

Somerville Housing Authority

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**EXECUTIVE DIRECTOR'S
REPORT**

June 20, 2024



Somerville Housing Authority
Operating Statement
One Month Ending 04/30/2024
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.201 Shelter Rents 200-1	0.00	85,207.82	0.00	85,207.82	0.00	3,118,049.00	(3,032,841.18)
3110.202 Shelter Rents 200-2	0.00	171,323.75	0.00	171,323.75	0.00	0.00	171,323.75
3110.667 Shelter Rents 667-2	0.00	30,392.00	0.00	30,392.00	0.00	0.00	30,392.00
3110.705 Shelter Rents 705	0.00	2,169.00	0.00	2,169.00	0.00	0.00	2,169.00
3610.000 Interest Inc	0.00	426.20	0.00	426.20	0.00	3,800.00	(3,373.80)
3690.000 Other Operating Recpts	0.00	95.24	0.00	95.24	0.00	7,300.00	(7,204.76)
3801.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	3,217,599.00	(3,217,599.00)
TOTAL INCOME	0.00	289,614.01	0.00	289,614.01	0.00	6,346,748.00	(6,057,133.99)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	31,111.83	0.00	31,111.83	0.00	568,393.00	537,281.17
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00
4140.000 Members Comp	0.00	0.00	0.00	0.00	0.00	52,500.00	52,500.00
4150.000 Travel	0.00	0.00	0.00	0.00	0.00	6,782.00	6,782.00
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	12,000.00	12,000.00
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
4190.000 Sundry Admin Costs	0.00	6,971.70	0.00	6,971.70	0.00	305,120.00	298,148.30
4191.000 Telephone/Internet/cells	0.00	138.46	0.00	138.46	0.00	0.00	(138.46)
4192.000 Copier/Computer Costs	0.00	88.31	0.00	88.31	0.00	0.00	(88.31)
TOTAL ADMINISTRATIVE EXPENSE	0.00	38,310.30	0.00	38,310.30	0.00	998,795.00	960,484.70
SSP EXPENSES							
4195.360 SSP-Meeting Expenses	0.00	30.94	0.00	30.94	0.00	0.00	(30.94)
TOTAL SSP EXPENSES	0.00	30.94	0.00	30.94	0.00	0.00	(30.94)
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00
UTILITIES							
WATER							
4310.201 Water - 200-1	0.00	0.00	0.00	0.00	0.00	1,099,530.00	1,099,530.00
TOTAL WATER	0.00	0.00	0.00	0.00	0.00	1,099,530.00	1,099,530.00
ELECTRICITY							
4320.201 Elect 200-1	0.00	19,513.57	0.00	19,513.57	0.00	378,065.00	358,551.43
4320.202 Elect 200-2	0.00	7,920.15	0.00	7,920.15	0.00	0.00	(7,920.15)
4320.667 Electricity 667	0.00	1,470.95	0.00	1,470.95	0.00	0.00	(1,470.95)
TOTAL ELECTRICITY	0.00	28,904.67	0.00	28,904.67	0.00	378,065.00	349,160.33
GAS							
4330.201 Gas 200-1	0.00	16,297.21	0.00	16,297.21	0.00	455,049.00	438,751.79
4330.667 Gas 667	0.00	7,150.04	0.00	7,150.04	0.00	0.00	(7,150.04)
4330.751 Gas 705-1	0.00	512.81	0.00	512.81	0.00	0.00	(512.81)
4330.752 Gas 705-2	0.00	545.07	0.00	545.07	0.00	0.00	(545.07)
TOTAL GAS	0.00	24,505.13	0.00	24,505.13	0.00	455,049.00	430,543.87
TOTAL UTILITIES	0.00	53,409.80	0.00	53,409.80	0.00	1,932,644.00	1,879,234.20
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	76,997.87	0.00	76,997.87	0.00	1,423,673.00	1,346,675.13
4420.000 Maintenance Materials	0.00	1,351.08	0.00	1,351.08	0.00	352,945.00	351,593.92
TOTAL GENERAL	0.00	78,348.95	0.00	78,348.95	0.00	1,776,618.00	1,698,269.05
CONTRACT COSTS							
4430.070 Electrical	0.00	1,860.00	0.00	1,860.00	0.00	0.00	(1,860.00)

Somerville Housing Authority
Operating Statement
One Month Ending 04/30/2024
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE							
CONTRACT COSTS							
4430.080 Plumbing	0.00	1,500.00	0.00	1,500.00	0.00	0.00	(1,500.00)
4430.110 Routine Contract Costs	0.00	3,922.63	0.00	3,922.63	0.00	609,000.00	605,077.37
TOTAL CONTRACT COSTS	0.00	7,282.63	0.00	7,282.63	0.00	609,000.00	601,717.37
TOTAL MAINTENANCE	0.00	85,631.58	0.00	85,631.58	0.00	2,385,618.00	2,299,986.42
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	250,845.00	250,845.00
4511.000 Property Insurance	0.00	42,535.64	0.00	42,535.64	0.00	0.00	(42,535.64)
4512.000 Liability Insurance	0.00	1,661.67	0.00	1,661.67	0.00	0.00	(1,661.67)
4513.000 Worker's Compensation Insur	0.00	5,125.82	0.00	5,125.82	0.00	0.00	(5,125.82)
4514.000 Insurance (Other)	0.00	2,656.95	0.00	2,656.95	0.00	0.00	(2,656.95)
4520.000 Pilot	0.00	1,469.75	0.00	1,469.75	0.00	17,637.00	16,167.25
EMPLOYEE BENEFITS							
4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	755,709.00	755,709.00
4540.001 Emp Bebes-Pension	0.00	24,332.93	0.00	24,332.93	0.00	0.00	(24,332.93)
4540.003 Emp Benes-Unemploy	0.00	42.04	0.00	42.04	0.00	0.00	(42.04)
4540.004 Emp Benes-Med	0.00	395.97	0.00	395.97	0.00	0.00	(395.97)
4540.005 Emp Benes - Fica	0.00	1,968.29	0.00	1,968.29	0.00	0.00	(1,968.29)
4540.006 Emp Benes-DentalLtd	0.00	36.40	0.00	36.40	0.00	0.00	(36.40)
TOTAL EMPLOYEE BENEFITS	0.00	26,775.63	0.00	26,775.63	0.00	755,709.00	728,933.37
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00	112,000.00	112,000.00
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	43,000.00	43,000.00
TOTAL EXPENSES	0.00	257,608.08	0.00	257,608.08	0.00	6,511,748.00	6,254,139.92
SURPLUS	0.00	32,005.93	0.00	32,005.93	0.00	(165,000.00)	197,005.93

Somerville Housing Authority

Operating Statement

One Month Ending 04/30/2024

Program: 667-4 Bryant Manor (Tracs)

Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	56,421.00	0.00	56,421.00	0.00	665,712.00	(609,291.00)
3115.000 Shelter Rents-Sec 8	0.00	266,338.00	0.00	266,338.00	0.00	3,032,688.00	(2,766,350.00)
3610.000 Interest Income	0.00	2,114.47	0.00	2,114.47	0.00	17,000.00	(14,885.53)
3690.000 Other Operating Recpts	0.00	1.93	0.00	1.93	0.00	7,500.00	(7,498.07)
TOTAL INCOME	0.00	324,875.40	0.00	324,875.40	0.00	3,722,900.00	(3,398,024.60)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	25,587.04	0.00	25,587.04	0.00	411,371.00	385,783.96
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
4150.000 Travel	0.00	0.00	0.00	0.00	0.00	1,625.00	1,625.00
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
4171.000 Auditing	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
4190.000 Sundry Admin Costs	0.00	1,791.24	0.00	1,791.24	0.00	50,324.00	48,532.76
4191.000 Telephone/Internet/Cells	0.00	3.70	0.00	3.70	0.00	0.00	(3.70)
4192.000 Copier/Computer Costs	0.00	21.15	0.00	21.15	0.00	0.00	(21.15)
TOTAL ADMINISTRATIVE EXPENSE	0.00	27,403.13	0.00	27,403.13	0.00	486,320.00	458,916.87
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	0.00	0.00	110,506.00	110,506.00
4320.000 Electricity	0.00	13,483.06	0.00	13,483.06	0.00	187,241.00	173,757.94
4330.000 Gas	0.00	8,668.01	0.00	8,668.01	0.00	85,887.00	77,218.99
TOTAL UTILITIES	0.00	22,151.07	0.00	22,151.07	0.00	383,634.00	361,482.93
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	9,892.86	0.00	9,892.86	0.00	432,663.00	422,770.14
4420.000 Maintenance Materials	0.00	(26.00)	0.00	(26.00)	0.00	300,000.00	300,026.00
4430.070 Electrical	0.00	103.50	0.00	103.50	0.00	0.00	(103.50)
4430.080 Plumbing	0.00	150.00	0.00	150.00	0.00	0.00	(150.00)
4430.110 Routine Contract Costs	0.00	738.90	0.00	738.90	0.00	588,000.00	587,261.10
TOTAL MAINTENANCE EXPENSE	0.00	10,859.26	0.00	10,859.26	0.00	1,320,663.00	1,309,803.74
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	63,783.00	63,783.00
4512.000 Liability Insurance	0.00	53.73	0.00	53.73	0.00	0.00	(53.73)
4513.000 Worker's Compensation Insur	0.00	2,244.83	0.00	2,244.83	0.00	0.00	(2,244.83)
4514.000 Insurance (Other)	0.00	636.88	0.00	636.88	0.00	0.00	(636.88)
4540.000 Employee Benefits	0.00	12,562.01	0.00	12,562.01	0.00	320,035.00	307,472.99
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00	135,000.00	135,000.00
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	0.00	43,500.00	43,500.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	21,000.00	21,000.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	1,353,000.00	1,353,000.00
7541.000 Unit Rehab	0.00	18,823.60	0.00	18,823.60	0.00	0.00	(18,823.60)
TOTAL EXPENSES	0.00	94,734.51	0.00	94,734.51	0.00	4,134,435.00	4,039,700.49
SURPLUS	0.00	230,140.89	0.00	230,140.89	0.00	(411,535.00)	641,675.89

Somerville Housing Authority

Operating Statement

One Month Ending 04/30/2024

Program: 667-7 Clarendon Hill Towers

Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents	0.00	0.00	0.00	0.00	0.00	201,976.00	(201,976.00)
3610.000 Interest Income	0.00	163.83	0.00	163.83	0.00	1,800.00	(1,636.17)
3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)
3801.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	559,300.00	(559,300.00)
TOTAL INCOME	0.00	163.83	0.00	163.83	0.00	766,076.00	(765,912.17)
EXPENSES							
4110.000 Admin Salaries	0.00	224.14	0.00	224.14	0.00	96,242.00	96,017.86
4150.000 Travel	0.00	0.00	0.00	0.00	0.00	154.00	154.00
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	2,400.00	2,400.00
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
4190.000 Sundry Admin Costs	0.00	(876.77)	0.00	(876.77)	0.00	8,092.00	8,968.77
4191.000 Telephone/Internet/Cells	0.00	1.13	0.00	1.13	0.00	0.00	(1.13)
4192.000 Copier/Computer Costs	0.00	6.46	0.00	6.46	0.00	0.00	(6.46)
4430.000 SHA Share Property Mgmt Ex	0.00	0.00	0.00	0.00	0.00	585,000.00	585,000.00
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	12,969.00	12,969.00
4511.000 Property Insurance	0.00	6,152.06	0.00	6,152.06	0.00	0.00	(6,152.06)
4512.000 Liability Insurance	0.00	16.42	0.00	16.42	0.00	0.00	(16.42)
4513.000 Worker's Compensation Insur	0.00	222.86	0.00	222.86	0.00	0.00	(222.86)
4540.000 Employee Benefits	0.00	2,413.73	0.00	2,413.73	0.00	10,986.00	8,572.27
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	8,160.03	0.00	8,160.03	0.00	727,343.00	719,182.97
SURPLUS	0.00	(7,996.20)	0.00	(7,996.20)	0.00	38,733.00	(46,729.20)

Somerville Housing Authority

Operating Statement

One Month Ending 04/30/2024

Program: 689-2 Hagan Manor (Tracs)

Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	12,777.00	0.00	12,777.00	0.00	166,320.00	(153,543.00)
3115.000 Shelter Rents-Sec 8	0.00	39,841.00	0.00	39,841.00	0.00	514,200.00	(474,359.00)
3610.000 Interest Income	0.00	4.10	0.00	4.10	0.00	1,000.00	(995.90)
3690.000 Other Income	0.00	88.26	0.00	88.26	0.00	4,000.00	(3,911.74)
TOTAL INCOME	0.00	52,710.36	0.00	52,710.36	0.00	685,520.00	(632,809.64)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	2,802.20	0.00	2,802.20	0.00	39,273.00	36,470.80
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
4150.000 Travel	0.00	0.00	0.00	0.00	0.00	291.00	291.00
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
4190.000 Sundry Admin Costs	0.00	66.14	0.00	66.14	0.00	9,925.00	9,858.86
4191.000 Telephone/Internet/Cells	0.00	0.66	0.00	0.66	0.00	0.00	(0.66)
4192.000 Copier/Computer Costs	0.00	3.77	0.00	3.77	0.00	0.00	(3.77)
TOTAL ADMINISTRATIVE EXPENSE	0.00	2,872.77	0.00	2,872.77	0.00	51,689.00	48,816.23
UTILITIES							
4310.000 Water	0.00	0.00	0.00	0.00	0.00	30,060.00	30,060.00
4320.000 Electricity	0.00	2,438.14	0.00	2,438.14	0.00	36,317.00	33,878.86
4330.000 Gas	0.00	1,710.05	0.00	1,710.05	0.00	16,359.00	14,648.95
TOTAL UTILITIES	0.00	4,148.19	0.00	4,148.19	0.00	82,736.00	78,587.81
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	4,257.96	0.00	4,257.96	0.00	79,726.00	75,468.04
4420.000 Maintenance Materials	0.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00
4430.110 Routine Contract Costs	0.00	131.98	0.00	131.98	0.00	205,000.00	204,868.02
TOTAL MAINTENANCE EXPENSE	0.00	4,389.94	0.00	4,389.94	0.00	324,726.00	320,336.06
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	15,905.00	15,905.00
4511.000 Property Insurance	0.00	(4,600.99)	0.00	(4,600.99)	0.00	0.00	4,600.99
4512.000 Liability Insurance	0.00	9.59	0.00	9.59	0.00	0.00	(9.59)
4513.000 Worker's Comp Insurance	0.00	206.65	0.00	206.65	0.00	0.00	(206.65)
4514.000 Insurance (Other)	0.00	113.77	0.00	113.77	0.00	0.00	(113.77)
4540.000 Employee Benefits	0.00	126.96	0.00	126.96	0.00	45,390.00	45,263.04
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00	23,000.00	23,000.00
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	12,000.00	12,000.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	135,000.00	135,000.00
TOTAL EXPENSES	0.00	7,266.88	0.00	7,266.88	0.00	690,446.00	683,179.12
SURPLUS	0.00	45,443.48	0.00	45,443.48	0.00	(4,926.00)	50,369.48

Somerville Housing Authority

Operating Statement

One Month Ending 04/30/2024

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	3,913.00	0.00	43,200.00	(39,287.00)
3610.000 Interest Income		0.00	12.03	0.00	12.03	0.00	80.00	(67.97)
TOTAL INCOME		0.00	3,925.03	0.00	3,925.03	0.00	43,280.00	(39,354.97)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin Salaries		0.00	48.68	0.00	48.68	0.00	1,099.00	1,050.32
4130.000 Legal		0.00	0.00	0.00	0.00	0.00	120.00	120.00
4190.000 Sundry Admin Costs		0.00	28.07	0.00	28.07	0.00	1,500.00	1,471.93
TOTAL ADMINISTRATIVE EXPENSE		0.00	76.75	0.00	76.75	0.00	2,719.00	2,642.25
UTILITIES								
4310.000 Water 689-C		0.00	0.00	0.00	0.00	0.00	13,296.00	13,296.00
4320.000 Electric 689-C		0.00	32.28	0.00	32.28	0.00	625.00	592.72
4330.000 Gas 689-C		0.00	21.00	0.00	21.00	0.00	2,098.00	2,077.00
TOTAL UTILITIES		0.00	53.28	0.00	53.28	0.00	16,019.00	15,965.72
MAINTENANCE EXPENSE								
4410.000 Maint Labor		0.00	145.12	0.00	145.12	0.00	2,245.00	2,099.88
4420.000 Maintenance Materials		0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
4430.070 Electrical		0.00	178.50	0.00	178.50	0.00	0.00	(178.50)
4430.110 Routine Contract Costs		0.00	0.00	0.00	0.00	0.00	7,800.00	7,800.00
TOTAL MAINTENANCE EXPENSE		0.00	323.62	0.00	323.62	0.00	11,545.00	11,221.38
4510.000 Insurance		0.00	0.00	0.00	0.00	0.00	6,958.00	6,958.00
4511.000 Property Insurance		0.00	4,495.85	0.00	4,495.85	0.00	0.00	(4,495.85)
4513.000 Worker's Comp Insurance		0.00	6.08	0.00	6.08	0.00	0.00	(6.08)
4520.000 Pilot		0.00	154.17	0.00	154.17	0.00	1,850.00	1,695.83
4540.000 Employee Benefits		0.00	(15.95)	0.00	(15.95)	0.00	1,158.00	1,173.95
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	5,093.80	0.00	5,093.80	0.00	41,249.00	36,155.20
SURPLUS		0.00	(1,168.77)	0.00	(1,168.77)	0.00	2,031.00	(3,199.77)

Somerville Housing Authority
Operating Statement
One Month Ending 04/30/2024
Program: Public Housing Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	344,879.00	0.00	344,879.00	0.00	4,097,088.00	(3,752,209.00)
3190.000 Antenna Income	0.00	25,377.51	0.00	25,377.51	0.00	416,460.00	(391,082.49)
3610.000 Interest Income	0.00	1,786.02	0.00	1,786.02	0.00	18,800.00	(17,013.98)
3690.000 Other Operating Recpts	0.00	2,738.09	0.00	2,738.09	0.00	0.00	2,738.09
3691.000 Misc Income/Scrap	0.00	308.00	0.00	308.00	0.00	1,800.00	(1,492.00)
3707.100 Management Fee Income	0.00	0.00	0.00	0.00	0.00	677,603.00	(677,603.00)
3707.200 Asset Management Fee Incom	0.00	0.00	0.00	0.00	0.00	70,080.00	(70,080.00)
3707.300 Bookkeeping Fee Income	0.00	0.00	0.00	0.00	0.00	52,560.00	(52,560.00)
3707.450 Fee for Services	0.00	77,287.53	0.00	77,287.53	0.00	725,000.00	(647,712.47)
3707.500 Mamt Fees Capen	0.00	13,926.89	0.00	13,926.89	0.00	176,244.00	(162,317.11)
3707.501 Management Fee Affordable H	0.00	20,000.00	0.00	20,000.00	0.00	240,000.00	(220,000.00)
3707.510 MGMT Fees Waterworks	0.00	4,003.61	0.00	4,003.61	0.00	51,885.00	(47,881.39)
3707.520 Fee for Services Capen	0.00	681.10	0.00	681.10	0.00	50,000.00	(49,318.90)
3707.550 Capen Vehicle Fees	0.00	1,398.00	0.00	1,398.00	0.00	16,776.00	(15,378.00)
3707.600 Fed MOD(CF) A/F Grant	0.00	0.00	0.00	0.00	0.00	153,114.00	(153,114.00)
3707.610.old State Mods for Salaries	0.00	0.00	0.00	0.00	0.00	20,000.00	(20,000.00)
3707.650 3 YR ROSS MGMT Fee	0.00	0.00	0.00	0.00	0.00	59,812.00	(59,812.00)
3707.660 ROSS/FSS MGMT FEE	0.00	15,998.92	0.00	15,998.92	0.00	191,987.00	(175,988.08)
3707.670 Mamt Fee Safetv	0.00	10,000.00	0.00	10,000.00	0.00	120,000.00	(110,000.00)
3707.680 DHCD RSC Grant	0.00	0.00	0.00	0.00	0.00	40,000.00	(40,000.00)
3707.690 DHCD SSP Grant	0.00	0.00	0.00	0.00	0.00	70,000.00	(70,000.00)
TOTAL INCOME	0.00	518,384.67	0.00	518,384.67	0.00	7,249,209.00	(6,730,824.33)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	76,988.34	0.00	76,988.34	0.00	1,540,259.00	1,463,270.66
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	31,500.00	31,500.00
4140.000 Staff Training	0.00	2,863.93	0.00	2,863.93	0.00	0.00	(2,863.93)
4150.000 Travel	0.00	0.00	0.00	0.00	0.00	25,139.00	25,139.00
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	25,500.00	25,500.00
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
4190.000 Sundry Admin Cost	0.00	(6,575.16)	0.00	(6,575.16)	0.00	344,018.00	350,593.16
TOTAL GENERAL	0.00	73,277.11	0.00	73,277.11	0.00	1,984,416.00	1,911,138.89
MANAGEMENT FEES							
4190.200 Asset Mamt Fee	0.00	0.00	0.00	0.00	0.00	70,080.00	70,080.00
4190.300 Property Mamt Fee	0.00	0.00	0.00	0.00	0.00	677,603.00	677,603.00
4190.310 Bookkeeping Fee	0.00	0.00	0.00	0.00	0.00	52,560.00	52,560.00
4190.400 Fee For Svc Exp	0.00	77,287.53	0.00	77,287.53	0.00	725,000.00	647,712.47
TOTAL MANAGEMENT FEES	0.00	77,287.53	0.00	77,287.53	0.00	1,525,243.00	1,447,955.47
TOTAL ADMINISTRATIVE COST	0.00	150,564.64	0.00	150,564.64	0.00	3,509,659.00	3,359,094.36
4191.000 Telephone/Internet/Cells	0.00	221.15	0.00	221.15	0.00	0.00	(221.15)
4192.000 Copier/Computer Costs	0.00	92.29	0.00	92.29	0.00	0.00	(92.29)
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	0.00	285,000.00	285,000.00
UTILITIES							
4310.000 Water	0.00	0.00	0.00	0.00	0.00	986,051.00	986,051.00
4320.000 Electricity	0.00	7,397.47	0.00	7,397.47	0.00	510,486.00	503,088.53
4320.312 Elect - 31-2	0.00	4,716.00	0.00	4,716.00	0.00	0.00	(4,716.00)
4320.313 Elect 31-3	0.00	8,209.99	0.00	8,209.99	0.00	0.00	(8,209.99)
4320.317 Elect 31-7	0.00	18,942.54	0.00	18,942.54	0.00	0.00	(18,942.54)
4320.673 Electric 667-3	0.00	8,823.81	0.00	8,823.81	0.00	0.00	(8,823.81)

Somerville Housing Authority
Operating Statement
One Month Ending 04/30/2024
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
UTILITIES							
4320.676 Electric 667-6	0.00	18,998.67	0.00	18,998.67	0.00	0.00	(18,998.67)
4330.000 Gas	0.00	42,044.55	0.00	42,044.55	0.00	422,015.00	379,970.45
4330.313 Gas - 31-3	0.00	2,898.69	0.00	2,898.69	0.00	0.00	(2,898.69)
4330.317 Gas - 31-7	0.00	873.07	0.00	873.07	0.00	0.00	(873.07)
4330.673 Gas 667-3	0.00	2,723.93	0.00	2,723.93	0.00	0.00	(2,723.93)
4330.676 Gas 667-6	0.00	1,284.94	0.00	1,284.94	0.00	0.00	(1,284.94)
TOTAL UTILITIES	0.00	116,913.66	0.00	116,913.66	0.00	1,918,552.00	1,801,638.34
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	112,848.23	0.00	112,848.23	0.00	1,928,086.00	1,815,237.77
4420.000 Maintenance Supplies	0.00	(897.06)	0.00	(897.06)	0.00	465,000.00	465,897.06
TOTAL GENERAL	0.00	111,951.17	0.00	111,951.17	0.00	2,393,086.00	2,281,134.83
CONTRACT COSTS							
4430.000 Contract Costs	0.00	0.00	0.00	0.00	0.00	785,000.00	785,000.00
4430.070 Electrical	0.00	1,386.00	0.00	1,386.00	0.00	0.00	(1,386.00)
4430.080 Plumbing	0.00	1,782.86	0.00	1,782.86	0.00	0.00	(1,782.86)
4430.090 Extermination	0.00	425.00	0.00	425.00	0.00	0.00	(425.00)
4430.110 Routine Contract Cost	0.00	3,220.45	0.00	3,220.45	0.00	0.00	(3,220.45)
TOTAL CONTRACT COSTS	0.00	6,814.31	0.00	6,814.31	0.00	785,000.00	778,185.69
TOTAL MAINTENANCE	0.00	118,765.48	0.00	118,765.48	0.00	3,178,086.00	3,059,320.52
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	426,584.00	426,584.00
4511.000 Property Insurance	0.00	18,313.34	0.00	18,313.34	0.00	0.00	(18,313.34)
4512.000 Liability Insurance	0.00	4,519.68	0.00	4,519.68	0.00	0.00	(4,519.68)
4513.000 Worker's Comp Insurance	0.00	8,697.69	0.00	8,697.69	0.00	0.00	(8,697.69)
4514.000 Insurance (Other)	0.00	2,775.67	0.00	2,775.67	0.00	0.00	(2,775.67)
4520.000 Pilot	0.00	0.00	0.00	0.00	0.00	259,394.00	259,394.00
4540.000 Employee Benefits	0.00	49,687.86	0.00	49,687.86	0.00	1,246,182.00	1,196,494.14
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	46,000.00	46,000.00
4610.000 Extraordinary Maint	0.00	0.00	0.00	0.00	0.00	105,000.00	105,000.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	95,500.00	95,500.00
7520.000 Replace Equipment	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
7540.000 Betterments & Additions	0.00	0.00	0.00	0.00	0.00	315,000.00	315,000.00
TOTAL EXPENSES	0.00	470,551.46	0.00	470,551.46	0.00	11,393,957.00	10,923,405.54
SURPLUS	0.00	47,833.21	0.00	47,833.21	0.00	(4,144,748.00)	4,192,581.21

Somerville Housing Authority

Operating Statement

One Month Ending 04/30/2024

Program: Public Safety Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3610.000 Interest Income	0.00	81.71	0.00	81.71	0.00	800.00	(718.29)
3691.000 PILOT Income	0.00	0.00	0.00	0.00	0.00	288,882.00	(288,882.00)
TOTAL INCOME	0.00	81.71	0.00	81.71	0.00	289,682.00	(289,600.29)
EXPENSES							
4110.000 Admin Salaries	0.00	1,865.38	0.00	1,865.38	0.00	0.00	(1,865.38)
4190.000 Sundry Admin Costs	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
4190.300 Mamt Fee	0.00	10,000.00	0.00	10,000.00	0.00	120,000.00	110,000.00
4430.110 Routine Contract Costs	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	11,000.00	11,000.00
4512.000 Liability Insurance	0.00	796.67	0.00	796.67	0.00	0.00	(796.67)
TOTAL EXPENSES	0.00	12,662.05	0.00	12,662.05	0.00	139,000.00	126,337.95
SURPLUS	0.00	(12,580.34)	0.00	(12,580.34)	0.00	150,682.00	(163,262.34)

Somerville Housing Authority

Operating Statement

One Month Ending 04/30/2024

Program: Section 8 Voucher

Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3101.000 Mobility Fee Income	0.00	2,439.30	0.00	2,439.30	0.00	32,500.00	(30,060.70)
3300.000 Fraud Income - PHA	0.00	175.00	0.00	175.00	0.00	0.00	175.00
3301.000 Fraud Income - HUD	0.00	175.00	0.00	175.00	0.00	0.00	175.00
3400.000 Admin Fee Income	0.00	9,825.00	0.00	9,825.00	0.00	1,762,200.00	(1,752,375.00)
3610.000 Interest Income	0.00	240.35	0.00	240.35	0.00	1,800.00	(1,559.65)
3611.000 restricted Interest Income	0.00	54.20	0.00	54.20	0.00	0.00	54.20
3690.000 Other Income	0.00	5,000.00	0.00	5,000.00	0.00	0.00	5,000.00
3804.000 FSS Forfeitures Revenue after	0.00	357.41	0.00	357.41	0.00	0.00	357.41
TOTAL INCOME	0.00	18,266.26	0.00	18,266.26	0.00	1,796,500.00	(1,778,233.74)
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	49,919.60	0.00	49,919.60	0.00	834,075.00	784,155.40
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
4150.000 Travel	0.00	0.00	0.00	0.00	0.00	19,840.00	19,840.00
4160.000 Mobility Admin Exp	0.00	620.06	0.00	620.06	0.00	10,000.00	9,379.94
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
4190.000 Sundry Admin Cost	0.00	13,471.59	0.00	13,471.59	0.00	502,140.00	488,668.41
4191.000 Telephone/Internet/Cells	0.00	32.92	0.00	32.92	0.00	0.00	(32.92)
4192.000 Copier/Computer Costs	0.00	187.99	0.00	187.99	0.00	0.00	(187.99)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	68,642.00	68,642.00
4512.000 Liability Insurance	0.00	1,334.02	0.00	1,334.02	0.00	0.00	(1,334.02)
4513.000 Worker's Comp Insurance	0.00	2,725.00	0.00	2,725.00	0.00	0.00	(2,725.00)
4540.000 Employee Benefits	0.00	14,704.30	0.00	14,704.30	0.00	362,533.00	347,828.70
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	82,995.48	0.00	82,995.48	0.00	1,881,230.00	1,798,234.52
HAP EXPENSES							
4715.000 Haps	0.00	1,550,916.02	0.00	1,550,916.02	0.00	0.00	(1,550,916.02)
4715.005 PORT OUT HAPS	0.00	9,518.00	0.00	9,518.00	0.00	0.00	(9,518.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	25,726.00	0.00	25,726.00	0.00	0.00	(25,726.00)
4715.050 FSS HAPS PAYMENTS	0.00	18,734.00	0.00	18,734.00	0.00	0.00	(18,734.00)
4715.060 DHAP HAPS	0.00	341,815.00	0.00	341,815.00	0.00	0.00	(341,815.00)
4715.070 FAMILY UNIFICATION HAPS	0.00	97,557.00	0.00	97,557.00	0.00	0.00	(97,557.00)
4715.080 PORT IN HAPS	0.00	(6.00)	0.00	(6.00)	0.00	0.00	6.00
TOTAL HAP EXPENSES	0.00	2,044,260.02	0.00	2,044,260.02	0.00	0.00	(2,044,260.02)
TOTAL EXPENSES	0.00	2,127,255.50	0.00	2,127,255.50	0.00	1,881,230.00	(246,025.50)
SURPLUS	0.00	(2,108,989.24)	0.00	(2,108,989.24)	0.00	(84,730.00)	(2,024,259.24)

Somerville Housing Authority
Operating Statement
One Month Ending 04/30/2024
Program: Mainstream Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3400.000 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	183,012.00	(183,012.00)
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	183,012.00	(183,012.00)
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	5,946.63	0.00	5,946.63	0.00	88,712.00	82,765.37
4130.000 Leqal	0.00	0.00	0.00	0.00	0.00	300.00	300.00
4150.000 Travel	0.00	0.00	0.00	0.00	0.00	1,942.00	1,942.00
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
4190.000 Sundrv Admin Cost	0.00	(2,396.37)	0.00	(2,396.37)	0.00	27,286.00	29,682.37
4191.000 Telephone/Internet/Cells	0.00	3.14	0.00	3.14	0.00	0.00	(3.14)
4192.000 Copier/Computer Costs	0.00	17.71	0.00	17.71	0.00	0.00	(17.71)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	5,901.00	5,901.00
4512.000 Liability Insurance	0.00	44.99	0.00	44.99	0.00	0.00	(44.99)
4540.000 Employee Benefits	0.00	1,165.05	0.00	1,165.05	0.00	32,090.00	30,924.95
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
TOTAL ADMIN EXPENSES	0.00	4,781.15	0.00	4,781.15	0.00	168,231.00	163,449.85
HAP EXPENSE							
4715.010 MAINSTREAM HAPS	0.00	189,155.00	0.00	189,155.00	0.00	0.00	(189,155.00)
TOTAL HAP EXPENSE	0.00	189,155.00	0.00	189,155.00	0.00	0.00	(189,155.00)
TOTAL EXPENSES	0.00	193,936.15	0.00	193,936.15	0.00	168,231.00	(25,705.15)
SURPLUS	0.00	(193,936.15)	0.00	(193,936.15)	0.00	14,781.00	(208,717.15)

MRVP
Operating Statement
One Month Ending 04/30/2024
Program: MRVP (Little Sisters of Poor) Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3400.000 MRVP Admin Fee Income	0.00	600.00	0.00	600.00	0.00	7,800.00	(7,200.00)
3400.002 AHVP Admin Fee Income	0.00	50.00	0.00	50.00	0.00	0.00	50.00
3610.000 Interest Income	0.00	0.23	0.00	0.23	0.00	0.00	0.23
3802.000 DHCD HAP Subsidy MRVP	0.00	1,746.00	0.00	1,746.00	0.00	0.00	1,746.00
3802.100 DHCD HAP Subsidy AHVP	0.00	20,562.00	0.00	20,562.00	0.00	0.00	20,562.00
TOTAL INCOME	0.00	22,958.23	0.00	22,958.23	0.00	7,800.00	15,158.23
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	34.61	0.00	34.61	0.00	897.00	862.39
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
4190.000 Sundry Admin Costs	0.00	0.00	0.00	0.00	0.00	4,800.00	4,800.00
TOTAL ADMINISTRATIVE EXPENSE	0.00	34.61	0.00	34.61	0.00	6,897.00	6,862.39
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	30.00	30.00
4540.000 Employee Benefits	0.00	10.70	0.00	10.70	0.00	289.00	278.30
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
TOTAL EXPENSES	0.00	45.31	0.00	45.31	0.00	9,716.00	9,670.69
SURPLUS	0.00	22,912.92	0.00	22,912.92	0.00	(1,916.00)	24,828.92

Somerville Housing Authority
Operating Statement
One Month Ending 04/30/2024
Program: SRO Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3400.000 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	23,226.00	(23,226.00)
3610.000 Interest Income	0.00	3.80	0.00	3.80	0.00	0.00	3.80
TOTAL INCOME	0.00	3.80	0.00	3.80	0.00	23,226.00	(23,222.20)
EXPENSES							
4110.000 Admin Salaries	0.00	487.00	0.00	487.00	0.00	10,468.00	9,981.00
4130.000 Legal	0.00	0.00	0.00	0.00	0.00	80.00	80.00
4150.000 Travel	0.00	0.00	0.00	0.00	0.00	227.00	227.00
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	600.00	600.00
4171.000 Audit	0.00	0.00	0.00	0.00	0.00	500.00	500.00
4190.000 Sundry Admin Cost	0.00	15.08	0.00	15.08	0.00	4,095.00	4,079.92
4191.000 Telephone/Internet/Cell	0.00	0.35	0.00	0.35	0.00	0.00	(0.35)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	10,457.00	10,457.00
4512.000 Liability Insurance	0.00	5.22	0.00	5.22	0.00	0.00	(5.22)
4540.000 Employee Benefits	0.00	139.79	0.00	139.79	0.00	3,758.00	3,618.21
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	6,500.00	6,500.00
TOTAL EXPENSES	0.00	647.44	0.00	647.44	0.00	36,685.00	36,037.56
SURPLUS	0.00	(643.64)	0.00	(643.64)	0.00	(13,459.00)	12,815.36

TENANT SELECTION REPORT - MAY 2024
PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Processed	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	14	6	43400	1350
Federal Family	66	29	1574	406
State Elderly	4	2	11980	408
Federal Elderly	33	19	851	280
S8NC (Hagan Manor)	7	0	594	265
S8NC (Bryant)	3	0	419	77
Total Public Housing	127	56	58818	2786
Section 8	7	3	2328	2328
SRO	2	2	84	33
DHAP	14	8	999	122
Mainstream	8	2	171	66
FYI	0	0	8	0
VASH	0	0	0	0
Walnut Street	1	0	11	6
Linden Street	8	2	237	47
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	3	0	8	0
YMCA	2	2	62	24
Waterworks	16	11	377	178
Capen Court	13	10	559	231
Total Leased Housing	74	40	4847	3037
Total All Programs	201	96	63665	5823

VACANCY REPORT MAY 2024

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	22	2	24	8%
	Bryant	123	11	134	8%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	52	1	53	2%
	Highland Garden	41	1	42	2%
	Properzi Manor	108	2	110	2%
	Weston Manor	79	1	80	1%
FEDERAL FAMILY	Mystic View	206	9	215	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	238	2	240	1%
	Clarendon Hill	N/A due to redevelopment of property			
	Sycamore/Fountain	3	0	3	0%

Somerville Housing Authority

Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, Mainstream, 2) Project: TBV - All Other Voucher, TBV - NED, TBV - Family Unification Program, TBV - Homeownership +14, 3) Effective Date: 6/12/2024

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	0	0	0	111	111	1
PBV - Capen Court	64	0	0	0	0	63	63	1
PBV - CASCAP	8	0	0	0	0	7	7	1
PBV - Linden Street	18	0	0	0	0	18	18	0
PBV - Next Step	3	0	0	0	0	3	3	0
PBV - Vinfen	8	0	0	0	0	8	8	0
PBV - Walnut Street Center	5	0	0	0	0	4	4	1
PBV - Water Works	25	0	0	0	0	24	24	1
PBV - YMCA	12	0	0	0	0	12	12	0
TBV - All Other Voucher	798	0	3	4	7	733	747	51
TBV - Family Unification Program	50	0	0	0	0	47	47	3
TBV - FUP/FYI	11	6	0	0	0	7	13	0
TBV - Homeownership	14	0	0	0	0	15	15	0
TBV - NED	200	0	0	0	0	200	200	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	1341	6	3	4	7	1264	1284	60

End of Report

Resident Services Report

May 2024

1. *Resident Service Referrals such as for housekeeping assistance, benefit application assistance, arrearage assistance, transportation assistance, therapeutic referrals and more:*

	SBennett	GCordova	Total
Elderly	29	30	
Young Disabled	4	2	
Family	12	0	
Applicant	0	0	
Section 8 Assistance	1	0	
Total referrals this month	46	32	

3. Activities this month:

- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Installing new computers and 3-D printer donated from the Mystic Learning Center/preparing a reopening event!*
- *Fire Safety Meetings with Somerville Fire Department in Waterworks, Highland, Ciampa, and Weston Manor.*
- *Installing a new piano at Bryant Manor courtesy of Around Hear*
- *Musical Concerts at Brady, Properzi, Mystic, and Bryant*
- *Community Garden Meeting for Mystic residents and Groundwork Somerville*
- *Pop Warner Info Session at the Mystic Activity Center*

4. Anticipated Activities in June:

- *Community Unity Basketball game at Mystic with Somerville Police Department and youth from the Mystic Learning Center's Basketball Program, which is funded thru the Mystic-Clarendon provider's grant.*
- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Reopening Event for Mystic Computer Lab*
- *Scheduling/Holding Coffee Hours with building management at Weston Manor & Properzi Manor*
- *Meeting with Mystic Clarendon Providers to plan a Summer Picnic for families*
- *Planning meetings for farmer's market coupon distributions in each building.*
- *Coffee Hours with Commonwealth Care Alliance, A senior health care program, in Brady and Properzi Manor.*
- *Planning for a Community Meeting at Mystic with Somerville Police Department on Community Safety.*
- *Family Event sponsored by the Mystic-Clarendon Providers Grant for residents: a visit to York's Wild Kingdom!*

Resident Services Report
May 2024

A Youth Program wrapping up in May for the summer:



Mystic Learning Center PRE-TEEN CHOICE CLUB NIGHT GROUPS



TIME 6-8PM | AGES 8-14 | 530 MYSTIC AVE

Every Tuesday & Thursday

Except for school vacations



Starts: October 10, 2023 - Ends: May 16, 2024

- Tuesday/Thursday activities include video game competitions, field trips, sports/recreation, cooking, games, homework help, arts & crafts, and more
- Nutritious SNACKS provided
>This is a **FREE** Program< most importantly making new friends!

- Las actividades de los martes y jueves incluyen competencias de videojuegos, excursiones, deportes/recreación, cocina, juegos, ayuda con las tareas, artes y manualidades. y más
- Se proporcionan SNACKS nutritivos
>Este es un programa **GRATUITO**<
¡Lo más importante es hacer nuevos amigos!

- As atividades de terça/quinta-feira incluem competições de videogame, excursões, esportes/recreação, culinária, jogos, ajuda com lição de casa, artes e ofícios, e mais
- LANCHES nutritivos fornecidos
>Este é um programa **GRATUITO**<
o mais importante é fazer novos amigos!

SCAN HERE TO REGISTER

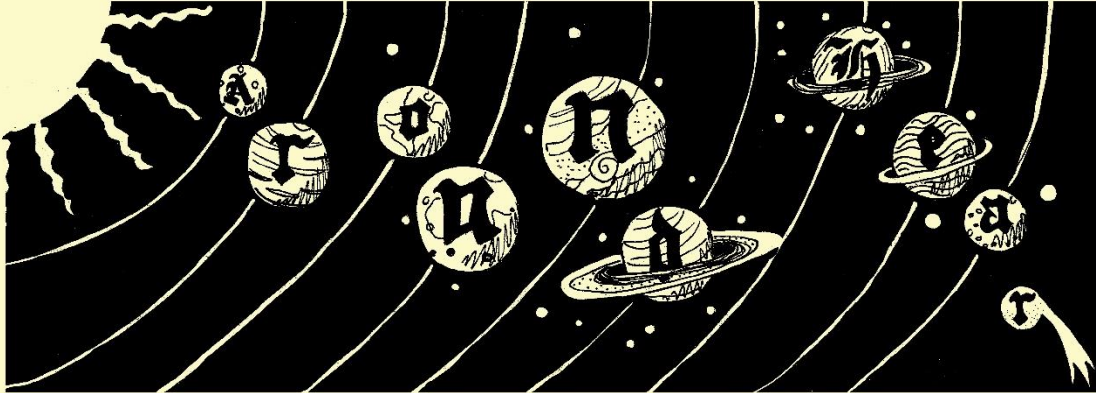


CONTACT: INFO@MYSTICLEARNINGCENTER.ORG
TEL: 6176230110

Resident Services Report

May 2024

An Around Hear Concert in Early June at Mystic:



Season Finale!

June 1, 2023, 2-3:30pm
at the Mystic Activity Center
530 Mystic Ave. Somerville, MA

Visiting the Mystic for the first time? From the T: take a quick ride on the #95 from Sullivan Square. Parking info [here](#).

- ★ Free
- ★ Open to the public
- ★ Listeners of all ages are welcome
- ★ Refreshments served
- ★ Write, draw, move while you listen

Come join us for our anything-goes season finale this Saturday! Marji will take you on a electroacoustic musical tour of three different exoplanets far beyond our own solar system. John and Trudi will perform their tabletop puppet show based on a hilarious fable by 20th-century Yiddish author, Isaac Bashevis Singer. Adrienne and Gillian will be joining Marji and Dan to revel in one of chamber music's biggest hits: Brahms' G minor piano quartet. The concert will open with music from Ghana and a rocking improvisation by our student groups. We hope to see you there!

Resident Services Report
May 2024

PROGRAM

- ★ Prelude performances by the all-ages violin & viola class and the creative keyboard ensemble
 - ★ Sonata No. 1 "X/O" for violin & electronic sounds by Kelley Polar
- ★ "Lyzer the Miser," a tabletop puppet show based on a story by Isaac Bashevis singer
 - ★ Piano Quartet No. 1 in G Minor, Op. 25, by Johannes Brahms

PERFORMERS

Marji Gere, violin; Gillian Gallagher, viola; Adrienne Taylor, cello; Dan Sedgwick, piano; Trudi Cohen & John Bell, puppetry; Zoe Kemmerling, accordion; students from Around Hear music classes



**PUBLIC SAFETY
INCIDENTS REPORTED BY AREA**

	BRADY	BRYANT	CAPEN	CAPEN CRT	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total
PUBLIC ORDER																
DISTURBANCE APT/NOISE	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
DISTURBANCE HALLWAY	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2
DISTURBANCE OUTSIDE	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	4
ADMINISTRATIVE																
INVESTIGATION	0	0	1	0	0	0	0	0	0	1	6	0	1	0	1	10
SICK PERSON	2	4	1	0	1	1	0	0	0	1	3	2	0	1	1	17
SUDDEN DEATH	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
CHECK CONDITION	2	0	0	0	0	0	0	0	0	0	0	1	0	1	0	4
CITIZEN CONTACT	1	0	2	1	0	0	0	0	0	0	0	4	0	0	7	15
SHA NOTICE SERVICE	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2
MEETING	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
LOCKOUT	0	0	0	0	1	0	0	0	0	4	3	0	0	0	0	8
MAINTENANCE PROBLEM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
E911 HANGUP	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
ASSIST NO ARREST	0	0	0	0	0	0	0	0	0	1	0	0	0	0	3	4
SUMMONS/RO SERVICE	0	3	0	0	0	4	0	0	0	4	5	1	0	0	0	17
OFFICER WANTED	3	2	1	0	2	0	4	0	0	4	4	1	0	2	0	23
MISSING PERSON	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
MV VIOLATIONS	0	0	0	0	0	1	1	0	0	1	0	0	0	0	0	3
PARKING VIOLATIONS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
DIRECTED PATROL	29	28	28	0	27	81	55	27	27	34	21	24	29	30	24	464
Grand Total	37	37	33	1	32	88	61	27	28	52	49	34	30	34	38	581

PUBLIC SAFETY
INCIDENTS REPORTED BY DATE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
CRIMES AGAINST PERSON													
UNARMED ROBBERY		0	1	0	0	0	0	0	0	0	0	0	1
ARMED ROBBERY		0	0	0	0	0	0	0	0	0	0	0	1
THREATS		0	2	0	0	0	0	1	0	0	0	0	3
ASSAULT AND BATTERY		1	0	0	3	0	1	0	2	0	3	1	11
PROPERTY CRIMES													
VANDALISM		0	0	0	1	0	0	0	2	1	0	0	5
B&E (UNKNOWN TIME)		0	0	0	0	0	0	0	0	0	0	0	1
B&E DAY		0	0	0	0	0	0	0	0	1	0	0	1
B&E NIGHT		0	0	0	1	0	0	0	0	0	0	1	2
LARCENY OVER \$250		0	0	0	1	0	0	0	0	0	0	0	1
TRESPASSING		0	0	0	0	0	0	0	1	0	0	0	2
LARCENY UNDER \$250		0	0	0	0	0	0	0	0	0	0	1	1
LARCENY BICYCLE/SCOOTER		0	0	2	0	0	0	0	0	0	0	0	2
PUBLIC ORDER													
RESTRAINING ORDER VIOL		0	0	0	1	0	0	0	0	0	0	0	1
OTHER LIQUOR LAW		1	0	0	0	0	0	0	0	0	0	0	1
DISTURBANCE APT/NOISE		5	6	4	3	1	4	1	4	5	3	6	51
DISTURBANCE HALLWAY		3	1	3	11	2	1	0	3	3	6	5	40
DISTURBANCE OUTSIDE		2	1	1	1	4	3	6	3	1	4	1	28
FIREARMS OTHER		0	0	0	0	0	1	0	0	0	1	0	2
OTHER M/V		0	0	1	0	0	0	0	0	0	1	0	2
ADMINISTRATIVE													
INVESTIGATION		5	2	3	10	9	9	7	14	12	13	13	111
SICK PERSON		17	14	26	21	16	13	23	15	13	24	15	218
SUDDEN DEATH		0	0	0	1	1	0	1	0	0	0	0	3
CHECK CONDITION		7	7	6	3	4	8	3	7	5	3	11	69
CITIZEN CONTACT		13	13	9	18	9	16	16	24	17	20	15	178
RESIDENT MEETING		0	0	0	0	0	0	1	0	0	0	0	1
SHA NOTICE SERVICE		0	0	0	2	1	0	0	0	0	0	0	3
MEETING		0	0	0	0	1	0	0	0	0	0	1	2
EVICTON		0	1	0	0	0	0	0	0	0	0	0	1
ESCORT		0	0	0	0	0	0	1	0	0	0	0	1
LOCKOUT		4	4	5	4	8	3	10	10	10	7	6	79
MAINTENANCE PROBLEM		0	0	0	0	1	0	0	0	0	1	1	3
E911 HANGUP		2	0	1	0	1	3	2	0	0	1	0	15
MV PROPERTY DAMAGE ACCIDENT		0	0	1	0	0	1	0	0	0	0	1	5
ASSIST NO ARREST		0	4	1	4	1	1	5	2	4	8	3	36
ASSIST ARREST		0	1	1	2	0	0	2	0	0	0	2	8
WARRANT ARREST		0	0	0	2	0	0	0	0	0	0	0	2
SUMMONS/RO SERVICE		5	2	0	1	17	5	9	5	5	4	2	60
OFFICER WANTED		24	12	22	20	23	20	33	9	28	21	25	260
ANIMAL COMPLAINT		0	0	0	0	0	0	1	0	1	0	0	2
LOST PROPERTY REPORTED		0	0	3	2	0	0	1	0	1	1	0	10
MISSING PERSON		4	0	1	0	1	0	0	0	2	0	0	8
MV VIOLATIONS		3	9	1	8	3	3	3	2	1	5	1	39
PARKING VIOLATIONS		7	2	0	4	1	0	0	1	0	0	2	17
FIRE INVESTIGATION		0	0	1	0	0	0	0	4	0	2	1	8
COURT		0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL		435	408	455	370	440	316	468	365	422	351	381	4842
Grand Total		538	490	547	494	544	408	594	474	532	479	496	6139

WORK ORDERS ISSUED FOR:May-24REQUESTED BY MANAGEMENT: 679REQUESTED BY TENANTS: 1044TOTAL WORK ORDERS ISSUED: 1723

DEV.	****		****	ISSUED	TENANT	MANAGEMENT
	COMPLETED		INCOMPLETE			
031-1 Mystic Federal	365	124	8	373	56	317
031-9 Federal Elderly	246	102	52	298	256	42
200-1 Clarendon	93	24	15	108	76	32
200-2 Mystic State	268	98	6	274	212	62
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	129	68	23	152	124	28
667-3 Properzi Manor	135	72	4	139	105	34
667-4 Bryant Manor	187	82	11	198	174	24
667-6 Ciampa Manor	100	28	1	101	64	37
400-C Monmouth, Broadway	4	1	1	5	3	2
689-2 Hagan Manor	57	18	1	58	52	6
705-1 Sycamore, Fountain Ave	16	6	1	17	12	5
TOTAL	1600	623	123	1723	1044	679

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

**Somerville Housing Authority
Modernization Contract Log
Active Jobs May 2024**

Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Notice to Proceed	Contractor/A/E
Mystic Water Works II	Construction	Mystic Water Works II	Owner's Project Manager	\$286,483.00	N/A	Anser Advisory, LLC
Mystic Water Works II	Construction	Mystic Water Works II	Design	\$717,187.00	N/A	DiMella Shaffer Architects
Electrical Service Contract 2	Construction	Force Account	Construction	\$85.00 Per Hour	N/A	Singh Electrical LLC
Bryant Manor Panel Board Replacement	Pre-Construction	Bryant Reserve	Design	\$15,848.00	N/A	Nangle Engineering Inc
Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Construction	\$220,690.00	5/16/2023	Edward Paige Corp
Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Design	\$36,500.00	5/16/2023	Socotec
Mystic View Roof Replacement 3	Construction	Federal Cap Fund 2022	Design	\$32,475.00	9/13/2023	EHA Design
Properzi Elevator Modernization	Pre-Construction	Federal Cap Fund 2023	Design	\$121,310.00	1/17/2024	NV5
Mystic View Roof Replacement 3	Construction	Federal Fund 2023	Construction	\$347,470.00	9/13/2023	Young Developers LLC
Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Design	\$31,140.00	8/29/2023	GCG Associates
Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Construction	\$243,300.00	8/29/2023	The Hatch Group
Highland Garden Sprinkler Line	Pre-Construction	Federal Cap Fund 2023	Design	\$12,500.00	N/A	GCG Associates
Bryant Manor Mailboxes	Construction	Bryant Reserves	Design	\$20,000.00	N/A	Reverse Archicture
Bryant Manor Intercom Replacement	Construction	Bryant Reserves	Construction	\$218,300.00	12/3/2023	Laracy Electrical Contractors
Properzi Manor Elevator Modernization	Pre-Construction	Federal Cap Fund 2023	Construction	\$1,471,234.00	1/17/2024	New England Builders & Contractors
Mystic River Bumpout Repairs Phase 2	Pre-Construction	State Cap Fund 2022	Construction	\$269,494.83	N/A	MJS Construction Inc
Electrical Service Contract 1	Construction	Force Account	Construction	\$85 Per Hour	N/A	Adilson Electric
Bryant Manor Mailboxes	Pre-Construction	Bryant Reserves	Construction	\$63,800.00	5/16/2024	Northeast Construction Inc
Highland Garden Sprinkler Line	Pre-Construction	Federal Cap Fund 2023	Construction	\$168,600.00	N/A	KB Aruda Construction Inc