

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**

FEBRUARY 26, 2026



TENANT SELECTION REPORT - JANUARY 2026
PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Received	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	6	2	61313	1897
Federal Family	28	14	2214	552
State Elderly	9	5	15915	532
Federal Elderly	28	13	977	162
S8NC (Hagan Manor)	32	12	524	102
S8NC (Bryant)	31	14	260	46
Total Public Housing	134	60	81203	3291
Section 8	9	4	2,093	2,093
SRO	2	2	503	72
DHAP	26	11	1002	114
Mainstream	14	0	518769	6862
FYI	1	0	7	0
VASH	0	0	0	0
Walnut Street	4	2	515	36
Linden Street	6	3	1977	214
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	1	1	696	47
Waterworks	9	4	974	305
Waterworks II	9	4	658	171
Capen Court	11	5	2256	365
20 Stephenson	9	4	2499	78
Total Leased Housing	101	40	532,462	10,384
	235	100	613665	13675

VACANCY REPORT FEBRUARY 2026

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	20	4	24	17%
	Bryant	129	5	134	4%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	51	2	53	4%
	Highland Garden	42	0	42	0%
	Properzi Manor	108	2	110	2%
	Weston Manor	79	1	80	1%
FEDERAL FAMILY	Mystic View	211	4	215	2%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	95	5	100	5%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	228	6	234	3%
	Clarendon Hill	N/A due to redevelopment of property			
	Sycamore/Fountain	3	0	3	0%



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MEMORANDUM

To: Somerville Housing Authority Board of Commissioners

From: Matt Lincoln, Director of Leased Housing, SHA

CC:

Date: 2/26/2026

Re: Section 8 Voucher Utilization & Spending Projection Reports as of January 2026

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of February 2026. SHA is working with the HUD Shortfall Prevention Team, and has begun receiving 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 VA Supportive Housing and Foster Youth to Independence Vouchers, which we have been doing.

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, 2) Project: All Projects, 3) Effective Date: 2/19/2026

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	0	0	0	102	102	10
PBV - Capen Court	64	0	0	0	0	61	61	3
PBV - Capen Medford	23	0	0	0	0	22	22	1
PBV - CASCAP	8	0	0	0	0	6	6	2
PBV - Clarendon Hill	38	0	0	0	0	32	32	6
PBV - Linden Street	18	0	0	0	0	17	17	1
PBV - Next Step	3	0	0	0	0	3	3	0
PBV - Vinfen	8	0	0	0	0	6	6	2
PBV - Walnut Street Center	5	0	0	0	0	5	5	0
PBV - Water Works	25	0	0	0	0	24	24	1
PBV - Waterworks II	21	0	0	0	0	21	21	0
PBV - YMCA	12	0	0	0	0	10	10	2
Port In Billing	0	1	0	0	0	2	3	0
TBV - All Other Voucher	798	1	0	0	4	676	681	117
TBV - Family Unification Program	50	0	0	0	0	47	47	3
TBV - FUP/FYI	29	6	0	0	0	21	27	2
TBV - Homeownership	15	0	0	0	0	15	15	0
TBV - NED	200	0	0	0	0	189	189	11
TBV - VASH	10	0	0	0	0	10	10	0
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	8	8	3
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	1452	8	0	0	4	1279	1291	164

End of Report

MA031 HCV Leasing and Spending Projection - The Goods

Utilization Report:										HCV Utilization Report September 2025 data with Shortfall Awards.rv1					Print	TYT Guide
PHA Name	Somerville Housing Authority		PHA Number	MA031		Save	Access Additional Tools		Disclaimer							
ACC/Funding Information				Funding Proration Levels			Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections					
ACC	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	HAP		Success Rate	80%	Annual Turnover Rate	6.0%	2025		2026				
Beginning ACC Vouchers	1,233	1,240	1,240	Year 2 (2026) Rebenchmark	99.0%				EOP Rate as of 01/06/2026 (61 TB.PB EOPs): 5.39%	UML % of ACC (UMA)	90.2%	89.8%				
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	Year 3 (2027) Rebenchmark	99.0%		Time from Issuance to HAP Effective Date (Current: 2.28 months)			HAP Exp as % of All Funds	100.0%	102.6%				
Initial BA Funding (net offset)	\$25,032,357	\$25,999,132	\$26,496,149	Administrative Fees			% leased in 30 days	18%		HAP Exp as % of Eligibility only	100.2%	102.6%				
Offset of HAP Reserves	\$0			Year 1 (2025)	90.0%		% leased in 30 to 60 days	40%		End of Year Results						
Set Aside Funding	\$1,008,634			Year 2 (2026)	90.0%		% leased in 60 to 90 days	38%		Projected 12/31 Total HAP Reserves	-\$11,373	-\$671,701				
New ACC Units Funding	\$172,763	\$92,955	\$0				% leased in 90 to 120 days	4%		HAP Reserves as % of ABA (Start: 0.1%)	0.0%	-2.6%				
Total ABA Funding Provided	\$26,213,754	\$26,092,087	\$26,496,149				% leased in 120 to 150 days	0%								
PHA Income	\$22,380	\$0										End of Year 3 Results (2027)				
Total Cash-Supported Prior Year-End Reserves	\$14,242	\$0	\$0	HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check								\$1,243,442	4.7%	Projected Total HAP Reserves ===== Reserves % BA		
				HUD-established CYE HHR	\$373,226		HUD-established CYE HHR									
Total Funding				HUD-Calculated Restricted Net Position	(\$368,951)	\$2,205,835	PHA-Held Cash 12/31/2024 (VMS)	Administrative Fees Analysis			See Detail	2025	2026			
Total Funding Available	\$26,250,376	\$26,092,087	\$26,496,149	HUD-Reconciled	\$4,275	\$2,579,061	HUD-Reconciled (Cash Capped)	<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,979,848)	\$1,866,810	\$1,863,266				
				Lower of H17/I17 (May Override)	\$14,242		Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.	\$157.17	\$146.68	Expense	\$1,508,801	\$1,232,736			
HUD-Reconciled RNP v PHA-Reported RNP																
				HUD v. PHA difference: (\$436,100.00) or -1.7% of Eligibility	\$67,149	<-EOY VMS RNP ===== HUD-estimated RNP-->	(\$368,951)			MA031 has a cost per UML of \$86.81 compared to its Earnings/UML & Size peer group of \$93.83 (a difference of -8.1%) and its state peer group (of all PHAs in the state) of \$133.17 (a difference of -53.4%).	Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2025 Calendar Year-End (CYE) UNP of \$3,614,782 (or 193.6% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$3,972,791 (or 213.2% of CY 2026 Earned Admin Fees).					
										Expense %	80.8%	66.2%				

MA031 HCV Leasing and Spending Projection - The Goods

2025	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-25	1,233	1,124	\$2,154,622					1,124	\$2,154,622	\$1,917		91.2%	98.6%	91.2%	98.6%
Feb-25	1,233	1,126	\$2,184,095					1,126	\$2,184,095	\$1,940		91.2%	99.3%	91.3%	100.0%
Mar-25	1,237	1,124	\$2,143,605					1,124	\$2,143,605	\$1,907		91.1%	98.9%	90.9%	98.1%
Apr-25	1,237	1,123	\$2,167,259					1,123	\$2,167,259	\$1,930		91.0%	99.0%	90.8%	99.2%
May-25	1,237	1,120	\$2,188,563					1,120	\$2,188,563	\$1,954		90.9%	99.2%	90.5%	100.2%
Jun-25	1,237	1,119	\$2,169,265					1,119	\$2,169,265	\$1,939		90.9%	99.2%	90.5%	99.3%
Jul-25	1,240	1,112	\$2,210,778					1,112	\$2,210,778	\$1,988		90.7%	99.5%	89.7%	101.2%
Aug-25	1,240	1,105	\$2,192,860					1,105	\$2,192,860	\$1,984		90.5%	99.6%	89.1%	100.4%
Sep-25	1,240	1,106	\$2,185,541					1,106	\$2,185,541	\$1,976		90.3%	99.7%	89.2%	100.0%
Oct-25	1,240	1,105	\$2,182,596					1,105	\$2,182,596	\$1,975		90.2%	99.7%	89.1%	99.9%
Nov-25	1,240	1,115	\$2,217,547					1,115	\$2,217,547	\$1,989		90.2%	99.9%	89.9%	101.5%
Dec-25	1,240	1,116	\$2,265,018	0				1,116	\$2,265,018	\$2,030		90.2%	100.2%	90.0%	103.7%
Total	14,854	13,395	\$26,261,749	0	0	0	0.0	13,395	\$26,261,749	\$1,961		90.2%	100.2%		
2026															
Jan-26	1,240	1,137	\$2,242,487					1,137	\$2,242,487	\$1,972		91.7%	103.1%	91.7%	103.1%
Feb-26	1,240	1,140	\$2,285,498					1,140	\$2,285,498	\$2,005		91.8%	104.1%	91.9%	105.1%
Mar-26	1,240					0	-5.7	1,134	\$2,274,071	\$2,005		91.7%	104.3%	91.5%	104.6%
Apr-26	1,240					0	-5.7	1,129	\$2,262,700	\$2,005		91.5%	104.2%	91.0%	104.1%
May-26	1,240					0	-5.6	1,123	\$2,251,387	\$2,005		91.3%	104.1%	90.6%	103.5%
Jun-26	1,240					0	-5.6	1,117	\$2,240,130	\$2,005		91.1%	103.9%	90.1%	103.0%
Jul-26	1,240					0	-5.6	1,112	\$2,228,929	\$2,005		90.9%	103.7%	89.7%	102.5%
Aug-26	1,240					0	-5.6	1,106	\$2,217,784	\$2,005		90.7%	103.5%	89.2%	102.0%
Sep-26	1,240					0	-5.5	1,101	\$2,206,696	\$2,005		90.5%	103.3%	88.8%	101.5%
Oct-26	1,240					0	-5.5	1,095	\$2,195,662	\$2,005		90.3%	103.0%	88.3%	101.0%
Nov-26	1,240					0	-5.5	1,090	\$2,184,684	\$2,005		90.1%	102.8%	87.9%	100.5%
Dec-26	1,240					0	-5.4	1,084	\$2,173,760	\$2,005		89.8%	102.6%	87.4%	100.0%
Total	14,880	2,277	\$4,527,985	0	0	0	-55.7	13,368	\$26,763,787	\$2,002		89.8%	102.6%		

[Graphs](#)

FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,205,835 compares to RNP (VMS) of \$67,149. Current: VMS Cash & Investments of \$801,567 compares to VMS RNP plus UNP of \$3,412,382. SPVs: Additional SPV leasing should focus on the 30 unleased FUP vouchers and the 12 unleased NED vouchers. PBVs: Currently, the PHA reports 156 leased PBVs, for a leased PBV rate of 86%. Additional leasing should focus on the 25 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 21 PBVs under AHAP.

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

MA031 MS Leasing and Spending Projection - The Goods

Utilization Report:													HCV Utilization Report September 2025 data with Shortfall Awards.rv1												
PHA Name	Somerville Housing Authority			PHA Number	MA031			Save		Data Upload															
ACC/Funding Information				Funding Proration		Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections															
ACC	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	HAP		Success Rate	80%	Annual Turnover Rate	3.7%	2025		2026													
Beginning ACC Vouchers	112	112	112	Year 2 (2026) Rebenchmark	99.0%				EOP Rate as of 01/06/2026 (4 EOPs): 3.67%	UML % of ACC (UMA)	91.4%	89.7%													
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	Year 3 (2027) Rebenchmark	99.0%	Time from Issuance to HAP Effective Date (Current: 2.28 months)				HAP Exp as % All Funds	99.5%	99.9%													
Initial BA Funding	\$2,154,765	\$2,279,794	\$2,266,874	Upload DCR		% leased in 30 days	18%			HAP Exp as % of Eligibility only	99.5%	100.4%													
						% leased in 30 to 60 days	40%					End of Year Results													
Set Aside Funding	\$159,938			Administrative Fees		% leased in 60 to 90 days	38%			Projected 12/31 Total HAP Reserves	\$11,881	\$1,903													
New ACC Units Funding	\$0	\$0	\$0	Year 1 (2025)	90.0%	% leased in 90 to 120 days	4%			HAP Reserves as % of ABA (Start: 0.0%)	0.6%	0.1%													
Total ABA Funding Provided	\$2,314,703	\$2,279,794	\$2,266,874	Year 2 (2026)	89.0%	% leased in 120 to 150 days	0%																		
PHA Income	\$0	\$0								Comments															
Total Cash-Supported Prior Year-End Reserves	\$0	\$11,881	\$1,903	HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check																					
Total Funding				HUD-established CYE HHR	\$6,944	HUD-established CYE HHR																			
				HUD-Calculated Restricted Net Position	(\$6,995)	\$144,381	PHA-Held Cash 12/31/2023 (VMS)																		
Total Funding Available	\$2,314,703	\$2,291,675	\$2,268,777	HUD-Reconciled	(\$51)	\$151,325	HUD-Reconciled (Cash-Capped)																		
				Lower of HUD-Reconciled/Cash-Capped	\$0	Lower of H17/I17																			
HUD-Reconciled RNP v PHA-Reported RNP																									
				HUD v. PHA difference: (\$74,144.00) or - 3.4% of Eligibility	\$67,149	<-EOY VMS RNP ***** HUD-estimated RNP-->	(\$6,995)																		

MA031 MS Leasing and Spending Projection - The Goods

2025	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	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly ABA % Expended
Jan-25	112	108	\$201,383					108	\$201,383	\$1,865		96.4%	104.4%	96.4%	104.4%
Feb-25	112	108	\$196,419					108	\$196,419	\$1,819		96.4%	103.1%	96.4%	101.8%
Mar-25	112	106	\$196,660					106	\$196,660	\$1,855		95.8%	102.7%	94.6%	102.0%
Apr-25	112	103	\$199,014					103	\$199,014	\$1,932		94.9%	102.8%	92.0%	103.2%
May-25	112	102	\$190,717					102	\$190,717	\$1,870		94.1%	102.0%	91.1%	98.9%
Jun-25	112	102	\$193,152					102	\$193,152	\$1,894		93.6%	101.7%	91.1%	100.1%
Jul-25	112	100	\$194,480					100	\$194,480	\$1,945		93.0%	101.6%	89.3%	100.8%
Aug-25	112	99	\$187,661					99	\$187,661	\$1,896		92.4%	101.1%	88.4%	97.3%
Sep-25	112	99	\$187,144					99	\$187,144	\$1,890		92.0%	100.6%	88.4%	97.0%
Oct-25	112	99	\$184,034					99	\$184,034	\$1,859		91.6%	100.1%	88.4%	95.4%
Nov-25	112	101	\$186,593					101	\$186,593	\$1,847		91.5%	99.8%	90.2%	96.7%
Dec-25	112	101	\$185,565	0				101	\$185,565	\$1,837		91.4%	99.5%	90.2%	96.2%
Total	1,344	1,228	\$2,302,822	0	0	0	0.0	1,228	\$2,302,822	\$1,875		91.4%	99.5%		
2026															
Jan-26	112	100	\$195,471					100	\$195,471	\$1,955		89.3%	102.9%	89.3%	102.9%
Feb-26	112	102	\$193,320					102	\$193,320	\$1,895		90.2%	102.3%	91.1%	101.8%
Mar-26	112					0	-0.3	102	\$192,729	\$1,895		90.4%	102.0%	90.8%	101.4%
Apr-26	112					0	-0.3	101	\$192,139	\$1,895		90.4%	101.8%	90.5%	101.1%
May-26	112					0	-0.3	101	\$191,552	\$1,895		90.4%	101.6%	90.2%	100.8%
Jun-26	112					0	-0.3	101	\$190,966	\$1,895		90.3%	101.4%	90.0%	100.5%
Jul-26	112					0	-0.3	100	\$190,382	\$1,895		90.2%	101.3%	89.7%	100.2%
Aug-26	112					0	-0.3	100	\$189,800	\$1,895		90.1%	101.1%	89.4%	99.9%
Sep-26	112					0	-0.3	100	\$189,219	\$1,895		90.0%	100.9%	89.1%	99.6%
Oct-26	112					0	-0.3	100	\$188,641	\$1,895		89.9%	100.8%	88.9%	99.3%
Nov-26	112					0	-0.3	99	\$188,064	\$1,895		89.8%	100.6%	88.6%	99.0%
Dec-26	112					0	-0.3	99	\$187,489	\$1,895		89.7%	100.4%	88.3%	98.7%
Total	1,344	202	\$388,791	0	0	0	-3.1	1,205	\$2,289,772	\$1,900		89.7%	100.4%		



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Resident Services Department: January Impact Report

1. Referrals This Month

Referral Type	S. Bennett	G. Cordova	Total
Elderly/Disabled Property	13	22	35
Family Property	4	0	4
Applicant	0	0	0
Section 8 Assistance	1	0	1
Work Order Follow-Up	0	0	0
Total Referrals This Month	19	22	41

2. Activities This Month

- Continued bi-weekly Food for Free 35-lb. boxed grocery distribution across eight properties.
 - *Program Impact:* 8,460 boxes distributed to SHA residents in 2025-strengthening food access and security.
- Supported retrofit activities at Corbett Apartments and Bryant Manor.
- Hosted Coffee Hour at Waterworks with Council on Aging social workers.
- Tech Access Programming continued at Bryant Manor, Successful Supportive Living Coordination Activities with SCES at Capen Campus and Properzi Manor
- Submitted annual reporting for the EOHLC RSC grant.
- Submitted close-out reporting for the CY2025 FSS grant.

3. Anticipated Activities – February 2026

- Continue bi-weekly Food For Free grocery distributions at eight SHA properties.
- Host Coffee Hour with Council on Aging social workers at 125 Jaques.
- Launch free apartment-wide Wi-Fi at Warren Avenue and Weston Manor to expand digital access.
- Host Around Hear Music concerts at Brady, Bryant, Mystic, and Properzi properties.
- Partner with Mystic Learning Center for a *Golden Gathering* with Highland Gardens (pizza and crafts).
- Begin planning Women's Money Matters Financial Education Workshop at the Mystic Activity Center.
- Implement Massachusetts Broadband Institute grant awards to:
 - Support SHA Digital Literacy Programming at Bryant and Capen.
 - Provide computers and printers at both sites.
 - Fund a Digital Navigator position for the MAC computer lab.
- Partner with Somerville-Cambridge Elder Services (SCES) for a Valentine's event at Properzi Manor, plus ongoing monthly movie and writing groups.
- Convene Quarterly Providers/FSS PCC Meeting to strengthen collaboration and service alignment among SHA partners.



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Resident Services Department: January Impact Report

4. Self-Sufficiency Programming Updates

Enrollment

- Current Participation:
 - 31 Public Housing (PH) participants
 - 51 Housing Choice Voucher (HCV/Section 8) participants

Four participants successfully graduated from the FSS Program:

Participant	Program	Escrow Received	Plans for After Graduation
MC	FSS-Housing Choice Voucher/Section 8	\$8,100	Purchased a home in Lynn, MA after overcoming personal challenges.
EP	FSS-Mystic Public Housing	\$56,617.78	Completed financial education, achieved full-time employment; plans to buy a home.
WL	FSS-Mystic Public Housing	\$50,154.14	Opened high-yield savings account toward homeownership.
MSF	FSS-Mystic Public Housing	\$26,346.79	Plans to pay down debt and continue building savings.

5. Education & Training Updates

- KE: Nearing completion of the *PathmakerBio Lab Skills Training* (8-week) with Northeastern University.
 - Among only 5 of 21 students to pass final exam.
 - Working toward employment in the biotech field.
- GG: Completed application for the *May 2026 Biomanufacturing Technician* training cohort.

6. Youth & FYI Collaboration

- Met with More Than Words (nonprofit supporting youth aged 18–24 facing barriers to employment).
 - Three SHA FYI participants engaged; one enrolled in FSS.
 - Collaboration and cross-referrals discussed to enhance youth opportunity pipelines.

7. Homeownership Progress

- Three participants actively pursuing first-time homebuyer goals:
 - KS: Exploring mortgage options and continuing home search.
 - DS and LA: Working with Neighborhood Assistance Corporation of America (NACA) toward homeownership.



SOMERVILLE HOUSING AUTHORITY

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

Resident Services Department: January Impact Report

FSS Graduate, MC, and Coordinators Suze Montina and Janine Lotti who assisted her. MC just closed on a house with her husband and their three children!



Mystic Learning Center's Annual Snow Tubing Event with Mystic Youth:





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Resident Services Department: January Impact Report

Tenants of 8 SHA properties receive bi-weekly 35-lb. food boxes through the agency Food For Free.

Below is the 2025 Food Security Impact of this program:



**FIGHTING HUNGER THROUGH JUST EATS WITH
SOMERVILLE HOUSING AUTHORITY**



**NO. JUST EATS GROCERY BOXES RECEIVED FROM
FOOD FOR FREE IN 2025**

8,460

PUBLIC SAFETY REPORT			
2026 YEAR TO DATE REPORT			
	Jan	Feb	Grand Total
ANIMAL COMPLAINT-D405	1		1
ASSAULT AND BATTERY-A802		1	1
ASSIST NO ARREST-D109	18	3	21
B&E (UNKNOWN TIME)-B510	1		1
CHECK CONDITION-D009	7		7
CITIZEN CONTACT-D021	15	5	20
COURT-D999	1	1	2
DIRECTED PATROL-F045	513	124	637
DISTURBANCE APT/NOISE-C405	2		2
DISTURBANCE HALLWAY-C406	2	2	4
DISTURBANCE OUTSIDE-C407	1		1
domestic disturbance		1	1
E911 HANGUP-D037	4	2	6
EVICTON-D027	1		1
FIRE INVESTIGATION-D902	2		2
INVESTIGATION-D001	7	1	8
LIGHTS OUT-D036	1		1
lobby and lot check		1	1
LOCKOUT-D030	9	4	13
LOST PROPERTY REPORTED-D406	1	2	3
lot and lobby check		1	1
MAINTENANCE PROBLEM-D035	1		1
medical		1	1
medical		1	1
MEETING-D026	3	2	5
mv citation		1	1
MV VIOLATIONS-D800	14	4	18
OFFICER WANTED-D137	15	8	23
PARKING VIOLATIONS-D810		2	2
RESTRAINING ORDER VIOL-C140	1		1
SICK PERSON-D006	10	3	13
smoke odor		1	1
THREATS-A647	1		1
VANDALISM-B401	1	1	2
WELL BEING CHECK		1	1
Grand Total	632	173	805

WORK ORDERS ISSUED FOR:

Jan-26

REQUESTED BY MANAGEMENT: 334

REQUESTED BY TENANTS: 1289

TOTAL WORK ORDERS ISSUED: 1623

DEV.	****		****			
	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE JANUARY	REQUESTED IN JANUARY				
031-1 Mystic Federal	301	108	32	333	225	108
031-9 Federal Elderly	233	98	14	249	231	16
200-1 Clarendon	44	19	2	46	28	18
200-2 Mystic State	329	103	32	361	263	98
667-1 Capen Court	126	42	6	128	117	11
667-2 Jaques Street	152	84	5	158	136	22
667-3 Properzi Manor	93	24	16	98	90	8
667-4 Bryant Manor	126	62	2	142	110	32
667-6 Ciampa Manor	62	21	0	64	52	12
400-C Monmouth, Broadway	0	0	1	0	0	0
689-2 Hagan Manor	34	16	0	35	29	6
705-1 Sycamore, Fountain Ave	11	4	0	11	8	3
TOTAL	1511	581	112	1623	1289	334

***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 February 2026

Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Contractor/A/E
Corbett Concret Stairs Replacement	Pre-Construction	State Capital Fund 2024	Design	\$33,880.00	GCG Associates
Bryant Manor Unit Modernization	Construction	Bryant Reserves	Design	\$42,500.00	Reverse Archicture
Mystic Development Window Replacement	Pre-Bid	Grant Funding	Design	\$94,132.51	EHA Design
Mystic River Roof Replacement 6	Construction	State Cap Fund 2024	Design	\$21,600.00	Socotec
Bryant Manor Parking Lot Improvements	Design	Bryant Reserves	Design	\$14,900.00	GCG Associates
Mystic River Roof Replacement 6	Construction	State Cap Fund 2024	Construction	\$220,000.00	WPI Contruccion
Mystic River Roof Replacement 7	Pre-Construction	State Capital Fund 2024	Design	\$31,500.00	Socotec
Mystic River Concrete Repairs 3	Pre-Construction	State Capital Fund 2024	Design	\$32,200.00	Socotec
Bryant Manor Guarails Replacement	Design	Bryant Reserves	Design	\$35,000.00	Reverse Archicture
Bryant Manor Vestibule Improvements	Design	Bryant Reserves	Design	\$38,800.00	Reverse Archicture
Hagon Manor Parking Lot Improvement	Design	Hagan Reserves	Design	\$14,900.00	GCG Associates
Capen Court HVAC Controls Replacement	Construction	Capen Reserves	Design	\$22,575.00	CA Crowley
Capen Court HVAC Controls Replacement	Construction	Capen Reserves	Construction	\$250,000.00	Davison Co., INC
Highland Garden Elevator Replacement	Design	Federal Cap Fund 2025	Design	\$116,030.00	NV5 Engineering
Weston Manor Rooftop Exhaust Fans	Pre-Bid	Federal Cap Fund 2024	Design	\$19,900.00	Norian Soriani
Mystic River Roof Replacment 7	Pre-Construction	State Capital Fund 2024	Construction	\$235,000.00	Corolla Construction
Bryant Manor Unit Modernization	Pre-Construction	Bryant Reserves	Construction	\$275,000.00	TM Construction Management
Mystic River Concrete Repairs 3	Pre-Construction	State Capital Fund 2024	Construction	\$407,907.50	Ace Restoration Co. Inc
Weston Manor HVAC Controls Replacement	Design	Federal Cap Fund 2024	Design	\$14,400.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Pre-Bid	Capen Reserves	Design	\$12,100.00	CA Crowley