

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

**EXECUTIVE DIRECTOR'S
REPORT**

JULY 24, 2025



Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
Program: 667-7 Clarendon Hill Towers Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents	0.00	56,047.00	0.00	(12,756.00)	0.00	208,000.00	(220,756.00)
3610.000 Interest Income	0.00	0.00	0.00	197.24	0.00	2,200.00	(2,002.76)
3690.000 Other Income	0.00	11,560.00	0.00	(76,395.00)	0.00	3,000.00	(79,395.00)
3801.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	639,605.00	(639,605.00)
TOTAL INCOME	0.00	67,607.00	0.00	(88,953.76)	0.00	852,805.00	(941,758.76)
EXPENSES							
4110.000 Admin Salaries	0.00	2,837.67	0.00	4,992.18	0.00	90,458.00	85,465.82
4150.000 Travel	0.00	0.00	0.00	11.27	0.00	175.00	163.73
4170.000 Accounting	0.00	428.29	0.00	1,259.26	0.00	7,600.00	6,340.74
4190.000 Sundry Admin Costs	0.00	99.98	0.00	470.47	0.00	8,282.00	7,811.53
4191.000 Telephone/Internet/Cells	0.00	53.36	0.00	119.46	0.00	0.00	(119.46)
4192.000 Copier/Computer Costs	0.00	335.52	0.00	589.70	0.00	0.00	(589.70)
4193.000 Office Supplies	0.00	54.64	0.00	167.86	0.00	0.00	(167.86)
4194.000 Postage	0.00	48.33	0.00	106.37	0.00	0.00	(106.37)
4430.000 SHA Share Property Mgmt Ex	0.00	144,002.00	0.00	3,309.00	0.00	650,000.00	646,691.00
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	2,961.00	2,961.00
4511.000 Property Insurance	0.00	0.00	0.00	2,053.40	0.00	0.00	(2,053.40)
4512.000 Liability Insurance	0.00	0.00	0.00	21.71	0.00	0.00	(21.71)
4513.000 Worker's Compensation Insur	0.00	0.00	0.00	429.18	0.00	0.00	(429.18)
4540.000 Employee Benefits	0.00	97.27	0.00	2,708.28	0.00	34,227.00	31,518.72
4611.000 Replace Equip Not Capitalized	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00
TOTAL EXPENSES	0.00	147,957.06	0.00	16,238.14	0.00	801,203.00	784,964.86
SURPLUS	0.00	(80,350.06)	0.00	(105,191.90)	0.00	51,602.00	(156,793.90)

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
Program: 689-C (Monmouth/Broadway) Project: Consolidated

		Period	Period	YTD	YTD	Budget	Budget	
		PUM	Amount	PUM	Amount	PUM	Amount	Variance
INCOME								
3110.000 Shelter Rents	□□□□	0.00	3,913.00	0.00	7,826.00	0.00	46,956.00	(39,130.00)
3610.000 Interest Income		0.00	0.00	0.00	14.47	0.00	160.00	(145.53)
TOTAL INCOME		0.00	3,913.00	0.00	7,840.47	0.00	47,116.00	(39,275.53)
EXPENSES								
ADMINISTRATIVE EXPENSE								
4110.000 Admin Salaries		0.00	106.55	0.00	191.79	0.00	1,146.00	954.21
4130.000 Legal		0.00	43.54	0.00	43.54	0.00	1,000.00	956.46
4190.000 Sundry Admin Costs		0.00	3.59	0.00	33.35	0.00	1,000.00	966.65
TOTAL ADMINISTRATIVE EXPENSE		0.00	153.68	0.00	268.68	0.00	3,146.00	2,877.32
UTILITIES								
4310.000 Water 689-C		0.00	0.00	0.00	30.00	0.00	14,241.00	14,211.00
4320.000 Electric 689-C		0.00	0.00	0.00	0.00	0.00	463.00	463.00
4330.000 Gas 689-C		0.00	21.24	0.00	42.24	0.00	2,441.00	2,398.76
TOTAL UTILITIES		0.00	21.24	0.00	72.24	0.00	17,145.00	17,072.76
MAINTENANCE EXPENSE								
4410.000 Maint Labor		0.00	246.94	0.00	441.69	0.00	1,063.00	621.31
4420.000 Maintenance Materials		0.00	0.00	0.00	5.54	0.00	8,381.00	8,375.46
4430.000 SHA Share Property Mgmt Ex		0.00	0.00	0.00	0.00	0.00	7,800.00	7,800.00
4430.010 Rubbish		0.00	393.40	0.00	751.43	0.00	0.00	(751.43)
4430.050 Landscaping Services		0.00	50.00	0.00	150.00	0.00	0.00	(150.00)
4430.070 Electrical		0.00	425.69	0.00	1,025.69	0.00	0.00	(1,025.69)
4430.080 Plumbing		0.00	0.00	0.00	658.00	0.00	0.00	(658.00)
TOTAL MAINTENANCE EXPENSE		0.00	1,116.03	0.00	3,032.35	0.00	17,244.00	14,211.65
4510.000 Insurance		0.00	0.00	0.00	0.00	0.00	6,075.00	6,075.00
4511.000 Property Insurance		0.00	0.00	0.00	1,100.62	0.00	0.00	(1,100.62)
4513.000 Worker's Comp Insurance		0.00	0.00	0.00	11.40	0.00	0.00	(11.40)
4520.000 Pilot		0.00	0.00	0.00	154.17	0.00	1,850.00	1,695.83
4540.000 Employee Benefits		0.00	6.55	0.00	190.54	0.00	935.00	744.46
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	1,297.50	0.00	4,830.00	0.00	47,395.00	42,565.00
SURPLUS		0.00	2,615.50	0.00	3,010.47	0.00	(279.00)	3,289.47

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
Program: Affordable Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
TOTAL INCOME	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
EXPENSES							
4110.000 Admin Salaries	0.00	9,326.90	0.00	16,788.42	0.00	0.00	(16,788.42)
4190.019 Management Fee	0.00	0.00	0.00	20,000.00	0.00	0.00	(20,000.00)
TOTAL EXPENSES	<u>0.00</u>	<u>9,326.90</u>	<u>0.00</u>	<u>36,788.42</u>	<u>0.00</u>	<u>0.00</u>	<u>(36,788.42)</u>
SURPLUS	<u>0.00</u>	<u>(9,326.90)</u>	<u>0.00</u>	<u>(36,788.42)</u>	<u>0.00</u>	<u>0.00</u>	<u>(36,788.42)</u>

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	59,018.00	0.00	117,460.00	0.00	4,020,000.00	(3,902,540.00)
3115.000 Shelter Rents-Sec 8	0.00	0.00	0.00	252,263.00	0.00	0.00	252,263.00
3610.000 Interest Income	0.00	0.00	0.00	2,545.44	0.00	34,000.00	(31,454.56)
3690.000 Other Operating Recpts	0.00	(856.28)	0.00	(757.72)	0.00	9,000.00	(9,757.72)
TOTAL INCOME	0.00	58,161.72	0.00	371,510.72	0.00	4,063,000.00	(3,691,489.28)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	39,199.48	0.00	70,698.37	0.00	611,163.00	540,464.63
4130.000 Legal	0.00	1,666.60	0.00	2,658.60	0.00	9,000.00	6,341.40
4150.000 Travel	0.00	17.81	0.00	75.89	0.00	1,694.00	1,618.11
4170.000 Accounting	0.00	1,498.61	0.00	4,406.23	0.00	17,000.00	12,593.77
4190.000 Sundry Admin Costs	0.00	4,196.60	0.00	5,752.49	0.00	55,098.00	49,345.51
4191.000 Telephone/Internet/Cells	0.00	709.00	0.00	924.71	0.00	0.00	(924.71)
4192.000 Copier/Computer Costs	0.00	1,093.16	0.00	1,921.36	0.00	0.00	(1,921.36)
4193.000 Office Supplies	0.00	201.55	0.00	1,574.34	0.00	0.00	(1,574.34)
4194.000 Postage	0.00	157.45	0.00	346.61	0.00	0.00	(346.61)
TOTAL ADMINISTRATIVE EXPENSE	0.00	48,740.26	0.00	88,358.60	0.00	693,955.00	605,596.40
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
UTILITIES							
4310.000 Water	0.00	0.00	0.00	2,761.75	0.00	173,562.00	170,800.25
4310.202 Water - 200-2	0.00	0.00	0.00	25,000.00	0.00	0.00	(25,000.00)
4320.000 Electricity	0.00	0.00	0.00	24.29	0.00	182,420.00	182,395.71
4330.000 Gas	0.00	3,184.23	0.00	17,093.68	0.00	104,789.00	87,695.32
TOTAL UTILITIES	0.00	3,184.23	0.00	44,879.72	0.00	460,771.00	415,891.28
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	35,462.26	0.00	68,298.67	0.00	530,791.00	462,492.33
4420.000 Maintenance Materials	0.00	5,972.62	0.00	34,579.88	0.00	315,000.00	280,420.12
4430.010 Rubbish	0.00	5,617.41	0.00	13,169.02	0.00	0.00	(13,169.02)
4430.040 Elevator	0.00	11,303.62	0.00	14,833.62	0.00	0.00	(14,833.62)
4430.050 Landscaping	0.00	0.00	0.00	200.00	0.00	0.00	(200.00)
4430.070 Electrical	0.00	0.00	0.00	7,661.00	0.00	0.00	(7,661.00)
4430.080 Plumbing	0.00	299.20	0.00	13,714.20	0.00	0.00	(13,714.20)
4430.090 Extermination	0.00	6,580.00	0.00	6,580.00	0.00	0.00	(6,580.00)
4430.110 Routine Contract Costs	0.00	1,325.69	0.00	11,162.18	0.00	713,000.00	701,837.82
TOTAL MAINTENANCE EXPENSE	0.00	66,560.80	0.00	170,198.57	0.00	1,558,791.00	1,388,592.43
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	82,599.00	82,599.00
4512.000 Liability Insurance	0.00	0.00	0.00	71.03	0.00	0.00	(71.03)
4513.000 Worker's Compensation Insur	0.00	0.00	0.00	4,033.82	0.00	0.00	(4,033.82)
4514.000 Insurance (Other)	0.00	0.00	0.00	1,056.93	0.00	0.00	(1,056.93)
4540.000 Employee Benefits	0.00	2,052.12	0.00	58,727.56	0.00	430,633.00	371,905.44
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
4610.000 Extraordinary Maintenance	0.00	50,104.61	0.00	258,644.26	0.00	0.00	(258,644.26)
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	0.00	43,500.00	43,500.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	730,000.00	730,000.00
7541.000 Unit Rehab	0.00	14,259.40	0.00	25,733.24	0.00	0.00	(25,733.24)
7545.000 Property Contra	0.00	0.00	0.00	(11,473.84)	0.00	0.00	11,473.84
TOTAL EXPENSES	0.00	184,901.42	0.00	640,229.89	0.00	4,045,249.00	3,405,019.11
SURPLUS	0.00	(126,739.70)	0.00	(268,719.17)	0.00	17,751.00	(286,470.17)

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
Program: Bryant Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents-Tenants	0.00	59,018.00	0.00	117,460.00	0.00	4,020,000.00	(3,902,540.00)
3115.000 Shelter Rents-Sec 8	0.00	0.00	0.00	252,263.00	0.00	0.00	252,263.00
3610.000 Interest Income	0.00	0.00	0.00	2,545.44	0.00	34,000.00	(31,454.56)
3690.000 Other Operating Recpts	0.00	(856.28)	0.00	(757.72)	0.00	9,000.00	(9,757.72)
TOTAL INCOME	0.00	58,161.72	0.00	371,510.72	0.00	4,063,000.00	(3,691,489.28)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	39,199.48	0.00	70,698.37	0.00	611,163.00	540,464.63
4130.000 Legal	0.00	1,666.60	0.00	2,658.60	0.00	9,000.00	6,341.40
4150.000 Travel	0.00	17.81	0.00	75.89	0.00	1,694.00	1,618.11
4170.000 Accounting	0.00	1,498.61	0.00	4,406.23	0.00	17,000.00	12,593.77
4190.000 Sundry Admin Costs	0.00	4,196.60	0.00	5,752.49	0.00	55,098.00	49,345.51
4191.000 Telephone/Internet/Cells	0.00	709.00	0.00	924.71	0.00	0.00	(924.71)
4192.000 Copier/Computer Costs	0.00	1,093.16	0.00	1,921.36	0.00	0.00	(1,921.36)
4193.000 Office Supplies	0.00	201.55	0.00	1,574.34	0.00	0.00	(1,574.34)
4194.000 Postage	0.00	157.45	0.00	346.61	0.00	0.00	(346.61)
TOTAL ADMINISTRATIVE EXPENSE	0.00	48,740.26	0.00	88,358.60	0.00	693,955.00	605,596.40
4230.000 Tenant Svc	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
UTILITIES							
4310.000 Water	0.00	0.00	0.00	2,761.75	0.00	173,562.00	170,800.25
4310.202 Water - 200-2	0.00	0.00	0.00	25,000.00	0.00	0.00	(25,000.00)
4320.000 Electricity	0.00	0.00	0.00	24.29	0.00	182,420.00	182,395.71
4330.000 Gas	0.00	3,184.23	0.00	17,093.68	0.00	104,789.00	87,695.32
TOTAL UTILITIES	0.00	3,184.23	0.00	44,879.72	0.00	460,771.00	415,891.28
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	35,462.26	0.00	68,298.67	0.00	530,791.00	462,492.33
4420.000 Maintenance Materials	0.00	5,972.62	0.00	34,579.88	0.00	315,000.00	280,420.12
4430.010 Rubbish	0.00	5,617.41	0.00	13,169.02	0.00	0.00	(13,169.02)
4430.040 Elevator	0.00	11,303.62	0.00	14,833.62	0.00	0.00	(14,833.62)
4430.050 Landscaping	0.00	0.00	0.00	200.00	0.00	0.00	(200.00)
4430.070 Electrical	0.00	0.00	0.00	7,661.00	0.00	0.00	(7,661.00)
4430.080 Plumbing	0.00	299.20	0.00	13,714.20	0.00	0.00	(13,714.20)
4430.090 Extermination	0.00	6,580.00	0.00	6,580.00	0.00	0.00	(6,580.00)
4430.110 Routine Contract Costs	0.00	1,325.69	0.00	11,162.18	0.00	713,000.00	701,837.82
TOTAL MAINTENANCE EXPENSE	0.00	66,560.80	0.00	170,198.57	0.00	1,558,791.00	1,388,592.43
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	82,599.00	82,599.00
4512.000 Liability Insurance	0.00	0.00	0.00	71.03	0.00	0.00	(71.03)
4513.000 Worker's Compensation Insur	0.00	0.00	0.00	4,033.82	0.00	0.00	(4,033.82)
4514.000 Insurance (Other)	0.00	0.00	0.00	1,056.93	0.00	0.00	(1,056.93)
4540.000 Employee Benefits	0.00	2,052.12	0.00	58,727.56	0.00	430,633.00	371,905.44
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
4610.000 Extraordinary Maintenance	0.00	50,104.61	0.00	258,644.26	0.00	0.00	(258,644.26)
4611.000 Replace Equip Not Capital	0.00	0.00	0.00	0.00	0.00	43,500.00	43,500.00
7520.000 Repl Of Equip	0.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	730,000.00	730,000.00
7541.000 Unit Rehab	0.00	14,259.40	0.00	25,733.24	0.00	0.00	(25,733.24)
7545.000 Property Contra	0.00	0.00	0.00	(11,473.84)	0.00	0.00	11,473.84
TOTAL EXPENSES	0.00	184,901.42	0.00	640,229.89	0.00	4,045,249.00	3,405,019.11
SURPLUS	0.00	(126,739.70)	0.00	(268,719.17)	0.00	17,751.00	(286,470.17)

Somerville Housing Authority

Operating Statement

Five Months Ending 05/31/2025

Program: Capital Fund

Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3802.000 Other Grant Revenue	0.00	0.00	0.00	2,400,914.65	0.00	0.00	2,400,914.65
TOTAL INCOME	0.00	0.00	0.00	2,400,914.65	0.00	0.00	2,400,914.65
EXPENSES							
4590.000 Other General Expense	0.00	0.00	0.00	186,361.40	0.00	0.00	(186,361.40)
6104.000 Operating Transfer	0.00	0.00	0.00	465,903.50	0.00	0.00	(465,903.50)
TOTAL EXPENSES	0.00	0.00	0.00	652,264.90	0.00	0.00	(652,264.90)
SURPLUS	0.00	0.00	0.00	1,748,649.75	0.00	0.00	1,748,649.75

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
Program: COCC Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3610.000 Interest Income	0.00	0.00	0.00	239.98	0.00	1,090.00	(850.02)
3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	271,020.00	(271,020.00)
3691.000 PILOT Income	0.00	0.00	0.00	253.00	0.00	0.00	253.00
3707.100 Management Fee Income	0.00	0.00	0.00	55,016.61	0.00	2,952,756.00	(2,897,739.39)
3707.200 Asset Management Fee Incom	0.00	0.00	0.00	5,840.00	0.00	0.00	5,840.00
3707.300 Bookkeeping Fee Income	0.00	0.00	0.00	4,267.50	0.00	0.00	4,267.50
3707.450 Fee for Services	0.00	0.00	0.00	22,247.14	0.00	0.00	22,247.14
3707.500 Mgmt Fees Capen	0.00	16,708.87	0.00	31,261.95	0.00	0.00	31,261.95
3707.501 Management Fee Affordable H	0.00	0.00	0.00	20,000.00	0.00	0.00	20,000.00
3707.510 MGMT Fees Waterworks	0.00	4,357.79	0.00	8,732.38	0.00	0.00	8,732.38
3707.550 Capen Vehicle Fees	0.00	1,398.00	0.00	2,796.00	0.00	0.00	2,796.00
3707.660 ROSS/FSS MGMT FEE	0.00	0.00	0.00	15,998.92	0.00	0.00	15,998.92
3707.670 Mgmt Fee Safety	0.00	0.00	0.00	16,666.67	0.00	0.00	16,666.67
TOTAL INCOME	0.00	22,464.66	0.00	183,320.15	0.00	3,224,866.00	(3,041,545.85)
EXPENSES							
4110.000 Admin Salaries	0.00	89,248.98	0.00	161,951.50	0.00	1,350,850.00	1,188,898.50
4130.000 Legal	0.00	2,378.00	0.00	2,583.00	0.00	2,500.00	(83.00)
4150.000 Travel	0.00	0.00	0.00	353.90	0.00	15,000.00	14,646.10
4170.000 Accounting	0.00	0.00	0.00	0.00	0.00	4,500.00	4,500.00
4190.000 Sundry Admin Costs	0.00	102.99	0.00	516.46	0.00	89,037.00	88,520.54
4190.300 Mgmt Fee	0.00	0.00	0.00	16,666.67	0.00	0.00	(16,666.67)
4191.000 Telephone/Internet/Cell	0.00	204.50	0.00	408.98	0.00	0.00	(408.98)
4192.000 Copier/Computer Costs	0.00	0.00	0.00	5,693.70	0.00	0.00	(5,693.70)
4230.000 Toy Drive Expenses	0.00	0.00	0.00	0.00	0.00	130,000.00	130,000.00
4310.000 Water	0.00	0.00	0.00	0.00	0.00	500.00	500.00
4320.000 Electricity	0.00	0.00	0.00	2,511.20	0.00	16,176.00	13,664.80
4410.000 Maint Labor	0.00	98,791.45	0.00	177,262.88	0.00	830,497.00	653,234.12
4420.000 Maintenance Supplies	0.00	519.13	0.00	690.56	0.00	10,000.00	9,309.44
4430.000 Contract Costs	0.00	7,200.00	0.00	14,888.95	0.00	30,000.00	15,111.05
4430.090 Extermination	0.00	0.00	0.00	30.00	0.00	0.00	(30.00)
4430.110 Routine Contract Costs	0.00	7,500.00	0.00	7,500.00	0.00	0.00	(7,500.00)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	98,293.00	98,293.00
4511.000 Property Insurance	0.00	0.00	0.00	2,683.58	0.00	0.00	(2,683.58)
4512.000 Liability Insurance	0.00	0.00	0.00	800.33	0.00	0.00	(800.33)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	8,799.20	0.00	0.00	(8,799.20)
4540.000 Employee Benefits	0.00	4,393.42	0.00	126,453.18	0.00	822,676.00	696,222.82
4590.100 Christmas Toy Drive	0.00	0.00	0.00	0.00	0.00	200,000.00	200,000.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
TOTAL EXPENSES	0.00	210,338.47	0.00	529,794.09	0.00	3,610,029.00	3,080,234.91
SURPLUS	0.00	(187,873.81)	0.00	(346,473.94)	0.00	(385,163.00)	38,689.06

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
Program: Hagan Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	12,554.00	0.00	25,682.00	0.00	740,760.00	(715,078.00)
3115.000 Shelter Rents-Sec 8	0.00	0.00	0.00	47,033.00	0.00	0.00	47,033.00
3610.000 Interest Income	0.00	0.00	0.00	4.93	0.00	1,000.00	(995.07)
3690.000 Other Income	0.00	0.00	0.00	(85.95)	0.00	4,500.00	(4,585.95)
TOTAL INCOME	0.00	12,554.00	0.00	72,633.98	0.00	746,260.00	(673,626.02)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	3,365.33	0.00	6,143.74	0.00	35,044.00	28,900.26
4130.000 Legal	0.00	86.00	0.00	455.00	0.00	1,000.00	545.00
4150.000 Travel	0.00	3.19	0.00	13.58	0.00	304.00	290.42
4170.000 Accounting	0.00	106.86	0.00	314.20	0.00	1,500.00	1,185.80
4190.000 Sundry Admin Costs	0.00	63.86	0.00	330.10	0.00	10,098.00	9,767.90
4191.000 Telephone/Internet/Cells	0.00	426.61	0.00	465.26	0.00	0.00	(465.26)
4192.000 Copier/Computer Costs	0.00	196.23	0.00	344.86	0.00	0.00	(344.86)
4193.000 Office Supplies	0.00	31.94	0.00	98.14	0.00	0.00	(98.14)
4194.000 Postage	0.00	28.26	0.00	62.21	0.00	0.00	(62.21)
TOTAL ADMINISTRATIVE EXPENSE	0.00	4,308.28	0.00	8,227.09	0.00	47,946.00	39,718.91
UTILITIES							
4310.000 Water	0.00	0.00	0.00	5,098.35	0.00	35,166.00	30,067.65
4320.000 Electricity	0.00	0.00	0.00	3,162.02	0.00	34,619.00	31,456.98
4330.000 Gas	0.00	0.00	0.00	1,620.34	0.00	20,903.00	19,282.66
TOTAL UTILITIES	0.00	0.00	0.00	9,880.71	0.00	90,688.00	80,807.29
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	5,566.90	0.00	10,392.42	0.00	71,455.00	61,062.58
4420.000 Maintenance Materials	0.00	0.00	0.00	377.82	0.00	60,000.00	59,622.18
4430.000 SHA Share Property Mgmt Ex	0.00	660.00	0.00	660.00	0.00	255,000.00	254,340.00
4430.010 Rubbish	0.00	591.63	0.00	1,130.09	0.00	0.00	(1,130.09)
4430.040 Elevators	0.00	267.00	0.00	1,349.00	0.00	0.00	(1,349.00)
4430.070 Electrical	0.00	226.81	0.00	1,066.81	0.00	0.00	(1,066.81)
4430.080 Plumbing	0.00	299.20	0.00	1,532.20	0.00	0.00	(1,532.20)
4430.110 Routine Contract Costs	0.00	210.34	0.00	274.65	0.00	0.00	(274.65)
TOTAL MAINTENANCE EXPENSE	0.00	7,821.88	0.00	16,782.99	0.00	386,455.00	369,672.01
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	19,655.00	19,655.00
4512.000 Liability Insurance	0.00	0.00	0.00	12.68	0.00	0.00	(12.68)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	453.33	0.00	0.00	(453.33)
4514.000 Insurance (Other)	0.00	0.00	0.00	147.46	0.00	0.00	(147.46)
4540.000 Employee Benefits	0.00	262.14	0.00	7,593.15	0.00	40,140.00	32,546.85
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00
TOTAL EXPENSES	0.00	12,392.30	0.00	43,097.41	0.00	699,884.00	656,786.59
SURPLUS	0.00	161.70	0.00	29,536.57	0.00	46,376.00	(16,839.43)

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
Program: Hagan Multifamily Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3110.000 Shelter Rents - Tenants	0.00	12,554.00	0.00	25,682.00	0.00	740,760.00	(715,078.00)
3115.000 Shelter Rents-Sec 8	0.00	0.00	0.00	47,033.00	0.00	0.00	47,033.00
3610.000 Interest Income	0.00	0.00	0.00	4.93	0.00	1,000.00	(995.07)
3690.000 Other Income	0.00	0.00	0.00	(85.95)	0.00	4,500.00	(4,585.95)
TOTAL INCOME	0.00	12,554.00	0.00	72,633.98	0.00	746,260.00	(673,626.02)
EXPENSES							
ADMINISTRATIVE EXPENSE							
4110.000 Admin Salaries	0.00	3,365.33	0.00	6,143.74	0.00	35,044.00	28,900.26
4130.000 Legal	0.00	86.00	0.00	455.00	0.00	1,000.00	545.00
4150.000 Travel	0.00	3.19	0.00	13.58	0.00	304.00	290.42
4170.000 Accounting	0.00	106.86	0.00	314.20	0.00	1,500.00	1,185.80
4190.000 Sundry Admin Costs	0.00	63.86	0.00	330.10	0.00	10,098.00	9,767.90
4191.000 Telephone/Internet/Cells	0.00	426.61	0.00	465.26	0.00	0.00	(465.26)
4192.000 Copier/Computer Costs	0.00	196.23	0.00	344.86	0.00	0.00	(344.86)
4193.000 Office Supplies	0.00	31.94	0.00	98.14	0.00	0.00	(98.14)
4194.000 Postage	0.00	28.26	0.00	62.21	0.00	0.00	(62.21)
TOTAL ADMINISTRATIVE EXPENSE	0.00	4,308.28	0.00	8,227.09	0.00	47,946.00	39,718.91
UTILITIES							
4310.000 Water	0.00	0.00	0.00	5,098.35	0.00	35,166.00	30,067.65
4320.000 Electricity	0.00	0.00	0.00	3,162.02	0.00	34,619.00	31,456.98
4330.000 Gas	0.00	0.00	0.00	1,620.34	0.00	20,903.00	19,282.66
TOTAL UTILITIES	0.00	0.00	0.00	9,880.71	0.00	90,688.00	80,807.29
MAINTENANCE EXPENSE							
4410.000 Maint Labor	0.00	5,566.90	0.00	10,392.42	0.00	71,455.00	61,062.58
4420.000 Maintenance Materials	0.00	0.00	0.00	377.82	0.00	60,000.00	59,622.18
4430.000 SHA Share Property Mgmt Ex	0.00	660.00	0.00	660.00	0.00	255,000.00	254,340.00
4430.010 Rubbish	0.00	591.63	0.00	1,130.09	0.00	0.00	(1,130.09)
4430.040 Elevators	0.00	267.00	0.00	1,349.00	0.00	0.00	(1,349.00)
4430.070 Electrical	0.00	226.81	0.00	1,066.81	0.00	0.00	(1,066.81)
4430.080 Plumbing	0.00	299.20	0.00	1,532.20	0.00	0.00	(1,532.20)
4430.110 Routine Contract Costs	0.00	210.34	0.00	274.65	0.00	0.00	(274.65)
TOTAL MAINTENANCE EXPENSE	0.00	7,821.88	0.00	16,782.99	0.00	386,455.00	369,672.01
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	19,655.00	19,655.00
4512.000 Liability Insurance	0.00	0.00	0.00	12.68	0.00	0.00	(12.68)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	453.33	0.00	0.00	(453.33)
4514.000 Insurance (Other)	0.00	0.00	0.00	147.46	0.00	0.00	(147.46)
4540.000 Employee Benefits	0.00	262.14	0.00	7,593.15	0.00	40,140.00	32,546.85
4611.000 Equipment Not Capitalized	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
7540.000 Bett & Additions	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00
TOTAL EXPENSES	0.00	12,392.30	0.00	43,097.41	0.00	699,884.00	656,786.59
SURPLUS	0.00	161.70	0.00	29,536.57	0.00	46,376.00	(16,839.43)

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
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	347,839.00	0.00	687,497.13	0.00	4,202,760.00	(3,515,262.87)
3190.000 Antenna Income	0.00	31,862.56	0.00	63,725.12	0.00	0.00	63,725.12
3610.000 Interest Income	0.00	0.00	0.00	2,107.44	0.00	36,000.00	(33,892.56)
3690.000 Other Operating Recpts	0.00	(1,841.04)	0.00	(2,087.32)	0.00	613,000.00	(615,087.32)
3800.000 Hud Subsidy	0.00	0.00	0.00	0.00	0.00	2,374,000.00	(2,374,000.00)
TOTAL INCOME	0.00	377,860.52	0.00	751,242.37	0.00	7,225,760.00	(6,474,517.63)
EXPENSES							
ADMINISTRATIVE COST							
GENERAL							
4110.000 Admin Salaries	0.00	35,145.04	0.00	64,769.64	0.00	575,123.00	510,353.36
4130.000 Legal	0.00	12,509.01	0.00	33,527.59	0.00	70,000.00	36,472.41
4150.000 Travel	0.00	0.00	0.00	153.56	0.00	12,926.00	12,772.44
4170.000 Accounting	0.00	3,056.19	0.00	8,871.43	0.00	50,000.00	41,128.57
4190.000 Sundry Admin Cost	0.00	4,512.07	0.00	16,090.82	0.00	270,303.00	254,212.18
TOTAL GENERAL	0.00	55,222.31	0.00	123,413.04	0.00	978,352.00	854,938.96
MANAGEMENT FEES							
4190.200 Asset Mgmt Fee	0.00	0.00	0.00	5,840.00	0.00	0.00	(5,840.00)
4190.300 Property Mgmt Fee	0.00	0.00	0.00	55,016.61	0.00	0.00	(55,016.61)
4190.310 Bookkeeping Fee	0.00	0.00	0.00	4,267.50	0.00	0.00	(4,267.50)
4190.400 Fee For Svc Exp	0.00	0.00	0.00	22,247.14	0.00	0.00	(22,247.14)
TOTAL MANAGEMENT FEES	0.00	0.00	0.00	87,371.25	0.00	0.00	(87,371.25)
TOTAL ADMINISTRATIVE COST	0.00	55,222.31	0.00	210,784.29	0.00	978,352.00	767,567.71
4191.000 Telephone/Internet/Cells	0.00	2,855.29	0.00	4,302.41	0.00	0.00	(4,302.41)
4192.000 Copier/Computer Costs	0.00	4,767.41	0.00	8,379.41	0.00	0.00	(8,379.41)
4193.000 Office Supplies	0.00	776.65	0.00	3,459.64	0.00	0.00	(3,459.64)
4194.000 Postage	0.00	686.67	0.00	1,511.72	0.00	0.00	(1,511.72)
4230.000 Tenant Svc	0.00	0.00	0.00	65,431.93	0.00	180,000.00	114,568.07
UTILITIES							
4310.000 Water	0.00	0.00	0.00	86,800.62	0.00	1,060,393.00	973,592.38
4310.312 Water 31-2	0.00	0.00	0.00	43,241.38	0.00	0.00	(43,241.38)
4310.317 Water 31-7	0.00	0.00	0.00	14,841.20	0.00	0.00	(14,841.20)
4310.676 Water 667-6	0.00	0.00	0.00	7,165.08	0.00	0.00	(7,165.08)
4320.000 Electricity	0.00	2,748.37	0.00	11,476.51	0.00	482,248.00	470,771.49
4320.312 Elect - 31-2	0.00	0.00	0.00	5,082.38	0.00	0.00	(5,082.38)
4320.313 Elect 31-3	0.00	0.00	0.00	15.00	0.00	0.00	(15.00)
4320.317 Elect 31-7	0.00	0.00	0.00	19,545.34	0.00	0.00	(19,545.34)
4320.673 Electric 667-3	0.00	0.00	0.00	7,462.90	0.00	0.00	(7,462.90)
4320.676 Electric 667-6	0.00	0.00	0.00	1,545.05	0.00	0.00	(1,545.05)
4330.000 Gas	0.00	0.00	0.00	0.00	0.00	593,227.00	593,227.00
4330.312 Gas - 31-2	0.00	0.00	0.00	2,496.18	0.00	0.00	(2,496.18)
4330.313 Gas - 31-3	0.00	0.00	0.00	11,391.23	0.00	0.00	(11,391.23)
4330.317 Gas - 31-7	0.00	0.00	0.00	819.61	0.00	0.00	(819.61)
4330.673 Gas 667-3	0.00	0.00	0.00	4,831.48	0.00	0.00	(4,831.48)
4330.676 Gas 667-6	0.00	0.00	0.00	1,594.05	0.00	0.00	(1,594.05)
TOTAL UTILITIES	0.00	2,748.37	0.00	218,308.01	0.00	2,135,868.00	1,917,559.99
MAINTENANCE							
GENERAL							
4410.000 Maint Labor	0.00	102,206.00	0.00	172,625.42	0.00	1,006,130.00	833,504.58
4420.000 Maintenance Supplies	0.00	24,558.75	0.00	62,489.19	0.00	500,000.00	437,510.81

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
Program: Public Housing Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
EXPENSES							
MAINTENANCE							
TOTAL GENERAL	0.00	126,764.75	0.00	235,114.61	0.00	1,506,130.00	1,271,015.39
CONTRACT COSTS							
4430.000 Contract Costs	0.00	0.00	0.00	4,858.66	0.00	830,000.00	825,141.34
4430.006 Plumbing	0.00	0.00	0.00	1,255.94	0.00	0.00	(1,255.94)
4430.010 Rubbish	0.00	14,414.00	0.00	27,532.45	0.00	0.00	(27,532.45)
4430.040 Elevators	0.00	6,956.07	0.00	11,263.07	0.00	0.00	(11,263.07)
4430.050 Landscaping	0.00	2,950.00	0.00	8,700.00	0.00	0.00	(8,700.00)
4430.070 Electrical	0.00	6,733.48	0.00	10,123.48	0.00	0.00	(10,123.48)
4430.080 Plumbing	0.00	14,690.27	0.00	20,150.27	0.00	0.00	(20,150.27)
4430.090 Extermination	0.00	9,930.00	0.00	9,930.00	0.00	0.00	(9,930.00)
4430.110 Routine Contract Cost	0.00	20,318.62	0.00	27,747.03	0.00	0.00	(27,747.03)
TOTAL CONTRACT COSTS	0.00	75,992.44	0.00	121,560.90	0.00	830,000.00	708,439.10
TOTAL MAINTENANCE	0.00	202,757.19	0.00	356,675.51	0.00	2,336,130.00	1,979,454.49
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	422,391.00	422,391.00
4511.000 Property Insurance	0.00	0.00	0.00	19,979.33	0.00	0.00	(19,979.33)
4512.000 Liability Insurance	0.00	0.00	0.00	4,603.90	0.00	0.00	(4,603.90)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	3,887.28	0.00	0.00	(3,887.28)
4514.000 Insurance (Other)	0.00	0.00	0.00	3,125.76	0.00	0.00	(3,125.76)
4520.000 Pilot	0.00	0.00	0.00	0.00	0.00	246,689.00	246,689.00
4540.000 Employee Benefits	0.00	3,240.37	0.00	93,463.93	0.00	587,457.00	493,993.07
4570.000 Collection Loss	0.00	0.00	0.00	0.00	0.00	65,000.00	65,000.00
4580.000 Interest Exp Lease	0.00	0.00	0.00	0.00	0.00	1,408,404.00	1,408,404.00
4610.000 Extraordinary Maint	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00
4611.000 Replace Equip-Not Capitalized	0.00	0.00	0.00	0.00	0.00	102,500.00	102,500.00
7520.000 Replace Equipment	0.00	0.00	0.00	0.00	0.00	60,000.00	60,000.00
7540.000 Betterments & Additions	0.00	0.00	0.00	0.00	0.00	400,000.00	400,000.00
TOTAL EXPENSES	0.00	273,054.26	0.00	993,913.12	0.00	9,022,791.00	8,028,877.88
SURPLUS	0.00	104,806.26	0.00	(242,670.75)	0.00	(1,797,031.00)	1,554,360.25

Somerville Housing Authority
Operating Statement
Two Months Ending 05/31/2025
Program: Section 8 Voucher Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
3101.000 Mobility Fee Income	0.00	2,312.52	0.00	4,731.64	0.00	36,500.00	(31,768.36)
3300.000 Fraud Income - PHA	0.00	1,988.08	0.00	4,178.66	0.00	0.00	4,178.66
3301.000 Fraud Income - HUD	0.00	1,996.08	0.00	4,186.66	0.00	0.00	4,186.66
3400.000 Admin Fee Income	0.00	160,543.00	0.00	313,696.00	0.00	2,066,964.00	(1,753,268.00)
3610.000 Interest Income	0.00	0.00	0.00	289.34	0.00	2,600.00	(2,310.66)
3611.000 restricted Interest Income	0.00	0.00	0.00	65.24	0.00	0.00	65.24
3690.000 Other Income	0.00	(1,500.00)	0.00	(1,500.00)	0.00	0.00	(1,500.00)
3802.000 Hap Grant Income	0.00	2,481,597.00	0.00	4,961,363.00	0.00	0.00	4,961,363.00
TOTAL INCOME	0.00	2,646,936.68	0.00	5,287,010.54	0.00	2,106,064.00	3,180,946.54
EXPENSES							
ADMIN EXPENSES							
4110.000 Admin Salaries	0.00	107,656.25	0.00	189,859.38	0.00	902,463.00	712,603.62
4130.000 Legal	0.00	1,049.68	0.00	2,402.68	0.00	8,300.00	5,897.32
4140.000 Staff Training	0.00	200.00	0.00	550.00	0.00	0.00	(550.00)
4150.000 Travel	0.00	0.00	0.00	357.53	0.00	30,099.00	29,741.47
4160.000 Mobility Admin Exp	0.00	1,065.31	0.00	1,961.58	0.00	9,200.00	7,238.42
4170.000 Accounting	0.00	1,669.77	0.00	4,909.47	0.00	38,000.00	33,090.53
4190.000 Sundry Admin Cost	0.00	40,140.33	0.00	120,945.79	0.00	633,119.00	512,173.21
4191.000 Telephone/Internet/Cells	0.00	1,735.88	0.00	3,874.83	0.00	0.00	(3,874.83)
4192.000 Copier/Computer Costs	0.00	10,628.52	0.00	18,681.67	0.00	0.00	(18,681.67)
4193.000 Office Supplies	0.00	1,731.44	0.00	5,319.25	0.00	0.00	(5,319.25)
4194.000 Postage	0.00	1,530.81	0.00	3,370.02	0.00	0.00	(3,370.02)
4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	94,225.00	94,225.00
4512.000 Liability Insurance	0.00	0.00	0.00	1,414.61	0.00	0.00	(1,414.61)
4513.000 Worker's Comp Insurance	0.00	0.00	0.00	2,724.99	0.00	0.00	(2,724.99)
4540.000 Employee Benefits	0.00	2,362.42	0.00	68,311.32	0.00	409,163.00	340,851.68
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	169,770.41	0.00	424,683.12	0.00	2,154,569.00	1,729,885.88
HAP EXPENSES							
4715.000 Haps	0.00	1,859,491.78	0.00	3,702,772.39	0.00	0.00	(3,702,772.39)
4715.005 PORT OUT HAPS	0.00	22,806.00	0.00	40,401.00	0.00	0.00	(40,401.00)
4715.010 MAINSTREAM HAPS	0.00	0.00	0.00	(4,790.89)	0.00	0.00	4,790.89
4715.020 HOME-OWNERSHIP HAPS	0.00	25,665.00	0.00	51,299.00	0.00	0.00	(51,299.00)
4715.050 FSS HAPS PAYMENTS	0.00	16,038.00	0.00	33,343.00	0.00	0.00	(33,343.00)
4715.060 DHAP HAPS	0.00	366,329.58	0.00	730,467.22	0.00	0.00	(730,467.22)
4715.070 FAMILY UNIFICATION HAPS	0.00	107,037.00	0.00	216,119.00	0.00	0.00	(216,119.00)
4715.080 PORT IN HAPS	0.00	0.00	0.00	(114.00)	0.00	0.00	114.00
TOTAL HAP EXPENSES	0.00	2,397,367.36	0.00	4,769,496.72	0.00	0.00	(4,769,496.72)
TOTAL EXPENSES	0.00	2,567,137.77	0.00	5,194,179.84	0.00	2,154,569.00	(3,039,610.84)
SURPLUS	0.00	79,798.91	0.00	92,830.70	0.00	(48,505.00)	141,335.70

TENANT SELECTION REPORT - June 2025
PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Processed	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	9	4	56285	1727
Federal Family	41	8	2105	542
State Elderly	5	2	15121	482
Federal Elderly	33	14	1018	286
S8NC (Hagan Manor)	20	6	660	203
S8NC (Bryant)	24	7	406	44
Total Public Housing	132	41	75595	3284
Section 8	0	0	2,012	2,012
SRO	0	0	366	61
DHAP	0	0	1019	116
Mainstream	0	0	509866	6605
FYI	3	0	5	0
VASH	0	0	0	0
Walnut Street	0	0	326	27
Linden Street	7	1	1335	180
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	359	19
YMCA	2	1	404	43
Waterworks	11	7	781	271
Waterworks II	13	8	441	136
Capen Court	13	8	1648	326
20 Stephenson	1	0	677	21
Total Leased Housing	50	25	519,242	9,819
	182	66	594837	13103

VACANCY REPORT - JULY 2025					
PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	24	0	24	0%
	Bryant	125	9	134	7%
FEDERAL ELDERLY	Brady Towers	82	2	84	2%
	Ciampa Manor	51	2	53	4%
	Highland Garden	41	1	42	2%
	Properzi Manor	106	4	110	4%
	Weston Manor	77	3	80	4%
FEDERAL FAMILY	Mystic View	208	7	215	3%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	97	3	100	3%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	231	5	236	2%
	Clarendon Hill	N/A due to redevelopment of property			
	Sycamore/Fountain	3	0	3	0%



Resident Services Report

June 2025

- **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	YTseo	AAbreu	Total
Elderly	13	22	0	2	
Young Disabled	4	10	0	0	
Family	5	0	26	6	
Applicant	0	0	0	0	
Section 8 Assistance	0	0	0	0	
Work Order Follow up	2	0	0	0	
Total referrals this month	24	32	26	8	90

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
- New Women's Money Matters (financial mentorship/empowerment program) cohort began at the Mystic Activity Center
- Mystic Annual Picnic Planning continues!
- Public Safety Survey coffee hours conducted with Bob McWatters and Charlie Femino
- Hosted the FSS Statewide group at the Activity Center

Anticipated Activities in July:

- Farmer's Market Coupon Distribution in senior buildings
- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Bryant Manor Technology Program continues with Elder Services
- Weston Outreach Event with Council on Aging Social Worker's
- New Women's Money Matters (financial mentorship/empowerment program) cohort continues at the Mystic Activity Center
- Mystic Annual Picnic Planning continues!
- SHA Prepares to apply for the Mass Broadband Institute's Retrofit Ancillary Grantee (RANGE) Program that can expand digital equity efforts in four SHA properties.
- Public Safety Survey coffee hours conducted with Bob McWatters and Charlie Femino
- Free Apartment wi-fi kicking off in Properzi/Weston!

Self-Sufficiency Programming Updates

- FSS Management Report progress for period 4/1/2025-6/30/2025 shows:
 - 40 households involved in this program increased their income.
 - \$1,9504.44 was the average dollar increase in annual household income.
 - 2 households experienced a reduction in cash welfare assistance
 - 40 households ceased receiving cash welfare assistance as a result of increased
 - household income.



Resident Services Report

June 2025

FYI/FSS Program Enrollments:

- Enrollment of FYI (Fostering Youth to Independence) FSS participants continues: Another enrollment becomes effective 7/1/2025; this participant's escrow savings will begin almost immediately when her August rent increase takes effect. Potential for two additional enrollments, with intake appointments set for July and August. If enrollment is complete, total will be 10 in FSS out of 17 FYI participants.
- Continued positive outcomes for FYI participants thus far: One participant nearing completion of YearUp IT training program and set to begin internship at Harvard in August; another in her second year of a three-year Associate's Degree program to attain credentials as a Radiology Technician; Another has already accrued over \$2,000 in her escrow savings account.

Upcoming Community Event from SHA's Resident & Somerville Office of Immigrant Affairs:

The flyer is set against a bright yellow background with a white, cloud-like shape in the center containing the event details. At the top left is the City of Somerville logo, featuring a blue circle with 'SOMER VILLE' and 'OFFICE OF IMMIGRANT AFFAIRS' around it, with 'CITY OF SOMERVILLE, MA' and 'Mayor Katjana Ballantyne' below. To the right of the logo, the text 'A COMMUNITY GET TOGETHER EVENT' is written in a large, grey, curved font. Below this, 'Join us for a community get-together!' is written in green. Further down, the invitation 'Come meet your neighbors, enjoy some time together, and have a cup of coffee or tea with us!' is in brown. A large, diverse group of stylized people is illustrated in the center. To the right of the group, a red banner with white text says 'Enjoy a special live music performance during the event!!' with a silhouette of a person playing a trumpet. At the top right, the 'SOMER VILLE' logo is repeated, followed by a list of languages: 'WE SPEAK YOUR LANGUAGE' and 'FALAMOS A SUA LINGUA' (Portuguese), 'HOU PALE LANG OU' (Vietnamese), and '我們會說您的語言' (Chinese). Next to it is a small 'Around the Year' logo. At the bottom, the date and time 'Thursday, July 31 st 5:00 - 7:00 pm' are in bold black text, followed by a teacup icon and the address '530 Mystic Ave., Somerville'. Below the address, it says 'Activities for KIDS will be available!'. In the bottom left corner, a small blue and white icon is next to the text: 'The City of Somerville can provide you with an interpreter in your language for free. Please contact somervillema.gov/ContactSomerville or call 311 at 617.666.3211 at least 7 days in advance of this event.' In the bottom right corner, it says: 'Persons with disabilities who need auxiliary aids or reasonable modifications should please contact Adrienne Pomeroy in advance at 617-625-6600 x 2059 or ADA@somervillema.gov.'

CITY OF SOMERVILLE
OFFICE OF IMMIGRANT AFFAIRS
CITY OF SOMERVILLE, MA
Mayor Katjana Ballantyne

SOMER VILLE
OFFICE OF IMMIGRANT AFFAIRS
WE SPEAK YOUR LANGUAGE
FALAMOS A SUA LINGUA
HOU PALE LANG OU
我們會說您的語言

Around the Year

A COMMUNITY GET TOGETHER EVENT
Join us for a community get-together!
Come meet your neighbors, enjoy some time together, and have a cup of coffee or tea with us!

Enjoy a special live music performance during the event!!

Thursday, July 31 st
5:00 - 7:00 pm

530 Mystic Ave., Somerville
Activities for KIDS will be available!

The City of Somerville can provide you with an interpreter in your language for free. Please contact somervillema.gov/ContactSomerville or call 311 at 617.666.3211 at least 7 days in advance of this event.

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Resident Services Report

June 2025

Pictures from the Annual Community Unit Basketball Game with the Somerville Police Department, Mystic Learning Center and kids at Mystic/Clarendon:



PUBLIC SAFETY
INCIDENTS REPORTED BY DATE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
CRIMES AGAINST PERSON	0												
AGGRAVATED ASSAULT	0	0	0	0	0	0	0	0	0	0	1	0	1
THREATS	1	2	0	0	0	0	0	0	0	0	0	1	4
ASSAULT AND BATTERY	1	0	0	0	2	0	0	0	1	1	0	1	6
PROPERTY CRIMES													
VANDALISM	1	0	0	0	0	0	2	1	0	0	3	1	8
B&E (UNKNOWN TIME)	1	0	0	0	0	0	2	0	0	0	0	1	4
B&E DAY	0	0	1	0	0	0	0	0	0	1	0	1	3
LARCENY OVER \$250	0	0	0	1	0	0	0	1	0	0	0	0	2
TRESPASSING	0	0	0	0	0	0	0	0	0	0	0	1	1
LARCENY UNDER \$250	0	0	3	2	2	0	0	0	1	1	0	0	9
ARSON INVESTIGATION	0	0	0	0	0	0	0	0	0	1	0	0	1
PUBLIC ORDER													
DISTURBANCE APT/NOISE	6	4	4	5	2	6	1	1	8	6	3	5	51
DISTURBANCE HALLWAY	0	0	5	4	1	4	2	0	3	4	5	3	31
DISTURBANCE OUTSIDE	4	1	1	2	2	7	4	4	3	1	2	0	31
OTHER M/V	1	0	0	0	0	0	0	0	1	0	0	0	2
ADMINISTRATIVE													
INVESTIGATION	8	8	10	21	13	4	15	10	9	3	14	15	130
FIXED POST	0	0	0	0	0	0	0	0	0	0	0	0	0
SICK PERSON	20	14	23	18	11	18	15	24	17	22	14	17	213
SUDDEN DEATH	0	1	0	0	0	0	1	0	0	1	0	0	3
CHECK CONDITION	12	9	4	10	8	4	10	13	7	7	7	5	96
CIVIL INVESTIGATION	0	0	0	0	0	0	0	0	0	0	1	0	1
cCITIZEN CONTACT	0	1	0	0	0	0	0	0	0	0	0	0	1
CITIZEN CONTACT	34	29	66	46	56	37	21	26	30	48	25	29	447
RESIDENT MEETING	0	0	0	0	1	0	0	0	0	0	0	0	1
SHA NOTICE SERVICE	0	0	0	0	0	0	1	2	0	0	0	0	3
MEETING	0	1	0	1	0	0	0	0	0	3	5	4	14
EVICION	0	1	1	0	1	0	0	0	0	1	2	0	6
LOCKOUT	5	3	10	5	5	5	9	6	9	13	8	5	83
MAINTENANCE PROBLEM	1	0	0	0	2	1	0	1	1	1	1	0	8
E911 HANGUP	1	1	1	0	1	2	4	1	0	0	1	1	13
BURGLAR ALARM	0	0	1	0	2	0	0	1	0	0	0	0	4
MV PERSONAL INJURY ACCIDENT	1	0	0	1	0	0	0	0	0	0	0	0	2
MV PROPERTY DAMAGE ACCIDENT	1	1	1	2	1	0	2	0	0	0	0	0	8
ASSIST NO ARREST	7	3	5	7	9	5	9	4	3	9	23	12	96
ASSIST ARREST	0	0	0	1	0	1	0	1	1	0	2	0	6
WARRANT ARREST	0	0	0	1	0	0	0	0	0	0	0	0	1
SUMMONS/RO SERVICE	2	0	0	6	11	5	8	2	1	5	10	3	53
OFFICER WANTED	21	13	16	18	18	13	24	25	25	27	17	29	246
SUPPLEMENTAL	0	0	3	1	1	0	0	0	0	0	0	0	5
ANIMAL COMPLAINT	0	0	1	2	2	1	1	0	0	0	0	0	7
LOST PROPERTY REPORTED	0	0	1	1	1	0	1	0	1	0	0	0	5
MISSING PERSON	0	0	0	0	0	0	0	2	2	0	0	0	4
MV VIOLATIONS	2	6	5	7	7	4	3	5	7	7	8	15	76
PARKING VIOLATIONS	0	1	0	0	0	0	0	0	2	1	1	6	11
FIRE INVESTIGATION	1	0	1	0	1	0	1	2	0	1	0	0	7
COURT	0	0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL	470	460	423	420	622	465	389	421	370	395	429	487	5351
Grand Total	602	559	586	585	781	587	524	556	503	559	585	637	7064

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
PROPERTY CRIMES															
VANDALISM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
B&E (UNKNOWN TIME)	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
PUBLIC ORDER															
DISTURBANCE APT/NOISE	0	0	0	0	0	1	1	0	2	1	0	0	0	0	5
DISTURBANCE HALLWAY	0	0	1	0	0	2	0	0	0	0	0	0	1	0	4
DISTURBANCE OUTSIDE	0	0	0	0	0	0	0	0	0	7	0	0	0	0	7
ADMINISTRATIVE															
INVESTIGATION	0	0	2	0	0	0	0	0	0	2	0	0	0	0	4
SICK PERSON	4	2	1	2	0	2	0	0	0	2	3	0	2	0	18
CHECK CONDITION	0	0	1	0	0	0	0	0	0	1	1	0	1	0	4
CITIZEN CONTACT	5	3	12	2	0	1	1	0	0	2	7	3	0	8	44
LOCKOUT	0	0	0	0	0	0	1	1	1	2	0	0	0	0	5
MAINTENANCE PROBLEM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
E911 HANGUP	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
ASSIST NO ARREST	0	0	1	4	0	0	0	0	0	0	0	0	0	2	7
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	4	1	0	0	0	0	5
OFFICER WANTED	1	0	2	1	0	2	0	0	3	3	0	0	1	0	13
ANIMAL COMPLAINT	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
MV VIOLATIONS	0	1	0	0	0	0	0	0	3	0	0	0	0	6	10
DIRECTED PATROL	32	23	24	28	71	72	30	32	34	26	34	27	23	35	491
Grand Total	43	31	45	38	71	80	33	33	48	50	45	30	28	52	627

WORK ORDERS ISSUED FOR:

Jun-25

REQUESTED BY MANAGEMENT: 193

REQUESTED BY TENANTS: 1190

TOTAL WORK ORDERS ISSUED: 1383

DEV.	****		****			
	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE JUNE	REQUESTED IN JUNE				
031-1 Mystic Federal	274	102	10	284	261	23
031-9 Federal Elderly	300	142	5	305	263	42
200-1 Clarendon	63	21	1	64	61	3
200-2 Mystic State	231	98	2	233	181	52
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	101	78	0	101	88	13
667-3 Properzi Manor	127	62	2	129	109	20
667-4 Bryant Manor	121	72	22	143	121	22
667-6 Ciampa Manor	61	28	6	67	61	6
400-C Monmouth, Broadway	4	4	1	5	3	2
689-2 Hagan Manor	42	16	0	42	36	6
705-1 Sycamore, Fountain Ave	10	5	0	10	6	4
TOTAL	1334	598	49	1383	1190	193

***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 July 2025					
Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Contractor/A/E
Mystic Water Works II	Construction	Mystic Water Works II	Owner's Project Manager	\$286,483.00	Anser Advisory, LLC
Mystic Water Works II	Construction	Mystic Water Works II	Design	\$717,187.00	DiMella Shaffer Architects
Bryant Manor Panel Board Replacement	Construction	Bryant Reserve	Design	\$15,848.00	Nangle Engineering Inc
Bryant Manor Panel Board Replacement	Construction	Bryant Reserves	Construction	\$462,199.00	Jupiter Electric Inc
Corbett Concret Stairs Replacement	Pre-Bid	State Capital Fund 2023	Design	\$33,880.00	GCG Associates
Bryant Manor Powerwashing	Pre-Construction	Braynt Reserves	Construction	\$219,750.00	TM Construction Management
Bryant Manor Unit Modernization	Design	Bryant Reserves	Design	\$42,500.00	Reverse Archicture
Mystic View Roof Replacement4	Construction	Federal Cap Fund 2024	Design	\$34,098.00	EHA Design
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Design	\$36,000.00	Socotec
Mystic Devlopment Window Replacement	Design	Grant Funding	Design	\$94,132.51	EHA Design
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Construction	\$527,000.00	Aegean Builders
Mystic View Roof Replacement 4	Construction	Federal Cap Fund 2024	Construction	\$352,500.00	Corolla Construction
Mystic River Roof Replacement 6	Pre-Construction	State Cap Fund 2024	Design	\$21,600.00	Socotec
Bryant Manor Parking Lot Improvements	Design	Bryant Reserves	Design	\$14,900.00	GCG Associates