

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**

MAY 21, 2026



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

Housing Program	Applications Received	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	5	4	62297	1953
Federal Family	50	19	2136	539
State Elderly	7	6	15801	535
Federal Elderly	25	18	1021	171
S8NC (Hagan Manor)	17	12	549	113
S8NC (Bryant)	17	13	279	53
Total Public Housing	121	72	82083	3364
Section 8	6	3	2,115	2,115
SRO	3	1	565	84
DHAP	5	1	1028	114
Mainstream	14	0	522659	6948
FYI	3	0	3	0
VASH	2	0	2	0
Walnut Street	0	0	579	41
Linden Street	4	1	2248	238
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	1	1	821	57
Waterworks	22	10	1126	344
Waterworks II	21	10	798	211
Capen Court	19	8	2549	401
20 Stephenson	13	7	3274	128
Total Leased Housing	113	42	538,280	10,708
	234	114	620363	14072

VACANCY REPORT APRIL 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	84	0	84	0%
	Ciampa Manor	53	0	53	0%
	Highland Garden	42	0	42	0%
	Properzi Manor	108	2	110	2%
	Weston Manor	80	0	80	0%
FEDERAL FAMILY	Mystic View	212	3	215	1%
STATE ELDERLY	Clarendon Hill Towers	39	2	41	5%
	Jaques Street	97	3	100	3%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	231	3	234	1%
	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: 5/21/2026

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

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of May 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
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Resident Services- April Impact Report

1. Referrals This Month

Referral Type	S. Bennett	G. Cordova	A. Samaha	G. Barnes	Total
Elderly/Disabled Property	14	27	6	4	51
Family Property	3	0	2	2	7
Applicant	0	0	0	0	0
Section 8 Assistance	1	0	0	0	1
Work Order Follow-Up	2	4	0	0	6
Total Referrals This Month	20	31	8	6	65

2. Activities This Month

- 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.
- Complete hiring processes for a Digital Navigator at Mystic!
- Coffee Hour at Waterworks II
- Jazz Concerts thru a grant with Somerville Arts Council at Warren, Bryant, & Brady
- Engage in community process on Mystic Community Space updates

3. Anticipated Activities – May 2026

- Continue bi-weekly Food For Free grocery distributions at eight SHA properties.
- SCES Tech Access Program Continues at Bryant Manor
- SCES Tech Access Program begins at Corbett Apartments
- Women's Money Matters Financial Education Cohort begins at the Mystic Activity Center
- Mystic Community Needs Survey published
- Engage in community process on Mystic Community Space updates
- Coffee Hours to introduce new RSC, Avi Samaha, at Ciampa and Weston
- Host statewide FSS Coordinator group to discuss FYI programming
- Digital Navigator starts at Mystic!

4. Self-Sufficiency Programming Updates

- One graduate, JM, graduated with over 36k in escrow savings! While on the FSS Program with Coordinator Suze Montana, JM increased her employment, her credit score, took a financial education course, homebuyer course, got pre-approved, and has her own personal savings of 75K! All while being a single mom to 3 children. She is on her way to open a High Yield Savings Account and to pursue homeownership.
- SHA exceeded the HUD-mandated minimum FSS enrollment: 61 Section 8 and 30 Public Housing
- Thirty-six participants now earning escrow savings---representing 39.5% of the total number of participants. Combined, these 36 individuals are saving nearly \$25,000 each month. Ten save over \$1,000; One saves more than \$2,000!
- This month, two participants---YG and DSB---began earning \$1000 monthly escrow savings.
- Of the 61 Section 8 FSS participants, only three remain dependent upon cash assistance.
- JJ continues to work toward attaining her degree from Cambridge College. She attends classes while continuing to work f/t. She is accruing escrow savings of over \$1500 every month.
- AM has earned her BS from Boston University. FSS Coordinator provided AM with information One Family program. As part of a recent cohort, she received extra coaching and support, and a small stipend.

Foster Youth Initiative (FYI) participants:

- Enrollment continues. 42% of FYI program participants are enrolled in FSS---reaching National "Gold Standard" for FSS Enrollment. FSS Program Coordinator continues enrollment efforts.

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- Best news from FYI thus far: RP---interviewed for and accepted a position! He completed a comprehensive YearUp training program earlier this year, and with those skills---plus his personality and confidence-- he attained the position. He will begin work in May.
- GG enrolled in and will complete a Pre-Apprenticeship program through MassBio in early May. She hopes to move on to a more intense, specific Biomanufacturing Apprenticeship program, also through MassBio.
- SP has made it through the first two stages of a competitive application process for the aforementioned Biomanufacturing Apprenticeship program. The program involves 15 weeks of classes followed by one year of apprenticeship employment in the field.
- OS is preparing for enrollment in a free training program through Jewish Vocational Services (JVS). She has attended the information session and scheduled her “admissions” interview. Program begins on September 8th. She has also contacted BHCC to explore Associate Degree programs with a counseling focus.

Section 8 for Homeownership:

- Continued progress for participants working toward homeownership. DS continues to work with Neighborhood Assistance Corporation of America (NACA) until she is deemed ready to pursue a pre-approval.

Intergenerational Craft Event at Capen:



PUBLIC SAFETY REPORT						
Count of nature of complaint	Jan	Feb	Mar	Apr	May	Grand Total
2026 YEAR TO DATE						
alarm				1		1
alarm				1		1
Alleged breaking and entering				1		1
ANIMAL COMPLAINT-D405	1		1	2	1	5
ASSAULT AND BATTERY-A802		1				1
ASSault Dangerous Weapon				1		1
ASSIST NO ARREST-D109	19	13	22	20	4	78
ATTEMPTED B&E			1			1
B&E (UNKNOWN TIME)-B510	1					1
b&E niGHT-B532		2				2
CHECK CONDITION-D009	7	3	6	9		25
CITIZEN CONTACT-D021	15	11	9		1	36
COURT-D999	1	1				2
DIRECTED PATROL-F045	517	275	501	442	84	1819
dispute		1				1
DISTURBANCE APT/NOISE-C405	2	1	2	3	2	10
DISTURBANCE HALLWAY-C406	2	2	1			5
DISTURBANCE OUTSIDE-C407	1					1
domestic dispute			1			1
DOMESTIC DISPUTE				2		2
domestic disturbance		1				1
E911 HANGUP-D037	4	2	1	8		15
EVICION-D027	1					1
FIRE INVESTIGATION-D902	2			1		3
follow up			1			1
HARASSMENT			2	1		3
hit and run			1	1		2
INVESTIGATION-D001	7	1	1	1		10
LARCENY UNDER \$250-B620		1	1			2
larceny under 1200\$			1	1	2	4
LIGHTS OUT-D036	1					1
lobby and lot check		1				1
LOCKOUT-D030	9	6	8	6	1	30
LOST PROPERTY REPORTED-D406	1	3	2	1		7
lot and lobby check		1				1
MAINTENANCE PROBLEM-D035	1		1	2		4
malicious destruction of property				1		1
medical		1	5	1		7
medical		1	1	2		4
MEETING-D026	4	3	10	8	1	26
MISSING PERSON-D501		1	1	1	1	4
motor vehicle accident				1		1
mv citation		1				1
MV PROPERTY DAMAGE ACCIDENT-D106		1				1
MV VIOLATIONS-D800	14	14	7	4	1	40
noise complaint			1	2		3
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	12		49
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	10		36
smoke odor		1				1
SUMMONS/RO SERVICE-D135				3		3
SUPPLEMENTAL-D139			2			2
SUSPICIOUS PERSON-C607			1	1		2
THREATS-A647	1			1		2
vandalism / harassment					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	554	99	2313

WORK ORDERS ISSUED FOR:

Apr-26

REQUESTED BY MANAGEMENT: 538

REQUESTED BY TENANTS: 1269

TOTAL WORK ORDERS ISSUED: 1807

DEV.	****		****			
	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE APRIL	REQUESTED IN APRIL				
031-1 Mystic Federal	382	106	7	389	281	108
031-9 Federal Elderly	313	112	2	315	213	102
200-1 Clarendon	9	9	0	9	6	3
200-2 Mystic State	365	101	7	371	275	96
667-1 Capen Court	163	62	2	165	85	80
667-2 Jaques Street	115	48	4	119	87	32
667-3 Properzi Manor	122	36	5	127	91	36
667-4 Bryant Manor	146	82	3	149	97	52
667-6 Ciampa Manor	78	21	0	78	65	13
400-C Monmouth, Broadway	2	1	1	3	2	1
689-2 Hagan Manor	54	12	2	56	48	8
705-1 Sycamore, Fountain Ave	25	17	0	25	19	6
TOTAL	1774	607	33	1807	1269	538

***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 May 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 Devlopment 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 Replacment 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
Corbett Concret Stairs Replacement	Pre-Construction	State Capital Fund 2024	Construction	\$298,920.00	MJS Construction, Inc
Highland Garden Elevator Replacement	Pre-Construction	Federal Capital Fund 2025	Construction	\$853,265.00	Enterprise Equipment