

Somerville Housing Authority

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**EXECUTIVE DIRECTOR'S
REPORT**

September 19, 2024



Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2024
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	342,827.00	0.00	1,719,631.00	0.00	4,097,088.00	(2,377,457.00)
3190.000 Antenna Income	0.00	18,458.98	0.00	135,318.25	0.00	416,460.00	(281,141.75)
3610.000 Interest Income	0.00	2,212.05	0.00	16,307.97	0.00	18,800.00	(2,492.03)
3690.000 Other Operating Recpts	0.00	1,979.75	0.00	11,305.96	0.00	0.00	11,305.96
3691.000 Misc Income/Scrap	0.00	207.00	0.00	959.00	0.00	1,800.00	(841.00)
3707.100 Management Fee Income	0.00	0.00	0.00	219,873.06	0.00	677,603.00	(457,729.94)
3707.200 Asset Management Fee Incom	0.00	0.00	0.00	23,360.00	0.00	70,080.00	(46,720.00)
3707.300 Bookkeeping Fee Income	0.00	0.00	0.00	17,055.00	0.00	52,560.00	(35,505.00)
3707.450 Fee for Services	0.00	0.00	0.00	260,994.55	0.00	725,000.00	(464,005.45)
3707.500 Mamt Fees Capen	0.00	14,661.24	0.00	70,930.79	0.00	176,244.00	(105,313.21)
3707.501 Management Fee Affordable H	0.00	20,000.00	0.00	100,000.00	0.00	240,000.00	(140,000.00)
3707.510 MGMT Fees Waterworks	0.00	4,015.37	0.00	21,527.48	0.00	51,885.00	(30,357.52)
3707.520 Fee for Services Capen	0.00	0.00	0.00	3,440.50	0.00	50,000.00	(46,559.50)
3707.550 Capen Vehicle Fees	0.00	1,398.00	0.00	6,990.00	0.00	16,776.00	(9,786.00)
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	79,991.84	0.00	191,987.00	(111,995.16)
3707.670 Mamt Fee Safetv	0.00	10,000.00	0.00	50,000.00	0.00	120,000.00	(70,000.00)
3707.680 DHCD RSC Grant	0.00	0.00	0.00	15,000.00	0.00	40,000.00	(25,000.00)
3707.690 DHCD SSP Grant	0.00	0.00	0.00	0.00	0.00	70,000.00	(70,000.00)
3707.700 PH FSS Forfeiture Rev	0.00	0.00	0.00	218.07	0.00	0.00	218.07
3800.000 Hud Subsidy	0.00	0.00	0.00	1,075,681.50	0.00	0.00	1,075,681.50
TOTAL INCOME	0.00	431,758.31	0.00	3,828,584.97	0.00	7,249,209.00	(3,420,624.03)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	117,123.54	0.00	502,981.61	0.00	1,540,259.00	1,037,277.39
4130.000 Legal	0.00	3,341.85	0.00	19,009.61	0.00	31,500.00	12,490.39
4140.000 Staff Training	0.00	0.00	0.00	2,863.93	0.00	0.00	(2,863.93)
4150.000 Travel	0.00	90.63	0.00	186.97	0.00	25,139.00	24,952.03
4170.000 Accounting	0.00	2,800.20	0.00	24,416.65	0.00	25,500.00	1,083.35
4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
4190.000 Sundrv Admin Cost	0.00	4,290.42	0.00	31,627.58	0.00	344,018.00	312,390.42
TOTAL GENERAL	0.00	127,646.64	0.00	581,086.35	0.00	1,984,416.00	1,403,329.65
MANAGEMENT FEES							
4190.200 Asset Mamt Fee	0.00	0.00	0.00	23,360.00	0.00	70,080.00	46,720.00
4190.300 Property Mamt Fee	0.00	0.00	0.00	219,873.06	0.00	677,603.00	457,729.94
4190.310 Bookkeeping Fee	0.00	0.00	0.00	17,055.00	0.00	52,560.00	35,505.00
4190.400 Fee For Svc Exp	0.00	0.00	0.00	260,994.55	0.00	725,000.00	464,005.45
TOTAL MANAGEMENT FEES	0.00	0.00	0.00	521,282.61	0.00	1,525,243.00	1,003,960.39
TOTAL ADMINISTRATIVE COST	0.00	127,646.64	0.00	1,102,368.96	0.00	3,509,659.00	2,407,290.04
4191.000 Telephone/Internet/Cells	0.00	4,055.37	0.00	17,751.64	0.00	0.00	(17,751.64)
4192.000 Copier/Computer Costs	0.00	2,063.62	0.00	8,098.62	0.00	0.00	(8,098.62)
4193.000 Office Supplies	0.00	1,049.42	0.00	6,646.94	0.00	0.00	(6,646.94)
4194.000 Postage	0.00	0.00	0.00	1,515.57	0.00	0.00	(1,515.57)
4230.000 Tenant Svc	0.00	3,750.00	0.00	14,625.52	0.00	285,000.00	270,374.48
UTILITIES							
4310.000 Water	0.00	83,946.22	0.00	183,159.02	0.00	986,051.00	802,891.98
4310.312 Water 31-2	0.00	10,610.40	0.00	22,490.27	0.00	0.00	(22,490.27)

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2024
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
UTILITIES							
4310.313 Water 31-3	0.00	19,928.85	0.00	44,098.27	0.00	0.00	(44,098.27)
4310.317 Water 31-7	0.00	16,898.30	0.00	31,259.80	0.00	0.00	(31,259.80)
4310.673 Water 667-3	0.00	27,530.62	0.00	52,333.23	0.00	0.00	(52,333.23)
4310.676 Water 667-6	0.00	7,084.05	0.00	15,248.50	0.00	0.00	(15,248.50)
4320.000 Electricity	0.00	0.00	0.00	27,199.53	0.00	510,486.00	483,286.47
4320.312 Elect - 31-2	0.00	0.00	0.00	15,970.08	0.00	0.00	(15,970.08)
4320.313 Elect 31-3	0.00	0.00	0.00	25,269.20	0.00	0.00	(25,269.20)
4320.317 Elect 31-7	0.00	0.00	0.00	55,708.69	0.00	0.00	(55,708.69)
4320.673 Electric 667-3	0.00	0.00	0.00	21,276.90	0.00	0.00	(21,276.90)
4320.676 Electric 667-6	0.00	0.00	0.00	22,932.45	0.00	0.00	(22,932.45)
4330.000 Gas	0.00	10,399.92	0.00	118,729.27	0.00	422,015.00	303,285.73
4330.313 Gas - 31-3	0.00	377.78	0.00	13,304.94	0.00	0.00	(13,304.94)
4330.317 Gas - 31-7	0.00	290.95	0.00	5,942.06	0.00	0.00	(5,942.06)
4330.673 Gas 667-3	0.00	534.16	0.00	16,734.62	0.00	0.00	(16,734.62)
4330.676 Gas 667-6	0.00	105.81	0.00	3,324.89	0.00	0.00	(3,324.89)
TOTAL UTILITIES	0.00	177,707.06	0.00	674,981.72	0.00	1,918,552.00	1,243,570.28
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	156,608.99	0.00	675,818.24	0.00	1,928,086.00	1,252,267.76
4420.000 Maintenance Supplies	0.00	33,230.12	0.00	77,101.12	0.00	465,000.00	387,898.88
TOTAL GENERAL	0.00	189,839.11	0.00	752,919.36	0.00	2,393,086.00	1,640,166.64
CONTRACT COSTS							
4430.000 Contract Costs	0.00	0.00	0.00	0.00	0.00	785,000.00	785,000.00
4430.006 Plumbing	0.00	0.00	0.00	250.00	0.00	0.00	(250.00)
4430.010 Rubbish	0.00	13,630.01	0.00	51,655.26	0.00	0.00	(51,655.26)
4430.040 Elevators	0.00	1,926.50	0.00	30,519.25	0.00	0.00	(30,519.25)
4430.050 Landscaping	0.00	2,800.00	0.00	10,345.00	0.00	0.00	(10,345.00)
4430.070 Electrical	0.00	10,968.81	0.00	47,757.46	0.00	0.00	(47,757.46)
4430.080 Plumbing	0.00	6,141.35	0.00	51,473.51	0.00	0.00	(51,473.51)
4430.090 Extermination	0.00	2,679.95	0.00	13,803.47	0.00	0.00	(13,803.47)
4430.110 Routine Contract Cost	0.00	20,067.09	0.00	77,998.67	0.00	0.00	(77,998.67)
TOTAL CONTRACT COSTS	0.00	58,213.71	0.00	283,802.62	0.00	785,000.00	501,197.38
TOTAL MAINTENANCE	0.00	248,052.82	0.00	1,036,721.98	0.00	3,178,086.00	2,141,364.02
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	0.00	0.00	72,503.66	0.00	0.00	(72,503.66)
4512.000 Liability Insurance	0.00	0.00	0.00	13,717.31	0.00	0.00	(13,717.31)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	34,790.76	0.00	0.00	(34,790.76)
4514.000 Insurance (Other)	0.00	0.00	0.00	11,102.68	0.00	0.00	(11,102.68)
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	7,767.58	0.00	344,582.15	0.00	1,246,182.00	901,599.85
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	36,838.54	0.00	117,688.49	0.00	105,000.00	(12,688.49)
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	95,500.00	95,500.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	12,205.40	0.00	0.00	(12,205.40)
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	151,778.40	0.00	156,440.40	0.00	315,000.00	158,559.60
TOTAL EXPENSES	0.00	760,709.45	0.00	3,625,741.80	0.00	11,393,957.00	7,768,215.20
SURPLUS	0.00	(328,951.14)	0.00	202,843.17	0.00	(4,144,748.00)	4,347,591.17

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2024
Program: 400-c Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3110.201 Shelter Rents 200-1	0.00	76,909.95	0.00	407,017.26	0.00	3,118,049.00	(2,711,031.74)
3110.202 Shelter Rents 200-2	0.00	163,928.00	0.00	808,865.75	0.00	0.00	808,865.75
3110.667 Shelter Rents 667-2	0.00	31,898.00	0.00	152,715.00	0.00	0.00	152,715.00
3110.705 Shelter Rents 705	0.00	2,047.00	0.00	10,867.00	0.00	0.00	10,867.00
3610.000 Interest Inc	0.00	527.86	0.00	2,510.44	0.00	3,800.00	(1,289.56)
3690.000 Other Operating Recpts	0.00	1,588.91	0.00	5,645.87	0.00	7,300.00	(1,654.13)
3801.000 Operating Subsidy	0.00	0.00	0.00	874,490.20	0.00	3,217,599.00	(2,343,108.80)
TOTAL INCOME	0.00	276,899.72	0.00	2,262,111.52	0.00	6,346,748.00	(4,084,636.48)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	51,603.70	0.00	218,403.08	0.00	568,393.00	349,989.92
4130.000 Legal	0.00	6,099.20	0.00	18,698.22	0.00	50,000.00	31,301.78
4140.000 Members Comp	0.00	0.00	0.00	14,161.45	0.00	52,500.00	38,338.55
4150.000 Travel	0.00	75.44	0.00	679.90	0.00	6,782.00	6,102.10
4170.000 Accounting	0.00	1,400.10	0.00	5,986.65	0.00	12,000.00	6,013.35
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	2,184.21	0.00	27,916.76	0.00	305,120.00	277,203.24
4191.000 Telephone/Internet/cells	0.00	3,485.36	0.00	13,303.01	0.00	0.00	(13,303.01)
4192.000 Copier/Computer Costs	0.00	1,954.12	0.00	7,783.57	0.00	0.00	(7,783.57)
4193.000 Office Supplies	0.00	1,004.06	0.00	4,984.54	0.00	0.00	(4,984.54)
4194.000 Postage	0.00	0.00	0.00	1,444.63	0.00	0.00	(1,444.63)
TOTAL ADMINISTRATIVE EXPENSE	0.00	67,806.19	0.00	313,361.81	0.00	998,795.00	685,433.19
SSP EXPENSES							
4195.110 LEAP-Asset Bldg Director	0.00	8,500.00	0.00	8,500.00	0.00	0.00	(8,500.00)
4195.140 SSP-Financial Coach	0.00	6,500.00	0.00	6,500.00	0.00	0.00	(6,500.00)
4195.360 SSP-Meeting Expenses	0.00	0.00	0.00	30.94	0.00	0.00	(30.94)
TOTAL SSP EXPENSES	0.00	15,000.00	0.00	15,030.94	0.00	0.00	(15,030.94)
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	41,359.61	0.00	86,009.88	0.00	1,099,530.00	1,013,520.12
4310.202 Water - 200-2	0.00	113,570.61	0.00	227,363.22	0.00	0.00	(227,363.22)
4310.667 Water 667	0.00	20,269.51	0.00	41,052.21	0.00	0.00	(41,052.21)
4310.705 Water 705	0.00	1,520.83	0.00	2,904.88	0.00	0.00	(2,904.88)
TOTAL WATER	0.00	176,720.56	0.00	357,330.19	0.00	1,099,530.00	742,199.81
ELECTRICITY							
4320.201 Elect 200-1	0.00	0.00	0.00	47,221.44	0.00	378,065.00	330,843.56
4320.202 Elect 200-2	0.00	0.00	0.00	29,780.87	0.00	0.00	(29,780.87)
4320.667 Electricity 667	0.00	0.00	0.00	3,922.08	0.00	0.00	(3,922.08)
TOTAL ELECTRICITY	0.00	0.00	0.00	80,924.39	0.00	378,065.00	297,140.61
GAS							
4330.201 Gas 200-1	0.00	2,470.82	0.00	55,545.09	0.00	455,049.00	399,503.91
4330.667 Gas 667	0.00	2,454.64	0.00	22,965.41	0.00	0.00	(22,965.41)
4330.751 Gas 705-1	0.00	36.24	0.00	1,103.67	0.00	0.00	(1,103.67)
4330.752 Gas 705-2	0.00	18.13	0.00	1,344.49	0.00	0.00	(1,344.49)
TOTAL GAS	0.00	4,979.83	0.00	80,958.66	0.00	455,049.00	374,090.34
TOTAL UTILITIES	0.00	181,700.39	0.00	519,213.24	0.00	1,932,644.00	1,413,430.76

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2024
Program: 400-c Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	138,853.70	0.00	510,588.77	0.00	1,423,673.00	913,084.23
4420.000 Maintenance Materials	0.00	32,567.18	0.00	165,973.33	0.00	352,945.00	186,971.67
TOTAL GENERAL	0.00	171,420.88	0.00	676,562.10	0.00	1,776,618.00	1,100,055.90
CONTRACT COSTS							
4430.010 Rubbish	0.00	13,048.47	0.00	49,461.48	0.00	0.00	(49,461.48)
4430.040 Elevator	0.00	0.00	0.00	8,061.89	0.00	0.00	(8,061.89)
4430.050 Landscaping	0.00	2,125.00	0.00	9,150.00	0.00	0.00	(9,150.00)
4430.070 Electrical	0.00	7,335.46	0.00	52,093.83	0.00	0.00	(52,093.83)
4430.080 Plumbing	0.00	2,566.12	0.00	44,820.27	0.00	0.00	(44,820.27)
4430.090 Extermination	0.00	912.92	0.00	3,974.11	0.00	0.00	(3,974.11)
4430.110 Routine Contract Costs	0.00	6,132.36	0.00	42,710.11	0.00	609,000.00	566,289.89
TOTAL CONTRACT COSTS	0.00	32,120.33	0.00	210,271.69	0.00	609,000.00	398,728.31
TOTAL MAINTENANCE	0.00	203,541.21	0.00	886,833.79	0.00	2,385,618.00	1,498,784.21
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	0.00	0.00	69,949.26	0.00	0.00	(69,949.26)
4512.000 Liability Insurance	0.00	0.00	0.00	5,088.40	0.00	0.00	(5,088.40)
4513.000 Worker's Compensation Insur	0.00	0.00	0.00	20,503.28	0.00	0.00	(20,503.28)
4514.000 Insurance (Other)	0.00	0.00	0.00	10,627.80	0.00	0.00	(10,627.80)
4520.000 Pilot	0.00	1,469.75	0.00	7,347.00	0.00	17,637.00	10,290.00
EMPLOYEE BENEFITS							
4540.000 Employee Benefits	0.00	0.00	0.00	116.38	0.00	755,709.00	755,592.62
4540.001 Emp Bebes-Pension	0.00	0.00	0.00	99,796.66	0.00	0.00	(99,796.66)
4540.002 Emp Benes-Grp Ins	0.00	0.00	0.00	85,807.92	0.00	0.00	(85,807.92)
4540.003 Emp Benes-Unemploy	0.00	16.49	0.00	110.02	0.00	0.00	(110.02)
4540.004 Emp Benes-Med	0.00	637.75	0.00	2,524.62	0.00	0.00	(2,524.62)
4540.005 Emp Benes - Fica	0.00	2,565.02	0.00	11,067.91	0.00	0.00	(11,067.91)
4540.006 Emp Benes-DentalLtd	0.00	1,484.11	0.00	5,911.26	0.00	0.00	(5,911.26)
TOTAL EMPLOYEE BENEFITS	0.00	4,703.37	0.00	205,334.77	0.00	755,709.00	550,374.23
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
4611.100 Kitchen Appliances	0.00	0.00	0.00	10,834.85	0.00	0.00	(10,834.85)
7540.000 Bett & Additions	0.00	0.00	0.00	10,796.45	0.00	0.00	(10,796.45)
7545.000 Property Contra	0.00	0.00	0.00	(10,796.45)	0.00	0.00	10,796.45
TOTAL EXPENSES	0.00	474,220.91	0.00	2,064,125.14	0.00	6,511,748.00	4,447,622.86
SURPLUS	0.00	(197,321.19)	0.00	197,986.38	0.00	(165,000.00)	362,986.38

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2024
Program: 667-4 Bryant Manor (Tracs) Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	Variance
	PUM	Amount	PUM	Amount	PUM	Amount	
INCOME							
3110.000 Shelter Rents-Tenants	0.00	56,314.00	0.00	278,680.00	0.00	665,712.00	(387,032.00)
3115.000 Shelter Rents-Sec 8	0.00	249,896.00	0.00	1,272,197.00	0.00	3,032,688.00	(1,760,491.00)
3610.000 Interest Income	0.00	2,618.85	0.00	13,193.16	0.00	17,000.00	(3,806.84)
3690.000 Other Operating Recpts	0.00	706.10	0.00	3,471.44	0.00	7,500.00	(4,028.56)
TOTAL INCOME	0.00	309,534.95	0.00	1,567,541.60	0.00	3,722,900.00	(2,155,358.40)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	38,603.36	0.00	163,811.35	0.00	411,371.00	247,559.65
4130.000 Legal	0.00	40.28	0.00	986.09	0.00	10,000.00	9,013.91
4150.000 Travel	0.00	18.06	0.00	167.01	0.00	1,625.00	1,457.99
4170.000 Accounting	0.00	1,400.10	0.00	6,816.71	0.00	9,000.00	2,183.29
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	845.72	0.00	9,224.05	0.00	50,324.00	41,099.95
4191.000 Telephone/Internet/Cells	0.00	722.25	0.00	2,979.48	0.00	0.00	(2,979.48)
4192.000 Copier/Computer Costs	0.00	468.07	0.00	1,642.97	0.00	0.00	(1,642.97)
4193.000 Office Supplies	0.00	240.48	0.00	1,193.84	0.00	0.00	(1,193.84)
4194.000 Postage	0.00	0.00	0.00	346.04	0.00	0.00	(346.04)
TOTAL ADMINISTRATIVE EXPENSE	0.00	42,338.32	0.00	187,167.54	0.00	486,320.00	299,152.46
4230.000 Tenant Svc	0.00	0.00	0.00	804.00	0.00	5,000.00	4,196.00
UTILITIES							
4310.000 Water	0.00	26,790.28	0.00	33,529.30	0.00	110,506.00	76,976.70
4320.000 Electricity	0.00	0.00	0.00	53,800.62	0.00	187,241.00	133,440.38
4330.000 Gas	0.00	1,334.28	0.00	25,038.12	0.00	85,887.00	60,848.88
TOTAL UTILITIES	0.00	28,124.56	0.00	112,368.04	0.00	383,634.00	271,265.96
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	23,199.28	0.00	129,767.85	0.00	432,663.00	302,895.15
4420.000 Maintenance Materials	0.00	3,096.96	0.00	11,504.27	0.00	300,000.00	288,495.73
4430.010 Rubbish	0.00	5,153.80	0.00	21,987.41	0.00	0.00	(21,987.41)
4430.040 Elevator	0.00	258.00	0.00	4,676.24	0.00	0.00	(4,676.24)
4430.050 Landscaping	0.00	200.00	0.00	950.00	0.00	0.00	(950.00)
4430.070 Electrical	0.00	1,638.61	0.00	5,057.24	0.00	0.00	(5,057.24)
4430.080 Plumbing	0.00	2,481.88	0.00	5,928.61	0.00	0.00	(5,928.61)
4430.090 Extermination	0.00	793.13	0.00	1,235.95	0.00	0.00	(1,235.95)
4430.110 Routine Contract Costs	0.00	5,011.93	0.00	20,527.67	0.00	588,000.00	567,472.33
TOTAL MAINTENANCE EXPENSE	0.00	41,833.59	0.00	201,635.24	0.00	1,320,663.00	1,119,027.76
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	0.00	0.00	107.46	0.00	0.00	(107.46)
4513.000 Worker's Compensation Insur	0.00	0.00	0.00	8,979.32	0.00	0.00	(8,979.32)
4514.000 Insurance (Other)	0.00	0.00	0.00	2,547.52	0.00	0.00	(2,547.52)
4540.000 Employee Benefits	0.00	1,991.83	0.00	88,181.52	0.00	320,035.00	231,853.48
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	290.00	0.00	3,290.00	0.00	135,000.00	131,710.00
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	0.00	43,500.00	43,500.00
4611.100 Kitchen Appliances	0.00	0.00	0.00	5,815.04	0.00	0.00	(5,815.04)
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	45,458.00	0.00	1,353,000.00	1,307,542.00
7541.000 Unit Rehab	0.00	31,295.93	0.00	129,243.29	0.00	0.00	(129,243.29)
7545.000 Property Contra	0.00	0.00	0.00	(143,405.36)	0.00	0.00	143,405.36
TOTAL EXPENSES	0.00	145,874.23	0.00	642,191.61	0.00	4,134,435.00	3,492,243.39

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2024
Program: 667-4 Bryant Manor (Tracs) Project: Consolidated

SURPLUS

0.00	163,660.72	0.00	925,349.99	0.00	(411,535.00)	1,336,884.99

Somerville Housing Authority
Operating Statement
Four Months Ending 07/31/2024
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	12,896.00	0.00	49,633.00	0.00	166,320.00	(116,687.00)
3115.000 Shelter Rents-Sec 8	0.00	39,832.00	0.00	161,017.00	0.00	514,200.00	(353,183.00)
3610.000 Interest Income	0.00	5.38	0.00	20.27	0.00	1,000.00	(979.73)
3690.000 Other Income	0.00	1,244.73	0.00	1,590.98	0.00	4,000.00	(2,409.02)
TOTAL INCOME	0.00	53,978.11	0.00	212,261.25	0.00	685,520.00	(473,258.75)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	3,092.15	0.00	12,408.03	0.00	39,273.00	26,864.97
4130.000 Legal	0.00	8.87	0.00	14.33	0.00	1,000.00	985.67
4150.000 Travel	0.00	10.48	0.00	26.35	0.00	291.00	264.65
4170.000 Accounting	0.00	49.92	0.00	149.76	0.00	1,200.00	1,050.24
4190.000 Sundry Admin Costs	0.00	128.95	0.00	609.49	0.00	9,925.00	9,315.51
4191.000 Telephone/Internet/Cells	0.00	395.08	0.00	1,223.65	0.00	0.00	(1,223.65)
4192.000 Copier/Computer Costs	0.00	193.40	0.00	209.70	0.00	0.00	(209.70)
4193.000 Office Supplies	0.00	21.80	0.00	170.15	0.00	0.00	(170.15)
4194.000 Postage	0.00	30.07	0.00	61.78	0.00	0.00	(61.78)
TOTAL ADMINISTRATIVE EXPENSE	0.00	3,930.72	0.00	14,873.24	0.00	51,689.00	36,815.76
UTILITIES							
4310.000 Water	0.00	0.00	0.00	5,394.50	0.00	30,060.00	24,665.50
4320.000 Electricity	0.00	3,103.94	0.00	9,937.81	0.00	36,317.00	26,379.19
4330.000 Gas	0.00	133.40	0.00	4,510.18	0.00	16,359.00	11,848.82
TOTAL UTILITIES	0.00	3,237.34	0.00	19,842.49	0.00	82,736.00	62,893.51
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	3,397.93	0.00	16,773.50	0.00	79,726.00	62,952.50
4420.000 Maintenance Materials	0.00	4,687.27	0.00	15,965.03	0.00	40,000.00	24,034.97
4430.010 Rubbish	0.00	506.54	0.00	1,560.78	0.00	0.00	(1,560.78)
4430.040 Elevators	0.00	258.00	0.00	1,519.64	0.00	0.00	(1,519.64)
4430.050 Landscaping	0.00	0.00	0.00	258.00	0.00	0.00	(258.00)
4430.070 Electrical	0.00	975.00	0.00	975.00	0.00	0.00	(975.00)
4430.080 Plumbing	0.00	0.00	0.00	1,283.05	0.00	0.00	(1,283.05)
4430.090 Extermination	0.00	35.77	0.00	76.39	0.00	0.00	(76.39)
4430.110 Routine Contract Costs	0.00	400.73	0.00	1,761.10	0.00	205,000.00	203,238.90
TOTAL MAINTENANCE EXPENSE	0.00	10,261.24	0.00	40,172.49	0.00	324,726.00	284,553.51
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	383.42	0.00	(4,217.57)	0.00	0.00	4,217.57
4512.000 Liability Insurance	0.00	0.00	0.00	19.18	0.00	0.00	(19.18)
4513.000 Worker's Comp Insurance	0.00	206.65	0.00	826.60	0.00	0.00	(826.60)
4514.000 Insurance (Other)	0.00	113.77	0.00	455.08	0.00	0.00	(455.08)
4540.000 Employee Benefits	0.00	1,701.61	0.00	10,566.65	0.00	45,390.00	34,823.35
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
4611.100 Kitchen Appliances	0.00	0.00	0.00	685.00	0.00	0.00	(685.00)
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	135,000.00	135,000.00
TOTAL EXPENSES	0.00	19,834.75	0.00	83,223.16	0.00	690,446.00	607,222.84
SURPLUS	0.00	34,143.36	0.00	129,038.09	0.00	(4,926.00)	133,964.09

Somerville Housing Authority

Operating Statement

Four Months Ending 07/31/2024

Program: 689-C (Monmouth/Broadway)

Project: Consolidated

		Period	Period	YTD	YTD	Budget	Budget	Variance
		PUM	Amount	PUM	Amount	PUM	Amount	
INCOME								
3110.000 Shelter Rents	□□□□	0.00	3,913.00	0.00	15,652.00	0.00	43,200.00	(27,548.00)
3610.000 Interest Income		0.00	15.80	0.00	59.57	0.00	80.00	(20.43)
TOTAL INCOME		0.00	3,928.80	0.00	15,711.57	0.00	43,280.00	(27,568.43)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin Salaries		0.00	85.25	0.00	325.72	0.00	1,099.00	773.28
4130.000 Legal		0.00	42.24	0.00	186.24	0.00	120.00	(66.24)
4190.000 Sundry Admin Costs		0.00	2.66	0.00	90.30	0.00	1,500.00	1,409.70
TOTAL ADMINISTRATIVE EXPENSE		0.00	130.15	0.00	602.26	0.00	2,719.00	2,116.74
UTILITIES								
4310.000 Water 689-C		0.00	0.00	0.00	30.00	0.00	13,296.00	13,266.00
4320.000 Electric 689-C		0.00	39.90	0.00	146.71	0.00	625.00	478.29
4330.000 Gas 689-C		0.00	21.00	0.00	84.00	0.00	2,098.00	2,014.00
TOTAL UTILITIES		0.00	60.90	0.00	260.71	0.00	16,019.00	15,758.29
MAINTENANCE EXPENSE								
4410.000 Maint Labor		0.00	71.94	0.00	414.15	0.00	2,245.00	1,830.85
4420.000 Maintenance Materials		0.00	8.46	0.00	1,859.40	0.00	1,500.00	(359.40)
4430.010 Rubbish		0.00	336.82	0.00	1,037.84	0.00	0.00	(1,037.84)
4430.040 Elevator		0.00	0.00	0.00	229.79	0.00	0.00	(229.79)
4430.050 Landscaping Services		0.00	0.00	0.00	150.00	0.00	0.00	(150.00)
4430.070 Electrical		0.00	178.50	0.00	357.00	0.00	0.00	(357.00)
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	595.72	0.00	4,048.18	0.00	11,545.00	7,496.82
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	255.61	0.00	5,262.68	0.00	0.00	(5,262.68)
4513.000 Worker's Comp Insurance		0.00	6.08	0.00	18.24	0.00	0.00	(18.24)
4514.000 Insurance (Other)		0.00	0.00	0.00	6.08	0.00	0.00	(6.08)
4520.000 Pilot		0.00	154.17	0.00	616.68	0.00	1,850.00	1,233.32
4540.000 Employee Benefits		0.00	43.37	0.00	250.02	0.00	1,158.00	907.98
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	1,246.00	0.00	11,064.85	0.00	41,249.00	30,184.15
SURPLUS		0.00	2,682.80	0.00	4,646.72	0.00	2,031.00	2,615.72

Somerville Housing Authority

Operating Statement

Five Months Ending 08/31/2024

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	2,612.81	0.00	12,820.26	0.00	32,500.00	(19,679.74)
3300.000 Fraud Income - PHA	0.00	417.50	0.00	1,272.00	0.00	0.00	1,272.00
3301.000 Fraud Income - HUD	0.00	417.50	0.00	1,272.00	0.00	0.00	1,272.00
3400.000 Admin Fee Income	0.00	0.00	0.00	500,628.00	0.00	1,762,200.00	(1,261,572.00)
3610.000 Interest Income	0.00	297.69	0.00	996.84	0.00	1,800.00	(803.16)
3611.000 restricted Interest Income	0.00	67.12	0.00	827.09	0.00	0.00	827.09
3690.000 Other Income	0.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00
3804.000 FSS Forfeitures Revenue after	0.00	2,858.31	0.00	3,215.72	0.00	0.00	3,215.72
TOTAL INCOME	0.00	6,670.93	0.00	526,031.91	0.00	1,796,500.00	(1,270,468.09)
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	97,252.65	0.00	375,790.10	0.00	834,075.00	458,284.90
4130.000 Legal	0.00	1,444.58	0.00	6,377.77	0.00	30,000.00	23,622.23
4140.000 Staff Training	0.00	0.00	0.00	1,182.50	0.00	0.00	(1,182.50)
4150.000 Travel	0.00	160.61	0.00	472.43	0.00	19,840.00	19,367.57
4160.000 Mobility Admin Exp	0.00	767.25	0.00	3,493.86	0.00	10,000.00	6,506.14
4170.000 Accounting	0.00	1,560.00	0.00	13,849.40	0.00	15,000.00	1,150.60
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	8,673.32	0.00	86,828.77	0.00	502,140.00	415,311.23
4191.000 Telephone/Internet/Cells	0.00	2,951.60	0.00	14,309.11	0.00	0.00	(14,309.11)
4192.000 Copier/Computer Costs	0.00	4,159.97	0.00	15,523.37	0.00	0.00	(15,523.37)
4193.000 Office Supplies	0.00	2,137.54	0.00	10,611.32	0.00	0.00	(10,611.32)
4194.000 Postage	0.00	0.00	0.00	3,075.36	0.00	0.00	(3,075.36)
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	0.00	0.00	4,182.41	0.00	0.00	(4,182.41)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	10,899.97	0.00	0.00	(10,899.97)
4540.000 Employee Benefits	0.00	2,256.32	0.00	100,369.50	0.00	362,533.00	262,163.50
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	121,363.84	0.00	646,965.87	0.00	1,881,230.00	1,234,264.13
HAP EXPENSES							
4715.000 Haps	0.00	1,564,631.95	0.00	5,642,636.14	0.00	0.00	(5,642,636.14)
4715.005 PORT OUT HAPS	0.00	15,969.00	0.00	62,658.00	0.00	0.00	(62,658.00)
4715.020 HOME-OWNERSHIP HAPS	0.00	25,745.00	0.00	128,517.00	0.00	0.00	(128,517.00)
4715.050 FSS HAPS PAYMENTS	0.00	18,893.00	0.00	89,920.00	0.00	0.00	(89,920.00)
4715.060 DHAP HAPS	0.00	356,703.00	0.00	1,758,114.69	0.00	0.00	(1,758,114.69)
4715.070 FAMILY UNIFICATION HAPS	0.00	102,674.00	0.00	500,230.58	0.00	0.00	(500,230.58)
TOTAL HAP EXPENSES	0.00	2,084,615.95	0.00	8,182,076.41	0.00	0.00	(8,182,076.41)
TOTAL EXPENSES	0.00	2,205,979.79	0.00	8,829,042.28	0.00	1,881,230.00	(6,947,812.28)
SURPLUS	0.00	(2,199,308.86)	0.00	(8,303,010.37)	0.00	(84,730.00)	(8,218,280.37)

Somerville Housing Authority
Operating Statement
Five Months Ending 08/31/2024
Program: Mainstream Project: Consolidated

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME							
3400.000 Admin Fee Income	0.00	0.00	0.00	22,627.00	0.00	183,012.00	(160,385.00)
3400.100 Mainstream Admin Fee Incom	0.00	0.00	0.00	27,681.00	0.00	0.00	27,681.00
TOTAL INCOME	0.00	0.00	0.00	50,308.00	0.00	183,012.00	(132,704.00)
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	8,613.35	0.00	34,654.85	0.00	88,712.00	54,057.15
4130.000 Legal	0.00	33.73	0.00	92.25	0.00	300.00	207.75
4150.000 Travel	0.00	15.12	0.00	115.59	0.00	1,942.00	1,826.41
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 Sundry Admin Cost	0.00	365.83	0.00	785.32	0.00	27,286.00	26,500.68
4191.000 Telephone/Internet/Cells	0.00	266.49	0.00	1,301.74	0.00	0.00	(1,301.74)
4192.000 Copier/Computer Costs	0.00	391.91	0.00	1,462.51	0.00	0.00	(1,462.51)
4193.000 Office Supplies	0.00	201.35	0.00	999.60	0.00	0.00	(999.60)
4194.000 Postage	0.00	0.00	0.00	289.73	0.00	0.00	(289.73)
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	0.00	0.00	89.98	0.00	0.00	(89.98)
4540.000 Employee Benefits	0.00	199.88	0.00	8,748.37	0.00	32,090.00	23,341.63
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	10,087.66	0.00	48,539.94	0.00	168,231.00	119,691.06
HAP EXPENSE							
4715.010 MAINSTREAM HAPS	0.00	199,802.00	0.00	779,254.00	0.00	0.00	(779,254.00)
TOTAL HAP EXPENSE	0.00	199,802.00	0.00	779,254.00	0.00	0.00	(779,254.00)
TOTAL EXPENSES	0.00	209,889.66	0.00	827,793.94	0.00	168,231.00	(659,562.94)
SURPLUS	0.00	(209,889.66)	0.00	(777,485.94)	0.00	14,781.00	(792,266.94)

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

Housing Program	Applications Processed	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	9	2	46364	1439
Federal Family	52	17	1689	416
State Elderly	9	2	12631	430
Federal Elderly	28	15	898	296
S8NC (Hagan Manor)	13	6	605	185
S8NC (Bryant)	14	7	429	83
Total Public Housing	125	49	62616	2849
Section 8	6	3	2397	2397
SRO	4	2	146	38
DHAP	0	0	1011	125
Mainstream	11	5	495210	6548
FYI	0	0	13	0
VASH	0	0	0	0
Walnut Street	1	0	70	6
Linden Street	11	6	531	119
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	1	0	107	6
YMCA	2	2	127	21
Waterworks	7	2	386	137
Waterworks II	12	9	97	30
Capen Court	7	4	772	229
Total Leased Housing	62	33	500870	9658
Total All Programs	187	82	563486	12507

VACANCY REPORT AUG 2024

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	23	1	24	4%
	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	77	3	80	4%
FEDERAL FAMILY	Mystic View	212	3	215	1%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	100	0	100	0%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	236	4	240	2%
	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: All Projects, 3) Effective Date: 9/10/2024

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	1	0	0	0	111	112	0
PBV - Capen Court	64	0	0	0	0	63	63	1
PBV - Capen Medford	23	0	0	0	0	23	23	0
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	5	5	0
PBV - Water Works	25	0	0	0	0	23	23	2
PBV - YMCA	12	0	0	0	0	12	12	0
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	798	0	1	3	9	726	739	59
TBV - Family Unification Program	50	0	0	0	0	48	48	2
TBV - FUP/FYI	16	5	0	0	0	8	13	3
TBV - Homeownership	14	0	0	0	0	15	15	0
TBV - NED	200	1	0	0	0	198	199	1
TBV - VASH	10	4	0	0	0	5	9	1
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	1379	11	1	3	9	1287	1311	71

End of Report

Resident Services Report

August 2024

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

	SBennett	GCordova	AAbreu	Total
Elderly	25	23	4	
Young Disabled	4	4	0	
Family	12	0	7	
Applicant	0	0	0	
Section 8 Assistance	0	0	0	
Total referrals this month	41	27	11	79

2. **Activities this month:**

- Public Safety Survey results continued to be collected from Mystic Residents
- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Mystic Clarendon Providers Summer Picnic for families occurred on August 20th at 530 Mystic Avenue
- SHA and providers continued collecting school supplies along with the Somerville Police Department Community Affairs Unit for a school supply giveaway event for Mystic and Clarendon Residents.
- Bryant Manor Technology Program kicked off with Elder Services
- Mass Senior Action Council held Coffee Hours in buildings about Medicare changes and maximizing benefits.
- Women’s Money Matter’s, a financial empowerment organization with a formal SHA partnership, held a six-week financial literacy course for residents, with stipends, food, translation/interpretation, and childcare available.
- Coffee Hour Social to introduce new Resident Services Coordinator, Abigail Abreu, to Mystic Residents

3. **Anticipated Activities in September:**

- Mystic Public Safety Survey results compiled and reviewed.
- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Bryant Manor Technology Program continues with Elder Services
- Mass Senior Action Council continues holding Coffee Hours in Senior buildings about Medicare changes and maximizing benefits including food stamps.
- Bryant Manor Covid/Flu Vaccine Clinic
- Wrap up of Women’s Money Matter’s financial education course for residents.
- Coffee Hour Social to introduce new Resident Services Coordinator, Abigail Abreu, to Corbett Apartment residents.

4. **Family Self-Sufficiency Program Successes:**

- S.C. graduated from the FSS Program with Suze Montana with nearly 53k in escrow savings! While on the program, S.C. graduated from college, became employed with a prestigious local university, is currently pursuing her master’s degree at this prestigious university, improved her personal credit and savings, and just increased her employment to a supervisory role! She moved into market rate housing on September 1st and is saving towards homeownership now!
- Section 8 FSS Participant SK is one step closer to owning his first home- The HQS inspection needed for their participation in the Section 8 for Homeownership program is set for Friday, September 6th. They are set to sign the P&S on or soon after that date. They have been deemed eligible for Closing Cost Assistance through the City of Somerville!

*Resident Services Report
August 2024*

Mystic End of Summer Party/Mystic and Clarendon Provider Picnic was held at the Mystic Activity Center-with a bounce house, face painting, touch a truck, parkour, picnic food including lemonade, popcorn and ice cream, and a backpack giveaway! The Providers believe around 250 Mystic and Clarendon Residents joined in on the fun:



FSS Coordinator Suze Montina (right) celebrating an amazing FSS Graduate, S.C. !:

Resident Services Report
August 2024



Resident Services Report

August 2024

The Mystic Activity Center Programs Supervisor, Doreen Jenkins is seen below packing up donated school supplies for residents. 140 backpacks full of supplies were collected including many donations from SHA staff. The distribution occurred during the End of Summer Party/Provider Picnic for Mystic and Clarendon residents.



PUBLIC SAFETY
INCIDENTS REPORTED BY AREA

	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total
CRIMES AGAINST PERSON															
ASSAULT AND BATTERY	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
PROPERTY CRIMES															
LARCENY UNDER \$250	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
PUBLIC ORDER															
DISTURBANCE APT/NOISE	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
DISTURBANCE OUTSIDE	0	1	0	1	0	0	0	0	1	1	0	0	0	0	4
OTHER M/V	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
ADMINISTRATION															
INVESTIGATION	0	1	2	1	0	0	0	0	2	4	0	0	0	1	11
SICK PERSON	1	5	2	1	0	2	0	1	0	1	6	0	5	0	24
CHECK CONDITION	2	2	2	0	0	1	1	0	0	0	1	2	2	0	13
CITIZEN CONTACT	0	0	6	1	12	0	0	0	0	0	1	0	5	20	45
SHA NOTICE SERVICE	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
LOCKOUT	0	0	0	0	0	0	0	1	3	2	0	0	0	0	6
MAINTENANCE PROBLEM	0	1	0	0	0	0	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	1
BURGLAR ALARM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
ASSIST NO ARREST	0	0	0	0	0	0	0	0	0	3	1	0	0	0	4
ASSIST ARREST	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
SUMMONS/RO SERVICE	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2
OFFICER WANTED	1	1	0	0	0	1	0	0	5	12	3	0	2	1	26
MISSING PERSON	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2
MV VIOLATIONS	0	1	0	0	0	0	0	0	3	1	0	0	0	0	5
FIRE INVESTIGATION	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
DIRECTED PATROL	27	30	24	26	88	51	26	23	31	22	26	21	26	27	448
Grand Total	31	42	37	30	100	55	27	25	54	52	38	23	41	49	604

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	0	0	0	0	0	2	
ASSAULT AND BATTERY		1	0	0	3	0	0	0	1	0	3	1	9	
PROPERTY CRIMES														
VANDALISM		0	0	0	1	0	0	1	1	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	1	0	0	0	0	1	3	
LARCENY OVER \$250		0	0	0	1	0	0	1	0	0	0	0	2	
TRESPASSING		0	0	0	0	0	0	0	0	0	0	1	1	
LARCENY UNDER \$250		0	0	0	0	0	0	0	1	0	0	1	2	
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	2	1	1	5	3	6	46	
DISTURBANCE HALLWAY		3	1	3	11	2	3	2	0	3	6	5	41	
DISTURBANCE OUTSIDE		2	1	1	1	4	2	4	4	1	4	1	26	
FIREARMS OTHER		0	0	0	0	0	0	0	0	0	1	0	1	
OTHER M/V		0	0	1	0	0	0	0	1	0	1	0	3	
ADMINISTRATIVE														
INVESTIGATION		5	2	3	10	9	9	15	10	12	13	13	115	
SICK PERSON		17	14	26	21	16	19	15	25	13	24	15	226	
SUDDEN DEATH		0	0	0	1	1	1	1	0	0	0	0	4	
CHECK CONDITION		7	7	6	3	4	5	10	13	5	3	11	79	
CITIZEN CONTACT		13	13	9	18	9	14	21	27	17	20	15	184	
SHA NOTICE SERVICE		0	0	0	2	1	0	1	2	0	0	0	6	
MEETING		0	0	0	0	1	0	0	0	0	0	1	2	
EVICION		0	1	0	0	0	0	0	0	0	0	0	1	
LOCKOUT		4	4	5	4	8	5	9	6	10	7	6	76	
MAINTENANCE PROBLEM		0	0	0	0	1	1	0	1	0	1	1	5	
E911 HANGUP		2	0	1	0	1	3	4	1	0	1	0	18	
BURGLAR ALARM		0	0	0	0	0	0	0	1	0	0	0	1	
MV PROPERTY DAMAGE ACCIDENT		0	0	1	0	0	1	2	0	0	0	1	7	
ASSIST NO ARREST		0	4	1	4	1	2	9	5	4	8	3	44	
ASSIST ARREST		0	1	1	2	0	0	0	1	0	0	2	7	
WARRANT ARREST		0	0	0	2	0	0	0	0	0	0	0	2	
SUMMONS/RO SERVICE		5	2	0	1	17	5	8	2	5	4	2	56	
OFFICER WANTED		24	12	22	20	23	14	24	25	28	21	25	261	
ANIMAL COMPLAINT		0	0	0	0	0	0	1	0	1	0	0	2	
LOST PROPERTY REPORTED		0	0	3	2	0	1	1	0	1	1	0	11	
MISSING PERSON		4	0	1	0	1	0	0	2	2	0	0	10	
MV VIOLATIONS		3	9	1	8	3	5	3	5	1	5	1	44	
PARKING VIOLATIONS		7	2	0	4	1	2	0	0	0	0	2	18	
FIRE INVESTIGATION		0	0	1	0	0	1	1	2	0	2	1	8	
COURT		0	0	0	0	0	1	0	0	0	0	0	1	
FIELD INTERVIEW		0	0	0	0	0	0	0	0	0	0	1	1	
DIRECTED PATROL		435	408	455	370	440	372	389	427	422	351	381	431	
Grand Total		538	490	547	494	544	472	524	566	532	479	496	543	6225

WORK ORDERS ISSUED FOR:

Aug-24

REQUESTED BY MANAGEMENT: 252

REQUESTED BY TENANTS: 1152

TOTAL WORK ORDERS ISSUED: 1404

DEV.	****		****			
	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE AUGUST	REQUESTED IN AUGUST				
031-1 Mystic Federal	327	108	11	338	270	68
031-9 Federal Elderly	227	102	12	239	185	54
200-1 Clarendon	67	19	8	75	81	6
200-2 Mystic State	258	101	8	266	233	33
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	136	42	17	153	117	36
667-3 Properzi Manor	108	67	9	117	92	25
667-4 Bryant Manor	112	48	5	117	94	23
667-6 Ciampa Manor	56	12	2	58	50	8
400-C Monmouth, Broadway	0	0	0	0	0	0
689-2 Hagan Manor	29	19	2	31	25	6
705-1 Sycamore, Fountain Ave	10	6	0	10	5	5
TOTAL	1330	524	74	1404	1152	252

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

Somerville Housing Authority						
Modernization Contract Log						
Active Jobs September 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	Construction	Bryant Reserve	Design	\$15,848.00	7/30/2024	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	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	Construction	Federal Cap Fund 2023	Design	\$12,500.00	7/9/2024	GCG Associates
Bryant Manor Mailboxes	Pre-Construction	Bryant Reserves	Design	\$20,000.00	5/16/2024	Reverse Archicture
Bryant Manor Intercom Replacement	Construction	Bryant Reserves	Construction	\$218,300.00	12/3/2023	Laracy Electrical Contractors
Properzi Manor Elevator Modernization	Construction	Federal Cap Fund 2023	Construction	\$1,471,234.00	1/17/2024	New England Builders & Contractors
Mystic River Bumpout Repairs Phase 2	Construction	State Cap Fund 2022	Construction	\$269,494.83	7/24/2024	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	Construction	Federal Cap Fund 2023	Construction	\$168,600.00	7/9/2024	KB Aruda Construction Inc
Mystic River River Site Improvement Phase	Construction	State Cap Fund 2023	Construction	\$405,000.00	7/8/2024	R. Federico Company LLC
Bryant Manor Panel Board Replacement	Construction	Bryant Reserves	Construction	\$462,199.00	7/30/2024	Jupiter Electric Inc