

**EXECUTIVE DIRECTORS MONTHLY REPORT**

TO: Board of Commissioners

FROM: Joseph R. Macaluso, Executive Director

DATE: October 24, 2023

**SOMERVILLE HOUSING AUTHORITY  
AGENCY SUMMARY COMPARATIVES  
PERIOD APRIL 1, 2023 TO AUGUST 31, 2023**

<b>BUDGET LINE ITEMS</b>	<b>TOTAL BUDGET</b>	<b>BUDGET TO DATE</b>	<b>ACTUAL TO DATE</b>	<b>VARIANCE (BAD)</b>	<b>BALANCE TO YEAR END</b>
<b>INCOME</b>					
RENTAL INCOME	7,849,231	3,270,513	3,417,974	147,461	4,431,257
FEDERAL SECTION 8 RENTS	3,376,548	1,406,895	1,379,975	(26,920)	1,996,573
MOBILITY FEE + FRAUD RECOVERY	26,000	10,833	13,181	2,347	12,819
INTEREST INCOME	24,270	10,113	20,028	9,916	4,242
ANTENNA / MISC INCOME	545,469	227,279	319,227	(9,301)	329,242
ADMINISTRATIVE FEE INCOME	1,820,798	758,666	846,170	87,505	974,628
CAPITAL FUND/GRANTS	442,926	183,786	219,361	35,576	223,565
DHCD RSC GRANT	40,000	16,667	-	(16,667)	40,000
DHCD SSP GRANT	70,000	29,167	-	(29,167)	70,000
FSS GRANT INCOME	-	-	-	-	-
OPERATING FUND SUBSIDY	6,205,062	2,416,014	2,237,782	-	1,391,666
<b>TOTAL INCOME</b>	<b>20,400,304</b>	<b>8,329,932</b>	<b>8,453,699</b>	<b>200,750</b>	<b>9,473,991</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
SALARIES	3,193,277	1,294,281	1,124,507	169,773	2,068,770
LEGAL	112,580	46,908	23,181	23,727	89,399
MEMBERS COMPENSATION	51,000	21,250	10,968	10,282	40,032
STAFF TRAINING	-	-	2,707	(2,707)	(2,707)
TRAVEL	38,000	15,833	10,634	5,199	27,366
ACCOUNTING + AUDIT FEE	81,640	34,017	15,600	18,417	66,040
SUNDRY ADMIN COSTS	1,102,400	459,333	386,426	72,907	715,974
SSP & RSC EXPENSES	110,000	45,833	15,554	30,279	94,446
<b>TENANT SERVICES</b>					
FSS COSTS	-	-	-	-	-
CONTRACT COSTS	150,500	62,708	5,654	57,054	144,846
<b>UTILITIES</b>					
WATER & SEWER	2,044,450	851,854	-	377,325	1,569,921
ELECTRIC	1,085,394	452,248	271,018	181,230	814,376
GAS	1,056,319	440,133	174,736	265,397	881,583
LABOR	-	-	-	-	-
ENERGY CONSERVATION	-	-	-	-	-
OTHER	-	-	-	-	-
<b>MAINTENANCE</b>					
LABOR	3,643,393	1,471,370	1,398,702	72,669	2,244,691
MATERIALS	1,064,117	443,382	307,694	135,688	756,423
CONTRACT COSTS	2,258,100	940,875	756,360	184,515	1,501,740
PUBLIC SAFETY DETAILS	-	-	2,400	(2,400)	(2,400)
<b>GENERAL EXPENSES</b>					
INSURANCE	775,768	323,237	251,126	72,111	524,642
P.I.L.O.T.	141,397	58,915	150,113	(91,197)	(8,716)
EMPLOYEE BENEFITS	2,846,500	1,186,042	880,245	305,797	1,966,255
COLLECTION LOSSES	30,500	12,708	-	12,708	30,500
MGMT FEES/INTEREST EXP / MOB FEE	251,799	101,688	210,991	(59,303)	90,808
INTEREST EXPENSE	-	-	-	-	-
<b>NONROUTINE EXPENSES</b>					
COVID 19 EXPENSE	-	-	-	-	-
EXTRAORDINARY NOT CAPITAL	537,000	223,750	22,591	201,159	514,409
EQUIPMENT NOT CAPITAL	183,500	76,458	38,646	37,812	144,854
EQUIPMENT CAPITALIZED	180,000	75,000	39,957	35,043	140,043
BETTERMENTS CAPITALIZED	1,478,000	615,833	17,314	598,519	1,460,686
OPERATING TRANSFER OUT	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>22,415,634</b>	<b>9,253,658</b>	<b>6,117,123</b>	<b>2,712,005</b>	
<b>SURPLUS (DEFICIT)</b>	<b>(2,015,330)</b>		<b>2,336,576</b>	<b>(2,511,256)</b>	
<b>SUBSIDY ESTIMATE</b>	<b>-</b>		<b>-</b>		
<b>NET SURPLUS (DEFICIT) *</b>	<b>(2,015,330)</b>		<b>2,336,576</b>	<b>(2,511,256)</b>	

\* 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 time

**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	\$ 100,115.68	1 yr	667-4	0.50%	<i>base of \$100K plus interest earned</i>
Winter Hill Bank	Peter Majane	7/1/2023	4/1/2024	220004618	\$ 100,000.00	9 mths	400-C	4.27%	<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	7/8/2023	7/8/2024	98415336	\$ 110,884.91	1 yr	AMP 1	0.40%	<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	6/30/2023	6/30/2024	10226442	\$ 100,100.32	1 yr	667-4	0.10%	<i>base of \$100K plus interest earned</i>
TD Bank	Lynn Baxter	7/25/2023	4/25/2024	3276280000	\$ 100,000.00	9 mths	667-4	5.60%	<i>base of \$100K plus interest earned</i>

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

<b>Vacancy Report</b>	<b>MANAGEMENT REPORT - SEPTEMBER 2023</b>											<b>TOTAL UNITS: 1358</b>		
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
Service Providers/Offices	0	0	0	0	0	0	0	0	6	0	1	0	0	0
Units Occupied by Residents	83	125	53	135	41	24	41	98	227	212	107	16	3	73
Total MOD Vacancies	0	6	0	81	0	0	0	0	0	0	0	0	0	0
Total Non-MOD Vacancies	1	3	0	0	0	0	1	2	7	3	2	0	0	7
Total Vacancies	1	9	0	81	0	0	1	2	7	3	2	0	0	7
<b>TOTAL *</b>	<b>84</b>	<b>134</b>	<b>53</b>	<b>216</b>	<b>41</b>	<b>24</b>	<b>42</b>	<b>100</b>	<b>240</b>	<b>215</b>	<b>110</b>	<b>16</b>	<b>3</b>	<b>80</b>
Vacancy Percentage	1%	7%	0%	38%	0%	0%	2%	2%	3%	1%	2%	0%	0%	9%
<b>Statistic Report</b>	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)	Weston
White	64	102	39	91		15	29	33	47	128	75		1	54
African American	12	21	6	39		4	6	27	55	69	23		2	10
Asian	4	7	2	12		4	2	11	18	14	8		0	2
Hispanic	3	26	4	55		9	4	25	107	77	7		0	7
Native American	0	0	0	3		1	0	0	0	0	1		0	0
<b>Minority Total</b>	<b>19</b>	<b>54</b>	<b>12</b>	<b>109</b>		<b>18</b>	<b>12</b>	<b>63</b>	<b>180</b>	<b>160</b>	<b>39</b>		<b>2</b>	<b>19</b>
# of Veterans	4	2	8	3		0	2	3	9	0	10		0	13
<b>Activity Report</b>	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	41	24	42	100	240	215	110		3	80
P.C. Rent	0	4	0	0		1	0	5	48	50	3		0	0
14Day NTQ	0	0	0	0		0	0	0	0	0	0		0	0
P.C.	6	0	3	0		0	0	0	0	1	0		0	4
Int. to Terminate	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
30 Day NTQ	0	0	0	0		0	0	0	3	1	0		0	0
Annual Inspections	0	0	0	0		0	0	0	0	0	0		0	0
Other Inspections	0	0	0	0		0	0	0	0	0	1		0	0
Annual Recertifications	0	81	0	0		1	0	4	0	0	0		0	0
Interim Adjustment	2	0	4	5		1	1	3	23	6	1		0	2
<b>TOTAL PH UNITS</b> 1358	<b>Total Family</b> 674	<b>Total Elderly</b> 643		State Family 459	State Elderly 274	<b>Total Units (State)</b> 774	Federal Family 215	Federal Elderly 369	<b>Total Units (Federal)</b> 584		<b>Service Provider Units</b> 7	<b>Total Units Occupied</b> 1238	<b>Total Vacancies</b> 113	<b>% Overall Vacancy</b> 8%

**SOMERVILLE HOUSING AUTHORITY**  
**TENANT SELECTION REPORT - September 2023**  
**PUBLIC HOUSING AND SECTION 8 PROGRAMS**

	AVG.	AVG.
FY April 1, 2023 - March 31, 2024	6 Months	FY
<b>Applications Processed</b>	13	13
Family - EOHLIC	31	31
Family HUD	5	5
Elderly- EOHLIC	18	18
Hagan	9	9
Bryant	8	8
<b>Total Public Housing</b>	<b>84</b>	<b>84</b>
Section 8	8	8
SRO	6	6
DHAP	8	8
Walnut	0	0
Linden Street	7	7
Merriam	0	0
North Charles	0	0
Just At Start	0	0
YMCA	4	4
Mainstream	3	3
Waterworks	10	10
Capen Court	11	11
<b>Total Leased Housing</b>	<b>58</b>	<b>58</b>
<b>Total</b>	<b>142</b>	<b>142</b>

Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Somerville Residents
2022	2022	2022	2022	2023	2023	2023	2023	2023	2023	2023	2023	2023	Sept.
17	27	20	15	10	22	18	19	13	8	9	15	16	9
71	104	83	40	42	31	48	36	27	24	21	57	20	8
8	9	9	7	9	6	10	3	3	8	6	6	4	2
19	41	35	21	25	21	20	17	15	14	13	31	19	11
5	9	6	7	7	3	8	9	8	7	6	17	5	2
6	9	6	7	6	2	6	8	6	6	7	17	5	3
126	199	159	97	99	85	110	92	72	67	62	143	69	35
15	37	4	12	10	13	12	13	11	6	1	9	8	7
4	7	3	4	0	4	8	4	5	4	0	10	10	4
3	5	15	8	6	5	1	0	14	4	5	15	12	6
0	0	0	0	0	0	0	0	0	0	1	0	0	0
9	4	4	6	11	5	9	9	1	6	3	11	11	7
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1	0	1	2	6	3	4	4	0	7	7	5
3	5	16	4	3	3	2	3	3	2	1	5	5	3
12	9	9	3	9	14	5	13	12	6	3	14	14	8
19	20	9	18	19	12	22	13	16	11	5	11	11	6
65	87	61	55	59	58	65	58	66	43	19	82	78	46
191	286	220	152	158	143	175	150	138	110	81	225	147	81

	AVG.	AVG.
<b># of Applicants on Wait Lists</b>	6 Months	FY
Family - EOHLIC	33172	33172
Family HUD	1120	1120
Elderly- EOHLIC	9471	9471
Elderly - HUD	727	727
Hagan	526	526
Bryant	458	458
<b>Total Public Housing</b>	<b>45474</b>	<b>45474</b>
Section 8	2069	2069
SRO	36	36
DHAP	883	883
Walnut	3	3
Linden Street	787	787
Merriman	1	1
North Charles	2	2
Just At Start	2	2
YMCA	25	25
Mainstream	102	102
Waterworks	283	283
Capen Court	453	453
FYI	4	4
<b>Total Leased Housing</b>	<b>4646</b>	<b>4646</b>
<b>Total</b>	<b>50120</b>	<b>50120</b>

Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Somerville Residents
2022	2022	2022	2022	2023	2023	2023	2023	2023	2023	2023	2023	2023	Sept.
27774	28440	29375	30096	35588	31738	32964	33617	31005	31931	32761	34109	35607	1257
784	869	957	989	1030	1049	1104	1130	1165	1178	1195	1244	809	300
8527	8723	8966	9171	9373	9603	9885	8,936	9,120	9344	9557	9790	10080	423
532	569	603	621	645	656	667	691	700	714	722	759	776	270
2007	1740	1696	1280	496	500	506	508	519	517	527	541	543	212
2167	2162	1509	1412	1376	1338	1340	837	376	374	383	385	392	128
41791	42503	43106	43569	48508	44884	46466	45719	42885	44058	45145	46828	48207	2590
1752	1784	1824	1846	1887	1922	1952	1986	2027	2050	2086	2120	2146	2146
664	617	520	524	512	471	24	29	32	34	33	41	49	15
820	729	839	847	854	859	859	859	873	877	883	898	910	81
0	0	0	0	0	0	0	0	0	0	1	7	9	6
1410	1414	1418	1415	1437	1437	1452	1461	1148	886	799	210	218	59
0	0	1	1	1	1	1	1	1	1	1	1	1	0
0	0	2	2	2	2	2	2	2	2	2	2	2	2
0	0	1	0	1	1	1	0	2	2	2	2	2	1
0	0	8	8	8	6	12	16	20	24	24	32	36	13
59	64	80	84	89	90	92	92	98	100	103	108	113	43
192	204	221	224	233	247	239	253	274	280	287	302	301	131
480	407	412	416	414	425	414	419	437	448	457	471	483	180
0	0	0	0	0	0	0	0	2	2	4	8	8	0
5377	5219	5326	5367	5438	5461	5048	5118	4914	4704	4678	4194	4270	2677
47168	47722	48432	48936	53946	50345	51514	50837	47799	48762	49823	51022	52477	5267

**WORK ORDERS ISSUED FOR:**

**Sep-23**

**REQUESTED BY MANAGEMENT: 192**

**REQUESTED BY TENANTS: 1338**

**TOTAL WORK ORDERS ISSUED: 1530**

	** **		****			
DEV.	COMPL	ETED	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	311	206	42	353	297	56
031-9	228	108	17	245	223	22
200-1	76	48	7	83	81	2
200-2	259	158	7	266	230	36
667-1	0	0	0	0	0	0
667-2	149	78	11	138	113	25
667-3	125	62	8	133	125	8
667-4	109	72	13	122	117	5
667-6	89	25	4	93	73	20
400-C	30	28	0	30	25	5
689-2	34	22	1	57	49	8
689-3	0	0	0	0	0	0
705-1	10	5	0	10	5	5
<b>TOTAL</b>	<b>1420</b>	<b>812</b>	<b>110</b>	<b>1530</b>	<b>1338</b>	<b>192</b>

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

**Resident Services Report  
Sept. 2023**

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

Elderly	22	10	18	
Young Disabled	0	0	5	
Family	8	12	0	
Applicant	4	0	0	
Section 8 Assistance	0	5	0	
<b>Total referrals this month</b>	<b>34</b>	<b>28</b>	<b>23</b>	

2. **Referral Sources:**

Residents/Applicants	72
Housing Managers	8
Director of Public Safety	0
Maintenance Department	0
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	5	0	5
Benefit assistance (SHA recertification assistance, discount applications for internet, electricity, phone, etc.)	38	13	25
Substance abuse	0	0	0
Legal Aid Referral	0	0	0
Transportation problem	1	1	0
Domestic violence	0	0	0
Financial problems/Arrearage Assistance	3	2	1
Reasonable Accommodation	0	0	0
Peaceful enjoyment issue	0	0	0
Employment/vocational services	3	2	1
Mental health issues	4	1	3
Medical issues (including insurance)	5	0	5
Lease violation	1	1	0

**Resident Services Report  
Sept. 2023**

Isolation problem	1	0	1
Nursing home placement/assisted living	0	0	0
Language assistance	5	0	5
Maintenance Concern Assistance	10	0	10
Housing Applicant Assistance/Referrals	4	0	4

**3. Activities this month:**

Attending Tenant Association Meetings with Properzi Manor and Highland Gardens, meeting with trustees at Capen Court. Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties. Scheduling Flu Shot Clinics at Bryant, Capen, and Properzi and beginning to schedule coffee hours with managers and residents of each property. Coffee Hours with Somerville's Office of Immigrant Affairs at Bryant, Capen, and Properzi.

**4. Goals for next month:**

Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties. Flu Clinics at Capen, Properzi, and Bryant Manor. Coffee Hour with Council on Aging at six properties.



**PUBLIC SAFETY  
INCIDENTS REPORTED BY DATE**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
<b>CRIMES AGAINST PERSON</b>													
UNARMED ROBBERY							1		1				2
THREATS	1					1		2				1	5
ASSAULT AND BATTERY	1	1	1	2	1		2			1			9
<b>PROPERTY CRIMES</b>													
RECOVERED STOLEN PROP		1	5	2	3	1	5	2	4			1	24
VANDALISM									1		1		2
B&E DAY	1									1			2
B&E NIGHT				1									1
LARCENY OVER \$250	6	7	11	9	5	8	3	7	5	3	11	2	77
TRESPASSING	19	12	13	20	10	16	16	24	17	1	24	17	189
LARCENY UNDER \$250			2	2									4
<b>PUBLIC ORDER</b>													
RESTRAINING ORDER VIOL	427	405	421	421	423	316	468	365	422	454	429	488	5039
DISTURBANCE APT/NOISE		1	1										2
DISTURBANCE HALLWAY	3	5	2	3	2	5	1	4	5	1	2	4	37
DISTURBANCE OUTSIDE	1	2	3	1	1	1		3	3	2	2	2	21
FIREARMS OTHER	1		1	2	1	3	6	3	1	2		3	23
DISORDERLY PERSON	1	7	4		4	3	2			1	2	1	25
SUSPICIOUS PERSON							1						1
OTHER M/V	1		1	1				4			1	1	9
NARCOTICS POSSESSION						1							1
<b>ADMINISTRATION</b>													
INVESTIGATION	18	4	1	4	7	9	7	14	12	4		2	82
SICK PERSON												1	1
SUDDEN DEATH				1							1		2
CHECK CONDITION	2	7	9	5	6	3	10	10	10	9	6	5	82
CITIZEN CONTACT	1	1	1				1		1				5
RESIDENT MEETING	1		1	3						1		2	8
SHA NOTICE SERVICE	1												1
MEETING		1			1				2				4
ESCORT	1	1				1							3
LOCKOUT	5	1	4	1		3	3	2	1	1	6	2	29
MAINTENANCE PROBLEM			1							1			2
E911 HANGUP	10	21	21	21	19	20	33	9	28	20	7	11	220
BURGLAR ALARM													
MV PROPERTY DAMAGE ACCIDENT		1		2									3
ASSIST NO ARREST	3			1				1			2	4	11
ASSIST ARREST	1												1
WARRANT ARREST	1			1			1			1			4
SUMMONS/RO SERVICE	1												1
OFFICER WANTED	2		1									1	4
SUPPLEMENTAL	19	16	15	21	18	13	23	15	13	17	17	18	205
ANIMAL COMPLAINT		1		1	1		1						4
LOST PROPERTY REPORTED	5	3	4	4	4	5	9	5	5	9	6	3	62
MISSING PERSON	1												1
MV VIOLATIONS	2												2
PARKING VIOLATIONS	1						1				1		3
FIRE INVESTIGATION					1								1
COURT								1					1
DIRECTED PATROL					1								1
<b>Grand Total</b>	<b>538</b>	<b>500</b>	<b>524</b>	<b>529</b>	<b>509</b>	<b>409</b>	<b>594</b>	<b>474</b>	<b>532</b>	<b>529</b>	<b>519</b>	<b>569</b>	<b>6226</b>

**PUBLIC SAFETY  
INCIDENTS REPORTED BY DATE**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
<b>CRIMES AGAINST PERSON</b>													
UNARMED ROBBERY							1		1				2
THREATS	1					1		2				1	5
ASSAULT AND BATTERY	1	1	1	2	1		2			1			9
<b>PROPERTY CRIMES</b>													
RECOVERED STOLEN PROP		1	5	2	3	1	5	2	4			1	24
VANDALISM									1		1		2
B&E DAY	1									1			2
B&E NIGHT				1									1
LARCENY OVER \$250	6	7	11	9	5	8	3	7	5	3	11	2	77
TRESPASSING	19	12	13	20	10	16	16	24	17	1	24	17	189
LARCENY UNDER \$250			2	2									4
<b>PUBLIC ORDER</b>													
RESTRAINING ORDER VIOL	427	405	421	421	423	316	468	365	422	454	429	488	5039
DISTURBANCE APT/NOISE		1	1										2
DISTURBANCE HALLWAY	3	5	2	3	2	5	1	4	5	1	2	4	37
DISTURBANCE OUTSIDE	1	2	3	1	1	1		3	3	2	2	2	21
FIREARMS OTHER	1		1	2	1	3	6	3	1	2		3	23
DISORDERLY PERSON	1	7	4		4	3	2			1	2	1	25
SUSPICIOUS PERSON							1						1
OTHER M/V	1		1	1				4			1	1	9
NARCOTICS POSSESSION						1							1
<b>ADMINISTRATION</b>													
INVESTIGATION	18	4	1	4	7	9	7	14	12	4		2	82
SICK PERSON												1	1
SUDDEN DEATH				1							1		2
CHECK CONDITION	2	7	9	5	6	3	10	10	10	9	6	5	82
CITIZEN CONTACT	1	1	1				1		1				5
RESIDENT MEETING	1		1	3						1		2	8
SHA NOTICE SERVICE	1												1
MEETING		1			1				2				4
ESCORT	1	1				1							3
LOCKOUT	5	1	4	1		3	3	2	1	1	6	2	29
MAINTENANCE PROBLEM			1							1			2
E911 HANGUP	10	21	21	21	19	20	33	9	28	20	7	11	220
BURGLAR ALARM													
MV PROPERTY DAMAGE ACCIDENT		1		2									3
ASSIST NO ARREST	3			1				1			2	4	11
ASSIST ARREST	1												1
WARRANT ARREST	1			1			1			1			4
SUMMONS/RO SERVICE	1												1
OFFICER WANTED	2		1									1	4
SUPPLEMENTAL	19	16	15	21	18	13	23	15	13	17	17	18	205
ANIMAL COMPLAINT		1		1	1		1						4
LOST PROPERTY REPORTED	5	3	4	4	4	5	9	5	5	9	6	3	62
MISSING PERSON	1												1
MV VIOLATIONS	2												2
PARKING VIOLATIONS	1						1				1		3
FIRE INVESTIGATION					1								1
COURT								1					1
DIRECTED PATROL					1								1
<b>Grand Total</b>	<b>538</b>	<b>500</b>	<b>524</b>	<b>529</b>	<b>509</b>	<b>409</b>	<b>594</b>	<b>474</b>	<b>532</b>	<b>529</b>	<b>519</b>	<b>569</b>	<b>6226</b>

**Somerville Housing Authority**  
**Rooftop Antenna Leases**

As of 10/1/23

<b>Development</b>	<b>Tenant/Job No. Contract No.</b>	<b>Execution Date</b>	<b>Commence Date</b>	<b>Annual Rent / Annual Increase</b>	<b>5 YR Term</b>	<b>Expiration Date</b>	<b>Status</b>
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	T-Mobile #2312	8/24/2023	8/24/2023	\$57,096.96/ 2.5% \$4,758.08/mo	First of Five	8/24/2028	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)
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**

**Gunshot Locator System July 11, 2014 on:**

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

\* Plus 4 Add'l 5-Year Terms  
\*\* Plus 2 Add'l 5-Year Terms.

# Interoffice MEMORANDUM

**To:** Joseph Macaluso  
Executive Director

**From:** Brian Langton  
Director of Modernization

**Subject:** Report on Activities

**Date:** October 1, 2023

**Antenna Report:**

No new Antenna Installations have been executed.

**Energy report:**

No new Energy Reports have been executed.

Somerville Housing Authority										
Modernization Contract Log										
Active Jobs October 2023										
SHA Job#	Development Description	Status	Funding Source	Contract Type	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	N/A	N/A	N/A	N/A	N/A	SHA Modernization Department
2039	Mystic Water Works II	Design	Mystic Water Works II	Owner's Project Manager	12/17/2020	1/7/2021	\$286,483.00	N/A	N/A	Anser Advisory, LLC
2039	Mystic Water Works II	Design	Mystic Water Works II	Design	N/A	N/A	\$717,187.00	N/A	N/A	DiMella Shaffer Architects
2043 (2)	Electrical Service Contract 2	Construction	Force Account	Construction	5/2/2023	5/23/2023	\$85.00 Per Hour	N/A	N/A	Singh Electrical LLC
2315	Countertop Replacements	Construction	Operations	Construction	5/2/2023	5/23/2023	\$58,000.00	N/A	N/A	Bill Shea's Countertops
2203	Mystic Rivers Roofs Phase 5	Construction	State Cap Fund 2021	Construction	9/7/2022	9/22/2022	\$359,225.00	5/22/2023	10/3/2023	Corolla Roofing
2211	Bryant Manor Panel Board Replacement	Pre-Construction	Bryant Reserve	Design	N/A	N/A	\$15,848.00	N/A	N/A	Nangle Engineering Inc
2201	Mystic View Roof Replacement 2	Construction	Federal Cap Fund 2021	Construction	11/16/2022	12/1/2022	\$193,000.00	5/16/2023	10/3/2023	WPI Construction LLC
2211	Mystic View Roof Replacement 2	Construction	Federal Cap Fund 2021	Design	N/A	N/A	\$16,950.00	5/16/2023	10/3/2023	EHA Design
2038	Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Construction	9/21/2022	10/13/2022	\$220,690.00	5/16/2023	N/A	Edward Paige Corp
2038	Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Design	N/A	N/A	N/A	5/16/2023	N/A	Socotec
2203	Mystic Rivers Roofs Phase 5	Construction	State Cap Fund 2021	Design	N/A	N/A	\$32,800.00	5/22/2023	10/3/2023	Socotec
2301	Mystic View Roof Replacement 3	Construction	Federal Cap Fund 2022	Design	N/A	N/A	\$32,475.00	9/13/2023	N/A	EHA Design
2302	Properzi Electrical Upgrades	Design	Federal Cap Fund 2023	Design	1/18/2023	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	N/A	N/A	NV5
2301	Mystic View Roof Replacement 3	Construction	Federal Fund 2023	Construction	3/14/2023	4/25/2023	\$347,470.00	9/13/2023	N/A	Young Developers LLC
2205	Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Design	N/A	N/A	?	N/A	N/A	GCG Associates
2205	Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Construction	5/10/2023	5/25/2023	\$243,300.00	8/30/2023	N/A	The Hatch Group
2324	Highland Garden Sprinkler Line	Design	Federal Cap Fund 2023	Design	N/A	N/A	\$12,500.00	N/A	N/A	GCG Associates
2323	Bryant Manor Mailboxes	Design	Bryant Reserves	Design	N/A	N/A	\$20,000.00	N/A	N/A	Reverse Architecture
2317	Bryant Manor Intercom Replacement	Pre-Construction	Bryant Reserves	Construction	8/2/2023	9/20/2023	\$218,300.00	N/A	N/A	Laracy Electrical Contractors