368,085.21)
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	10,818.15	0.00	10,818.15	0.00	0.00	(10,818.15)
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00
7540.000 Bttr & Additions	0.00	0.00	0.00	0.00	0.00	730,000.00	730,000.00
7541.000 Unit Rehab	0.00	878.30	0.00	26,611.54	0.00	0.00	(26,611.54)
7545.000 Property Contra	0.00	(878.30)	0.00	(26,611.54)	0.00	0.00	26,611.54
TOTAL EXPENSES	0.00	239,303.27	0.00	1,108,030.35	0.00	4,045,249.00	2,937,218.65

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
Program: Bryant Multifamily Project: Consolidated

SURPLUS

0.00	81,997.56	0.00	(150,987.91)	0.00	17,751.00	(168,738.91)

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
Program: COCC Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3610.000 Interest Income	0.00	238.42	0.00	708.22	0.00	1,090.00	(381.78)
3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	271,020.00	(271,020.00)
3691.000 PILOT Income	0.00	61.00	0.00	314.00	0.00	0.00	314.00
3707.100 Management Fee Income	0.00	55,113.30	0.00	165,146.52	0.00	2,952,756.00	(2,787,609.48)
3707.200 Asset Management Fee Incom	0.00	5,840.00	0.00	17,520.00	0.00	0.00	17,520.00
3707.300 Bookkeeping Fee Income	0.00	4,275.00	0.00	12,810.00	0.00	0.00	12,810.00
3707.450 Fee for Services	0.00	65,865.30	0.00	113,462.43	0.00	0.00	113,462.43
3707.500 Mgmt Fees Capen	0.00	18,229.62	0.00	49,491.57	0.00	0.00	49,491.57
3707.501 Management Fee Affordable H	0.00	20,000.00	0.00	60,000.00	0.00	0.00	60,000.00
3707.510 MGMT Fees Waterworks	0.00	4,322.63	0.00	13,055.01	0.00	0.00	13,055.01
3707.550 Capen Vehicle Fees	0.00	1,398.00	0.00	4,194.00	0.00	0.00	4,194.00
3707.660 ROSS/FSS MGMT FEE	0.00	15,998.92	0.00	47,996.76	0.00	0.00	47,996.76
3707.670 Mgmt Fee Safety	0.00	16,666.67	0.00	50,000.01	0.00	0.00	50,000.01
TOTAL INCOME	0.00	208,008.86	0.00	534,698.52	0.00	3,224,866.00	(2,690,167.48)
EXPENSES							
4110.000 Admin Salaries	0.00	69,064.91	0.00	231,016.41	0.00	1,350,850.00	1,119,833.59
4130.000 Legal	0.00	0.00	0.00	2,583.00	0.00	2,500.00	(83.00)
4150.000 Travel	0.00	0.00	0.00	353.90	0.00	15,000.00	14,646.10
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	4,500.00	4,500.00
4190.000 Sundry Admin Costs	0.00	287.81	0.00	804.27	0.00	89,037.00	88,232.73
4190.300 Mgmt Fee	0.00	16,666.67	0.00	50,000.01	0.00	0.00	(50,000.01)
4191.000 Telephone/Internet/Cell	0.00	204.48	0.00	817.94	0.00	0.00	(817.94)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	5,693.70	0.00	0.00	(5,693.70)
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	2,442.92	0.00	4,954.12	0.00	16,176.00	11,221.88
4410.000 Maint Labor	0.00	73,234.20	0.00	249,161.08	0.00	830,497.00	581,335.92
4420.000 Maintenance Supplies	0.00	0.00	0.00	720.47	0.00	10,000.00	9,279.53
4430.000 Contract Costs	0.00	7,555.70	0.00	22,444.65	0.00	30,000.00	7,555.35
4430.090 Extermination	0.00	0.00	0.00	30.00	0.00	0.00	(30.00)
4430.110 Routine Contract Costs	0.00	0.00	0.00	7,500.00	0.00	0.00	(7,500.00)
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	1,882.31	0.00	7,249.47	0.00	0.00	(7,249.47)
4512.000 Liability Insurance	0.00	800.33	0.00	2,400.99	0.00	0.00	(2,400.99)
4513.000 Worker's Comp Insurance	0.00	8,799.20	0.00	26,397.60	0.00	0.00	(26,397.60)
4540.000 Employee Benefits	0.00	229,414.70	0.00	588,101.10	0.00	822,676.00	234,574.90
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
TOTAL EXPENSES	0.00	410,353.23	0.00	1,200,228.71	0.00	3,610,029.00	2,409,800.29
SURPLUS	0.00	(202,344.37)	0.00	(665,530.19)	0.00	(385,163.00)	(280,367.19)

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
Program: Hagan Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	12,534.00	0.00	38,216.00	0.00	740,760.00	(702,544.00)
3115.000 Shelter Rents-Sec 8	0.00	49,750.00	0.00	146,943.00	0.00	0.00	146,943.00
3610.000 Interest Income	0.00	4.90	0.00	14.55	0.00	1,000.00	(985.45)
3690.000 Other Income	0.00	365.10	0.00	1,119.15	0.00	4,500.00	(3,380.85)
TOTAL INCOME	0.00	62,654.00	0.00	186,292.70	0.00	746,260.00	(559,967.30)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	2,731.14	0.00	8,874.88	0.00	35,044.00	26,169.12
4130.000 Legal	0.00	23.06	0.00	478.06	0.00	1,000.00	521.94
4150.000 Travel	0.00	15.77	0.00	29.35	0.00	304.00	274.65
4170.000 Accounting	0.00	0.00	0.00	314.20	0.00	1,500.00	1,185.80
4190.000 Sundry Admin Costs	0.00	180.88	0.00	595.17	0.00	10,098.00	9,502.83
4191.000 Telephone/Internet/Cells	0.00	453.98	0.00	945.30	0.00	0.00	(945.30)
4192.000 Copier/Computer Costs	0.00	140.22	0.00	485.08	0.00	0.00	(485.08)
4193.000 Office Supplies	0.00	35.62	0.00	133.76	0.00	0.00	(133.76)
4194.000 Postage	0.00	0.00	0.00	62.21	0.00	0.00	(62.21)
TOTAL ADMINISTRATIVE EXPENSE	0.00	3,580.67	0.00	11,918.01	0.00	47,946.00	36,027.99
UTILITIES							
4310.000 Water	0.00	0.00	0.00	5,098.35	0.00	35,166.00	30,067.65
4320.000 Electricity	0.00	2,607.24	0.00	5,769.26	0.00	34,619.00	28,849.74
4330.000 Gas	0.00	2,355.58	0.00	5,008.82	0.00	20,903.00	15,894.18
TOTAL UTILITIES	0.00	4,962.82	0.00	15,876.43	0.00	90,688.00	74,811.57
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	5,615.31	0.00	16,631.43	0.00	71,455.00	54,823.57
4420.000 Maintenance Materials	0.00	(37.50)	0.00	340.32	0.00	60,000.00	59,659.68
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	660.00	0.00	255,000.00	254,340.00
4430.010 Rubbish	0.00	627.88	0.00	1,757.97	0.00	0.00	(1,757.97)
4430.040 Elevators	0.00	0.00	0.00	1,349.00	0.00	0.00	(1,349.00)
4430.070 Electrical	0.00	0.00	0.00	1,066.81	0.00	0.00	(1,066.81)
4430.080 Plumbing	0.00	0.00	0.00	1,532.20	0.00	0.00	(1,532.20)
4430.090 Extermination	0.00	90.00	0.00	90.00	0.00	0.00	(90.00)
4430.110 Routine Contract Costs	0.00	29.44	0.00	304.09	0.00	0.00	(304.09)
TOTAL MAINTENANCE EXPENSE	0.00	6,325.13	0.00	23,731.82	0.00	386,455.00	362,723.18
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	19,655.00	19,655.00
4512.000 Liability Insurance	0.00	12.68	0.00	28.53	0.00	0.00	(28.53)
4513.000 Worker's Comp Insurance	0.00	453.33	0.00	1,359.99	0.00	0.00	(1,359.99)
4514.000 Insurance (Other)	0.00	147.46	0.00	442.38	0.00	0.00	(442.38)
4540.000 Employee Benefits	0.00	11,228.21	0.00	30,151.95	0.00	40,140.00	9,988.05
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00
TOTAL EXPENSES	0.00	26,710.30	0.00	83,509.11	0.00	699,884.00	616,374.89
SURPLUS	0.00	35,943.70	0.00	102,783.59	0.00	46,376.00	56,407.59

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
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	404,362.00	0.00	1,084,590.13	0.00	4,202,760.00	(3,118,169.87)
3190.000 Antenna Income	0.00	31,862.56	0.00	95,587.68	0.00	0.00	95,587.68
3610.000 Interest Income	0.00	2,093.96	0.00	6,219.79	0.00	36,000.00	(29,780.21)
3690.000 Other Operating Recpts	0.00	2,352.67	0.00	6,902.09	0.00	613,000.00	(606,097.91)
3800.000 Hud Subsidy	0.00	212,778.00	0.00	638,331.00	0.00	2,374,000.00	(1,735,669.00)
TOTAL INCOME	0.00	653,449.19	0.00	1,831,630.69	0.00	7,225,760.00	(5,394,129.31)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	27,595.04	0.00	92,364.68	0.00	575,123.00	482,758.32
4130.000 Legal	0.00	1,617.02	0.00	35,144.61	0.00	70,000.00	34,855.39
4140.000 Staff Training	0.00	1,096.53	0.00	1,096.53	0.00	0.00	(1,096.53)
4150.000 Travel	0.00	1,485.56	0.00	1,639.12	0.00	12,926.00	11,286.88
4170.000 Accounting	0.00	0.00	0.00	8,871.43	0.00	50,000.00	41,128.57
4190.000 Sundry Admin Cost	0.00	(5,196.28)	0.00	12,939.32	0.00	270,303.00	257,363.68
TOTAL GENERAL	0.00	26,597.87	0.00	152,055.69	0.00	978,352.00	826,296.31
MANAGEMENT FEES							
4190.200 Asset Mgmt Fee	0.00	5,840.00	0.00	17,520.00	0.00	0.00	(17,520.00)
4190.300 Property Mgmt Fee	0.00	55,113.30	0.00	165,146.52	0.00	0.00	(165,146.52)
4190.310 Bookkeeping Fee	0.00	4,275.00	0.00	12,810.00	0.00	0.00	(12,810.00)
4190.400 Fee For Svc Exp	0.00	65,865.30	0.00	113,462.43	0.00	0.00	(113,462.43)
TOTAL MANAGEMENT FEES	0.00	131,093.60	0.00	308,938.95	0.00	0.00	(308,938.95)
TOTAL ADMINISTRATIVE COST	0.00	157,691.47	0.00	460,994.64	0.00	978,352.00	517,357.36
4191.000 Telephone/Internet/Cells	0.00	3,572.52	0.00	8,508.07	0.00	0.00	(8,508.07)
4192.000 Copier/Computer Costs	0.00	3,407.05	0.00	11,786.46	0.00	0.00	(11,786.46)
4193.000 Office Supplies	0.00	865.88	0.00	4,325.52	0.00	0.00	(4,325.52)
4194.000 Postage	0.00	0.00	0.00	1,511.72	0.00	0.00	(1,511.72)
4230.000 Tenant Svc	0.00	0.00	0.00	65,431.93	0.00	180,000.00	114,568.07
UTILITIES							
4310.000 Water	0.00	889.85	0.00	87,690.47	0.00	1,060,393.00	972,702.53
4310.312 Water 31-2	0.00	0.00	0.00	43,241.38	0.00	0.00	(43,241.38)
4310.317 Water 31-7	0.00	0.00	0.00	14,841.20	0.00	0.00	(14,841.20)
4310.676 Water 667-6	0.00	0.00	0.00	7,165.08	0.00	0.00	(7,165.08)
4320.000 Electricity	0.00	5,142.93	0.00	16,619.44	0.00	482,248.00	465,628.56
4320.312 Elect - 31-2	0.00	4,627.44	0.00	9,709.82	0.00	0.00	(9,709.82)
4320.313 Elect 31-3	0.00	6,084.37	0.00	6,099.37	0.00	0.00	(6,099.37)
4320.317 Elect 31-7	0.00	17,346.16	0.00	36,891.50	0.00	0.00	(36,891.50)
4320.673 Electric 667-3	0.00	6,757.45	0.00	14,220.35	0.00	0.00	(14,220.35)
4320.676 Electric 667-6	0.00	1,577.70	0.00	3,122.75	0.00	0.00	(3,122.75)
4330.000 Gas	0.00	18,158.01	0.00	18,158.01	0.00	593,227.00	575,068.99
4330.312 Gas - 31-2	0.00	2,917.97	0.00	6,874.48	0.00	0.00	(6,874.48)
4330.313 Gas - 31-3	0.00	6,277.36	0.00	20,616.22	0.00	0.00	(20,616.22)
4330.317 Gas - 31-7	0.00	1,294.22	0.00	2,648.68	0.00	0.00	(2,648.68)
4330.673 Gas 667-3	0.00	6,462.16	0.00	14,187.05	0.00	0.00	(14,187.05)
4330.676 Gas 667-6	0.00	1,693.70	0.00	5,884.09	0.00	0.00	(5,884.09)
TOTAL UTILITIES	0.00	79,229.32	0.00	307,969.89	0.00	2,135,868.00	1,827,898.11
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	74,959.66	0.00	242,983.06	0.00	1,006,130.00	763,146.94

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE							
GENERAL							
4420.000 Maintenance Supplies	0.00	8,004.78	0.00	71,616.76	0.00	500,000.00	428,383.24
TOTAL GENERAL	0.00	82,964.44	0.00	314,599.82	0.00	1,506,130.00	1,191,530.18
CONTRACT COSTS							
4430.000 Contract Costs	0.00	7,590.46	0.00	12,449.12	0.00	830,000.00	817,550.88
4430.006 Plumbing	0.00	0.00	0.00	1,255.94	0.00	0.00	(1,255.94)
4430.010 Rubbish	0.00	15,296.87	0.00	42,829.32	0.00	0.00	(42,829.32)
4430.040 Elevators	0.00	0.00	0.00	11,263.07	0.00	0.00	(11,263.07)
4430.050 Landscaping	0.00	0.00	0.00	8,700.00	0.00	0.00	(8,700.00)
4430.070 Electrical	0.00	27,270.01	0.00	37,393.49	0.00	0.00	(37,393.49)
4430.080 Plumbing	0.00	2,250.50	0.00	22,400.77	0.00	0.00	(22,400.77)
4430.090 Extermination	0.00	7,560.00	0.00	17,490.00	0.00	0.00	(17,490.00)
4430.110 Routine Contract Cost	0.00	15,763.00	0.00	43,510.03	0.00	0.00	(43,510.03)
TOTAL CONTRACT COSTS	0.00	75,730.84	0.00	197,291.74	0.00	830,000.00	632,708.26
TOTAL MAINTENANCE	0.00	158,695.28	0.00	511,891.56	0.00	2,336,130.00	1,824,238.44
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	422,391.00	422,391.00
4511.000 Property Insurance	0.00	13,496.34	0.00	53,455.00	0.00	0.00	(53,455.00)
4512.000 Liability Insurance	0.00	(6,763.48)	0.00	2,444.32	0.00	0.00	(2,444.32)
4513.000 Worker's Comp Insurance	0.00	3,887.28	0.00	11,661.84	0.00	0.00	(11,661.84)
4514.000 Insurance (Other)	0.00	3,125.76	0.00	9,377.28	0.00	0.00	(9,377.28)
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	164,407.22	0.00	424,228.84	0.00	587,457.00	163,228.16
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	65,000.00	65,000.00
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	0.00	0.00	0.00	0.00	100,000.00	100,000.00
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	14,556.05	0.00	14,556.05	0.00	0.00	(14,556.05)
7520.000 Replace Equipment	0.00	0.00	0.00	0.00	0.00	60,000.00	60,000.00
7540.000 Betterments & Additions	0.00	0.00	0.00	0.00	0.00	400,000.00	400,000.00
TOTAL EXPENSES	0.00	596,170.69	0.00	1,888,143.12	0.00	9,022,791.00	7,134,647.88
SURPLUS	0.00	57,278.50	0.00	(56,512.43)	0.00	(1,797,031.00)	1,740,518.57

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
Program: Section 8 Voucher Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3101.000 Mobility Fee Income	0.00	2,312.52	0.00	7,044.16	0.00	36,500.00	(29,455.84)
3300.000 Fraud Income - PHA	0.00	2,248.33	0.00	6,426.99	0.00	0.00	6,426.99
3301.000 Fraud Income - HUD	0.00	2,248.34	0.00	6,435.00	0.00	0.00	6,435.00
3400.000 Admin Fee Income	0.00	168,361.00	0.00	482,057.00	0.00	2,066,964.00	(1,584,907.00)
3610.000 Interest Income	0.00	287.49	0.00	853.94	0.00	2,600.00	(1,746.06)
3611.000 restricted Interest Income	0.00	64.82	0.00	192.55	0.00	0.00	192.55
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	2,883,787.00	0.00	7,845,150.00	0.00	0.00	7,845,150.00
TOTAL INCOME	0.00	3,059,309.50	0.00	8,346,659.64	0.00	2,106,064.00	6,240,595.64
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	85,613.74	0.00	275,473.12	0.00	902,463.00	626,989.88
4130.000 Legal	0.00	0.00	0.00	2,402.68	0.00	8,300.00	5,897.32
4140.000 Staff Training	0.00	314.69	0.00	864.69	0.00	0.00	(864.69)
4150.000 Travel	0.00	688.82	0.00	1,046.35	0.00	30,099.00	29,052.65
4160.000 Mobility Admin Exp	0.00	930.81	0.00	2,892.39	0.00	9,200.00	6,307.61
4170.000 Accounting	0.00	0.00	0.00	4,909.47	0.00	38,000.00	33,090.53
4190.000 Sundry Admin Cost	0.00	(2,203.40)	0.00	123,300.77	0.00	633,119.00	509,818.23
4191.000 Telephone/Internet/Cells	0.00	3,219.09	0.00	8,546.78	0.00	0.00	(8,546.78)
4192.000 Copier/Computer Costs	0.00	7,595.95	0.00	26,277.62	0.00	0.00	(26,277.62)
4193.000 Office Supplies	0.00	1,930.36	0.00	7,249.61	0.00	0.00	(7,249.61)
4194.000 Postage	0.00	0.00	0.00	3,370.02	0.00	0.00	(3,370.02)
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	(1,592.23)	0.00	1,192.38	0.00	0.00	(1,192.38)
4513.000 Worker's Comp Insurance	0.00	2,724.99	0.00	8,174.97	0.00	0.00	(8,174.97)
4540.000 Employee Benefits	0.00	114,230.42	0.00	298,043.51	0.00	409,163.00	111,119.49
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	213,453.24	0.00	763,744.36	0.00	2,154,569.00	1,390,824.64
HAP EXPENSES							
4715.000 Haps	0.00	1,828,485.02	0.00	5,527,737.41	0.00	0.00	(5,527,737.41)
4715.005 PORT OUT HAPS	0.00	17,772.00	0.00	58,173.00	0.00	0.00	(58,173.00)
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	25,707.00	0.00	77,006.00	0.00	0.00	(77,006.00)
4715.050 FSS HAPS PAYMENTS	0.00	15,038.00	0.00	48,381.00	0.00	0.00	(48,381.00)
4715.060 DHAP HAPS	0.00	357,493.22	0.00	1,087,960.44	0.00	0.00	(1,087,960.44)
4715.070 FAMILY UNIFICATION HAPS	0.00	107,503.40	0.00	323,622.40	0.00	0.00	(323,622.40)
4715.080 PORT IN HAPS	0.00	0.00	0.00	(114.00)	0.00	0.00	114.00
TOTAL HAP EXPENSES	0.00	2,351,998.64	0.00	7,117,975.36	0.00	0.00	(7,117,975.36)
TOTAL EXPENSES	0.00	2,565,451.88	0.00	7,881,719.72	0.00	2,154,569.00	(5,727,150.72)
SURPLUS	0.00	493,857.62	0.00	464,939.92	0.00	(48,505.00)	513,444.92

Somerville Housing Authority
Operating Statement
Three Months Ending 06/30/2025
Program: State Mod Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3802.000 Other Grant Revenue	0.00	26,125.00	0.00	547,033.18	0.00	0.00	547,033.18
TOTAL INCOME	0.00	26,125.00	0.00	547,033.18	0.00	0.00	547,033.18
EXPENSES							
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SURPLUS	0.00	26,125.00	0.00	547,033.18	0.00	0.00	547,033.18

Capen Court Financials
Operating Statement
Six Months Ending 06/30/2025
Program: Capen Court Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.000 Tenant Rent	2,402.12	228,201.77	400.35	228,201.77	0.00	0.00	228,201.77
3110.002 Tenant Assistance Payments	11,796.09	1,120,629.00	1,966.02	1,120,629.00	0.00	0.00	1,120,629.00
3110.003 Vacancy Loss	(14.36)	(1,364.40)	(2.39)	(1,364.40)	0.00	0.00	(1,364.40)
3610.000 Interest Income	5.16	490.36	0.86	490.36	0.00	0.00	490.36
3690.000 Laundry Income	31.96	3,036.50	5.33	3,036.50	0.00	0.00	3,036.50
TOTAL INCOME	14,220.98	1,350,993.23	2,370.16	1,350,993.23	0.00	0.00	1,350,993.23
EXPENSES							
4110.000 Admin Salaries	464.69	44,145.72	77.45	44,145.72	0.00	0.00	(44,145.72)
4130.000 Legal	0.83	79.00	0.14	79.00	0.00	0.00	(79.00)
4170.000 Accounting	119.73	11,374.15	19.95	11,374.15	0.00	0.00	(11,374.15)
4170.002 Auditing	284.11	26,989.98	47.35	26,989.98	0.00	0.00	(26,989.98)
SUNDRY EXPENSE							
4190.003 Telecommunications	30.50	2,897.04	5.08	2,897.04	0.00	0.00	(2,897.04)
4190.006 Office Supplies	67.67	6,428.43	11.28	6,428.43	0.00	0.00	(6,428.43)
4190.007 Telecomm Supplies	95.30	9,053.46	15.88	9,053.46	0.00	0.00	(9,053.46)
4190.011 Administrative Consulting	36.43	3,461.00	6.07	3,461.00	0.00	0.00	(3,461.00)
4190.017 Bank Fee	8.25	783.74	1.37	783.74	0.00	0.00	(783.74)
4190.019 Management Fees	517.52	49,164.30	86.25	49,164.30	0.00	0.00	(49,164.30)
4190.099 Misc Admin Exp	13.42	1,274.77	2.24	1,274.77	0.00	0.00	(1,274.77)
TOTAL SUNDRY EXPENSE	769.08	73,062.74	128.18	73,062.74	0.00	0.00	(73,062.74)
4230.000 Tenant Svc	239.73	22,774.60	39.96	22,774.60	0.00	0.00	(22,774.60)
UTILITIES EXPENSE							
4310.000 Water	338.19	32,128.02	56.36	32,128.02	0.00	0.00	(32,128.02)
4320.000 Electricity	472.53	44,890.67	78.76	44,890.67	0.00	0.00	(44,890.67)
4330.000 Gas	240.07	22,806.52	40.01	22,806.52	0.00	0.00	(22,806.52)
TOTAL UTILITIES EXPENSE	1,050.79	99,825.21	175.13	99,825.21	0.00	0.00	(99,825.21)
4410.000 Maint Labor	426.55	40,521.85	71.09	40,521.85	0.00	0.00	(40,521.85)
4420.001 Appliances	217.67	20,678.39	36.28	20,678.39	0.00	0.00	(20,678.39)
4420.009 Misc Recreation	1.44	137.13	0.24	137.13	0.00	0.00	(137.13)
4420.099 Maint Ch To Tenants	(2.98)	(283.00)	(0.50)	(283.00)	0.00	0.00	283.00
CONTRACT SERVICE & MAINT. EXP.							
4430.000 Contract Services	195.48	18,570.20	32.58	18,570.20	0.00	0.00	(18,570.20)
4430.001 Trash	84.58	8,034.89	14.10	8,034.89	0.00	0.00	(8,034.89)
4430.004 Elevator	56.49	5,366.95	9.42	5,366.95	0.00	0.00	(5,366.95)
4430.005 Landscaping	14.34	1,362.50	2.39	1,362.50	0.00	0.00	(1,362.50)
4430.007 Electrical	188.53	17,910.21	31.42	17,910.21	0.00	0.00	(17,910.21)
4430.008 Plumbing	121.98	11,587.87	20.33	11,587.87	0.00	0.00	(11,587.87)
4430.009 Extermination	15.38	1,461.16	2.56	1,461.16	0.00	0.00	(1,461.16)
4430.100 Fees for service	9.09	864.00	1.52	864.00	0.00	0.00	(864.00)
TOTAL CONTRACT SERVICE & MAIN	685.87	65,157.78	114.31	65,157.78	0.00	0.00	(65,157.78)
MAINTENANCE EXPENSE							
4431.001 Routine Maintenance Supplies	117.18	11,131.74	19.53	11,131.74	0.00	0.00	(11,131.74)
4431.002 Plumbing Supplies	45.26	4,299.41	7.54	4,299.41	0.00	0.00	(4,299.41)
4431.003 Electrical Supplies	21.60	2,052.13	3.60	2,052.13	0.00	0.00	(2,052.13)
4431.100 Vehicle Maintenance	73.58	6,990.00	12.26	6,990.00	0.00	0.00	(6,990.00)
TOTAL MAINTENANCE EXPENSE	257.61	24,473.28	42.94	24,473.28	0.00	0.00	(24,473.28)
4480.000 Security Cost	72.37	6,875.00	12.06	6,875.00	0.00	0.00	(6,875.00)
INSURANCE							
4510.000 Workers Compensation Insura	41.53	3,945.51	6.92	3,945.51	0.00	0.00	(3,945.51)

Capen Court Financials
Operating Statement
Six Months Ending 06/30/2025
Program: Capen Court Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
INSURANCE							
4511.000 Property & Crime Insurance	372.22	35,360.68	62.04	35,360.68	0.00	0.00	(35,360.68)
4512.000 Liability Insurance	56.88	5,403.84	9.48	5,403.84	0.00	0.00	(5,403.84)
4513.000 Umbrella Insurance	45.29	4,302.68	7.55	4,302.68	0.00	0.00	(4,302.68)
4514.000 Other Insurance	1.60	151.98	0.27	151.98	0.00	0.00	(151.98)
TOTAL INSURANCE	517.52	49,164.69	86.25	49,164.69	0.00	0.00	(49,164.69)
BENEFITS EXPENSE							
4540.001 Emp Ben-Pension	101.98	9,688.13	17.00	9,688.13	0.00	0.00	(9,688.13)
4540.002 Emp Ben-Grp Ins	172.91	16,426.82	28.82	16,426.82	0.00	0.00	(16,426.82)
4540.003 Emp Ben-Unemploy	5.90	560.39	0.98	560.39	0.00	0.00	(560.39)
4540.004 Emp Ben-Medi Admin	6.26	594.71	1.04	594.71	0.00	0.00	(594.71)
4540.005 Emp Ben-Medi Maint	6.06	575.75	1.01	575.75	0.00	0.00	(575.75)
TOTAL BENEFITS EXPENSE	293.11	27,845.80	48.85	27,845.80	0.00	0.00	(27,845.80)
4580.000 Interest Expense-Soft Loans	1,999.06	189,910.26	333.18	189,910.26	0.00	0.00	(189,910.26)
4580.001 Interest Expense-Perm Loan (	1,167.96	110,955.83	194.66	110,955.83	0.00	0.00	(110,955.83)
TOTAL EXPENSES	8,565.14	813,688.41	1,427.52	813,688.41	0.00	0.00	(813,688.41)
SURPLUS	5,655.84	537,304.82	942.64	537,304.82	0.00	0.00	537,304.82

Somerville Housing Authority
Operating Statement
Six Months Ending 06/30/2025
Program: Waterworks I Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Tenant Rent	3,147.99	78,699.77	524.67	78,699.77	0.00	0.00	78,699.77
3110.002 Tenant Assistance Payments	12,477.56	311,938.88	2,079.59	311,938.88	0.00	0.00	311,938.88
3110.003 Vacancy Loss	(1,230.88)	(30,771.88)	(205.15)	(30,771.88)	0.00	0.00	(30,771.88)
3610.000 Interest Income	57.70	1,442.57	9.62	1,442.57	0.00	0.00	1,442.57
3690.000 Laundry Income	30.78	769.50	5.13	769.50	0.00	0.00	769.50
TOTAL INCOME	14,483.15	362,078.84	2,413.86	362,078.84	0.00	0.00	362,078.84
EXPENSES							
4110.000 Admin Salaries	1,118.86	27,971.60	186.48	27,971.60	0.00	0.00	(27,971.60)
4130.000 Legal	8.04	201.00	1.34	201.00	0.00	0.00	(201.00)
4170.000 Accounting	150.27	3,756.65	25.04	3,756.65	0.00	0.00	(3,756.65)
4170.002 Auditing	400.00	10,000.02	66.67	10,000.02	0.00	0.00	(10,000.02)
SUNDRY EXPENSE							
4190.003 Telecommunications	123.55	3,088.83	20.59	3,088.83	0.00	0.00	(3,088.83)
4190.006 Office Supplies	15.66	391.46	2.61	391.46	0.00	0.00	(391.46)
4190.007 Computer Supplies/Fees	244.04	6,101.04	40.67	6,101.04	0.00	0.00	(6,101.04)
4190.011 Administrative Consulting	26.18	654.50	4.36	654.50	0.00	0.00	(654.50)
4190.019 Management Fees	580.99	14,524.63	96.83	14,524.63	0.00	0.00	(14,524.63)
4190.099 Misc Admin Exp	38.98	974.56	6.50	974.56	0.00	0.00	(974.56)
TOTAL SUNDRY EXPENSE	1,029.40	25,735.02	171.57	25,735.02	0.00	0.00	(25,735.02)
4191.000 Telephone/Internet/Cells	38.85	971.29	6.48	971.29	0.00	0.00	(971.29)
4230.000 Tenant Service	190.82	4,770.40	31.80	4,770.40	0.00	0.00	(4,770.40)
UTILITIES							
4310.000 Water	255.16	6,379.07	42.53	6,379.07	0.00	0.00	(6,379.07)
4320.000 Electricity	1,322.73	33,068.37	220.46	33,068.37	0.00	0.00	(33,068.37)
4330.000 Gas	113.60	2,839.96	18.93	2,839.96	0.00	0.00	(2,839.96)
TOTAL UTILITIES	1,691.50	42,287.40	281.92	42,287.40	0.00	0.00	(42,287.40)
4410.000 Maint Labor	1,031.19	25,779.69	171.86	25,779.69	0.00	0.00	(25,779.69)
CONTRACT SERV							
4430.000 Contract Services	527.91	13,197.69	87.98	13,197.69	0.00	0.00	(13,197.69)
4430.001 Trash	71.82	1,795.48	11.97	1,795.48	0.00	0.00	(1,795.48)
4430.004 Elevator service	106.16	2,654.00	17.69	2,654.00	0.00	0.00	(2,654.00)
4430.005 Landscaping & Snow	8.00	200.00	1.33	200.00	0.00	0.00	(200.00)
4430.009 Extermination	14.68	367.08	2.45	367.08	0.00	0.00	(367.08)
TOTAL CONTRACT SERV	728.57	18,214.25	121.43	18,214.25	0.00	0.00	(18,214.25)
MAINTENANCE EXPENSE							
4431.001 Routine Maintenance Supplies	191.50	4,787.57	31.92	4,787.57	0.00	0.00	(4,787.57)
TOTAL MAINTENANCE EXPENSE	191.50	4,787.57	31.92	4,787.57	0.00	0.00	(4,787.57)
4480.000 Security Cost	111.15	2,778.75	18.53	2,778.75	0.00	0.00	(2,778.75)
INSURANCE							
4510.000 Insurance	1,317.95	32,948.81	219.66	32,948.81	0.00	0.00	(32,948.81)
TOTAL INSURANCE	1,317.95	32,948.81	219.66	32,948.81	0.00	0.00	(32,948.81)
BENEFITS EXPENSE							
4540.001 Emp Ben - Pension	301.57	7,539.13	50.26	7,539.13	0.00	0.00	(7,539.13)
4540.002 Emp Ben - Grp Ins	16.96	423.95	2.83	423.95	0.00	0.00	(423.95)
4540.003 Emp Ben - Unemploy	7.63	190.73	1.27	190.73	0.00	0.00	(190.73)
4540.004 Emp Ben-Medi Admin	18.92	473.00	3.15	473.00	0.00	0.00	(473.00)
4540.005 Emp Ben- Medi Maint	12.14	303.57	2.02	303.57	0.00	0.00	(303.57)
TOTAL BENEFITS EXPENSE	357.22	8,930.38	59.54	8,930.38	0.00	0.00	(8,930.38)

Somerville Housing Authority

Operating Statement

Six Months Ending 06/30/2025

Program: Waterworks I

Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
4580.001 Interest Expense - Perm Loan	1,370.75	34,268.76	228.46	34,268.76	0.00	0.00	(34,268.76)
TOTAL EXPENSES	9,736.06	243,401.59	1,622.68	243,401.59	0.00	0.00	(243,401.59)
SURPLUS	4,747.09	118,677.25	791.18	118,677.25	0.00	0.00	118,677.25

TENANT SELECTION REPORT - July 2025
PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Processed	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	5	2	56285	1727
Federal Family	32	10	1064	309
State Elderly	7	4	15121	482
Federal Elderly	15	10	843	133
S8NC (Hagan Manor)	14	5	590	172
S8NC (Bryant)	13	4	339	32
Total Public Housing	86	35	74242	2855
Section 8	12	8	2,051	2,051
SRO	2	2	384	62
DHAP	0	0	1002	116
Mainstream	0	0	511189	6605
FYI	2	0	4	0
VASH	0	0	0	0
Walnut Street	3	2	352	28
Linden Street	4	2	1443	170
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	359	19
YMCA	4	2	446	44
Waterworks	15	10	814	271
Waterworks II	16	11	476	139
Capen Court	15	10	1754	325
20 Stephenson	9	4	966	26
Total Leased Housing	82	51	521,243	9,858
	168	86	595485	12713

VACANCY REPORT - AUGUST 2025					
PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	24	0	24	0%
	Bryant	131	3	134	2%
FEDERAL ELDERLY	Brady Towers	82	2	84	2%
	Ciampa Manor	50	3	53	6%
	Highland Garden	41	1	42	2%
	Properzi Manor	106	4	110	4%
	Weston Manor	77	3	80	4%
FEDERAL FAMILY	Mystic View	209	8	217	4%
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	231	5	236	2%
	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: 8/21/2025

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

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of August 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 plans to have Waterworks II leased before the end of the month following construction completion.

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



MA031 HCV Leasing and Spending Projection - The Goods

							Utilization Report:		HCV Utilization Report May 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	77%	Annual Turnover Rate	5.7%		2025		2026			
Beginning ACC Vouchers	1,233	1,237	1,237		Year 2 (2026) Rebenchmark	100.0%					EOP Rate as of 07/21/2025 (66 TB.PB EOPs): 5.74%		UML % of ACC (UMA)	90.1%	86.0%			
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	103.8%	103.8%			
Initial BA Funding (net offset)	\$25,013,584	\$26,118,320	\$27,130,504		Administrative Fees			% leased in 30 days	18%				HAP Exp as % of Eligibility only	103.9%	103.8%			
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	-\$965,761	-\$999,038			
New ACC Units Funding	\$124,877	\$13,145	\$0					% leased in 90 to 120 days	4%				HAP Reserves as % of ABA (Start: 0.0%)	-3.8%	-3.8%			
Total ABA Funding Provided	\$25,138,461	\$26,131,465	\$27,130,504					% leased in 120 to 150 days	0%									
PHA Income	\$9,823	\$0											End of Year 3 Results (2027)					
Total Cash-Supported Prior Year-End Reserves	\$4,275	\$0	\$0	HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check								\$84,926	0.3%	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	\$25,152,559	\$26,131,465	\$27,130,504		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)	\$1,849,821	\$1,770,818		
					Lower of H17/I17 (May Override)	\$4,275		Lower of H17/I17 (May Override)				\$157.17	\$146.68	Expense	\$1,456,237	\$1,643,976		
					HUD-Reconciled RNP v PHA-Reported RNP									Expense %	78.7%	92.8%		
					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 \$78.10 compared to its Earnings/UML & Size peer group of \$92.78 (a difference of -18.8%) and its state peer group (of all PHAs in the state) of \$129.85 (a difference of -66.3%).		Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2025 Calendar Year-End (CYE) UNP of \$3,641,463 (or 196.9% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$4,035,047 (or 227.9% of CY 2026 Earned Admin Fees).				

MA031 HCV Leasing and Spending Projection - The Goods

	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	1,233	1,130	\$2,169,892					1,130	\$2,169,892	\$1,920		91.6%	103.6%	91.6%	103.6%
	Feb-25	1,233	1,131	\$2,184,608					1,131	\$2,184,608	\$1,932		91.7%	103.9%	91.7%	104.3%
	Mar-25	1,237	1,127	\$2,155,962					1,127	\$2,155,962	\$1,913		91.5%	103.6%	91.1%	102.9%
	Apr-25	1,237	1,127	\$2,168,261					1,127	\$2,168,261	\$1,924		91.4%	103.6%	91.1%	103.5%
	May-25	1,237	1,124	\$2,201,489					1,124	\$2,201,489	\$1,959		91.3%	103.9%	90.9%	105.1%
	Jun-25	1,237	1,125	\$2,177,351					1,125	\$2,177,351	\$1,935		91.2%	103.9%	90.9%	103.9%
	Jul-25	1,237	1,109	\$2,187,561					1,109	\$2,187,561	\$1,973		91.0%	104.0%	89.7%	104.4%
	Aug-25	1,237	1,105	\$2,164,231					1,105	\$2,164,231	\$1,959		90.8%	103.9%	89.3%	103.3%
	Sep-25	1,237	1,102	\$2,158,982	6				1,102	\$2,158,982	\$1,959		90.6%	103.8%	89.1%	103.1%
	Oct-25	1,237	0	\$0		1	1	-5.2	1,098	\$2,170,120	\$1,976	\$1,976	90.4%	103.8%	88.8%	103.6%
	Nov-25	1,237	0	\$0		1	2	-5.2	1,096	\$2,183,359	\$1,993	\$1,993	90.3%	103.8%	88.6%	104.2%
	Dec-25	1,237	0	\$0		1	2	-5.2	1,093	\$2,196,504	\$2,010	\$2,010	90.1%	103.9%	88.3%	104.9%
	Total	14,836	10,080	\$19,568,337	6	2	4	-15.6	13,367	\$26,118,320	\$1,954		90.1%	103.9%		
	2026															
	Jan-26	1,237				1	0	-5.2	1,088	\$2,206,545	\$2,027	\$2,027	88.0%	101.3%	88.0%	101.3%
	Feb-26	1,237				1	0	-5.2	1,084	\$2,216,260	\$2,045	\$2,045	87.8%	101.6%	87.6%	101.8%
	Mar-26	1,237				1	0	-5.1	1,079	\$2,226,023	\$2,062	\$2,062	87.6%	101.8%	87.3%	102.2%
	Apr-26	1,237				1	0	-5.1	1,075	\$2,235,835	\$2,080	\$2,080	87.4%	102.0%	86.9%	102.7%
	May-26	1,237				1	0	-5.1	1,071	\$2,245,696	\$2,098	\$2,098	87.3%	102.2%	86.5%	103.1%
	Jun-26	1,237				1	0	-5.1	1,066	\$2,255,606	\$2,116	\$2,116	87.1%	102.5%	86.2%	103.6%
	Jul-26	1,237				1	0	-5.1	1,062	\$2,265,565	\$2,134	\$2,134	86.9%	102.7%	85.8%	104.0%
	Aug-26	1,237				1	0	-5.0	1,057	\$2,275,575	\$2,152	\$2,152	86.7%	102.9%	85.5%	104.5%
	Sep-26	1,237				1	0	-5.0	1,053	\$2,285,634	\$2,171	\$2,171	86.5%	103.1%	85.1%	105.0%
	Oct-26	1,237				1	0	-5.0	1,049	\$2,295,744	\$2,189	\$2,189	86.4%	103.4%	84.8%	105.4%
	Nov-26	1,237				1	0	-5.0	1,044	\$2,305,904	\$2,208	\$2,208	86.2%	103.6%	84.4%	105.9%
	Dec-26	1,237				1	0	-5.0	1,040	\$2,316,116	\$2,227	\$2,227	86.0%	103.8%	84.1%	106.4%
	Total	14,844	0	\$0	0	8	0	-60.8	12,768	\$27,130,504	\$2,125		86.0%	103.8%		
	Graphs		FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,205,835 compares to RNP (VMS) of \$67,149. Current: VMS Cash & Investments of \$2,310,100 compares to VMS RNP plus UNP of \$3,412,372. SPVs: Additional SPV leasing should focus on the 23 unleased FUP vouchers and the 9 unleased NED vouchers. PBVs: Currently, the PHA reports 137 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)

Somerville Housing Authority

Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 8/13/2025

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	1	0	0	100	101	11
PBV - Capen Court	64	0	0	0	0	61	61	3
PBV - Capen Medford	23	0	0	0	0	22	22	1
PBV - CASCAP	8	0	0	0	0	8	8	0
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	10	10	2
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	797	0	0	3	7	690	700	97
TBV - Family Unification Program	50	1	0	0	0	48	49	1
TBV - FUP/FYI	26	5	1	0	0	15	21	5
TBV - Homeownership	16	0	0	0	0	16	16	0
TBV - NED	200	0	0	1	1	191	193	7
TBV - VASH	10	0	0	0	0	10	10	0
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	10	10	1
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	1390	6	2	4	8	1241	1261	131

End of Report



Resident Services Report

July 2025

- **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	YTseo	Total
Elderly	15	22	0	
Young Disabled	3	9	0	
Family	8	0	32	
Applicant	0	0	0	
Section 8 Assistance	0	0	0	
Work Order Follow up		0	0	
Total referrals this month	26	31	32	89

Activities this month:

- Farmer's Market Coupon Distribution in senior buildings
- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Bryant Manor Technology Program continues with Elder Services
- New Women's Money Matters (financial mentorship/empowerment program) cohort continues at the Mystic Activity Center
- Mystic Annual Picnic Planning continues!
- SHA Prepares to apply for the Mass Broadband Institute's Retrofit Ancillary Grantee (RANGE) Program that can expand digital equity efforts in four SHA properties.
- Public Safety Survey coffee hours conducted with Bob McWatters and Charlie Femino
- Free Apartment wi-fi kicking off in Properzi/Weston!

Anticipated Activities in July:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Bryant Manor Technology Program continues with Elder Services
- New Women's Money Matters (financial mentorship/empowerment program) cohort graduates!
- Mystic Clarendon Annual Picnic Occurs
- Free Apartment wi-fi events Digital Education Events with SCES and the Tufts FOCUS program at Properzi/Weston!
- Public Safety Survey coffee hours conducted with Bob McWatters and Charlie Femino wrap up.

Self-Sufficiency Programming Updates

- FSS Management Report progress for period 8/31/2024-8/31/2025 shows:



Resident Services Report

July 2025

- 43 households involved in this program increased their income.
- 19,266.96 was the average dollar increase in annual household income.

FYI/FSS Program Updates & Successes:

Highlights: **VW**, a participant with an anticipated November 2025 graduation achieved credited authorship of a paper published in the prestigious academic medical journal, *The Lancet*. **DA** begins her enrollment at BHCC Phlebotomy program in Fall 2025. **JB**---one of our July graduates---had already achieved her goal to study and begin a career in the medical field and is now nearing completion of her BLA from the University of Massachusetts Lowell. **K** completed the Women's Money Matters class virtually and has committed to becoming one of the program's coaches.

Continued Enrollment of FYI participants. One additional July enrollment whose savings will begin almost immediately when her August rent increase takes effect. Two potential participants have set dates for enrollment intakes in early August, and another has expressed interest. If those three young adults enroll, FYI participation in FSS will reach 73%---or 11 participants out of 15.

Upcoming Community Event:



This event is made possible by the generous providers in SHA's Mystic and Clarendon Provider's Group & Friends!



SHA Staff and Mystic Tenant Assoc. at Somerville's 'Night Out ':



Row Labels	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATERWORKS	WESTON	SPD	Grand Total
ASSIST NO ARREST-D109			1			1			4	10				1	17
BURGLAR ALARM-D040					1										1
CHECK CONDITION-D009	1	3				1				2	1				8
CITIZEN CONTACT-D021		1	12			3			1	4	1	5	1	3	31
CRUISER MAINTENANCE-D996										2					2
DIRECTED PATROL-F045	23	19	20	23	73	51	22	23	49	32	21	22	22	30	430
DISTURBANCE APT/NOISE-C405											1				1
DISTURBANCE HALLWAY-C406			1							1					2
DISTURBANCE OUTSIDE-C407									3	1					4
E911 HANGUP-D037									1	2					3
ILLEGAL DUMPING-C609									1						1
INVESTIGATION-D001		4				1				2					7
LOCKOUT-D030	1					1	1	1	2	1					7
MV PROPERTY DAMAGE ACCIDENT-D106									1						1
MV VIOLATIONS-D800											1				1
OFFICER WANTED-D137	1	2		1		1			3	6	1				15
SECURITY HARDWARE-D998										1					1
SICK PERSON-D006		1		1	1	1			2	2			1		9
SUMMONS/RO SERVICE-D135									1	2					3
SUSPICIOUS PERSON-C607													1		1
Grand Total	26	30	34	25	75	60	23	24	68	68	26	27	25	34	545

WORK ORDERS ISSUED FOR:

Jul-25

REQUESTED BY MANAGEMENT: 258

REQUESTED BY TENANTS: 1213

TOTAL WORK ORDERS ISSUED: 1471

	****		****			
DEV.	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE JULY	REQUESTED IN JULY				
031-1 Mystic Federal	298	106	6	304	252	52
031-9 Federal Elderly	238	102	10	248	214	34
200-1 Clarendon	76	23	9	85	74	11
200-2 Mystic State	248	101	12	260	195	65
667-1 Capen Court	37	0	6	43	37	6
667-2 Jaques Street	110	48	18	128	106	22
667-3 Properzi Manor	140	32	5	145	129	16
667-4 Bryant Manor	113	58	27	140	108	32
667-6 Ciampa Manor	66	18	7	73	65	8
400-C Monmouth, Broadway	5	4	0	5	3	2
689-2 Hagan Manor	27	14	0	27	19	8
705-1 Sycamore, Fountain Ave	11	5	2	13	11	2
TOTAL	1369	511	102	1471	1213	258

***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 August 2025						
Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Contractor/A/E	
Bryant Manor Panel Board Replacement	Construction	Bryant Reserves	Construction	\$462,199.00	Jupiter Electric Inc	
Corbett Concret Stairs Replacement	Pre-Bid	State Capital Fund 2023	Design	\$33,880.00	GCG Associates	
Bryant Manor Powerwashing	Pre-Construction	Braynt Reserves	Construction	\$219,750.00	TM Construction Management	
Bryant Manor Unit Modernization	Design	Bryant Reserves	Design	\$42,500.00	Reverse Archicture	
Mystic View Roof Replacement4	Construction	Federal Cap Fund 2024	Design	\$34,098.00	EHA Design	
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Design	\$36,000.00	Socotec	
Mystic Development Window Replacement	Design	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 View Roof Replacement 4	Construction	Federal Cap Fund 2024	Construction	\$352,500.00	Corolla Construction	
Mystic River Roof Replacement 6	Pre-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	Pre-Construction	State Cap Fund 2024	Construction	\$220,000.00	WPI Contruction	