

**Somerville Housing Authority**

30 Memorial Road, Somerville, Massachusetts, MA 02145  
Telephone (617) 625-1152 Fax (617) 628-7057 TDD (617) 628-8889  
Website: [www.sha-web.org](http://www.sha-web.org)

**EXECUTIVE DIRECTOR'S  
REPORT**

**October 17, 2024**



**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
<b>INCOME</b>							
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	165,488.00	0.00	810,425.75	0.00	0.00	810,425.75
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	150,000.00	0.00	1,024,490.20	0.00	3,217,599.00	(2,193,108.80)
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>428,459.72</b>	<b>0.00</b>	<b>2,413,671.52</b>	<b>0.00</b>	<b>6,346,748.00</b>	<b>(3,933,076.48)</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
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	6,357.20	0.00	18,956.22	0.00	50,000.00	31,043.78
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	3,747.20	0.00	29,479.75	0.00	305,120.00	275,640.25
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)
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>0.00</b>	<b>69,627.18</b>	<b>0.00</b>	<b>315,182.80</b>	<b>0.00</b>	<b>998,795.00</b>	<b>683,612.20</b>
<b>SSP EXPENSES</b>							
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)
<b>TOTAL SSP EXPENSES</b>	<b>0.00</b>	<b>15,000.00</b>	<b>0.00</b>	<b>15,030.94</b>	<b>0.00</b>	<b>0.00</b>	<b>(15,030.94)</b>
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00
<b>UTILITIES</b>							
<b>WATER</b>							
4310.201 Water - 200-1	0.00	9,760.61	0.00	54,410.88	0.00	1,099,530.00	1,045,119.12
4310.202 Water - 200-2	0.00	28,229.61	0.00	142,022.22	0.00	0.00	(142,022.22)
4310.667 Water 667	0.00	5,796.51	0.00	26,579.21	0.00	0.00	(26,579.21)
4310.705 Water 705	0.00	629.83	0.00	2,013.88	0.00	0.00	(2,013.88)
<b>TOTAL WATER</b>	<b>0.00</b>	<b>44,416.56</b>	<b>0.00</b>	<b>225,026.19</b>	<b>0.00</b>	<b>1,099,530.00</b>	<b>874,503.81</b>
<b>ELECTRICITY</b>							
4320.201 Elect 200-1	0.00	(37,955.00)	0.00	9,266.44	0.00	378,065.00	368,798.56
4320.202 Elect 200-2	0.00	(8,989.00)	0.00	20,791.87	0.00	0.00	(20,791.87)
4320.667 Electricity 667	0.00	(1,892.00)	0.00	2,030.08	0.00	0.00	(2,030.08)
<b>TOTAL ELECTRICITY</b>	<b>0.00</b>	<b>(48,836.00)</b>	<b>0.00</b>	<b>32,088.39</b>	<b>0.00</b>	<b>378,065.00</b>	<b>345,976.61</b>
<b>GAS</b>							
4330.201 Gas 200-1	0.00	(10,620.18)	0.00	42,454.09	0.00	455,049.00	412,594.91
4330.667 Gas 667	0.00	(5,138.21)	0.00	15,372.56	0.00	0.00	(15,372.56)
4330.751 Gas 705-1	0.00	(255.76)	0.00	811.67	0.00	0.00	(811.67)
4330.752 Gas 705-2	0.00	(344.87)	0.00	981.49	0.00	0.00	(981.49)
<b>TOTAL GAS</b>	<b>0.00</b>	<b>(16,359.02)</b>	<b>0.00</b>	<b>59,619.81</b>	<b>0.00</b>	<b>455,049.00</b>	<b>395,429.19</b>
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>(20,778.46)</b>	<b>0.00</b>	<b>316,734.39</b>	<b>0.00</b>	<b>1,932,644.00</b>	<b>1,615,909.61</b>

**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
<b>EXPENSES</b>							
<b>MAINTENANCE</b>							
<b>GENERAL</b>							
4410.000 Maint Labor	0.00	136,189.32	0.00	507,924.39	0.00	1,423,673.00	915,748.61
4420.000 Maintenance Materials	0.00	32,567.18	0.00	165,973.33	0.00	352,945.00	186,971.67
<b>TOTAL GENERAL</b>	<b>0.00</b>	<b>168,756.50</b>	<b>0.00</b>	<b>673,897.72</b>	<b>0.00</b>	<b>1,776,618.00</b>	<b>1,102,720.28</b>
<b>CONTRACT COSTS</b>							
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 Plumbin	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
<b>TOTAL CONTRACT COSTS</b>	<b>0.00</b>	<b>32,120.33</b>	<b>0.00</b>	<b>210,271.69</b>	<b>0.00</b>	<b>609,000.00</b>	<b>398,728.31</b>
<b>TOTAL MAINTENANCE</b>	<b>0.00</b>	<b>200,876.83</b>	<b>0.00</b>	<b>884,169.41</b>	<b>0.00</b>	<b>2,385,618.00</b>	<b>1,501,448.59</b>
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	8,930.39	0.00	78,879.65	0.00	0.00	(78,879.65)
4512.000 Liability Insurance	0.00	1,661.66	0.00	6,750.06	0.00	0.00	(6,750.06)
4513.000 Worker's Compensation Insur	0.00	5,125.82	0.00	25,629.10	0.00	0.00	(25,629.10)
4514.000 Insurance (Other)	0.00	2,606.72	0.00	13,234.52	0.00	0.00	(13,234.52)
4520.000 Pilot	0.00	1,469.75	0.00	7,347.00	0.00	17,637.00	10,290.00
<b>EMPLOYEE BENEFITS</b>							
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	24,085.53	0.00	123,882.19	0.00	0.00	(123,882.19)
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)
<b>TOTAL EMPLOYEE BENEFITS</b>	<b>0.00</b>	<b>28,788.90</b>	<b>0.00</b>	<b>229,420.30</b>	<b>0.00</b>	<b>755,709.00</b>	<b>526,288.70</b>
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
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>313,308.79</b>	<b>0.00</b>	<b>1,903,213.02</b>	<b>0.00</b>	<b>6,511,748.00</b>	<b>4,608,534.98</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>115,150.93</b>	<b>0.00</b>	<b>510,458.50</b>	<b>0.00</b>	<b>(165,000.00)</b>	<b>675,458.50</b>

**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	
<b>INCOME</b>							
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)
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>309,534.95</b>	<b>0.00</b>	<b>1,567,541.60</b>	<b>0.00</b>	<b>3,722,900.00</b>	<b>(2,155,358.40)</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
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	1,220.34	0.00	9,598.67	0.00	50,324.00	40,725.33
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)
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>0.00</b>	<b>42,712.94</b>	<b>0.00</b>	<b>187,542.16</b>	<b>0.00</b>	<b>486,320.00</b>	<b>298,777.84</b>
4230.000 Tenant Svc	0.00	0.00	0.00	804.00	0.00	5,000.00	4,196.00
<b>UTILITIES</b>							
4310.000 Water	0.00	8,917.28	0.00	15,656.30	0.00	110,506.00	94,849.70
4320.000 Electricity	0.00	(21,398.00)	0.00	32,402.62	0.00	187,241.00	154,838.38
4330.000 Gas	0.00	11,683.28	0.00	35,387.12	0.00	85,887.00	50,499.88
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>(797.44)</b>	<b>0.00</b>	<b>83,446.04</b>	<b>0.00</b>	<b>383,634.00</b>	<b>300,187.96</b>
<b>MAINTENANCE EXPENSE</b>							
4410.000 Maint Labor	0.00	27,359.35	0.00	133,927.92	0.00	432,663.00	298,735.08
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
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>0.00</b>	<b>45,993.66</b>	<b>0.00</b>	<b>205,795.31</b>	<b>0.00</b>	<b>1,320,663.00</b>	<b>1,114,867.69</b>
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	2,244.83	0.00	11,224.15	0.00	0.00	(11,224.15)
4514.000 Insurance (Other)	0.00	624.17	0.00	3,171.69	0.00	0.00	(3,171.69)
4540.000 Employee Benefits	0.00	12,191.78	0.00	98,381.47	0.00	320,035.00	221,653.53
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	(31,295.93)	0.00	(174,701.29)	0.00	0.00	174,701.29
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>103,259.94</b>	<b>0.00</b>	<b>599,577.32</b>	<b>0.00</b>	<b>4,134,435.00</b>	<b>3,534,857.68</b>

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

**SURPLUS**

	0.00	206,275.01	0.00	967,964.28	0.00	(411,535.00)	1,379,499.28

**Somerville Housing Authority**  
**Operating Statement**  
**Five Months Ending 08/31/2024**  
**Program: 689-2 Hagan Manor (Tracs)      Project: Consolidated**

	Period	Period	YTD	YTD	Budget	Budget	Variance
	PUM	Amount	PUM	Amount	PUM	Amount	
<b>INCOME</b>							
3110.000 Shelter Rents - Tenants	0.00	13,060.00	0.00	62,693.00	0.00	166,320.00	(103,627.00)
3115.000 Shelter Rents-Sec 8	0.00	39,832.00	0.00	200,849.00	0.00	514,200.00	(313,351.00)
3610.000 Interest Income	0.00	5.07	0.00	25.34	0.00	1,000.00	(974.66)
3690.000 Other Income	0.00	342.49	0.00	2,053.47	0.00	4,000.00	(1,946.53)
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>53,239.56</b>	<b>0.00</b>	<b>265,620.81</b>	<b>0.00</b>	<b>685,520.00</b>	<b>(419,899.19)</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
4110.000 Admin Salaries	0.00	3,627.14	0.00	16,035.17	0.00	39,273.00	23,237.83
4130.000 Legal	0.00	7.18	0.00	21.51	0.00	1,000.00	978.49
4150.000 Travel	0.00	3.21	0.00	29.56	0.00	291.00	261.44
4170.000 Accounting	0.00	99.84	0.00	249.60	0.00	1,200.00	950.40
4190.000 Sundry Admin Costs	0.00	137.69	0.00	747.18	0.00	9,925.00	9,177.82
4191.000 Telephone/Internet/Cells	0.00	391.12	0.00	1,614.77	0.00	0.00	(1,614.77)
4192.000 Copier/Computer Costs	0.00	83.55	0.00	293.25	0.00	0.00	(293.25)
4193.000 Office Supplies	0.00	42.89	0.00	213.04	0.00	0.00	(213.04)
4194.000 Postage	0.00	0.00	0.00	61.78	0.00	0.00	(61.78)
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>0.00</b>	<b>4,392.62</b>	<b>0.00</b>	<b>19,265.86</b>	<b>0.00</b>	<b>51,689.00</b>	<b>32,423.14</b>
<b>UTILITIES</b>							
4310.000 Water	0.00	997.10	0.00	6,391.60	0.00	30,060.00	23,668.40
4320.000 Electricity	0.00	(3,766.00)	0.00	6,171.81	0.00	36,317.00	30,145.19
4330.000 Gas	0.00	(1,397.58)	0.00	3,112.60	0.00	16,359.00	13,246.40
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>(4,166.48)</b>	<b>0.00</b>	<b>15,676.01</b>	<b>0.00</b>	<b>82,736.00</b>	<b>67,059.99</b>
<b>MAINTENANCE EXPENSE</b>							
4410.000 Maint Labor	0.00	4,431.94	0.00	21,205.44	0.00	79,726.00	58,520.56
4420.000 Maintenance Materials	0.00	0.00	0.00	15,965.03	0.00	40,000.00	24,034.97
4430.010 Rubbish	0.00	559.38	0.00	2,120.16	0.00	0.00	(2,120.16)
4430.040 Elevators	0.00	258.00	0.00	1,777.64	0.00	0.00	(1,777.64)
4430.050 Landscaping	0.00	0.00	0.00	258.00	0.00	0.00	(258.00)
4430.070 Electrical	0.00	500.00	0.00	1,475.00	0.00	0.00	(1,475.00)
4430.080 Plumbing	0.00	126.88	0.00	1,409.93	0.00	0.00	(1,409.93)
4430.090 Extermination	0.00	0.00	0.00	76.39	0.00	0.00	(76.39)
4430.110 Routine Contract Costs	0.00	233.94	0.00	1,995.04	0.00	205,000.00	203,004.96
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>0.00</b>	<b>6,110.14</b>	<b>0.00</b>	<b>46,282.63</b>	<b>0.00</b>	<b>324,726.00</b>	<b>278,443.37</b>
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	(3,834.15)	0.00	0.00	3,834.15
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	1,033.25	0.00	0.00	(1,033.25)
4514.000 Insurance (Other)	0.00	111.49	0.00	566.57	0.00	0.00	(566.57)
4540.000 Employee Benefits	0.00	1,729.09	0.00	12,295.74	0.00	45,390.00	33,094.26
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
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>8,766.93</b>	<b>0.00</b>	<b>91,990.09</b>	<b>0.00</b>	<b>690,446.00</b>	<b>598,455.91</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>44,472.63</b>	<b>0.00</b>	<b>173,630.72</b>	<b>0.00</b>	<b>(4,926.00)</b>	<b>178,556.72</b>

**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
<b>INCOME</b>							
3400.000 Admin Fee Income	0.00	55,362.00	0.00	77,989.00	0.00	183,012.00	(105,023.00)
3400.100 Mainstream Admin Fee Incom	0.00	(27,681.00)	0.00	0.00	0.00	0.00	0.00
3802.000 Hap Grant Income	0.00	769,783.00	0.00	769,783.00	0.00	0.00	769,783.00
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>797,464.00</b>	<b>0.00</b>	<b>847,772.00</b>	<b>0.00</b>	<b>183,012.00</b>	<b>664,760.00</b>
<b>EXPENSES</b>							
<b>ADMIN EXPENSES</b>							
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	679.40	0.00	1,098.89	0.00	27,286.00	26,187.11
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	1,222.65	0.00	9,771.14	0.00	32,090.00	22,318.86
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
<b>TOTAL ADMIN EXPENSES</b>	<b>0.00</b>	<b>11,424.00</b>	<b>0.00</b>	<b>49,876.28</b>	<b>0.00</b>	<b>168,231.00</b>	<b>118,354.72</b>
<b>HAP EXPENSE</b>							
4715.010 MAINSTREAM HAPS	0.00	395,080.00	0.00	974,532.00	0.00	0.00	(974,532.00)
<b>TOTAL HAP EXPENSE</b>	<b>0.00</b>	<b>395,080.00</b>	<b>0.00</b>	<b>974,532.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(974,532.00)</b>
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>406,504.00</b>	<b>0.00</b>	<b>1,024,408.28</b>	<b>0.00</b>	<b>168,231.00</b>	<b>(856,177.28)</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>390,960.00</b>	<b>0.00</b>	<b>(176,636.28)</b>	<b>0.00</b>	<b>14,781.00</b>	<b>(191,417.28)</b>

**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
<b>INCOME</b>							
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	168,012.00	0.00	668,640.00	0.00	1,762,200.00	(1,093,560.00)
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
3802.000 Hap Grant Income	0.00	8,214,450.00	0.00	8,214,450.00	0.00	0.00	8,214,450.00
3804.000 FSS Forfeitures Revenue after	0.00	2,858.31	0.00	3,215.72	0.00	0.00	3,215.72
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>8,389,132.93</b>	<b>0.00</b>	<b>8,908,493.91</b>	<b>0.00</b>	<b>1,796,500.00</b>	<b>7,111,993.91</b>
<b>EXPENSES</b>							
<b>ADMIN EXPENSES</b>							
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	12,001.85	0.00	90,157.30	0.00	502,140.00	411,982.70
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	1,334.02	0.00	5,516.43	0.00	0.00	(5,516.43)
4513.000 Worker's Comp Insurance	0.00	2,724.99	0.00	13,624.96	0.00	0.00	(13,624.96)
4540.000 Employee Benefits	0.00	13,810.74	0.00	111,923.92	0.00	362,533.00	250,609.08
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
<b>TOTAL ADMIN EXPENSES</b>	<b>0.00</b>	<b>140,305.80</b>	<b>0.00</b>	<b>665,907.83</b>	<b>0.00</b>	<b>1,881,230.00</b>	<b>1,215,322.17</b>
<b>HAP EXPENSES</b>							
4715.000 Haps	0.00	3,626,646.84	0.00	7,704,651.03	0.00	0.00	(7,704,651.03)
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	359,464.45	0.00	1,760,876.14	0.00	0.00	(1,760,876.14)
4715.070 FAMILY UNIFICATION HAPS	0.00	102,638.00	0.00	500,194.58	0.00	0.00	(500,194.58)
<b>TOTAL HAP EXPENSES</b>	<b>0.00</b>	<b>4,149,356.29</b>	<b>0.00</b>	<b>10,246,816.75</b>	<b>0.00</b>	<b>0.00</b>	<b>(10,246,816.75)</b>
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>4,289,662.09</b>	<b>0.00</b>	<b>10,912,724.58</b>	<b>0.00</b>	<b>1,881,230.00</b>	<b>(9,031,494.58)</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>4,099,470.84</b>	<b>0.00</b>	<b>(2,004,230.67)</b>	<b>0.00</b>	<b>(84,730.00)</b>	<b>(1,919,500.67)</b>



**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
<b>INCOME</b>							
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	55,403.37	0.00	275,276.43	0.00	677,603.00	(402,326.57)
3707.200 Asset Management Fee Incom	0.00	5,840.00	0.00	29,200.00	0.00	70,080.00	(40,880.00)
3707.300 Bookkeeping Fee Income	0.00	4,297.50	0.00	21,352.50	0.00	52,560.00	(31,207.50)
3707.450 Fee for Services	0.00	53,347.37	0.00	314,341.92	0.00	725,000.00	(410,658.08)
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 Subsidv	0.00	279,674.00	0.00	1,355,355.50	0.00	0.00	1,355,355.50
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>830,320.55</b>	<b>0.00</b>	<b>4,227,147.21</b>	<b>0.00</b>	<b>7,249,209.00</b>	<b>(3,022,061.79)</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE COST</b>							
<b>GENERAL</b>							
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	4,531.85	0.00	20,199.61	0.00	31,500.00	11,300.39
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	7,558.12	0.00	34,895.28	0.00	344,018.00	309,122.72
<b>TOTAL GENERAL</b>	<b>0.00</b>	<b>132,104.34</b>	<b>0.00</b>	<b>585,544.05</b>	<b>0.00</b>	<b>1,984,416.00</b>	<b>1,398,871.95</b>
<b>MANAGEMENT FEES</b>							
4190.200 Asset Mamt Fee	0.00	5,840.00	0.00	29,200.00	0.00	70,080.00	40,880.00
4190.300 Property Mamt Fee	0.00	55,403.37	0.00	275,276.43	0.00	677,603.00	402,326.57
4190.310 Bookkeeping Fee	0.00	4,297.50	0.00	21,352.50	0.00	52,560.00	31,207.50
4190.400 Fee For Svc Exp	0.00	53,347.37	0.00	314,341.92	0.00	725,000.00	410,658.08
<b>TOTAL MANAGEMENT FEES</b>	<b>0.00</b>	<b>118,888.24</b>	<b>0.00</b>	<b>640,170.85</b>	<b>0.00</b>	<b>1,525,243.00</b>	<b>885,072.15</b>
<b>TOTAL ADMINISTRATIVE COST</b>	<b>0.00</b>	<b>250,992.58</b>	<b>0.00</b>	<b>1,225,714.90</b>	<b>0.00</b>	<b>3,509,659.00</b>	<b>2,283,944.10</b>
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
<b>UTILITIES</b>							
4310.000 Water	0.00	17,946.22	0.00	117,159.02	0.00	986,051.00	868,891.98
4310.312 Water 31-2	0.00	2,599.40	0.00	14,479.27	0.00	0.00	(14,479.27)

**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
<b>EXPENSES</b>							
<b>UTILITIES</b>							
4310.313 Water 31-3	0.00	(4,641.15)	0.00	19,528.27	0.00	0.00	(19,528.27)
4310.317 Water 31-7	0.00	7,070.30	0.00	21,431.80	0.00	0.00	(21,431.80)
4310.673 Water 667-3	0.00	17,887.62	0.00	42,690.23	0.00	0.00	(42,690.23)
4310.676 Water 667-6	0.00	1,165.05	0.00	9,329.50	0.00	0.00	(9,329.50)
4320.000 Electricity	0.00	(9,655.00)	0.00	17,544.53	0.00	510,486.00	492,941.47
4320.312 Elect - 31-2	0.00	(6,010.00)	0.00	9,960.08	0.00	0.00	(9,960.08)
4320.313 Elect 31-3	0.00	(9,421.00)	0.00	15,848.20	0.00	0.00	(15,848.20)
4320.317 Elect 31-7	0.00	(17,121.00)	0.00	38,587.69	0.00	0.00	(38,587.69)
4320.673 Electric 667-3	0.00	(10,032.00)	0.00	11,244.90	0.00	0.00	(11,244.90)
4320.676 Electric 667-6	0.00	(877.00)	0.00	22,055.45	0.00	0.00	(22,055.45)
4330.000 Gas	0.00	(18,483.36)	0.00	89,845.99	0.00	422,015.00	332,169.01
4330.313 Gas - 31-3	0.00	(4,270.22)	0.00	8,656.94	0.00	0.00	(8,656.94)
4330.317 Gas - 31-7	0.00	(720.05)	0.00	4,931.06	0.00	0.00	(4,931.06)
4330.673 Gas 667-3	0.00	(4,224.84)	0.00	11,975.62	0.00	0.00	(11,975.62)
4330.676 Gas 667-6	0.00	(992.19)	0.00	2,226.89	0.00	0.00	(2,226.89)
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>(39,779.22)</b>	<b>0.00</b>	<b>457,495.44</b>	<b>0.00</b>	<b>1,918,552.00</b>	<b>1,461,056.56</b>
<b>MAINTENANCE</b>							
<b>GENERAL</b>							
4410.000 Maint Labor	0.00	155,338.49	0.00	674,547.74	0.00	1,928,086.00	1,253,538.26
4420.000 Maintenance Supplies	0.00	33,230.12	0.00	77,101.12	0.00	465,000.00	387,898.88
<b>TOTAL GENERAL</b>	<b>0.00</b>	<b>188,568.61</b>	<b>0.00</b>	<b>751,648.86</b>	<b>0.00</b>	<b>2,393,086.00</b>	<b>1,641,437.14</b>
<b>CONTRACT COSTS</b>							
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)
<b>TOTAL CONTRACT COSTS</b>	<b>0.00</b>	<b>58,213.71</b>	<b>0.00</b>	<b>283,802.62</b>	<b>0.00</b>	<b>785,000.00</b>	<b>501,197.38</b>
<b>TOTAL MAINTENANCE</b>	<b>0.00</b>	<b>246,782.32</b>	<b>0.00</b>	<b>1,035,451.48</b>	<b>0.00</b>	<b>3,178,086.00</b>	<b>2,142,634.52</b>
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	90,817.00	0.00	0.00	(90,817.00)
4512.000 Liability Insurance	0.00	4,519.68	0.00	18,236.99	0.00	0.00	(18,236.99)
4513.000 Worker's Comp Insurance	0.00	8,697.69	0.00	43,488.45	0.00	0.00	(43,488.45)
4514.000 Insurance (Other)	0.00	2,720.22	0.00	13,822.90	0.00	0.00	(13,822.90)
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	47,544.63	0.00	384,359.20	0.00	1,246,182.00	861,822.80
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
7590.000 Property Contra	0.00	(149,211.00)	0.00	(149,211.00)	0.00	0.00	149,211.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>590,115.59</b>	<b>0.00</b>	<b>3,455,147.94</b>	<b>0.00</b>	<b>11,393,957.00</b>	<b>7,938,809.06</b>

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

**SURPLUS**

	0.00	240,204.96		0.00	771,999.27		0.00	(4,144,748.00)	4,916,747.27

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

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
<b>INCOME</b>							
<b>TOTAL INCOME</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>EXPENSES</b>							
4110.000 Admin Salaries	0.00	9,326.90	0.00	39,172.98	0.00	0.00	(39,172.98)
4150.000 Travel	0.00	0.00	0.00	2,011.15	0.00	0.00	(2,011.15)
4190.000 Sundry Admin Expense	0.00	1,078.75	0.00	2,907.50	0.00	0.00	(2,907.50)
4190.019 Management Fee	0.00	20,000.00	0.00	100,000.00	0.00	0.00	(100,000.00)
<b>TOTAL EXPENSES</b>	0.00	30,405.65	0.00	144,091.63	0.00	0.00	(144,091.63)
<b>SURPLUS</b>	0.00	(30,405.65)	0.00	(144,091.63)	0.00	0.00	(144,091.63)

**Capen Court Financials**  
**Operating Statement**  
**Nine Months Ending 09/30/2024**

**Program: Capen Court      Project: Consolidated**

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
<b>INCOME</b>							
3110.000 Tenant Rent	0.00	36,085.00	0.00	326,279.54	0.00	658,920.00	(332,640.46)
3110.002 Tenant Assistance Payments	0.00	188,970.00	0.00	1,634,235.46	0.00	1,976,760.00	(342,524.54)
3110.003 Vacancy Loss	0.00	(2,114.00)	0.00	(12,075.46)	0.00	(82,034.00)	69,958.54
3610.000 Interest Income	0.00	120.00	0.00	1,187.02	0.00	0.00	1,187.02
3690.000 Laundry Income	0.00	588.50	0.00	5,569.75	0.00	8,000.00	(2,430.25)
3690.002 Misc Income	0.00	0.00	0.00	0.00	0.00	500.00	(500.00)
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>223,649.50</b>	<b>0.00</b>	<b>1,955,196.31</b>	<b>0.00</b>	<b>2,562,146.00</b>	<b>(606,949.69)</b>
<b>EXPENSES</b>							
4110.000 Admin Salaries	0.00	16,792.37	0.00	74,941.12	0.00	102,398.00	27,456.88
4130.000 Legal	0.00	0.00	0.00	2,290.34	0.00	10,000.00	7,709.66
4140.000 Employee Training	0.00	0.00	0.00	365.26	0.00	15,000.00	14,634.74
4170.000 Accounting	0.00	2,996.00	0.00	13,482.00	0.00	17,976.00	4,494.00
4170.002 Auditing	0.00	1,666.67	0.00	22,181.12	0.00	20,000.00	(2,181.12)
<b>SUNDRY EXPENSE</b>							
4190.003 Telecommunications	0.00	754.73	0.00	7,863.40	0.00	7,100.00	(763.40)
4190.006 Office Supplies	0.00	0.00	0.00	130.01	0.00	5,500.00	5,369.99
4190.007 Telecomm Supplies	0.00	826.42	0.00	7,786.93	0.00	10,363.00	2,576.07
4190.011 Administrative Consulting	0.00	192.50	0.00	3,418.00	0.00	6,270.00	2,852.00
4190.017 Bank Fee	0.00	0.00	0.00	1,088.64	0.00	3,750.00	2,661.36
4190.019 Management Fees	0.00	17,845.52	0.00	77,453.36	0.00	102,486.00	25,032.64
4190.020 Asset Management Fee	0.00	0.00	0.00	6,903.28	0.00	6,741.00	(162.28)
4190.099 Misc Admin Exp	0.00	142.69	0.00	3,622.86	0.00	10,000.00	6,377.14
<b>TOTAL SUNDRY EXPENSE</b>	<b>0.00</b>	<b>19,761.86</b>	<b>0.00</b>	<b>108,266.48</b>	<b>0.00</b>	<b>152,210.00</b>	<b>43,943.52</b>
4230.000 Tenant Svc	0.00	8,513.84	0.00	40,687.25	0.00	51,083.00	10,395.75
<b>UTILITIES EXPENSE</b>							
4310.000 Water	0.00	6,852.08	0.00	69,659.40	0.00	72,500.00	2,840.60
4320.000 Electricity	0.00	9,014.50	0.00	72,013.46	0.00	123,500.00	51,486.54
4330.000 Gas	0.00	396.80	0.00	17,315.51	0.00	30,000.00	12,684.49
<b>TOTAL UTILITIES EXPENSE</b>	<b>0.00</b>	<b>16,263.38</b>	<b>0.00</b>	<b>158,988.37</b>	<b>0.00</b>	<b>226,000.00</b>	<b>67,011.63</b>
4410.000 Maint Labor	0.00	18,060.59	0.00	69,502.82	0.00	100,999.00	31,496.18
4420.001 Appliances	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00
4420.009 Misc Recreation	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
<b>CONTRACT SERVICE &amp; MAINT. EXP.</b>							
4430.000 Contract Services	0.00	6,387.90	0.00	31,781.88	0.00	42,000.00	10,218.12
4430.001 Trash	0.00	1,644.24	0.00	13,153.92	0.00	35,000.00	21,846.08
4430.003 Snow	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
4430.004 Elevator	0.00	465.33	0.00	5,493.33	0.00	20,000.00	14,506.67
4430.005 Landscaping	0.00	985.00	0.00	2,965.00	0.00	4,000.00	1,035.00
4430.007 Electrical	0.00	6,305.60	0.00	15,544.93	0.00	20,000.00	4,455.07
4430.008 Plumbing	0.00	0.00	0.00	8,176.25	0.00	40,000.00	31,823.75
4430.009 Extermination	0.00	153.00	0.00	3,463.24	0.00	6,000.00	2,536.76
4430.100 Fees for service	0.00	576.00	0.00	9,456.50	0.00	50,000.00	40,543.50
<b>TOTAL CONTRACT SERVICE &amp; MAIN</b>	<b>0.00</b>	<b>16,517.07</b>	<b>0.00</b>	<b>90,035.05</b>	<b>0.00</b>	<b>227,000.00</b>	<b>136,964.95</b>
<b>MAINTENANCE EXPENSE</b>							
4431.001 Routine Maintenance Supplies	0.00	6,884.08	0.00	23,004.67	0.00	50,000.00	26,995.33
4431.002 Plumbing Supplies	0.00	0.00	0.00	8,424.31	0.00	16,000.00	7,575.69
4431.003 Electrical Supplies	0.00	469.77	0.00	11,903.50	0.00	25,000.00	13,096.50
4431.100 Vehicle Maintenance	0.00	1,398.00	0.00	12,582.00	0.00	16,776.00	4,194.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>0.00</b>	<b>8,751.85</b>	<b>0.00</b>	<b>55,914.48</b>	<b>0.00</b>	<b>107,776.00</b>	<b>51,861.52</b>

**Capen Court Financials**  
**Operating Statement**  
**Nine Months Ending 09/30/2024**

**Program: Capen Court      Project: Consolidated**

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
<b>EXPENSES</b>							
4480.000 Security Cost	0.00	2,625.00	0.00	11,814.00	0.00	15,750.00	3,936.00
<b>INSURANCE</b>							
4510.000 Workers Compensation Insura	0.00	1,624.15	0.00	6,731.11	0.00	10,000.00	3,268.89
4511.000 Property & Crime Insurance	0.00	5,518.42	0.00	46,687.42	0.00	63,000.00	16,312.58
4512.000 Liability Insurance	0.00	888.50	0.00	7,564.50	0.00	30,000.00	22,435.50
4513.000 Umbrella Insurance	0.00	677.92	0.00	5,878.92	0.00	30,000.00	24,121.08
4514.000 Other Insurance	0.00	20.83	0.00	200.83	0.00	250.00	49.17
<b>TOTAL INSURANCE</b>	<b>0.00</b>	<b>8,729.82</b>	<b>0.00</b>	<b>67,062.78</b>	<b>0.00</b>	<b>133,250.00</b>	<b>66,187.22</b>
<b>BENEFITS EXPENSE</b>							
4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	122.00	122.00
4540.001 Emp Ben-Pension	0.00	5,126.53	0.00	23,269.78	0.00	39,288.00	16,018.22
4540.002 Emp Ben-Grp Ins	0.00	5,570.38	0.00	23,946.29	0.00	38,800.00	14,853.71
4540.003 Emp Ben-Unemploy	0.00	188.20	0.00	791.25	0.00	358.00	(433.25)
4540.004 Emp Ben-Medi Admin	0.00	246.73	0.00	1,036.54	0.00	1,928.00	891.46
4540.005 Emp Ben-Medi Maint	0.00	235.18	0.00	961.05	0.00	862.00	(99.05)
<b>TOTAL BENEFITS EXPENSE</b>	<b>0.00</b>	<b>11,367.02</b>	<b>0.00</b>	<b>50,004.91</b>	<b>0.00</b>	<b>81,358.00</b>	<b>31,353.09</b>
4580.000 Interest Expense-Soft Loans	0.00	30,884.02	0.00	277,956.18	0.00	370,608.00	92,651.82
4580.001 Interest Expense-Perm Loan (	0.00	46,936.67	0.00	206,779.17	0.00	236,561.00	29,781.83
4610.000 Extraordinary Matintenance -	0.00	0.00	0.00	2,347.23	0.00	0.00	(2,347.23)
7540.000 Bett & Additions	0.00	0.00	0.00	9,493.15	0.00	0.00	(9,493.15)
7545.000 Property Contra	0.00	0.00	0.00	(9,493.15)	0.00	0.00	9,493.15
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>209,866.16</b>	<b>0.00</b>	<b>1,252,618.56</b>	<b>0.00</b>	<b>1,896,969.00</b>	<b>644,350.44</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>13,783.34</b>	<b>0.00</b>	<b>702,577.75</b>	<b>0.00</b>	<b>665,177.00</b>	<b>37,400.75</b>

**Waterworks**  
**Operating Statement**  
**Nine Months Ending 09/30/2024**  
**Program: Water Works-TC      Project: Consolidated**

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
<b>INCOME</b>							
3110.000 Tenant Rent	0.00	11,116.00	0.00	78,013.00	0.00	264,960.00	(186,947.00)
3110.002 Tenant Assistance Payments	0.00	43,834.00	0.00	416,537.00	0.00	563,040.00	(146,503.00)
3110.003 Vacancy Loss	0.00	17,525.00	0.00	128,357.00	0.00	(24,840.00)	153,197.00
3610.000 Interest Income	0.00	197.86	0.00	1,632.55	0.00	0.00	1,632.55
3690.000 Laundry Income	0.00	150.00	0.00	1,189.00	0.00	2,500.00	(1,311.00)
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>72,822.86</b>	<b>0.00</b>	<b>625,728.55</b>	<b>0.00</b>	<b>805,660.00</b>	<b>(179,931.45)</b>
<b>EXPENSES</b>							
4110.000 Admin Salaries	0.00	0.00	0.00	6,476.83	0.00	23,381.00	16,904.17
4130.000 Legal	0.00	135.50	0.00	1,192.50	0.00	1,750.00	557.50
4170.000 Accounting	0.00	0.00	0.00	5,617.36	0.00	8,426.00	2,808.64
4170.002 Auditing	0.00	1,666.67	0.00	12,648.11	0.00	20,000.00	7,351.89
<b>SUNDRY EXPENSE</b>							
4190.003 Telecommunications	0.00	0.00	0.00	6,268.33	0.00	7,713.00	1,444.67
4190.006 Office Supplies	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
4190.007 Computer Supplies/Fees	0.00	804.67	0.00	8,502.03	0.00	10,279.00	1,776.97
4190.011 Administrative Consulting	0.00	250.00	0.00	679.00	0.00	2,888.00	2,209.00
4190.019 Management Fees	0.00	0.00	0.00	21,740.07	0.00	32,226.00	10,485.93
4190.020 Asset Management Fee	0.00	0.00	0.00	3,213.50	0.00	3,628.00	414.50
4190.099 Misc Admin Exp	0.00	520.00	0.00	18,328.49	0.00	3,000.00	(15,328.49)
<b>TOTAL SUNDRY EXPENSE</b>	<b>0.00</b>	<b>1,574.67</b>	<b>0.00</b>	<b>58,731.42</b>	<b>0.00</b>	<b>60,734.00</b>	<b>2,002.58</b>
4230.000 Tenant Service	0.00	0.00	0.00	7,758.36	0.00	10,700.00	2,941.64
<b>UTILITIES</b>							
4310.000 Water	0.00	1,611.71	0.00	36,031.61	0.00	21,000.00	(15,031.61)
4320.000 Electricity	0.00	9,817.78	0.00	41,318.18	0.00	79,200.00	37,881.82
4330.000 Gas	0.00	912.85	0.00	4,036.38	0.00	6,000.00	1,963.62
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>12,342.34</b>	<b>0.00</b>	<b>81,386.17</b>	<b>0.00</b>	<b>106,200.00</b>	<b>24,813.83</b>
4410.000 Maint Labor	0.00	0.00	0.00	41,254.92	0.00	61,632.00	20,377.08
<b>CONTRACT SERV</b>							
4430.000 Contract Services	0.00	147.22	0.00	14,909.94	0.00	20,562.00	5,652.06
4430.001 Trash	0.00	431.61	0.00	3,452.87	0.00	8,400.00	4,947.13
4430.004 Elevator service	0.00	129.00	0.00	1,331.00	0.00	4,500.00	3,169.00
4430.005 Landscaping & Snow	0.00	200.00	0.00	1,767.19	0.00	1,500.00	(267.19)
4430.009 Extermination	0.00	0.00	0.00	1,329.52	0.00	1,500.00	170.48
4430.100 Fees for Service	0.00	0.00	0.00	1,200.68	0.00	2,000.00	799.32
<b>TOTAL CONTRACT SERV</b>	<b>0.00</b>	<b>907.83</b>	<b>0.00</b>	<b>23,991.20</b>	<b>0.00</b>	<b>38,462.00</b>	<b>14,470.80</b>
<b>MAINTENANCE EXPENSE</b>							
4431.001 Routine Maintenance Supplies	0.00	0.00	0.00	9,693.95	0.00	15,000.00	5,306.05
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,693.95</b>	<b>0.00</b>	<b>15,000.00</b>	<b>5,306.05</b>
4480.000 Security Cost	0.00	0.00	0.00	4,155.36	0.00	6,233.00	2,077.64
<b>INSURANCE</b>							
4510.000 Insurance	0.00	4,451.42	0.00	42,287.27	0.00	65,000.00	22,712.73
<b>TOTAL INSURANCE</b>	<b>0.00</b>	<b>4,451.42</b>	<b>0.00</b>	<b>42,287.27</b>	<b>0.00</b>	<b>65,000.00</b>	<b>22,712.73</b>
<b>BENEFITS EXPENSE</b>							
4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	45.00	45.00
4540.001 Emp Ben - Pension	0.00	0.00	0.00	7,719.43	0.00	14,369.00	6,649.57
4540.002 Emp Ben - Grp Ins	0.00	0.00	0.00	332.40	0.00	14,190.00	13,857.60
4540.003 Emp Ben - Unemploy	0.00	0.00	0.00	133.63	0.00	131.00	(2.63)
4540.004 Emp Ben-Medi Admin	0.00	0.00	0.00	93.90	0.00	705.00	611.10
4540.005 Emp Ben- Medi Maint	0.00	0.00	0.00	596.57	0.00	315.00	(281.57)

**Waterworks**  
**Operating Statement**  
**Nine Months Ending 09/30/2024**  
**Program: Water Works-TC      Project: Consolidated**

	Period	Period	YTD	YTD	Budget	Budget	
	PUM	Amount	PUM	Amount	PUM	Amount	Variance
<b>EXPENSES</b>							
<b>TOTAL BENEFITS EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,875.93</b>	<b>0.00</b>	<b>29,755.00</b>	<b>20,879.07</b>
4580.001 Interest Expense - Perm Loan	0.00	5,951.53	0.00	52,722.26	0.00	71,418.00	18,695.74
4610.000 Extraordinary Maintenance	0.00	0.00	0.00	21,950.00	0.00	0.00	(21,950.00)
7520.000 Replacement Equipment	0.00	0.00	0.00	9,605.00	0.00	0.00	(9,605.00)
7545.000 Property Contra	0.00	0.00	0.00	(9,605.00)	0.00	0.00	9,605.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>27,029.96</b>	<b>0.00</b>	<b>378,741.64</b>	<b>0.00</b>	<b>518,691.00</b>	<b>139,949.36</b>
<b>SURPLUS</b>	<b>0.00</b>	<b>45,792.90</b>	<b>0.00</b>	<b>246,986.91</b>	<b>0.00</b>	<b>286,969.00</b>	<b>(39,982.09)</b>



**TENANT SELECTION REPORT - September 2024**  
**PUBLIC HOUSING AND LEASED HOUSING WAITLISTS**

<b>Housing Program</b>	<b>Applications Processed</b>	<b>LOCAL PRIORITY</b>	<b>Total Applications</b>	<b>LOCAL PRIORITY</b>
State Family	2	1	47613	1464
Federal Family	53	14	1734	431
State Elderly	0	0	12917	395
Federal Elderly	34	14	898	271
S8NC (Hagan Manor)	10	5	604	179
S8NC (Bryant)	10	5	409	54
<b>Total Public Housing</b>	<b>109</b>	<b>39</b>	<b>64175</b>	<b>2794</b>
Section 8	13	6	2421	2421
SRO	6	2	166	44
DHAP	0	0	1011	125
Mainstream	8	2	498138	6548
FYI	0	0	11	0
VASH	0	0	9	0
Walnut Street	2	2	91	9
Linden Street	13	2	611	125
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	3	0	135	8
YMCA	5	4	150	26
Waterworks	26	20	506	210
Waterworks II	33	24	158	62
Capen Court	25	19	875	255
<b>Total Leased Housing</b>	<b>134</b>	<b>81</b>	<b>504285</b>	<b>9835</b>
<b>Total All Programs</b>	<b>243</b>	<b>120</b>	<b>568460</b>	<b>12629</b>

**VACANCY REPORT SEPTEMBER 2024**

<b>PROGRAM</b>	<b>DEVELOPMENT</b>	<b>OCCUPIED UNITS</b>	<b>VACANT UNITS</b>	<b>TOTAL UNITS</b>	<b>VACANCY PERCENTAGE</b>
MULTIFAMILY	Hagan	23	1	24	4%
	Bryant	126	8	134	6%
FEDERAL ELDERLY	Brady Towers	82	2	84	2%
	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	211	4	215	2%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	99	1	100	1%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	234	6	240	3%
	Clarendon Hill	N/A due to redevelopment of property			
	Sycamore/Fountain	3	0	3	0%



## SOMERVILLE HOUSING AUTHORITY

30 Memorial Road, Somerville, Massachusetts 02145  
Telephone (617) 625-1152 Fax (617) 628-7057 TDD (617) 628-8889

### MEMORANDUM

To: Somerville Housing Authority Board of Commissioners

From: Matt Lincoln, Director of Leased Housing, SHA

CC:

Date: 10/17/2024

Re: Section 8 Voucher Utilization and Spending Projection Reports as of for Oct 2024

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Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of October 2024. SHA is working with the HUD Shortfall Prevention Team, and expects to receive Set Aside Funding to cover projected funding shortfall. While working with the Shortfall Prevention Team, SHA is required to stop issuing new HCV Vouchers, although we are still able to fill PBV units and issue Special Purpose Vouchers and have been doing. SHA is also still able to allocate the vouchers we have set aside for the Water Works II and Clarendon Hill projects, and will receive funding for those vouchers as well.

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



# Somerville Housing Authority

## Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, Mainstream, 2) Project: All Projects, 3) Effective Date: 10/8/2024

### Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	0	0	0	109	109	3
PBV - Capen Court	64	0	0	0	0	63	63	1
PBV - Capen Medford	23	0	0	0	0	22	22	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	4	4	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	3	3	0
TBV - All Other Voucher	797	1	2	3	9	721	736	61
TBV - Family Unification Program	50	2	0	0	0	48	50	0
TBV - FUP/FYI	16	3	0	0	0	10	13	3
TBV - Homeownership	15	0	0	0	0	15	15	0
TBV - NED	200	1	0	0	0	196	197	3
TBV - VASH	10	3	0	0	0	6	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
<b>Grand Totals</b>	<b>1379</b>	<b>10</b>	<b>2</b>	<b>3</b>	<b>9</b>	<b>1282</b>	<b>1306</b>	<b>77</b>

End of Report

### HCV Leasing and Spending Projection

		Utilization Report:						UtilizationReport						Print	TYT Guide	TYT Videos
PHA Name	<a href="#">Somerville Housing Authority</a>		PHA Number	MA031				<a href="#">Save</a>	<a href="#">Access Additional Tools</a>		<a href="#">Disclaimer</a>					
ACC/Funding Information				Funding Proration Levels			Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections					
ACC	Current Year (2024)	Year 2 (2025)	Year 3 (2026)	HAP			<a href="#">Success Rate</a>	70%	Annual Turnover Rate	4.4%		2024		2025		
Beginning ACC Vouchers	1,210	1,224	1,224	Year 2 (2025) Rebenchmark	100.0%				EOP Rate as of 8/31/2024 (47 TB.PB EOPs): 4.02%		UML % of ACC (UMA)	94.3%	90.9%			
Funding Components	Current Year (2024)	Year 2 (2025)	Year 3 (2026)	Year 3 (2026) Rebenchmark	100.0%		Time from Issuance to HAP Effective Date (Current: 2.85 months)				HAP Exp as % of All Funds	101.5%	108.6%			
<a href="#">Initial BA Funding (net offset)</a>	\$23,360,757	\$24,653,788	\$26,952,408	Administrative Fees			% leased in 30 days	5%				HAP Exp as % of Eligibility only	104.6%	108.6%		
Offset of HAP Reserves	\$0			Year 1 (2024)	91.0%		% leased in 30 to 60 days	35%				End of Year Results				
Set Aside Funding	\$0			Year 2 (2025)	90.0%		% leased in 60 to 90 days	35%				Projected 12/31 Total HAP Reserves	-\$353,380	-\$2,135,002		
New ACC Units Funding	\$209,208	\$163,618	\$0					% leased in 90 to 120 days	20%		2nd Offset	HAP Reserves as % of ABA (Start: 3.1%)	-1.5%	-8.6%		
Total ABA Funding Provided	\$23,569,965	\$24,817,406	\$26,952,408					% leased in 120 to 150 days	5%		\$0					
PHA Income	\$5,729	\$0											End of Year 3 Results (2026)			
Total Cash-Supported Prior Year-End Reserves	\$724,714	\$0	\$0	HUD-Held Reconciliation - 12/31/2023 Cash Sufficiency Check								(\$325,383)	-1.2%	Projected Total HAP Reserves ===== Reserves % BA		
<b>Total Funding</b>				HUD-established CYE HHR	\$860,375		HUD-established CYE HHR									
				<a href="#">HUD-Calculated Restricted Net Position</a>	\$12,024	\$2,164,348	PHA-Held Cash 12/31/2023 (VMS)			Administrative Fees Analysis		<a href="#">See Detail</a>	2024	2025		
Total Funding Available	\$24,300,408	\$24,817,406	\$26,952,408	HUD-Reconciled	\$872,399	\$3,024,723	HUD-Reconciled (Cash Capped)			<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,979,848)	\$1,866,591	\$1,789,966		
				Lower of H17/I17 (May Override)	\$724,714		Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.	\$152.40	\$142.23	Expense	\$1,090,037	\$1,251,672			
				HUD-Reconciled RNP v PHA-Reported RNP								Expense %	58.4%	69.9%		
				HUD v. PHA difference: (\$83,267.00) or -0.4% of Eligibility	\$95,291	<-EOY VMS RNP ===== HUD-estimated RNP-->	\$12,024			MA031 has a cost per UML of \$97.47 compared to its Earnings/UML & Size peer group of \$91.83 (a difference of 5.8%) and its state peer group (of all PHAs in the state) of \$122.98 (a difference of -26.2%).		Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2024 Calendar Year-End (CYE) UNP of (\$204,318) (or -10.9% of CY 2024 Earned Admin Fees) and a 2025 CYE UNP of \$572,236 (or 32% of CY 2025 Earned Admin Fees).				

### HCV Leasing and Spending Projection

2024	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
Jan-24	1,210	1,163	\$1,953,876					1,163	\$1,953,876	\$1,680		96.1%	99.5%	96.1%	99.5%
Feb-24	1,212	1,159	\$1,977,574					1,159	\$1,977,574	\$1,706		95.9%	100.1%	95.6%	100.7%
Mar-24	1,212	1,159	\$2,005,332					1,159	\$2,005,332	\$1,730		95.8%	100.8%	95.6%	102.1%
Apr-24	1,212	1,157	\$2,015,673					1,157	\$2,015,673	\$1,742		95.7%	101.2%	95.5%	102.6%
May-24	1,214	1,149	\$2,041,119					1,149	\$2,041,119	\$1,776		95.5%	101.8%	94.6%	103.9%
Jun-24	1,224	1,147	\$2,039,260					1,147	\$2,039,260	\$1,778		95.2%	102.1%	93.7%	103.8%
Jul-24	1,224	1,148	\$2,049,548					1,148	\$2,049,548	\$1,785		95.0%	102.4%	93.8%	104.3%
Aug-24	1,224	1,146	\$2,079,053	14				1,146	\$2,079,053	\$1,814		94.8%	102.9%	93.6%	105.8%
Sep-24	1,224	0	\$0			0	-4.2	1,142	\$2,093,538	\$1,833	\$1,833	94.7%	103.3%	93.3%	106.6%
Oct-24	1,224	0	\$0			3	-4.1	1,142	\$2,113,570	\$1,851	\$1,851	94.5%	103.7%	93.3%	107.6%
Nov-24	1,224	0	\$0			3	-4.1	1,141	\$2,133,798	\$1,870	\$1,870	94.4%	104.1%	93.2%	108.6%
Dec-24	1,224	0	\$0			2	-4.1	1,139	\$2,151,446	\$1,889	\$1,889	94.3%	104.6%	93.0%	109.5%
<b>Total</b>	<b>14,628</b>	<b>9,228</b>	<b>\$16,161,435</b>	<b>14</b>	<b>0</b>	<b>9</b>	<b>-16.6</b>	<b>13,792</b>	<b>\$24,653,788</b>	<b>\$1,788</b>		<b>94.3%</b>	<b>104.6%</b>		
<b>2025</b>															
Jan-25	1,224					0	-4.1	1,135	\$2,166,442	\$1,909	\$1,909	92.7%	104.8%	92.7%	104.8%
Feb-25	1,224					0	-4.1	1,131	\$2,180,600	\$1,928	\$1,928	92.6%	105.1%	92.4%	105.4%
Mar-25	1,224					0	-4.1	1,127	\$2,194,851	\$1,948	\$1,948	92.4%	105.4%	92.1%	106.1%
Apr-25	1,224					0	-4.1	1,123	\$2,209,195	\$1,968	\$1,968	92.2%	105.8%	91.7%	106.8%
May-25	1,224					0	-4.1	1,119	\$2,223,633	\$1,988	\$1,988	92.1%	106.1%	91.4%	107.5%
Jun-25	1,224					0	-4.1	1,115	\$2,238,165	\$2,008	\$2,008	91.9%	106.5%	91.1%	108.2%
Jul-25	1,224					0	-4.0	1,111	\$2,252,792	\$2,029	\$2,029	91.7%	106.8%	90.7%	108.9%
Aug-25	1,224					0	-4.0	1,107	\$2,267,514	\$2,049	\$2,049	91.6%	107.2%	90.4%	109.6%
Sep-25	1,224					0	-4.0	1,102	\$2,282,333	\$2,070	\$2,070	91.4%	107.5%	90.1%	110.4%
Oct-25	1,224					0	-4.0	1,098	\$2,297,249	\$2,091	\$2,091	91.2%	107.9%	89.7%	111.1%
Nov-25	1,224					0	-4.0	1,094	\$2,312,262	\$2,113	\$2,113	91.1%	108.2%	89.4%	111.8%
Dec-25	1,224					0	-4.0	1,091	\$2,327,373	\$2,134	\$2,134	90.9%	108.6%	89.1%	112.5%
<b>Total</b>	<b>14,688</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-48.7</b>	<b>13,352</b>	<b>\$26,952,408</b>	<b>\$2,019</b>		<b>90.9%</b>	<b>108.6%</b>		

[Graphs](#)

FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,164,348 compares to RNP (VMS) of \$95,291. Current: VMS Cash & Investments of \$877,259 compares to VMS NRP plus UNP of \$3,095,868. SPVs: Additional SPV leasing should focus on the 10 unleased VASH vouchers, 12 unleased FUP vouchers, and 1 unleased NED vouchers. PBVs: Currently, the PHA reports 140 leased PBVs, for a leased PBV rate of 98%. Additional leasing should focus on the 3 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 59 PBVs under AHAP.

[Comments \(Hover for VMS Comments\)](#)

## Resident Services Report

September 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	26	26	5	
Young Disabled	5	2	0	
Family	11	0	13	
Applicant	0	0	0	
Section 8 Assistance	0	0	0	
<b>Total referrals this month</b>	<b>42</b>	<b>28</b>	<b>18</b>	<b>88</b>

2. **Activities this month:**

- 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.
- Around Hear Musical Concerts at Brady & Bryant

3. **Anticipated Activities in October:**

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Brady Towers, Capen Court, and Waterworks Flu and Covid vaccine clinics
- Application submission to renew FSS funding
- Public Safety Survey Data review and planning
- Candy Giveaway Event at Mystic
- Mystic Tenant Association Kick Off with Mass Union of Public Housing Tenants

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

- **CJ** is closing on a home in Lowell on October 15<sup>th</sup>. CJ purchased and will be making his mortgage payments independent of a Section 8 Homeownership voucher!
- **SK and his wife RK** will close on their purchase of a condo here in Somerville by the end of October.
- **CT** is graduating early because she is closing on a multi-family home this month and will be making her mortgage payments independent of a Section 8 Homeownership Voucher!
- Yet another Section 8 FSS Participant, **BA** purchased a condo in Lowell.
- Nine SHA tenants completed a 7-week **Women's Money Matters** financial education program, held each week in the Mystic Activity Center. This program was possible due to a grant from Credit Builders Alliance. Two SHA former participants came back as coaches for this cohort, one as a facilitator!
- **CE** graduated with a total of \$49,761.12. She has completed homeownership education and counseling, and has been working with a loan officer at Webster Bank toward a pre-approval.
- **KD** graduated with a total of \$35,663.38. KD developed a strategy with her FSS Coordinator to pay off any remaining debt and to open a high-yield savings account with the remaining funds for her future goal of homeownership.



*Resident Services Report  
September 2024*

*The Women's Money Matter's Group celebrating their cohort's graduation at the Mystic Activity Center with guest, State Rep. Christine Barber:*



*An FSS Graduate, EC, with the FSS Team, Suze Montana, and Janine Lotti:*





**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
<b>CRIMES AGAINST PERSON</b>															
ASSAULT AND BATTERY	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
<b>PROPERTY CRIMES</b>															
B&E DAY	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
LARCENY UNDER \$250	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
ARSON INVESTIGATION	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
<b>PUBLIC ORDER</b>															
DISTURBANCE APT/NOISE	0	0	0	0	0	0	0	0	1	2	2	0	3	0	8
DISTURBANCE HALLWAY	0	0	0	0	0	0	0	0	2	1	0	0	0	0	3
DISTURBANCE OUTSIDE	0	0	0	0	0	0	0	0	1	2	0	0	0	0	3
INVESTIGATION	0	0	0	0	0	0	0	0	4	5	0	0	0	0	9
SICK PERSON	1	4	0	0	1	2	0	0	0	2	5	0	2	0	17
CHECK CONDITION	1	1	0	0	0	1	0	0	0	0	2	0	2	0	7
CITIZEN CONTACT	1	2	5	3	8	2	1	1	1	0	4	0	2	17	47
LOCKOUT	1	0	2	0	0	0	0	0	1	5	0	0	0	0	9
MAINTENANCE PROBLEM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
ASSIST NO ARREST	0	0	0	0	0	0	0	0	1	1	0	0	1	1	4
ASSIST ARREST	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
SUMMONS/RO SERVICE	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
OFFICER WANTED	0	0	4	1	1	1	0	0	10	4	4	0	0	0	25
LOST PROPERTY REPORTED	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
MISSING PERSON	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
MV VIOLATIONS	0	0	0	0	0	0	0	0	4	3	0	0	0	5	12
PARKING VIOLATIONS	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
<b>ADMINISTRATION</b>															
DIRECTED PATROL	26	22	24	23	68	45	24	26	26	18	20	21	26	22	391
<b>Grand Total</b>	<b>31</b>	<b>29</b>	<b>35</b>	<b>27</b>	<b>78</b>	<b>52</b>	<b>25</b>	<b>27</b>	<b>55</b>	<b>48</b>	<b>38</b>	<b>21</b>	<b>36</b>	<b>45</b>	<b>547</b>

**PUBLIC SAFETY**  
**INCIDENTS REPORTED BY MONTH**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
<b>CRIMES AGAINST PERSON</b>													
ATTEMPTED MURDER	0	0	1	1	0	0	0	0	0	0	0	0	2
UNARMED ROBBERY	0	1	0	0	1	0	0	0	0	0	0	0	2
ARMED ROBBERY	0	0	0	0	0	1	0	0	0	0	0	1	2
THREATS	1	3	0	0	0	0	1	1	1	0	1	1	9
HARASSING CALLS	0	0	0	1	0	0	0	0	0	0	0	0	1
ASSAULT AND BATTERY	2	1	0	3	1	2	0	4	2	5	1	2	23
<b>PROPERTY CRIMES</b>													
RECOVERED STOLEN PROP	2	0	0	0	0	0	0	0	1	0	0	0	3
VANDALISM	1	2	1	1	1	0	1	4	5	1	1	4	22
B&E (UNKNOWN TIME)	0	0	0	0	0	0	0	2	0	1	0	1	4
B&E DAY	0	0	0	0	0	0	0	0	2	1	1	0	4
B&E NIGHT	1	0	0	1	0	1	0	0	0	1	1	1	6
LARCENY OVER \$250	1	0	0	1	0	0	1	2	1	0	0	2	8
TRESPASSING	0	1	0	1	1	0	0	1	0	0	0	1	5
LARCENY UNDER \$250	0	1	1	2	4	2	0	1	1	1	3	0	16
LARCENY BICYCLE/SCOOTER	0	0	2	0	0	0	1	0	0	0	0	0	3
LARCENY MOTOR VEHICLE	0	0	0	0	0	1	0	0	0	0	1	0	2
ARSON INVESTIGATION	0	0	0	0	0	0	1	0	1	1	0	0	3
<b>PUBLIC ORDER</b>													
RESTRAINING ORDER VIOL	3	0	0	1	0	1	1	0	0	0	0	0	6
OTHER LIQUOR LAW	1	0	0	0	0	0	0	0	0	0	0	0	1
DISTURBANCE APT/NOISE	13	16	13	9	9	14	5	12	16	19	15	25	166
DISTURBANCE HALLWAY	10	9	11	18	9	10	4	4	9	14	17	15	130
DISTURBANCE OUTSIDE	5	1	8	11	11	19	13	16	9	23	2	9	127
DIRECTDISTURBANCE OUTSIDE	0	0	0	0	0	0	0	1	0	0	0	0	1
FIREARMS OTHER	0	0	1	0	0	2	0	0	1	2	0	0	6
DISORDERLY PERSON	0	1	1	0	1	0	0	0	0	0	0	1	4
SUSPICIOUS PERSON	4	1	0	1	1	0	1	0	1	0	0	1	10
OTHER M/V	3	1	2	3	2	0	0	1	1	1	2	0	16
NARCOTICS POSSESSION	0	0	1	0	0	0	0	0	0	1	0	0	2
<b>ADMINISTRATIVE</b>													
INVESTIGATION	32	11	5	18	24	26	26	29	30	19	20	28	268
SICK PERSON	82	66	90	78	76	66	81	74	77	67	71	96	924
DIRECSICK PERSON	0	0	1	0	0	0	0	0	0	0	0	0	1
SUDDEN DEATH	0	1	0	4	3	1	4	0	0	0	0	1	14
CHECK CONDITION	23	24	33	30	18	21	17	29	23	13	32	25	288
CIVIL INVESTIGATION	0	0	0	0	0	0	0	1	0	0	0	0	1
CITIZEN CONTACT	39	31	29	65	49	42	55	62	64	35	46	32	549
RESIDENT MEETING	1	0	0	1	0	0	1	0	0	1	0	0	4
SHA NOTICE SERVICE	2	1	1	2	1	0	1	2	0	0	0	1	11
MEETING	1	0	0	0	2	0	0	0	0	1	1	0	5
EVICITION	0	1	0	0	1	0	0	0	0	0	0	0	2
ESCORT	1	0	0	0	0	0	1	0	0	0	0	0	2
LOCKOUT	12	17	25	18	27	22	32	28	30	22	27	23	283
MAINTENANCE PROBLEM	3	3	3	6	5	3	1	3	4	5	3	5	44
LIGHTS OUT	0	0	0	0	0	0	1	0	0	0	0	0	1
E911 HANGUP	4	12	10	0	5	11	11	5	8	5	5	7	83
BURGLAR ALARM	0	0	0	2	0	1	0	1	0	3	0	0	7
MV PERSONAL INJURY ACCIDENT	0	0	0	0	0	0	0	0	0	1	0	0	1
MV PROPERTY DAMAGE ACCIDENT	1	2	1	0	0	3	3	1	1	2	1	3	18
ASSIST NO ARREST	3	10	11	12	10	13	22	13	14	16	10	14	148
ASSIST ARREST	1	6	3	4	1	0	2	3	2	3	4	1	30
WARRANT ARREST	0	0	1	3	1	0	0	1	1	0	0	0	7
SUMMONS/RO SERVICE	12	15	15	7	37	23	30	15	20	21	12	20	227
OFFICER WANTED	70	65	80	81	79	71	83	78	86	83	93	66	935
SUPPLEMENTAL	1	0	0	0	1	0	1	0	0	0	0	0	3
ANIMAL COMPLAINT	0	1	2	0	0	0	2	1	1	0	0	1	8
LOST PROPERTY REPORTED	3	2	4	4	1	6	5	2	4	3	0	3	37
MISSING PERSON	6	2	1	0	2	1	1	2	4	1	1	1	22
MV VIOLATIONS	8	11	9	13	4	11	7	8	12	6	11	3	103
PARKING VIOLATIONS	11	8	8	7	2	4	1	4	4	1	6	9	65
FIRE INVESTIGATION	1	0	3	2	1	3	2	8	0	2	3	3	28
CRUISER MAINTENANCE	0	0	0	0	0	0	0	0	0	0	1	0	1
SECURITY HARDWARE	0	0	2	0	0	0	0	0	0	0	0	0	2
COURT	0	0	2	2	0	1	0	0	2	0	0	0	7
	0	0	0	0	0	0	0	0	0	0	0	0	0
FIELD INTERVIEW	0	0	0	0	1	1	0	0	1	2	1	1	7
SEXUAL ASSAULT	0	0	1	0	0	0	0	0	0	0	0	0	1
DIRECTED PATROL	1709	1566	1791	1656	1729	1539	1757	1742	1704	1572	1584	1671	20020
<b>Grand Total</b>	<b>2074</b>	<b>1894</b>	<b>2173</b>	<b>2070</b>	<b>2123</b>	<b>1925</b>	<b>2182</b>	<b>2164</b>	<b>2146</b>	<b>1955</b>	<b>1977</b>	<b>2078</b>	<b>24761</b>

**WORK ORDERS ISSUED FOR:**

**Sep-24**

**REQUESTED BY MANAGEMENT: 256**

**REQUESTED BY TENANTS: 1132**

**TOTAL WORK ORDERS ISSUED: 1388**

DEV.	***		***			
	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE SEPTEMBER	REQUESTED IN SEPTEMBER				
031-1 Mystic Federal	267	102	18	285	235	50
031-9 Federal Elderly	278	104	6	284	248	36
200-1 Clarendon	55	16	12	67	64	3
200-2 Mystic State	232	98	21	253	185	68
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	114	68	28	142	106	36
667-3 Properzi Manor	147	96	0	147	119	28
667-4 Bryant Manor	101	38	10	111	91	20
667-6 Ciampa Manor	52	21	2	54	48	6
400-C Monmouth, Broadway	2	0	0	2	1	1
689-2 Hagan Manor	29	9	2	31	26	5
705-1 Sycamore, Fountain Ave	10	4	2	12	9	3
<b>TOTAL</b>	<b>1278</b>	<b>556</b>	<b>101</b>	<b>1388</b>	<b>1132</b>	<b>256</b>

\*\*\*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 October 2024**

<b>Development Description</b>	<b>Status</b>	<b>Funding Source</b>	<b>Contract Type</b>	<b>Contract Award By Board/ Amount</b>	<b>Notice to Proceed</b>	<b>Contractor/A/E</b>
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