

EXECUTIVE DIRECTORS MONTHLY REPORT

TO: Board of Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: June 22, 2023

**SOMERVILLE HOUSING AUTHORITY
AGENCY SUMMARY COMPARATIVES
PERIOD APRIL 1, 2023 TO APRIL 30, 2023**

BUDGET LINE ITEMS	TOTAL BUDGET	BUDGET TO DATE	ACTUAL TO DATE	VARIANCE (BAD)	BALANCE TO YEAR END
INCOME					
RENTAL INCOME	7,849,231	654,103	677,011	22,908	7,172,220
FEDERAL SECTION 8 RENTS	3,376,548	281,379	268,783	(12,596)	3,107,765
MOBILITY FEE + FRAUD RECOVERY	26,000	2,167	2,368	201	23,632
INTEREST INCOME	24,270	2,023	3,486	1,464	20,784
ANTENNA / MISC INCOME	545,469	45,456	55,222	(10,483)	513,247
ADMINISTRATIVE FEE INCOME	1,820,798	151,733	150,652	(1,081)	1,670,146
CAPITAL FUND/GRANTS	442,926	36,527	6,600	(29,927)	436,326
DHCD RSC GRANT	40,000	3,333	-	(3,333)	40,000
DHCD SSP GRANT	70,000	5,833	-	(5,833)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	6,205,062	483,203	387,421	-	2,489,015
TOTAL INCOME	20,400,304	1,665,756	1,551,544	(38,680)	15,543,134
EXPENSES					
ADMINISTRATIVE					
SALARIES	3,193,277	247,981	181,331	66,650	3,011,946
LEGAL	112,580	9,382	182	9,200	112,398
MEMBERS COMPENSATION	51,000	4,250	-	4,250	51,000
STAFF TRAINING	-	-	99	(99)	(99)
TRAVEL	38,000	3,167	1,275	1,891	36,725
ACCOUNTING + AUDIT FEE	81,640	6,803	-	6,803	81,640
SUNDRY ADMIN COSTS	1,102,400	91,867	40,301	51,566	1,062,099
SSP & RSC EXPENSES	110,000	9,167	337	8,830	109,663
TENANT SERVICES					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	150,500	12,542	2,100	10,442	148,400
UTILITIES					
WATER & SEWER	2,044,450	170,371	-	148,276	2,022,356
ELECTRIC	1,085,394	90,450	86,896	3,553	998,498
GAS	1,056,319	88,027	92,484	(4,457)	963,835
LABOR	-	-	-	-	-
ENERGY CONSERVATION	-	-	-	-	-
OTHER	-	-	-	-	-
MAINTENANCE					
LABOR	3,643,393	280,261	252,092	28,169	3,391,301
MATERIALS	1,064,117	88,676	13,186	75,490	1,050,931
CONTRACT COSTS	2,258,100	188,175	47,800	140,375	2,210,300
PUBLIC SAFETY DETAILS	-	-	-	-	-
GENERAL EXPENSES					
INSURANCE	775,768	64,647	56,909	7,738	718,859
P.I.L.O.T.	141,397	11,783	29,669	(17,886)	111,728
EMPLOYEE BENEFITS	2,846,500	237,208	113,802	123,406	2,732,698
COLLECTION LOSSES	30,500	2,542	-	2,542	30,500
MGMT FEES/INTEREST EXP / MOB FEE	251,799	19,369	16,600	12,769	245,199
INTEREST EXPENSE	-	-	-	-	-
NONROUTINE EXPENSES					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	537,000	44,750	-	44,750	537,000
EQUIPMENT NOT CAPITAL	183,500	15,292	-	15,292	183,500
EQUIPMENT CAPITALIZED	180,000	15,000	39,957	(24,957)	140,043
BETTERMENTS CAPITALIZED	1,478,000	123,167	-	123,167	1,478,000
OPERATING TRANSFER OUT	-	-	-	-	-
TOTAL EXPENSES	22,415,634	1,824,875	975,020	837,760	
SURPLUS (DEFICIT)	(2,015,330)		576,523	(876,441)	
SUBSIDY ESTIMATE					
NET SURPLUS (DEFICIT) *	(2,015,330)		576,523	(876,441)	

* Please note that the subsidy has not been all earned at this time; as a consequence the surplus (deficit) may be over(under) stated at this ti

**Somerville Housing Authority
Certificate of Deposit (CD) Information**

<u>Bank Name</u>	<u>Contact</u>	<u>Date Opened</u>	<u>Date Expired</u>	<u>Account #</u>	<u>Amount</u>	<u>Terms</u>	<u>Program</u>	<u>Interest Rate</u>	
Eastern Bank	Krystal Koch	5/2/2023	5/2/2024	10225281	\$ 100,090.72	1 yr	667-4	0.50%	<i>base of \$100K plus interest earned</i>
Winter Hill Bank	Peter Majane	6/1/2023	7/1/2023	220004618	\$ 100,942.39	9 mths	400-C	2.00%	<i>base of \$100K plus interest earned</i>
East Cambridge Savings Bank	Charlene Malcolm/ Rui Doninges	4/8/2023	8/7/2024	200815217	\$ 100,000.00	16 mths	AMP 2	0.35%	<i>base of \$100K plus interest earned</i>
Middlesex Federal Savings	Taneisha Capita	7/8/2022	7/8/2023	98415336	\$ 110,799.89	1 yr	AMP 1	4.25%	<i>base of \$100K plus interest earned</i>
Winter Hill Bank	Peter Majane	3/28/2023	2/23/2024	220012132	\$ 100,114.65	1 yr	689-2	4.75%	<i>base of \$100K plus interest earned</i>
Eastern Bank	Krystal Koch	6/30/2022	6/30/2023	10226442	\$ 100,075.37	1 yr	667-4	0.10%	<i>base of \$100K plus interest earned</i>
Winter Hill Bank	Peter Majane	5/14/2022	5/14/2023	220004758	\$ 100,392.71	1 yr	667-4	0.45%	<i>base of \$100K plus interest earned</i>

****The banking subcommittee consists of: J.Macaluso, J. Capuano, and E. Rances****

OVERTIME PAID / COMP. TIME EARNED: MAY 2023

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
05/05/2023	DELLANNO JR., J	04/29/2023-04/30/2023	10.00	CONTRACTUAL 10 HOURS
	DELLANNO JR., J	04/29/2023-04/30/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	AGUILAR, B	04/24/2023-04/29/2023	16.00	LUIS FOR MYSTIC VIEW
	AVERY, P	04/25/2023-04/29/2023	14.00	LUIS FOR MYSTIC VIEW
	CAISSIE, D	04/24/2023-04/27/2023	8.00	LUIS FOR MYSTIC VIEW
	CAISSIE, S	04/24/2023-04/29/2023	16.00	LUIS FOR MYSTIC VIEW
	DELLANNO JR., J	04/24/2023-04/29/2023	15.00	LUIS FOR MYSTIC VIEW
	DELPE, J	04/24/2023-04/27/2023	6.00	LUIS FOR MYSTIC VIEW
	DIFRAIA, J	04/24/2023-04/27/2023	8.00	LUIS FOR MYSTIC VIEW
	DINKA, A	04/24/2023-04/29/2023	16.00	LUIS FOR MYSTIC VIEW
	FERREIRA, J	04/26/2023	1.00	LUIS FOR MYSTIC VIEW
	FOSTER, M	04/24/2023-04/29/2023	12.00	LUIS FOR MYSTIC VIEW
	FRANCOIS, L	04/24/2023-04/27/2023	7.00	LUIS FOR MYSTIC VIEW
	HERNANDEZ, K	04/24/2023-04/29/2023	12.00	LUIS FOR MYSTIC VIEW
	HOUGHTON, C	04/25/2023-04/29/2023	13.00	LUIS FOR MYSTIC VIEW
	KEBREAU, S	04/24/2023-04/27/2023	8.00	LUIS FOR MYSTIC VIEW
	KEENAN, T	04/24/2023-04/26/2023	4.00	LUIS FOR MYSTIC VIEW
	KING, P	04/24/2023-04/29/2023	16.00	LUIS FOR MYSTIC VIEW
	MACDONALD, G	04/24/2023-04/27/2023	8.00	LUIS FOR MYSTIC VIEW
	MECHDOUD, F	04/24/2023-04/29/2023	16.00	LUIS FOR MYSTIC VIEW
	MELAGRANO, P	04/25/2023-04/29/2023	8.00	LUIS FOR MYSTIC VIEW
	MULLIN, P	04/24/2023-04/29/2023	16.00	LUIS FOR MYSTIC VIEW
	O'MEARA, M	04/24/2023-04/29/2023	16.00	LUIS FOR MYSTIC VIEW
	PIRO, M	04/24/2023-04/29/2023	15.00	LUIS FOR MYSTIC VIEW
	RIBERIO, M	04/24/2023-04/29/2023	12.00	LUIS FOR MYSTIC VIEW
	RIBERIO, R	04/24/2023-04/27/2023	5.00	LUIS FOR MYSTIC VIEW
	SHINER, J	04/24/2023-04/29/2023	40.00	LUIS FOR MYSTIC VIEW
	WATSON, C	04/25/2023-04/29/2023	10.00	LUIS FOR MYSTIC VIEW
05/12/2023	WATSON, C	05/06/2023-05/07/2023	10.00	CONTRACTUAL 10 HOURS
	WATSON, C	05/06/2023-05/07/2024	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	WATSON, C	05/06/2023	2.00	DOOR LOCK REPAIR AT BRYANT MANOR #519
	WATSON, C	05/06/2023	2.00	NO HEAT AT 25 CANAL LANE #2503
	WATSON, C	05/07/2023	2.00	REPAIRED COLD WATER AT HIGHLAND GARDEN #202
	AGUILAR, B	05/01/2023-05/06/2023	16.00	LUIS FOR MYSTIC VIEW
	AVERY, P	05/06/2023	8.00	LUIS FOR MYSTIC VIEW
	CAISSIE, D	05/01/2023-05/04/2023	8.00	LUIS FOR MYSTIC VIEW
	CAISSIE, S	05/01/2023-05/04/2023	14.00	LUIS FOR MYSTIC VIEW
	DELLANNO JR., J	05/01/2023-05/04/2023	5.00	LUIS FOR MYSTIC VIEW
	DELPE, J	05/01/2023-05/04/2023	8.00	LUIS FOR MYSTIC VIEW
	DIFRAIA, J	05/02/2023-05/06/2023	10.00	LUIS FOR MYSTIC VIEW
	DINKA, A	05/01/2023-05/06/2023	14.00	LUIS FOR MYSTIC VIEW
	FOSTER, M	05/01/2023-05/06/2023	12.00	LUIS FOR MYSTIC VIEW
	FRANCOIS, L	05/01/2023-05/04/2023	8.00	LUIS FOR MYSTIC VIEW
	GAY, B	05/01/2023-05/04/2023	4.00	LUIS FOR MYSTIC VIEW
	GEORGE, A	05/01/2023-05/06/2023	16.00	LUIS FOR MYSTIC VIEW
	HERNANDEZ, K	05/01/2023-05/06/2023	11.00	LUIS FOR MYSTIC VIEW
	HOUGHTON, C	05/01/2023-05/06/2023	12.00	LUIS FOR MYSTIC VIEW
	KEBREAU, S	05/01/2023-05/06/2023	12.00	LUIS FOR MYSTIC VIEW
	KEENAN, T	05/02/2023-05/06/2023	8.00	LUIS FOR MYSTIC VIEW
	KING, P	05/01/2023-05/06/2023	16.00	LUIS FOR MYSTIC VIEW
	MACDONALD, G	05/01/2023-05/04/2023	8.00	LUIS FOR MYSTIC VIEW
	MACKEY, J	05/01/2023-05/04/2023	8.00	LUIS FOR MYSTIC VIEW
	MECHDOUD, F	05/01/2023-05/06/2023	16.00	LUIS FOR MYSTIC VIEW
	MELAGRANO, P	05/02/2023-05/03/2023	3.00	LUIS FOR MYSTIC VIEW
	MULLIN, P	05/01/2023-05/06/2023	13.00	LUIS FOR MYSTIC VIEW
	O'MEARA, M	04/30/2023-05/04/2023	11.00	LUIS FOR MYSTIC VIEW
	PIRO, M	05/02/2023-05/06/2023	11.00	LUIS FOR MYSTIC VIEW
	RIBERIO, M	05/02/2023-05/06/2023	13.00	LUIS FOR MYSTIC VIEW
	RIBERIO, R	05/01/2023	2.00	LUIS FOR MYSTIC VIEW
	SHINER, J	05/01/2023-05/06/2023	16.00	LUIS FOR MYSTIC VIEW
	WATSON, C	05/01/2023-05/06/2023	17.00	LUIS FOR MYSTIC VIEW
05/19/2023	FERREIRA, J	05/13/2023-05/14/2023	10.00	CONTRACTUAL 10 HOURS
	FERREIRA, J	05/13/2023-05/14/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	AGUILAR, B	05/10/2023-05/13/2023	12.00	LUIS FOR MYSTIC VIEW
	AVERY, P	05/13/2023	5.00	LUIS FOR MYSTIC VIEW
	CAISSIE, D	05/08/2023-05/11/2023	7.00	LUIS FOR MYSTIC VIEW
	CAISSIE, S	05/08/2023-05/13/2023	13.00	LUIS FOR MYSTIC VIEW
	DELLANNO JR., J	05/08/2023-05/13/2023	13.00	LUIS FOR MYSTIC VIEW
	DELPE, J	05/08/2023-05/11/2023	6.00	LUIS FOR MYSTIC VIEW
	DIFRAIA, J	05/08/2023-05/11/2023	8.00	LUIS FOR MYSTIC VIEW
	DINKA, A	05/08/2023-05/11/2023	8.00	LUIS FOR MYSTIC VIEW
	FERREIRA, J	05/09/2023-05/11/2023	9.00	LUIS FOR MYSTIC VIEW
	FOSTER, M	05/08/2023-05/13/2023	13.00	LUIS FOR MYSTIC VIEW
	FRANCOIS, L	05/08/2023-05/11/2023	6.00	LUIS FOR MYSTIC VIEW
	GAY, B	05/08/2023-05/13/2023	9.00	LUIS FOR MYSTIC VIEW

OVERTIME PAID / COMP. TIME EARNED: MAY 2023

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
	GEORGE, A	05/07/2023-05/11/2023	10.00	LUIS FOR MYSTIC VIEW
	HERNANDEZ, K	05/08/2023-05/13/2023	11.00	LUIS FOR MYSTIC VIEW
	HOUGHTON, C	05/08/2023-05/11/2023	8.00	LUIS FOR MYSTIC VIEW
	KEBREAU, S	05/08/2023-05/10/2023	5.00	LUIS FOR MYSTIC VIEW
	KING, P	05/08/2023-05/13/2023	13.00	LUIS FOR MYSTIC VIEW
	MACDONALD, G	05/08/2023-05/11/2023	5.00	LUIS FOR MYSTIC VIEW
	MACKEY, J	05/08/2023-05/11/2023	7.00	LUIS FOR MYSTIC VIEW
	MECHDOUD, F	05/08/2023-05/13/2023	17.00	LUIS FOR MYSTIC VIEW
	MELAGRANO, P	05/09/2023-05/11/2023	6.00	LUIS FOR MYSTIC VIEW
	MULLIN, P	05/08/2023-05/13/2023	10.00	LUIS FOR MYSTIC VIEW
	PIRO, M	05/08/2023-05/13/2023	14.00	LUIS FOR MYSTIC VIEW
	RIBERIO, M	05/09/2023-05/13/2023	8.00	LUIS FOR MYSTIC VIEW
	RIBERIO, R	05/08/2023-05/11/2023	6.00	LUIS FOR MYSTIC VIEW
	SHINER, J	05/10/2023-05/13/2023	12.00	LUIS FOR MYSTIC VIEW
05/26/2023	SHINER, J	05/20/2023-05/21/2023	10.00	CONTRACTUAL 10 HOURS
	SHINER, J	05/20/2023-05/21/2023	6.00	REMOVED TRASH ON SATURDAY & SUNDAY
	SHINER, J	05/21/2023	2.00	LOCK OUT/IN AT 60 RIVER RD., #6013
	SHINER, J	05/21/2023	2.00	LOCK OUT AT BRYANT MANOR #221
	SHINER, J	05/22/2023	2.00	UNCLOGGED TOILET AT 20 MEMORIAL RD., #23A
	AGUILAR, B	05/17/2023-05/20/2023	12.00	LUIS FOR MYSTIC VIEW
	AVERY, P	05/15/2023-05/20/2023	11.00	LUIS FOR MYSTIC VIEW
	CAISSIE, D	05/15/2023-05/18/2023	8.00	LUIS FOR MYSTIC VIEW
	CAISSIE, S	05/16/2023-05/20/2023	14.00	LUIS FOR MYSTIC VIEW
	DELLANNO JR., J	05/15/2023-05/20/2023	16.00	LUIS FOR MYSTIC VIEW
	DELPE, J	05/16/2023-05/18/2023	6.00	LUIS FOR MYSTIC VIEW
	DIFRAIA, J	05/15/2023-05/18/2023	7.00	LUIS FOR MYSTIC VIEW
	DINKA, A	05/15/2023-05/20/2023	16.00	LUIS FOR MYSTIC VIEW
	FERREIRA, J	05/15/2023-05/18/2023	6.00	LUIS FOR MYSTIC VIEW
	FOSTER, M	05/15/2023-05/20/2023	15.00	LUIS FOR MYSTIC VIEW
	FRANCOIS, L	05/16/2023-05/17/2023	4.00	LUIS FOR MYSTIC VIEW
	GAY, B	05/15/2023-05/18/2023	7.00	LUIS FOR MYSTIC VIEW
	GEORGE, A	05/15/2023-05/20/2023	14.00	LUIS FOR MYSTIC VIEW
	HERNANDEZ, K	05/18/2023 & 05/20/2023	9.00	LUIS FOR MYSTIC VIEW
	HOUGHTON, C	05/15/2023-05/18/2023	7.00	LUIS FOR MYSTIC VIEW
	KEENAN, T	05/15/2023-05/16/2023	4.00	LUIS FOR MYSTIC VIEW
	KING, P	05/15/2023-05/16/2023	4.00	LUIS FOR MYSTIC VIEW
	MACDONALD, G	05/15/2023-05/18/2023	7.00	LUIS FOR MYSTIC VIEW
	MACKEY, J	05/15/2023-05/18/2023	5.00	LUIS FOR MYSTIC VIEW
	MECHDOUD, F	05/15/2023-05/20/2023	14.00	LUIS FOR MYSTIC VIEW
	MELAGRANO, P	05/16/2023 & 05/18/2023	4.00	LUIS FOR MYSTIC VIEW
	MULLIN, P	05/17/2023-05/20/2023	12.00	LUIS FOR MYSTIC VIEW
	O'MEARA, M	05/15/2023-05/20/2023	13.00	LUIS FOR MYSTIC VIEW
	PIRO, M	05/15/2023-05/20/2023	13.50	LUIS FOR MYSTIC VIEW
	RIBERIO, M	05/16/2023-05/20/2023	12.00	LUIS FOR MYSTIC VIEW
	RIBERIO, R	05/15/2023-05/18/2023	4.00	LUIS FOR MYSTIC VIEW
	SHINER, J	05/15/2023-05/20/2023	12.00	LUIS FOR MYSTIC VIEW
	WATSON, C	05/15/2023-05/20/2023	13.00	LUIS FOR MYSTIC VIEW

Total Maintenance Dept. 1,204.50 0.00

PUBLIC SAFETY

05/05/2023	BROWNE, S	04/24/2023	8.00	COVERED SHIFT
	BROWNE, S	04/26/2023	8.00	COURT
05/12/2023	NO OVERTIME			
05/19/2023	BROWNE, S	05/08/2023	1.00	COVERED SHIFT
	BROWNE, S	05/09/2023	7.00	COVERED SHIFT
	DE BETHENCOURT, M	05/12/2023	2.00	COVERED SHIFT
05/26/2023	BROWNE, S	05/17/2023	2.50	EXTRA SHIFT
	BROWNE, S	05/18/2023	2.00	EXTRA SHIFT
	BROWNE, S	05/20/2023	5.00	EXTRA SHIFT

Total Public Safety 35.50 0.00

ADMINISTRATION

05/05/2023	GALLAGHER, L	04/26/2023	1.00	NEW RESIDENT LEASE SIGNING
05/12/2023	CABRERA, M	04/06/2023	1.00	MOVIE NIGHT AT MAC
	GALLAGHER, L	04/07/2023	0.50	SEVERAL RESIDENT ISSUES
05/19/2023	CABRERA, M	05/13/2023	2.50	JAQUES ST FOOD MARKET

OVERTIME REPORT

Administrative Department

MONTH	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
JANUARY	19.00	14.00	15.50	13.50	5.00	16.50	16.50	82.00	10.50	147.00	32.00	43.00	18.00
FEBRUARY	9.50	15.50	8.50	10.00	0.00	10.00	21.50	56.50	16.50	111.50	28.00	35.00	40.00
MARCH	20.00	33.50	18.00	9.00	11.00	18.00	61.45	55.50	19.50	49.50	0.00	5.00	21.00
APRIL	47.00	23.50	19.60	58.00	13.00	14.00	16.25	24.50	23.50	0.00	0.00	10.34	8.00
MAY	37.00	20.00	15.00	22.00	20.25	18.00	23.00	38.50	34.83	0.00	23.00	26.50	5.00
JUNE	21.50	18.50	13.00	24.00	18.00	13.50	38.50	12.00	23.33	0.00	77.00	14.50	0.00
JULY	12.50	12.00	7.00	7.50	16.50	41.50	49.00	7.00	57.25	0.00	131.75	31.00	0.00
AUGUST	29.00	14.50	19.50	15.00	11.00	45.00	11.50	15.00	114.42	3.00	36.75	33.50	0.00
SEPTEMBER	20.00	35.50	18.00	37.25	15.00	56.00	10.50	12.50	38.00	0.00	25.25	20.83	0.00
OCTOBER	22.00	13.50	15.00	22.50	15.50	43.50	57.00	13.00	61.00	25.00	35.00	18.08	0.00
NOVEMBER	28.50	11.00	18.50	10.00	14.00	24.50	71.00	10.50	114.00	110.50	45.00	33.50	0.00
DECEMBER	28.00	17.50	25.00	7.00	14.25	15.50	98.50	19.50	120.50	36.00	39.46	44.50	0.00
Total Average	24.50	19.08	16.05	19.65	12.79	26.33	41.65	28.88	52.78	40.21	39.43	26.31	7.67

Maintenance Department

MONTH	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
JANUARY	555.00	147.50	274.50	813.00	412.00	312.50	354.50	664.59	174.00	363.00	340.00	378.50	426.50
FEBRUARY	290.50	215.50	1077.00	590.00	1,616.50	341.75	469.25	235.50	765.00	304.25	1454.50	2181.00	475.00
MARCH	253.00	129.00	305.50	165.00	306.00	220.00	333.50	476.00	625.00	569.75	511.00	1205.00	659.50
APRIL	136.00	98.00	92.00	78.00	144.50	467.50	240.50	183.50	228.50	580.00	390.25	1356.00	1031.00
MAY	137.00	80.00	118.00	537.00	156.00	252.75	304.25	119.00	153.00	1023.00	186.00	1010.00	1204.50
JUNE	128.50	122.00	111.00	353.25	142.25	91.50	261.75	348.50	237.00	729.00	218.00	1266.50	0.00
JULY	123.00	131.50	105.00	286.75	343.25	192.00	497.00	127.50	645.50	291.50	215.50	365.50	0.00
AUGUST	242.00	139.50	111.00	161.00	138.50	141.00	215.00	175.00	672.50	128.00	196.00	1724.25	0.00
SEPTEMBER	368.00	95.50	92.00	114.00	112.50	145.00	137.50	107.00	177.50	145.00	621.50	809.50	0.00
OCTOBER	119.00	97.00	120.50	132.00	127.50	128.85	213.25	141.00	153.50	217.50	1573.00	161.00	0.00
NOVEMBER	117.50	205.00	147.00	122.00	109.00	145.00	152.00	225.17	261.50	292.00	160.50	148.00	0.00
DECEMBER	131.00	97.00	325.00	206.50	131.00	310.25	362.25	111.50	548.00	762.00	715.00	857.50	0.00
Total Average	216.71	129.79	239.88	296.54	311.58	229.01	295.06	242.86	386.75	450.42	548.44	955.23	316.38

Public Safety Department

MONTH	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
JANUARY	108.33	98.00	82.00	165.00	132.00	100.00	105.00	84.00	76.00	92.00	210.00	85.00	94.17
FEBRUARY	83.00	76.00	167.00	108.00	207.00	103.00	21.50	47.00	129.00	93.00	248.50	58.33	139.00
MARCH	112.00	160.00	120.00	125.00	106.00	48.00	100.00	97.00	92.00	50.00	192.00	130.33	61.00
APRIL	60.00	116.00	136.00	85.00	84.00	92.00	64.00	68.00	69.00	103.00	224.50	100.50	62.50
MAY	105.00	100.00	74.00	89.00	114.00	92.00	64.00	40.00	67.00	194.00	60.00	42.25	35.50
JUNE	123.00	157.00	113.50	92.00	104.00	82.00	111.00	107.00	68.00	157.00	124.50	32.50	0.00
JULY	110.00	121.00	94.33	65.33	80.00	89.00	40.00	48.00	71.00	203.00	123.83	65.00	0.00
AUGUST	62.00	74.00	125.00	65.00	45.00	76.00	81.00	58.00	76.00	167.50	102.00	76.50	0.00
SEPTEMBER	105.00	122.00	65.00	72.00	96.00	89.00	44.00	48.00	34.00	165.00	82.00	90.00	0.00
OCTOBER	81.00	89.00	126.00	100.00	112.50	114.00	86.00	56.00	95.00	178.50	136.00	67.50	0.00
NOVEMBER	128.33	110.99	114.00	96.00	75.00	73.00	92.00	92.00	78.00	127.00	114.75	44.00	0.00
DECEMBER	111.33	78.00	86.00	68.00	78.00	130.00	44.00	67.00	45.00	211.00	185.50	62.00	0.00
Total Average	99.08	108.50	108.57	94.19	102.79	90.67	71.04	67.67	75.00	145.08	150.30	71.16	32.68

MANAGEMENT MONTHLY REPORT

Date: May 2023

Data from April

Vacancy Report

TOTAL UNITS: 1358

Development Name	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)	Weston
Total Units	84	134	53	216	41	24	42	100	240	215	110	16	3	80
# of Service Providers/Offices	0	0	0	4	0	0	0	0	6	0	1	0	0	0
# of units Occupied by Residents	84	123	53	135	41	23	41	98	228	211	108	16	3	71
Total MOD Vacancies	0	6	0	81	0	0	0	0	0	0	0	0	0	9
Total Non-MOD Vacancies	0	5	0	0	0	1	0	2	6	4	1	0	0	0
Total Vacancies	0	11	0	81	0	1	0	2	6	4	1	0	0	9
TOTAL *	84	134	53	216	41	24	41	100	240	215	110	16	3	80
Vacancy Percentage	0%	8%	0%	38%	0%	4%	0%	2%	3%	2%	1%	0%	0%	11%

Statistic Report

Development	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)	Weston
	84	134	53	216	0	24	42	100	240	215	110	16	3	80
Occupied Units	84	123	53	135	0	23	42	98	228	211	109		3	71
Caucasians	65	101	40	91	0	15	29	32	48	126	76		1	52
Minorities	19	54	13	109	0	12	13	64	180	161	38		2	19
<i>Minorities Breakdown</i>	19	54	13	109	0	14	13	64	180	161	38		2	19
African American	12	21	6	39	0	4	7	27	55	71	23		2	10
Asian	4	7	1	12	0	4	2	11	17	14	8		0	2
Hispanic	3	26	6	55	0	5	4	26	108	75	6		0	7
Native American	0	0	0	3	0	1	0	0	0	0	1		0	0
# of Veterans	4	2	8	3	0	0	2	3	9	0	10		0	13

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Activity Report

	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi		Sycamore (Family)	Weston
Total Units	84	134	53	216	0	24	42	100	240	215	110		3	80
P.C. Rent	0	11	0	18	0	2	0	3	57	56	13		0	0
14Day NTQ	0	0	0	0	0	0	0	0	0	0	0		0	0
P.C.	0	0	0	0	0	0	0	0	0	0	0		0	0
Int. to Terminate	0	0	0	0	0	0	0	0	0	0	0		0	0
Grievance Hearing	0	0	0	0	0	0	0	0	0	0	0		0	0
30 Day NTQ	0	0	0	2	0	0	0	0	8	3	0		0	0
Annual Inspections	0	0	0	0	0	0	0	0	0	32	0		0	0
Other Inspections	13	0	0	0	0	0	0	0	0	0	0		0	0
Annual Recertifications	84	1	0	0	0	1	0	4	0	0	0		0	0
Interim Adjustment	1	3	3	6	0	2	6	0	12	11	1		0	2

TOTAL PH UNITS 1358	Total Family	Total Elderly	State Family	State Elderly	Total Units (State)	Federal Family	Federal Elderly	Total Units (Federal)	Service Provider Units	Total Units Occupied	Total Vacancies	% Overall Vacancy
	674	684	459	274	774	215	369	584	11	1259	49	4%

SOMERVILLE HOUSING AUTHORITY

April 1, 2023 - March 31, 2024

TENANT SELECTION REPORT - May 2023
Public Housing and Section 8 Programs

APPLICATIONS PROCESSED	AVG.	AVG.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Somerville Residents May
	6 Months	FY	2022	2022	2022	2022	2022	2022	2022	2022	2023	2023	2023	2023	2023	
Family - DHCD	16	16	28	18	12	21	17	27	20	15	10	22	18	19	13	3
Family HUD	37	32	26	29	21	27	71	104	83	40	42	31	48	36	27	12
Elderly- DHCD	6	3	6	9	6	6	8	9	9	7	9	6	10	3	3	2
Elderly - HUD	20	16	13	17	11	24	19	41	35	21	25	21	20	17	15	8
Hagan	7	9	6	9	4	10	5	9	6	7	7	3	8	9	8	5
Bryant	6	7	6	9	4	9	6	9	6	7	6	2	6	8	6	4
Total Public Housing	93	82	31	44	25	97	126	199	159	97	99	85	110	92	72	19
Section 8	12	12	11	17	16	12	15	37	4	12	10	13	12	13	11	5
SRO	4	5	3	1	1	1	4	7	3	4	0	4	8	4	5	3
DHAP	6	7	4	8	6	6	3	5	15	8	6	5	1	0	14	8
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	7	5	4	6	2	9	9	4	4	6	11	5	9	9	1	0
Merriam	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Charles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Just At Start	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YMCA	3	4	0	0	0	0	0	0	1	0	1	2	6	3	4	2
Mainstream	3	3	4	8	6	0	3	5	16	4	3	3	2	3	3	1
Waterworks	9	13	1	6	6	9	12	9	9	3	9	14	5	13	12	8
Capen Court	17	15	13	13	12	11	19	20	9	18	19	12	22	13	16	11
Total Leased Housing	60	62	40	59	49	48	65	87	61	55	59	58	65	58	66	38
Total	153	144	71	103	74	145	191	286	220	152	158	143	175	150	138	57
WAITING LISTS # OF APPLICANTS	AVG.	AVG.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Somerville Residents May
	6 Months	FY	2022	2022	2022	2022	2022	2022	2022	2022	2023	2023	2023	2023	2023	
Family - DHCD	32501	32311	24887	25355	26068	27091	27774	28440	29375	30096	35588	31738	32964	33617	31005	5943
Family HUD	1078	1148	656	675	690	739	784	869	957	989	1030	1049	1104	1130	1165	266
Elderly- DHCD	9348	9028	7588	7818	7988	8256	8527	8723	8966	9171	9373	9603	9885	8,936	9,120	383
Elderly - HUD	663	696	639	489	502	524	532	569	603	621	645	656	667	691	700	288
Hagan	635	514	3098	3097	3103	3099	2007	1740	1696	1280	496	500	506	508	519	202
Bryant	1113	607	2173	2168	2168	2163	2167	2162	1509	1412	1376	1338	1340	837	376	126
Total Public Housing	45339	44302	39041	39602	0	0	41791	42503	43106	43569	48508	44884	46466	45719	42885	7208
Section 8	1937	2007	1592	1621	1640	1680	1752	1784	1824	1846	1887	1922	1952	1986	2027	2027
SRO	265	31	673	673	9	660	664	617	520	524	512	471	24	29	32	3
DHAP	859	866	797	804	35	815	820	729	839	847	854	859	859	859	873	62
Walnut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linden Street	1392	1305	1398	1404	312	1411	1410	1414	1418	1415	1437	1437	1452	1461	1148	174
Merriman	1	1	0	0	0	0	0	0	1	1	1	1	1	1	1	0
North Charles	2	2	0	0	0	0	0	0	2	2	2	2	2	2	2	2
Just At Start	1	1	0	0	0	0	0	0	1	0	1	1	1	0	2	1
YMCA	12	18	0	0	0	0	0	0	8	8	8	6	12	16	20	2
Mainstream	91	95	29	48	48	54	59	64	80	84	89	90	92	92	98	36
Waterworks	245	264	705	161	161	178	192	204	221	224	233	247	239	253	274	116
Capen Court	421	428	973	979	979	897	480	407	412	416	414	425	414	419	437	155
Total Leased Housing	5224	5016	6167	4069	3184	5695	5377	5219	5326	5367	5438	5461	5048	5118	4914	2578
Total	50563	49318	45208	43671	3184	5695	47168	47722	48432	48936	53946	50345	51514	50837	47799	9786

Resident Services Report

May 2023

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

Elderly	21	26	12	
Young Disabled	5	4	0	
Family	12	0	6	
Applicant	1	0	4	
Section 8 Assistance	0	0	4	
Total referrals this month	39	30	26	

2. **Referral Sources:**

Residents/Applicants	72
Housing Managers	21
Director of Public Safety	0
Maintenance Department	1
Family Members	0

Service Needed	Number	Status (O) Ongoing	Status (C) Closed
Neighbor dispute/mediation needed	0	0	0
Health and safety threat	0	0	0
Housekeeping assistance	7	0	7
Benefit assistance (inc. discount applications for internet, electricity, phone, etc.)	34	5	29
Substance abuse	0	0	0
Legal Aid Referral	1	1	0
Transportation problem	1	1	0
Domestic violence	0	0	0
Financial problems/Arrearage Assistance	18	10	8
Reasonable Accommodation	1	1	-
Peaceful enjoyment issue	0	0	0
Employment/vocational services	3	2	1
Mental health issues	2	1	1
Medical issues (including insurance)	3	0	3
Lease violation	0	0	0

Resident Services Report

May 2023

Isolation problem	1	0	1
Nursing home placement/assisted living	0	0	0
Language assistance	9	0	9
Maintenance Concern Assistance	9	0	9
Housing Applicant Assistance/Referrals	5	0	5

3. Activities this month:

Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties. Coffee Hour at Highland Gardens, Brady Towers, Weston Manor, and Properzi with building management. Weston Tenant Association Nomination Meet.

4. Goals for next month:

Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties. Piano/Violin Concerts at Properzi and Brady Towers with Around Hear. Tenant Association Nomination Meeting at Capen Court.

WORK ORDERS ISSUED FOR:

May-23

REQUESTED BY MANAGEMENT: 806

REQUESTED BY TENANTS: 786

TOTAL WORK ORDERS ISSUED: 1592

	** **		****			
DEV.	COMPL	ETED	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	675	308	51	726	80	646
031-9	151	68	31	182	136	46
200-1	71	38	18	89	79	10
200-2	193	42	13	206	144	62
667-1	1	1	0	1	0	1
667-2	92	28	10	102	96	6
667-3	67	24	13	80	74	6
667-4	67	16	40	107	92	15
667-6	48	8	7	55	46	9
400-C	2	1	0	2	1	1
689-2	39	8	2	41	38	3
689-3	0	0	0	0	0	0
705-1	1	0	0	1	1	1
TOTAL	1407	542	185	1592	786	806

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

Somerville Housing Authority
Rooftop Antenna Leases

As of 6/1/23

Development	Tenant/Job No. Contract No.	Execution Date	Commence Date	Annual Rent / Annual Increase	5 YR Term	Expiration Date	Status
Brady Towers AMP-2	City of Somerville	N/A	N/A	None	N/A	N/A	Ongoing
Weston Manor AMP-2	City of Somerville	N/A	N/A	None	N/A	N/A	On-going
Weston Manor AMP-2	Sprint #9815	12/14/1998	12/20/1998	\$ 55,426.36/ 3% \$ 4,618.46/ mo	Fourth of five	12/19/2023	On-going (W-4 Amendments)
Highland Gardens AMP-2	Sprint #9814	12/14/1998	12/20/1998	\$50501.93/ 3% \$4,208.49/mo	Fourth of five	12/19/2023	On-going (W- 4 Amendments)
Brady Towers AMP-2	AT&T #2005	5/05/2000	5/08/2000 Amend #1-1/1/06	\$43,591.33/ 3% \$3,632.61/mo	Third of six	12/31/2025	On-Going (W-Third Amendment)
Brady Towers AMP-2	T-Mobile #1523	12/01/2015	12/01/2015	*** \$ 46,304.68/ 3% \$3,858.72/mo	First of four	11/30/2025	On-Going (W-First Amendment) + \$ 300/mo as of 1/01/17
Ciampa Manor AMP-2	AT&T #0104	6/05/2002	6/05/2002 Amend #1-1/1/06	\$ 23,509.65 /1.5% \$ 1958.18/mo	Third of six	12/31/2025	On-Going (W-First Amendment)
Weston Manor AMP-2	T-Mobile #0408	12/21/2004	2/19/2005	\$40,343 / 3.5% \$3361.92/mo	second term ** 5 year	2/18/2025	On-Going (W-First Amendment)
Brady Towers AMP-2	Starry	5/21/19	6/1/19	\$ 18,000.00/yr \$ 1500.00/mo	First term 5 Year	6/1/24	Ongoing
Ciampa Manor AMP-2	Metro PCS #0804	7/29/2008	10/01/2008	\$42,070.63/ 3.5% \$ 3505.89	10 Year * Term	9/30/2025	Ongoing (W-Amendment No. 1)
Bryant Manor 667-4	T-Mobile USA #1012	6/28/2010	4/16/2011	\$ 45,716.67/ 4% \$ 3,809.72	10 Year ** Term	4/15/2021	Ongoing (Construction delayed)
Weston Manor AMP-2	Verizon #1314	4/21/2014	11/01/2014	\$ 40,033.01/ 3% \$3336.09/mo	5 Year** Term	10/31/2024	Ongoing
Ciampa Manor AMP-2	Dish Wireless BOBOS00979A	10/29/2022	10/29/2022	\$33,500.00/ 3% \$2,800/mo	5 Year* Term	5/29/2027	Ongoing
Weston Manor AMP-2	Dish Wireless BOBOS009BOA	10/29/2022	10/29/2022	\$33,500.00/ 3% \$2,800/mo	5 Year Term	5/29/2027	Ongoing

SHA Job #1419 Shot Spotter Antennas

* Plus 4 Add'l 5-Year Terms

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

Gunshot Locater System July 11, 2014 on:

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

Somerville Housing Authority											
Modernization Contract Log											
Active Jobs June 2023											
SHA Job#	Development Description	Status	Funding Source	Contract Type	Budget Amount	Ad Date	General Bids- date	Contract Award By Board/ Amount	Notice to Proceed	Date Substantial Complete	Contractor/A/E
1827	Bryant Kitchen and Baths (Force Account)	Construction	Bryant Reserves	Construction	\$500,000.00				N/A		SHA Modernization Department
2039	Mystic Water Works II	Design	Mystic Water Works II	Owner's Project Manager	\$286,483.00	12/17/2020	1/7/2021	\$286,483.00	N/A		Anser Advisory, LLC
2039	Mystic Water Works II	Design	Mystic Water Works II	Design	\$717,187.00	N/A	N/A	\$717,187.00	N/A		DiMella Shaffer Architects
2043 (2)	Electrical Service Contract 2	Construction	Force Account	Construction	\$49,000.00	10/20/2021	11/11/2021	\$45,000.00	N/A		Singh Electrical LLC
2043 (1)	Electrical Service Contract 1	Construction	Force Account	Construction	\$50,000.00	9/7/2022	9/22/2022	\$84.00 Per Hour	N/A		Adison Electric
2044	Plumbing Service Contract	Construction	Force Account	Construction	\$50,000.00	9/7/2022	9/22/2022	\$120.00 Per Hour	N/A		Byors and Sons Mechanical LLC
2110	Countertop Replacements	Construction	Bryant Reserves/Operations	Construction	\$50,000.00	11/10/2021	11/24/2021	\$50,000.00	N/A		Bill Shea's Countertops
2206	Federal Elderly Fab Reno	Construction	Federal Elderly Bldgs	Construction	\$25,000.00	6/15/2022	6/29/2022	NTE \$ 25,000	7/18/2022		Miracle Method
1827	Bryant Kitchen and Baths (Force Account)	Construction	Byrant Reserves	Construction	\$33,000.00	9/7/2022	9/22/2022	\$33,000.00	N/A		New England School Services
1827	Bryant Kitchen and Baths (Force Account)	Construction	Bryant Reserves	Construction	\$37,310.00	9/7/2022	9/22/2022	\$37,310.00	N/A		Northern Contracting
2203	Mystic Rivers Roofs Phase 5	Pre-Construction	State Cap Fund 2021	Construction	\$335,000.00	9/7/2022	9/22/2022	\$359,225.00			Corolla Roofing
2211	Bryant Manor Panel Board Replacement	Pre-Construction	Bryant Reserve	Design	?	N/A	?	\$15,848.00			Nangle Engineering Inc
2201	Mystic View Roof Replacement 2	Pre-Construction	Federal Cap Fund 2021	Construction	\$200,000.00	11/16/2022	12/1/2022	\$193,000.00			WPI Construction LLC
2211	Mystic View Roof Replacement 2	Pre-Construction	Federal Cap Fund 2021	Design	\$200,000.00	N/A	N/A	\$16,950.00			EHA Design
2038	Mystic River Bumpout Repairs	Pre-Construction	State Cap Fund 2021	Construction	\$230,000.00	9/21/2022	10/13/2022	\$220,690.00			Edward Paige Corp
2038	Mystic River Bumpout Repairs	Pre-Construction	State Cap Fund 2021	Design	\$230,000.00	N/A	N/A	N/A			Socotec
2203	Mystic Rivers Roofs Phase 5	Pre-Construction	State Cap Fund 2021	Design	\$335,000.00	N/A	N/A	\$32,800.00			Socotec
2207	Capen Court Chiller Replacement	Construction	Capen Reserves	Design	?	N/A	N/A	\$13,600.00	N/A	N/A	C.A Crowley
2207	Capen Court Chiller Replacement	Construction	Capen Reserves	Construction	?	N/A	2/2/2023	\$234,300.00	N/A	N/A	Aalanco Service Corp
2301	Mystic View Roof Replacement 3	Pre-Construction	Federal Cap Fund 2022	Design	\$430,000.00	N/A	2/9/2023	\$32,475.00	N/A	N/A	EHA Design
2302	Properzi Electrical Upgrades	Design	Federal Cap Fund 2023	Design	\$550,000.00	N/A	2/9/2023	\$29,025.00	N/A	N/A	Nangle Engineering Inc
2215	Properzi Elevator Modernization	Design	Federal Cap Fund 2023	Design	?	1/26/2023	2/9/2023	\$121,310.00	?	?	NV5
2301	Mystic View Roof Replacement 3	Pre-Construction	Federal Fund 2023	Construction	?	N/A	4/25/2023	\$347,470.00	N/A	N/A	Young Developers LLC

Interoffice MEMORANDUM

To: Joseph Macaluso
Executive Director

From: Brian Langton
Director of Modernization

Subject: Report on Activities

Date: 6/1/23

Antenna Report:

No new Antenna Installations have been executed.

Energy report:

No new Energy Reports have been executed.