

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**

APRIL 16, 2026



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

Housing Program	Applications Received	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	10	6	61974	1928
Federal Family	48	12	2284	572
State Elderly	6	2	15810	530
Federal Elderly	36	9	1017	171
S8NC (Hagan Manor)	20	10	540	107
S8NC (Bryant)	17	9	282	53
Total Public Housing	137	48	81907	3361
Section 8	12	6	2,109	2,109
SRO	7	3	535	79
DHAP	13	6	1002	114
Mainstream	14	0	520967	6106
FYI	0	0	3	0
VASH	1	0	0	0
Walnut Street	3	2	548	39
Linden Street	12	5	2143	230
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	5	3	756	53
Waterworks	17	11	1047	321
Waterworks II	16	11	723	187
Capen Court	19	12	2417	380
20 Stephenson	18	10	2945	104
Total Leased Housing	137	69	535,708	9,749
	274	117	617615	13110

VACANCY REPORT MARCH 2026

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	21	3	24	13%
	Bryant	131	5	136	4%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	52	1	53	2%
	Highland Garden	42	0	42	0%
	Properzi Manor	108	2	110	2%
	Weston Manor	78	2	80	3%
FEDERAL FAMILY	Mystic View	212	2	214	1%
STATE ELDERLY	Clarendon Hill Towers	39	2	41	5%
	Jaques Street	96	4	100	4%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	230	3	233	1%
	Sycamore/Fountain	3	0	3	0%



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Resident Services Department: March Impact Report

1. Referrals This Month

Referral Type	S. Bennett	G. Cordova	Total
Elderly/Disabled Property	13	22	35
Family Property	8	0	8
Applicant	0	0	0
Section 8 Assistance	0	0	0
Work Order Follow-Up	0	0	0
Total Referrals This Month	21	22	43

2. Activities This Month

- Continued bi-weekly Food For Free grocery distributions at eight SHA properties.
- Hosted Around Hear Music concerts at Brady, Bryant, Mystic, and Properzi properties.
- Continued planning Women's Money Matters Financial Education Workshop at the Mystic Activity Center.
- Organized Coffee Hours with Management and Public Safety
- Closed out FY Provider Grants
- Hired new RSC/SSP and ROSS Coordinators!

3. Anticipated Activities – April 2026

- Intergenerational Craft Event at Capen with Mystic Learning Center
- Continue bi-weekly Food For Free grocery distributions at eight SHA properties.
- SCES Tech Access Program Continues at Bryant Manor
- Finalize Women's Money Matters Financial Education Cohort at the Mystic Activity Center.
- Organize Building Coffee Hours with Management and Public Safety to hear resident safety concerns in the buildings.
- Begin hiring processes for a Digital Navigator at Mystic!
- Coffee Hour at Waterworks II
- SCES Tech Access Program Kickoff at Corbett Apartments
- Jazz Concerts thru a grant with Somerville Arts Council at Warren, Bryant, & Brady
- Engage in community process on Mystic Community Space updates

4. Self-Sufficiency Programming Updates

Enrollment

- **Current Participation:**
 - 61 Section 8 FSS participants; any additional enrollment interest and/or inquiries deferred to waitlist.
 - 20 Public Housing FSS participants.

SHA exceeded the HUD-mandated minimum enrollment of 75 participants.



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Resident Services Department: March Impact Report

Highlights

- GD has edited her goals to include studying for the MCAT and working toward admission to medical schools!
- BJ deposited over \$10K into a high yield savings account. In addition to her FSS escrow, she belongs to a savings circle. The \$10K represents her turn to receive money from the savings circle.
- AM anticipates graduating in Spring 2026 with a Bachelor's Degree. Her intent is to continue her education to obtain a more advanced degree. She will also become a OneFamily Scholar alum in April 2026.
- MJ graduated from the SSP program after gaining job training and maintaining full time employment, taking a financial education class, and first time homebuyer class.

5. Education & Training Updates

- KE: One of select few who graduated the Pathmaker Bio Labskills training program in cooperation with Northeastern University. As a program alum, she will receive career search advising assistance.
- SP: Has begun the competitive application process for Biomanufacturing Apprenticeship program through MassBio. Program involves 15 weeks of classes followed by one year of employment in the field.
- OS: Preparing for enrollment in a free training program through Jewish Vocational Services (JVS). Also exploring degree and certificate program options at BHCC.

6. Youth & FYI Collaboration

- Continued outreach to More Than Words (MTW), a local nonprofit focused on economic mobility for 18-24 year-old adults with system involvement.
- 53% of FYI program participants are enrolled in FSS-reaching National "Gold Standard" for FSS Enrollment. More enrollments targeted for 4/1/26.
- RP: Completed internship at Harvard University after completing classwork for certification as IT Desk professional.

7. Homeownership Progress

Significant progress for participants working toward goal of homeownership.

- KS: will be closing in May!
- DS and LA: Continue to work with Neighborhood Assistance Corporation of America (NACA) toward homeownership.



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Resident Services Department: March Impact Report

Jazz Concert thru an Arts Council Grant:

PLEASE JOIN:
BRIAN FRIEDLAND
 FOR A
JAZZ
CONCERT



EXTRAORDINARY JAZZ MUSICIAN, BRIAN FRIEDLAND, AND VIOLINIST SHAW PONG LIU WILL PLAY A MIX OF JAZZ STANDARDS, ORIGINAL PIECES, AND FREE IMPROVISATIONS.

Thursday, April 9th
11:00-11:45 AM
WARREN AVE COMMUNITY ROOM

Por favor, acompáñenos a un concierto de jazz en la sala comunitaria 9 de Abril @ 11 AM

Tanpri vin patisipe nan yon konsè jazz nan sal kominotè a 9 avril a 11 AM.



This opportunity is made possible by an Somerville Arts Council Grant applied for in partnership with the Somerville Housing Authority

SSP Graduate, MJ:



PUBLIC SAFETY REPORT					
2026 Year to Date	Jan	Feb	Mar	Apr	Grand Total
alarm				1	1
ANIMAL COMPLAINT-D405	1		1		2
ASSAULT AND BATTERY-A802		1			1
ASSIST NO ARREST-D109	19	13	22	8	62
ATTEMPTED B&E			1		1
B&E (UNKNOWN TIME)-B510	1				1
b&E niGHT-B532		2			2
CHECK CONDITION-D009	7	3	6	4	20
CITIZEN CONTACT-D021	15	11	9		35
COURT-D999	1	1			2
DIRECTED PATROL-F045	517	275	501	125	1418
dispute		1			1
DISTURBANCE APT/NOISE-C405	2	1	2		5
DISTURBANCE HALLWAY-C406	2	2	1		5
DISTURBANCE OUTSIDE-C407	1				1
domestic dispute			1		1
domestic disturbance		1			1
E911 HANGUP-D037	4	2	1	3	10
EVICTON-D027	1				1
FIRE INVESTIGATION-D902	2				2
follow up			1		1
HARASSMENT			2		2
hit and run			1		1
INVESTIGATION-D001	7	1	1		9
LARCENY UNDER \$250-B620		1	1		2
larceny under 1200\$			1	1	2
LIGHTS OUT-D036	1				1
lobby and lot check		1			1
LOCKOUT-D030	9	6	8	1	24
LOST PROPERTY REPORTED-D406	1	3	2		6
lot and lobby check		1			1
MAINTENANCE PROBLEM-D035	1		1	1	3
medical		1	5		6
medical		1	1		2
MEETING-D026	4	3	10	3	20
missiNG PERSON-D501		1	1		2
mv citation		1			1
MV PROPERTY DAMAGE ACCIDENT-D106		1			1
MV VIOLATIONS-D800	14	14	7	4	39
noise complaint			1		1
Noise complaint			2		2
OFFICER WANTED-D137	15	13	4	1	33
parking eNFORCEMENT			2		2
parking enforcement			1		1
PARKING VIOLATIONS-D810		10	27	6	43
psych emergency			1		1
RESTRAINING ORDER VIOL-C140	1				1
sexual ASSAULT-E111				2	2
SHA NOTICE SERVICE-D025			1		1
SICK PERSON-D006	10	6	10	4	30
smoke odor		1			1
SUMMONS/RO SERVICE-D135				2	2
SUPPLEMENTAL-D139			2		2
SUSPICIOUS PERSON-C607			1		1
THREATS-A647	1				1
VANDALISM-B401	1	1			2
verbal dispute			1		1
WELL BEING CHECK		2			2
well-being check			1		1
(blank)					
Grand Total	638	381	641	166	1826

WORK ORDERS ISSUED FOR:

Mar-26

REQUESTED BY MANAGEMENT: 1363

REQUESTED BY TENANTS: 332

TOTAL WORK ORDERS ISSUED: 1695

DEV.	****		****			
	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE MARCH	REQUESTED IN MARCH				
031-1 Mystic Federal	436	202	22	458	396	62
031-9 Federal Elderly	245	103	15	260	227	33
200-1 Clarendon	22	13	0	22	16	6
200-2 Mystic State	326	198	11	337	255	82
667-1 Capen Court	123	31	3	126	84	42
667-2 Jaques Street	122	61	6	128	93	35
667-3 Properzi Manor	99	28	3	102	80	22
667-4 Bryant Manor	119	62	9	128	113	15
667-6 Ciampa Manor	63	32	2	65	52	13
400-C Monmouth, Broadway	1	0	0	1	1	0
689-2 Hagan Manor	41	16	2	43	27	16
705-1 Sycamore, Fountain Ave	21	5	4	25	19	6
TOTAL	1618	751	77	1695	1363	332

***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 April 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 Architecture
Mystic Development Window Replacement	Pre-Bid	Grant Funding	Design	\$94,132.51	EHA Design
Bryant Manor Parking Lot Improvements	Design	Bryant Reserves	Design	\$14,900.00	GCG Associates
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 Architecture
Bryant Manor Vestibule Improvements	Design	Bryant Reserves	Design	\$38,800.00	Reverse Architecture
Hagon Manor Parking Lot Improvement	Design	Hagan Reserves	Design	\$14,900.00	GCG Associates
Highland Garden Elevator Replacement	Pre-Construction	Federal Cap Fund 2025	Design	\$116,030.00	NV5 Engineering
Weston Manor Rooftop Exhaust Fans	Pre-Construction	Federal Cap Fund 2024	Design	\$19,900.00	Norian Soriani
Mystic River Roof Replacement 7	Pre-Construction	State Capital Fund 2024	Construction	\$235,000.00	Corolla Construction
Bryant Manor Unit Modernization	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-Construction	Capen Reserves	Design	\$12,100.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Pre-Construction	Capen Reserves	Construction	\$120,000.00	Davison Co., INC
Bryant Manor Panelboard Replacement 2	Pre-Construction	Bryant Reserves	Construction	\$251,599.00	Jupiter Electric Inc
Bryant Manor Panelboard Replacement 2	Pre-Construction	Bryant Reserves	Design	\$9,810.00	Nangle Engineering
Properzi Manor Intercom Replacement	Design	Federal Cap Fund 2025	Design	\$14,465.00	Nangle Engineering
Brady+Highland Storm Door Replacement	Design	Federal Cap Fund 2024	Design	\$28,000.00	Socotec
Weston Manor Rooftop Exhaust Fans	Pre-Construction	Federal Cap Fund 2024	Construction	\$70,900.00	Stallion Plumbing,Heating,Cooling
Bryant Manor Boiler Replacement	Design	Bryant Reserves	Design	\$24,000.00	Norian Soriani