**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 23, 2026

| TENANT SELECTION REPORT - JUNE 2026<br>PUBLIC HOUSING AND LEASED HOUSING WAITLISTS | | | | |
|---|---|---|---|---|
| **Housing Program** | **Applications Received** | **LOCAL PRIORITY** | **Total Applications** | **LOCAL PRIORITY** |
| State Family | 3 | 2 | 63112 | 1995 |
| Federal Family | 37 | 12 | 2094 | 554 |
| State Elderly | 6 | 3 | 15729 | 54737 |
| Federal Elderly | 30 | 7 | 1069 | 183 |
| S8NC (Hagan Manor) | 19 | 10 | 566 | 118 |
| S8NC (Bryant) | 16 | 9 | 294 | 57 |
| **Total Public Housing** | 111 | 43 | 82864 | 57644 |
| Section 8 | 10 | 3 | 2,122 | 2,122 |
| SRO | 1 | 1 | 625 | 97 |
| DHAP | 19 | 1 | 1054 | 118 |
| Mainstream | 10 | 0 | 526385 | 6985 |
| FYI | 6 | 0 | 9 | 0 |
| VASH | 0 | 0 | 1 | 0 |
| Walnut Street | 1 | 1 | 651 | 57 |
| Linden Street | 10 | 3 | 2465 | 265 |
| Merriam Street | 0 | 0 | 1 | 0 |
| North Charles | 0 | 0 | 2 | 2 |
| Just At Start | 0 | 0 | 510 | 25 |
| YMCA | 1 | 1 | 934 | 70 |
| Waterworks | 16 | 9 | 1264 | 408 |
| Waterworks II | 13 | 8 | 939 | 277 |
| Capen Court | 14 | 8 | 2822 | 470 |
| 20 Stephenson | 15 | 7 | 3934 | 186 |
| **Total Leased Housing** | 116 | 42 | 543,718 | 11,082 |
| | 227 | 85 | 626582 | 68726 |

| VACANCY REPORT JUNE 2026 | | | | | |
|---|---|---|---|---|---|
| PROGRAM | DEVELOPMENT | OCCUPIED UNITS | VACANT UNITS | TOTAL UNITS | VACANCY PERCENTAGE |
| MULTIFAMILY | Hagan | 20 | 4 | 24 | 17% |
| | Bryant | 130 | 4 | 134 | 3% |
| FEDERAL ELDERLY | Brady Towers | 84 | 0 | 84 | 0% |
| | Ciampa Manor | 53 | 0 | 53 | 0% |
| | Highland Garden | 41 | 1 | 42 | 2% |
| | Properzi Manor | 108 | 2 | 110 | 2% |
| | Weston Manor | 79 | 1 | 80 | 1% |
| FEDERAL FAMILY | Mystic View | 213 | 2 | 215 | 1% |
| STATE ELDERLY | Clarendon Hill Towers | 39 | 2 | 41 | 5% |
| | 32 Jaques Street | 36 | 1 | 37 | 3% |
| | 125 Jaques Street | 61 | 2 | 63 | 3% |
| | Prospect House | 8 | 0 | 8 | 0% |
| STATE FAMILY | Mystic River | 239 | 1 | 240 | 0% |
| | 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: 7/23/2026

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

---

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of July 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.

# Somerville Housing Authority
# Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 6/16/2026

## Voucher Summary

| Project | Allocated Vouchers | Issued | AR Searching | PO Searching | PO Received | Leased | All Vouchers | Remaining Vouchers |
|---|---|---|---|---|---|---|---|---|
| Mainstream | 112 | 0 | 2 | 0 | 0 | 100 | 102 | 10 |
| 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 | 5 | 5 | 3 |
| PBV - Clarendon Hill | 38 | 0 | 0 | 0 | 0 | 38 | 38 | 0 |
| PBV - Linden Street | 18 | 0 | 0 | 0 | 0 | 18 | 18 | 0 |
| 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 | 25 | 25 | 0 |
| 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 | 0 | 0 | 0 | 0 | 2 | 2 | 0 |
| TBV - All Other Voucher | 798 | 0 | 2 | 0 | 6 | 664 | 672 | 126 |
| TBV - Family Unification Program | 50 | 0 | 0 | 0 | 0 | 44 | 44 | 6 |
| TBV - FUP/FYI | 32 | 4 | 0 | 0 | 0 | 27 | 31 | 1 |
| TBV - Homeownership | 16 | 0 | 0 | 0 | 0 | 17 | 17 | 0 |
| TBV - NED | 200 | 0 | 0 | 0 | 0 | 189 | 189 | 11 |
| TBV - VASH | 10 | 2 | 0 | 0 | 0 | 8 | 10 | 0 |
| 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 |
| **Grand Totals** | **1456** | **6** | **4** | **0** | **6** | **1279** | **1295** | **164** |

*End of Report*

# MA031 HCV Leasing and Spending Projection

Utilization Report: *UtilizationReport (11)*

Print | TYT Guide

| PHA Name | Somerville Housing Authority | PHA Number | MA031 |
|---|---|---|---|

Save | Access Additional Tools | Disclaimer

| ACC/Funding Information | | | |
|---|---|---|---|
| **ACC** | Current Year (2026) | Year 2 (2027) | Year 3 (2028) |
| Beginning ACC Vouchers | 1,243 | 1,243 | 1,243 |
| **Funding Components** | Current Year (2026) | Year 2 (2027) | Year 3 (2028) |
| Initial BA Funding (net offset) | $26,537,554 | $28,497,026 | $26,612,225 |
| | **Offset of HAP Reserves and Set Aside information is available on the Program Overview tab** | | |
| New ACC Units Funding | $0 | $0 | $0 |
| Total ABA Funding Provided | $26,537,554 | $28,497,026 | $26,612,225 |
| PHA Income | $8,519 | $0 | |
| Total Cash-Supported Prior Year-End Reserves | $0 | ($1,103,226) | $781,575 |
| **Total Funding** | | | |
| Total Funding Available | $26,546,073 | $27,393,800 | $27,393,800 |

| Funding Proration Levels | |
|---|---|
| ***HAP*** | |
| Year 2 (2027) Rebenchmark | 103.1% |
| Year 3 (2028) Rebenchmark | 100.0% |
| ***Administrative Fees*** | |
| Year 1 (2026) | 90.0% |
| Year 2 (2027) | 90.0% |

| Program Projection Variables | | | |
|---|---|---|---|
| Success Rate | 75% | Non-PBV Annual Turnover Rate | 5.4% |
| | | | EOP Rate as of 03/31/2026 (57 TB.PB EOPs): 5.00% |
| **Time from Issuance to HAP Effective Date (Current: 2.28 months)** | | | |
| % leased in 30 days | 18% | | **RFIF** |
| % leased in 30 to 60 days | 40% | | 3.07% |
| % leased in 60 to 90 days | 38% | | |
| % leased in 90 to 120 days | 4% | | |
| % leased in 120 to 150 days | 0% | | **Monthy PUC Change** |
| | | | 0.00% |

See Surplus/Shortfall calculation on Program Overview tab

| HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check | | | | |
|---|---|---|---|---|
| HUD-established CYE HHR | $159,358 | | HUD-established CYE HHR | |
| HUD-Calculated Restricted Net Position | $33,697 | $801,567 | PHA-Held Cash 12/31/2025 (VMS) | |
| *HUD-Reconciled* | *$193,055* | *$960,925* | *HUD-Reconciled (Cash Capped)* | |
| Lower of H17/I17 (May Override) | $0 | | Lower of H17/I17 (May Override) | Reserve Adjustment due to PY VMS Changes. |
| **HUD-Reconciled RNP v PHA-Reported RNP** | | | | |
| HUD v. PHA difference: $172,838.00 or 0.7% of Eligibility | ($139,141) | <--EOY VMS RNP ============== HUD-estimated RNP--> | $33,697 | |

| Administrative Fees Analysis | | | 2026 | 2027 |
|---|---|---|---|---|
| <= 7,200 UMLs (No Proration) | > 7,200 UMLs (No Proration) | Admin Fees Earned (PY: $1,979,848) | $1,899,476 | $1,812,522 |
| $157.17 | $146.68 | Expense | $598,765 | $985,896 |
| | | Expense % | 31.5% | 54.4% |

MA031 has a cost per UML of $114.61 compared to its Earnings/UML & Size peer group of $98.00 (a difference of 14.5%) and its state peer group (of all PHAs in the state) of $139.34 (a difference of -21.6%).

Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2026 Calendar Year-End (CYE) UNP of $3,442,699 (or 181.2% of CY 2026 Earned Admin Fees) and a 2027 CYE UNP of $4,743,410 (or 261.7% of CY 2027 Earned Admin Fees).

# MA031 HCV Leasing and Spending Projection

| 2026 | UMAs | Actual UMLs | Actual HAP | Vouchers Issued/Projected to be Issued | 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-26 | 1,243 | 1,148 | $2,273,295 | | | | | 1,148 | $2,273,295 | $1,980 | | 92.4% | 102.8% | 92.4% | 102.8% |
| Feb-26 | 1,243 | 1,151 | $2,318,126 | | | | | 1,151 | $2,318,126 | $2,014 | | 92.5% | 103.8% | 92.6% | 104.8% |
| Mar-26 | 1,243 | 1,152 | $2,401,702 | | | | | 1,152 | $2,401,702 | $2,085 | | 92.5% | 105.4% | 92.7% | 108.6% |
| Apr-26 | 1,243 | 1,151 | $2,340,830 | | | | | 1,151 | $2,340,830 | $2,034 | | 92.6% | 105.5% | 92.6% | 105.8% |
| May-26 | 1,243 | 1,145 | $2,293,126 | | | | | 1,145 | $2,293,126 | $2,003 | | 92.5% | 105.2% | 92.1% | 103.7% |
| Jun-26 | 1,243 | 1,143 | $2,309,218 | 3 | | | | 1,143 | $2,309,218 | $2,020 | | 92.4% | 105.0% | 92.0% | 104.4% |
| Jul-26 | 1,243 | **0** | **$0** | 0 | | 0 | -5.1 | 1,138 | $2,302,199 | $2,023 | $2,023 | 92.3% | 104.9% | 91.6% | 104.1% |
| Aug-26 | 1,243 | **0** | **$0** | 0 | | 1 | -5.1 | 1,134 | $2,296,207 | $2,025 | $2,025 | 92.1% | 104.8% | 91.2% | 103.8% |
| Sep-26 | 1,243 | **0** | **$0** | 0 | | 1 | -5.1 | 1,130 | $2,290,146 | $2,027 | $2,027 | 92.0% | 104.6% | 90.9% | 103.6% |
| Oct-26 | 1,243 | **0** | **$0** | 0 | | 0 | -5.1 | 1,125 | $2,282,555 | $2,029 | $2,029 | 91.9% | 104.5% | 90.5% | 103.2% |
| Nov-26 | 1,243 | **0** | **$0** | 0 | | 0 | -5.1 | 1,120 | $2,274,808 | $2,031 | $2,031 | 91.7% | 104.3% | 90.1% | 102.9% |
| Dec-26 | 1,243 | **0** | **$0** | 0 | | 0 | -5.0 | 1,115 | $2,267,086 | $2,034 | $2,034 | 91.5% | 104.2% | 89.7% | 102.5% |
| *Total* | *14,916* | *6,890* | *$13,936,297* | *3* | *0* | *2* | *-30.5* | *13,652* | *$27,649,299* | *$2,025* | | *91.5%* | *104.2%* | | |
| 2027 | | | | | | | | | | | | | | | |
| Jan-27 | 1,243 | | | 0 | | 0 | -5.0 | 1,110 | $2,259,391 | $2,036 | $2,036 | 89.3% | 95.1% | 89.3% | 95.1% |
| Feb-27 | 1,243 | | | 0 | | 0 | -5.0 | 1,105 | $2,251,722 | $2,038 | $2,038 | 89.1% | 95.0% | 88.9% | 94.8% |
| Mar-27 | 1,243 | | | 0 | | 0 | -5.0 | 1,100 | $2,244,079 | $2,040 | $2,040 | 88.9% | 94.8% | 88.5% | 94.5% |
| Apr-27 | 1,243 | | | 0 | | 0 | -4.9 | 1,095 | $2,236,462 | $2,043 | $2,043 | 88.7% | 94.7% | 88.1% | 94.2% |
| May-27 | 1,243 | | | 0 | | 0 | -4.9 | 1,090 | $2,228,871 | $2,045 | $2,045 | 88.5% | 94.5% | 87.7% | 93.9% |
| Jun-27 | 1,243 | | | 0 | | 0 | -4.9 | 1,085 | $2,221,306 | $2,047 | $2,047 | 88.3% | 94.3% | 87.3% | 93.5% |
| Jul-27 | 1,243 | | | 0 | | 0 | -4.9 | 1,080 | $2,213,766 | $2,049 | $2,049 | 88.1% | 94.2% | 86.9% | 93.2% |
| Aug-27 | 1,243 | | | 0 | | 0 | -4.9 | 1,075 | $2,206,252 | $2,052 | $2,052 | 87.9% | 94.0% | 86.5% | 92.9% |
| Sep-27 | 1,243 | | | 0 | | 0 | -4.8 | 1,070 | $2,198,763 | $2,054 | $2,054 | 87.7% | 93.9% | 86.1% | 92.6% |
| Oct-27 | 1,243 | | | 0 | | 0 | -4.8 | 1,066 | $2,191,300 | $2,056 | $2,056 | 87.5% | 93.7% | 85.7% | 92.3% |
| Nov-27 | 1,243 | | | 0 | | 0 | -4.8 | 1,061 | $2,183,862 | $2,059 | $2,059 | 87.3% | 93.5% | 85.3% | 92.0% |
| Dec-27 | 1,243 | | | 0 | | 0 | -4.8 | 1,056 | $2,176,450 | $2,061 | $2,061 | 87.1% | 93.4% | 85.0% | 91.6% |
| *Total* | *14,916* | *0* | *$0* | *0* | *0* | *0* | *-58.6* | *12,993* | *$26,612,225* | *$2,048* | | *87.1%* | *93.4%* | | |

**Graphs**

FINANCIAL - Beginning Year: Cash & Investments (VMS) of $801,567 compares to RNP (VMS) of $-139,141. Current: VMS Cash & Investments of $4,189,856 compares to VMS RNP plus UNP of $2,573,562. SPVs: Additional SPV leasing should focus on the 2 unleased VASH vouchers, 4 unleased FUP vouchers, and 11 unleased NED vouchers. PBVs: Currently, the PHA reports 191 leased PBVs, for a leased PBV rate of 95%. Additional leasing should focus on the 11 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 0 PBVs under AHAP.

**Comments (Hover for VMS Comments)**

# MA031 MS Leasing and Spending Projection

Utilization Report: UtilizationReport (11)

TYT Guide

| | | | |
|---|---|---|---|
| **PHA Name** | Somerville Housing Authority | **PHA Number** | MA031 |

Print

| **ACC/Funding Information** | | | |
|---|---|---|---|
| **ACC** | Current Year (2026) | Year 2 (2027) | Year 3 (2028) |
| Beginning ACC Vouchers | 112 | 112 | 112 |
| **Funding Components** | Current Year (2026) | Year 2 (2027) | Year 3 (2028) |
| Initial BA Funding | $2,302,822 | $71,187 | $2,411,630 |
| | | | |
| Set Aside Funding | $0 | | |
| New ACC Units Funding | $0 | $0 | $0 |
| Total ABA Funding Provided | $2,302,822 | $71,187 | $2,411,630 |
| PHA Income | $0 | $0 | |
| Total Cash-Supported Prior Year-End Reserves | $11,881 | ($7,133) | ($2,347,576) |
| **Total Funding** | | | |
| Total Funding Available | $2,314,703 | $64,054 | $64,054 |

| **MS Funding Proration** | |
|---|---|
| ***HAP*** | |
| Year 2 () Rebenchmark | 3.1% |
| Year 3 (1) Rebenchmark | 100.0% |

**Note:** Unlike Emergency Housing Vouchers (EHV), Mainstream (MS), as of 2026, is *no longer* a separate program. In other words, the MS program is part of the broader HCV program budget authority. However, reserves are monitored separately from prior MS funding, until fully obligated, disbursed and expended.

| **Program Projection Variables** | | | |
|---|---|---|---|
| Success Rate | 75% | Annual Turnover Rate | 0.0% |
| | | | MS EOP Rate as of 03/31/2026 (0 EOPs): 0.00% |

| **Time from Issuance to HAP Effective Date (Current: 2.28 months)** | |
|---|---|
| % leased in 30 days | 18% |
| % leased in 30 to 60 days | 40% |
| % leased in 60 to 90 days | 38% |
| % leased in 90 to 120 days | 4% |
| % leased in 120 to 150 days | 0% |

See Surplus/Shortfall calculation on Program Overview tab

| **Monthy PUC Change** |
|---|
| 0.50% |

Comments

| **HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check** | | | |
|---|---|---|---|
| HUD-established CYE HHR | $37,272 | | HUD-established CYE HHR |
| HUD-Calculated Restricted Net Position | ($25,391) | $256,000 | PHA-Held Cash 12/31/2023 (VMS) |
| *HUD-Reconciled* | *$11,881* | *$293,272* | *HUD-Reconciled (Cash-Capped)* |
| *Lower of HUD-Reconciled/ Cash-Capped* | *$11,881* | | *Lower of H17/I17* |
| **HUD-Reconciled RNP v PHA-Reported RNP** | | | |
| HUD v. PHA difference: ($92,540.00) or -4% of Eligibility | $67,149 | *<--EOY VMS RNP ============== HUD-estimated RNP-->* | ($25,391) |

# MA031 MS Leasing and Spending Projection

| 2026 | 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-26 | 112 | 100 | $195,471 | | | | | 100 | $195,471 | $1,955 | | 89.3% | 101.9% | 89.3% | 101.9% |
| Feb-26 | 112 | 102 | $193,320 | | | | | 102 | $193,320 | $1,895 | | 90.2% | 101.3% | 91.1% | 100.7% |
| Mar-26 | 112 | 102 | $197,626 | | | | | 102 | $197,626 | $1,938 | | 90.5% | 101.9% | 91.1% | 103.0% |
| Apr-26 | 112 | 101 | $191,947 | | | | | 101 | $191,947 | $1,900 | | 90.4% | 101.4% | 90.2% | 100.0% |
| May-26 | 112 | 101 | $191,078 | | | | | 101 | $191,078 | $1,892 | | 90.4% | 101.0% | 90.2% | 99.6% |
| Jun-26 | 112 | 100 | $190,806 | 0 | | | | 100 | $190,806 | $1,908 | | 90.2% | 100.8% | 89.3% | 99.4% |
| Jul-26 | 112 | **0** | **$0** | | | 0 | 0.0 | 100 | $191,598 | $1,916 | $1,916 | 90.1% | 100.6% | 89.3% | 99.8% |
| Aug-26 | 112 | **0** | **$0** | | | 0 | 0.0 | 100 | $192,394 | $1,924 | $1,924 | 90.0% | 100.6% | 89.3% | 100.3% |
| Sep-26 | 112 | **0** | **$0** | | | 0 | 0.0 | 100 | $193,193 | $1,932 | $1,932 | 89.9% | 100.6% | 89.3% | 100.7% |
| Oct-26 | 112 | **0** | **$0** | | | 0 | 0.0 | 100 | $193,995 | $1,940 | $1,940 | 89.8% | 100.6% | 89.3% | 101.1% |
| Nov-26 | 112 | **0** | **$0** | | | 0 | 0.0 | 100 | $194,800 | $1,948 | $1,948 | 89.8% | 100.7% | 89.3% | 101.5% |
| Dec-26 | 112 | **0** | **$0** | 0 | | 0 | 0.0 | 100 | $195,609 | $1,956 | $1,956 | 89.7% | 100.8% | 89.3% | 101.9% |
| *Total* | *1,344* | *606* | *$1,160,248* | *0* | *0* | *0* | *0.0* | *1,206* | *$2,321,836* | *$1,925* | | *89.7%* | *100.8%* | | |
| **2027** | | | | | | | | | | | | | | | |
| Jan-27 | 112 | | | | | 0 | 0.0 | 100 | $196,421 | $1,964 | $1,964 | 89.3% | 23.0% | 89.3% | 3311.0% |
| Feb-27 | 112 | | | | | 0 | 0.0 | 100 | $197,237 | $1,972 | $1,972 | 89.3% | 3317.9% | 89.3% | 3324.8% |
| Mar-27 | 112 | | | | | 0 | 0.0 | 100 | $198,056 | $1,981 | $1,981 | 89.3% | 3324.8% | 89.3% | 3338.6% |
| Apr-27 | 112 | | | | | 0 | 0.0 | 100 | $198,878 | $1,989 | $1,989 | 89.3% | 3331.7% | 89.3% | 3352.5% |
| May-27 | 112 | | | | | 0 | 0.0 | 100 | $199,704 | $1,997 | $1,997 | 89.3% | 3338.7% | 89.3% | 3366.4% |
| Jun-27 | 112 | | | | | 0 | 0.0 | 100 | $200,533 | $2,005 | $2,005 | 89.3% | 3345.6% | 89.3% | 3380.4% |
| Jul-27 | 112 | | | | | 0 | 0.0 | 100 | $201,365 | $2,014 | $2,014 | 89.3% | 3352.6% | 89.3% | 3394.4% |
| Aug-27 | 112 | | | | | 0 | 0.0 | 100 | $202,201 | $2,022 | $2,022 | 89.3% | 3359.6% | 89.3% | 3408.5% |
| Sep-27 | 112 | | | | | 0 | 0.0 | 100 | $203,041 | $2,030 | $2,030 | 89.3% | 3366.6% | 89.3% | 3422.6% |
| Oct-27 | 112 | | | | | 0 | 0.0 | 100 | $203,884 | $2,039 | $2,039 | 89.3% | 3373.6% | 89.3% | 3436.8% |
| Nov-27 | 112 | | | | | 0 | 0.0 | 100 | $204,730 | $2,047 | $2,047 | 89.3% | 3380.6% | 89.3% | 3451.1% |
| Dec-27 | 112 | | | | | 0 | 0.0 | 100 | $205,581 | $2,056 | $2,056 | 89.3% | 3387.7% | 89.3% | 3465.4% |
| *Total* | *1,344* | *0* | *$0* | *0* | *0* | *0* | *0.0* | *1,200* | *$2,411,630* | *$2,010* | | *89.3%* | *3387.7%* | | |

## *Somerville Housing Authority  MA031*

For Year 1, the budget authority will be populated based on actuals, as they are known.

Note: If RAD deals are projected to close in Year 1, please use the "New ACC Units" Tool to add funding/units.

Program Specific

| | HAP | Funding Info: | Reserves | Total Funds: | Obligations | Disbursements | EOM HHR | PUC | Monthly PUC Change |
|---|---|---|---|---|---|---|---|---|---|
| VO | $27,649,299 | See Combined Program section | $0 | See Combined Program section | $11,686,082 | $11,641,013 | $204,427 | $2,025 | 0.00% |
| VASH | $241,209 | | | | | | | $2,480 | 0.00% |
| MS | $2,321,836 | | $11,881 | | $559,613 | $594,150 | $2,735 | $1,925 | 0.50% |
| EHV | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | 0.00% |

**(Obligations/Disbursements Extracted As of 05/20/2026)**

**Click For Projection Analysis**

### *Combined Program (VO plus MS)*

**2026**

| Funding | Reserves | Offset of HAP Reserves | Set Aside Funding | Total Funds | Obligations | Disbursements | EOM HHR |
|---|---|---|---|---|---|---|---|
| $28,594,387 | $11,881 | $0 | $0 | $28,606,268 | $12,245,695 | $12,235,163 | $207,162 |

**(Obligations/Disbursements Extracted As of 05/20/2026)**

**Leasing and Spending Outcomes Year 1**

| UML % of ACC (UMA) | HAP Expense as % of All Funds | HAP Exp as % of Elig Only | Proj 12/31 Total HAP Reserves | HAP Reserves as a % of ABA | PUC Method |
|---|---|---|---|---|---|
| 91.4% | 103.8% | 103.9% | ($1,364,867) | -4.77% | Average Rolling Three-Month Change |

***At Risk/Shortfall***

| | |
|---|---|
| Combined Program Shortfall | December |

**At Risk/Shortfall calculation explanation**

For PHAs with MS Reserves > MS HAP – Budget Shortfall/Surplus = Combined HCV & MS Eligibility +HCV-Only Reserves - HCV-Only HAP future projection

For PHAs with MS Reserves < MS HAP – Budget Shortfall/Surplus = Combined HCV & MS Eligibility +HCV-Only Reserves - HCV-Only HAP 2026 projected expenses + (MS Reserves - MS HAP 2026 projected expenses)

# MA031 HCV Leasing and Spending Projection

Utilization Report: *UtilizationReport (12)*

Print | TYT Guide | Access Additional Tools | Disclaimer

| PHA Name | Somerville Housing Authority | PHA Number | MA031 |
|---|---|---|---|

## ACC/Funding Information

| ACC | Current Year (2026) | Year 2 (2027) | Year 3 (2028) |
|---|---|---|---|
| Beginning ACC Vouchers | 1,355 | 1,363 | 1,363 |
| **Funding Components** | **Current Year (2026)** | **Year 2 (2027)** | **Year 3 (2028)** |
| Estimated VO Funding based on prior year expenses | $26,537,554 | $28,365,999 | $26,333,539 |
| | **Offset of HAP Reserves and Set Aside information is available on the Program Overview tab** | | |
| New ACC Units Funding | $97,767 | $111,335 | $0 |
| Est. Total ABA Funding Provided | $26,635,321 | $28,477,334 | $26,333,539 |
| PHA Income | $10,125 | $0 | |
| Total Cash-Supported Prior Year-End Reserves | $0 | $0 | $2,143,795 |
| **Total Funding** | | | |
| Est. Total Funding Available | $26,645,446 | $28,477,334 | $28,477,334 |

## Funding Proration Levels

| *HAP* | |
|---|---|
| Year 2 (2027) Rebenchmark | 103.1% |
| Year 3 (2028) Rebenchmark | 100.0% |
| ***Administrative Fees*** | |
| Year 1 (2026) | 88.0% |
| Year 2 (2027) | 90.0% |

## Program Projection Variables

| Success Rate | 78% | Non-PBV Annual Turnover Rate | 5.0% |
|---|---|---|---|
| | | | EOP Rate as of 04/30/2026 (58 TB.PB EOPs): 5.05% |

| **Time from Issuance to HAP Effective Date (Current: 2.28 months)** | |
|---|---|
| % leased in 30 days | 18% |
| % leased in 30 to 60 days | 40% |
| % leased in 60 to 90 days | 38% |
| % leased in 90 to 120 days | 4% |
| % leased in 120 to 150 days | 0% |

| **RFIF** |
|---|
| 3.07% |

| **Monthy PUC Change** |
|---|
| 0.00% |

See Surplus/Shortfall calculation on Program Overview tab

## HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check

| | | | |
|---|---|---|---|
| HUD-established CYE HHR | $159,358 | | HUD-established CYE HHR |
| HUD-Calculated Restricted Net Position | $33,697 | $801,567 | PHA-Held Cash 12/31/2025 (VMS) |
| *HUD-Reconciled* | *$193,055* | *$960,925* | *HUD-Reconciled (Cash Capped)* |
| Lower of H17/I17 (May Override) | $0 | | Lower of H17/I17 (May Override) |

Reserve Adjustment due to PY VMS Changes.

**HUD-Reconciled RNP v PHA-Reported RNP**

| | | | |
|---|---|---|---|
| HUD v. PHA difference: $172,838.00 or 0.7% of Eligibility | ($139,141) | <--EOY VMS RNP ============== HUD-estimated RNP--> | $33,697 |

## Administrative Fees Analysis

| <= 7,200 UMLs (No Proration) | > 7,200 UMLs (No Proration) | | 2026 | 2027 |
|---|---|---|---|---|
| | | Admin Fees Earned (PY: $1,979,848) | $1,860,212 | $1,840,472 |
| $157.17 | $146.68 | Expense | $792,063 | $991,800 |
| | | Expense % | 42.6% | 53.9% |

MA031 has a cost per UML of $107.76 compared to its Earnings/UML & Size peer group of $98.66 (a difference of 8.4%) and its state peer group (of all PHAs in the state) of $139.14 (a difference of -29.1%).

Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2026 Calendar Year-End (CYE) UNP of $3,302,934 (or 177.6% of CY 2026 Earned Admin Fees) and a 2027 CYE UNP of $4,371,083 (or 237.5% of CY 2027 Earned Admin Fees).

# MA031 HCV Leasing and Spending Projection

| 2026 | UMAs | Actual UMLs | Actual HAP | Vouchers Issued/Projected to be Issued | 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-26 | 1,355 | 1,148 | $2,273,295 | | | | | 1,148 | $2,273,295 | $1,980 | | 84.7% | 102.4% | 84.7% | 102.4% |
| Feb-26 | 1,355 | 1,151 | $2,318,126 | | | | | 1,151 | $2,318,126 | $2,014 | | 84.8% | 103.4% | 84.9% | 104.4% |
| Mar-26 | 1,355 | 1,152 | $2,401,702 | | | | | 1,152 | $2,401,702 | $2,085 | | 84.9% | 105.0% | 85.0% | 108.2% |
| Apr-26 | 1,355 | 1,151 | $2,340,830 | | | | | 1,151 | $2,340,830 | $2,034 | | 84.9% | 105.1% | 84.9% | 105.5% |
| May-26 | 1,355 | 1,149 | $2,327,101 | 0 | | | | 1,149 | $2,327,101 | $2,025 | | 84.9% | 105.1% | 84.8% | 104.8% |
| Jun-26 | 1,358 | 1,143 | $2,317,892 | 0 | | | | 1,143 | $2,317,892 | $2,028 | | 84.8% | 105.0% | 84.2% | 104.4% |
| Jul-26 | 1,358 | 1,139 | $2,277,010 | 0 | | | | 1,139 | $2,277,010 | $1,999 | | 84.6% | 104.6% | 83.9% | 102.6% |
| Aug-26 | 1,363 | 1,136 | $2,261,257 | 9 | | | | 1,136 | $2,261,257 | $1,991 | | 84.5% | 104.3% | 83.3% | 101.9% |
| Sep-26 | 1,363 | **0** | **$0** | 0 | 1 | 1 | -4.7 | 1,133 | $2,255,951 | $1,991 | $1,991 | 84.3% | 104.0% | 83.1% | 101.6% |
| Oct-26 | 1,363 | **0** | **$0** | 0 | 1 | 3 | -4.7 | 1,132 | $2,253,732 | $1,991 | $1,991 | 84.2% | 103.7% | 83.1% | 101.5% |
| Nov-26 | 1,363 | **0** | **$0** | 0 | 1 | 3 | -4.7 | 1,131 | $2,251,244 | $1,991 | $1,991 | 84.1% | 103.5% | 83.0% | 101.4% |
| Dec-26 | 1,363 | **0** | **$0** | 0 | 1 | 0 | -4.7 | 1,127 | $2,244,029 | $1,991 | $1,991 | 84.0% | 103.3% | 82.7% | 101.1% |
| *Total* | *16,306* | *9,169* | *$18,517,213* | *9* | *3* | *7* | *-18.9* | *13,693* | *$27,522,169* | *$2,010* | | *84.0%* | *103.3%* | | |
| 2027 | | | | | | | | | | | | | | | |
| Jan-27 | 1,363 | | | 0 | 1 | 0 | -4.7 | 1,123 | $2,236,286 | $1,991 | $1,991 | 82.4% | 94.2% | 82.4% | 94.2% |
| Feb-27 | 1,363 | | | 0 | 1 | 0 | -4.7 | 1,119 | $2,228,576 | $1,991 | $1,991 | 82.3% | 94.1% | 82.1% | 93.9% |
| Mar-27 | 1,363 | | | 0 | 1 | 0 | -4.7 | 1,116 | $2,220,898 | $1,991 | $1,991 | 82.1% | 93.9% | 81.9% | 93.6% |
| Apr-27 | 1,363 | | | 0 | 1 | 0 | -4.7 | 1,112 | $2,213,251 | $1,991 | $1,991 | 82.0% | 93.7% | 81.6% | 93.3% |
| May-27 | 1,363 | | | 0 | 1 | 0 | -4.6 | 1,108 | $2,205,637 | $1,991 | $1,991 | 81.9% | 93.6% | 81.3% | 92.9% |
| Jun-27 | 1,363 | | | 0 | 1 | 0 | -4.6 | 1,104 | $2,198,054 | $1,991 | $1,991 | 81.7% | 93.4% | 81.0% | 92.6% |
| Jul-27 | 1,363 | | | 0 | 1 | 0 | -4.6 | 1,100 | $2,190,502 | $1,991 | $1,991 | 81.6% | 93.3% | 80.7% | 92.3% |
| Aug-27 | 1,363 | | | 0 | 1 | 0 | -4.6 | 1,096 | $2,182,982 | $1,991 | $1,991 | 81.4% | 93.1% | 80.4% | 92.0% |
| Sep-27 | 1,363 | | | 0 | 1 | 0 | -4.6 | 1,093 | $2,175,494 | $1,991 | $1,991 | 81.3% | 92.9% | 80.2% | 91.7% |
| Oct-27 | 1,363 | | | 0 | 1 | 0 | -4.6 | 1,089 | $2,168,036 | $1,991 | $1,991 | 81.2% | 92.8% | 79.9% | 91.4% |
| Nov-27 | 1,363 | | | 0 | 1 | 0 | -4.5 | 1,085 | $2,160,610 | $1,991 | $1,991 | 81.0% | 92.6% | 79.6% | 91.0% |
| Dec-27 | 1,363 | | | 0 | 1 | 0 | -4.5 | 1,081 | $2,153,214 | $1,991 | $1,991 | 80.9% | 92.5% | 79.3% | 90.7% |
| *Total* | *16,356* | *0* | *$0* | *0* | *10* | *0* | *-55.4* | *13,227* | *$26,333,539* | *$1,991* | | *80.9%* | *92.5%* | | |

Graphs

FINANCIAL - Beginning Year: Cash & Investments (VMS) of $801,567 compares to RNP (VMS) of $-139,141. Current: VMS Cash & Investments of $4,189,856 compares to VMS RNP plus UNP of $2,573,562. SPVs: Additional SPV leasing should focus on the 2 unleased VASH vouchers, 5 unleased FUP vouchers, and 11 unleased NED vouchers. PBVs: Currently, the PHA reports 193 leased PBVs, for a leased PBV rate of 96%. Additional leasing should focus on the 9 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 0 PBVs under AHAP.

**Comments (Hover for VMS Comments)**

# MA031 MS Leasing and Spending Projection

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Utilization Report: | UtilizationReport (12) | | | | | | TYT Guide |
| PHA Name | Somerville Housing Authority | PHA Number | MA031 | DCR Upload | Data Upload | Save | Print |

## ACC/Funding Information

| ACC | Current Year (2026) | Year 2 (2027) | Year 3 (2028) |
|---|---|---|---|
| Beginning ACC Vouchers | 112 | 112 | 112 |
| **Funding Components** | Current Year (2026) | Year 2 (2027) | Year 3 (2028) |
| Est. MS Funding based on prior year expenses | $2,302,822 | $2,311,266 | $2,163,384 |
| | | | |
| Set Aside Funding | $0 | | |
| New ACC Units Funding | $0 | $0 | $0 |
| Est. Total ABA Funding Provided | $2,302,822 | $2,311,266 | $2,163,384 |
| PHA Income | $0 | $0 | |
| Total Cash-Supported Prior Year-End Reserves | $11,881 | $72,192 | $220,074 |
| **Total Funding** | | | |
| Est. Total Funding Available | $2,314,703 | $2,383,458 | $2,383,458 |

## MS Funding Proration

| *HAP* | |
|---|---|
| Year 2 () Rebenchmark | 103.1% |
| Year 3 (1) Rebenchmark | 100.0% |

**Note:** Unlike Emergency Housing Vouchers (EHV), Mainstream (MS), as of 2026, is *no longer* a separate program. In other words, the MS program is part of the broader HCV program budget authority. However, reserves are monitored separately from prior MS funding, until fully obligated, disbursed and expended.

## Program Projection Variables

| | | | |
|---|---|---|---|
| Success Rate | 78% | Annual Turnover Rate | 0.0% |
| | | | MS EOP Rate as of 04/30/2026 (0 EOPs): 0.00% |

| Time from Issuance to HAP Effective Date (Current: 2.28 months) | |
|---|---|
| % leased in 30 days | 18% |
| % leased in 30 to 60 days | 40% |
| % leased in 60 to 90 days | 38% |
| % leased in 90 to 120 days | 4% |
| % leased in 120 to 150 days | 0% |

See Surplus/Shortfall calculation on Program Overview tab

| Monthy PUC Change |
|---|
| 0.00% |

Comments

## HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check

| | | | |
|---|---|---|---|
| HUD-established CYE HHR | $37,272 | | HUD-established CYE HHR |
| HUD-Calculated Restricted Net Position | ($25,391) | $256,000 | PHA-Held Cash 12/31/2023 (VMS) |
| *HUD-Reconciled* | *$11,881* | *$293,272* | *HUD-Reconciled (Cash-Capped)* |
| *Lower of HUD-Reconciled/ Cash-Capped* | *$11,881* | | *Lower of H17/I17* |

## HUD-Reconciled RNP v PHA-Reported RNP

| | | | |
|---|---|---|---|
| HUD v. PHA difference: ($92,540.00) or -4% of Eligibility | $67,149 | *<--EOY VMS RNP ============== HUD-estimated RNP-->* | ($25,391) |

# MA031  MS Leasing and Spending Projection

| 2026 | 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-26 | 112 | 100 | $195,471 | | | | | 100 | $195,471 | $1,955 | | 89.3% | 101.9% | 89.3% | 101.9% |
| Feb-26 | 112 | 102 | $193,320 | | | | | 102 | $193,320 | $1,895 | | 90.2% | 101.3% | 91.1% | 100.7% |
| Mar-26 | 112 | 102 | $197,626 | | | | | 102 | $197,626 | $1,938 | | 90.5% | 101.9% | 91.1% | 103.0% |
| Apr-26 | 112 | 101 | $191,947 | | | | | 101 | $191,947 | $1,900 | | 90.4% | 101.4% | 90.2% | 100.0% |
| May-26 | 112 | 101 | $191,078 | 0 | | | | 101 | $191,078 | $1,892 | | 90.4% | 101.0% | 90.2% | 99.6% |
| Jun-26 | 112 | 100 | $190,806 | | | | | 100 | $190,806 | $1,908 | | 90.2% | 100.8% | 89.3% | 99.4% |
| Jul-26 | 112 | 100 | $180,853 | | | | | 100 | $180,853 | $1,809 | | 90.1% | 99.8% | 89.3% | 94.2% |
| Aug-26 | 112 | 100 | $180,282 | | | | | 100 | $180,282 | $1,803 | | 90.0% | 99.1% | 89.3% | 93.9% |
| Sep-26 | 112 | **0** | **$0** | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.9% | 98.5% | 89.3% | 93.9% |
| Oct-26 | 112 | **0** | **$0** | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.8% | 98.1% | 89.3% | 93.9% |
| Nov-26 | 112 | **0** | **$0** | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.8% | 97.7% | 89.3% | 93.9% |
| Dec-26 | 112 | **0** | **$0** | 0 | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.7% | 97.4% | 89.3% | 93.9% |
| *Total* | *1,344* | *806* | *$1,521,383* | *0* | *0* | *0* | *0.0* | *1,206* | *$2,242,511* | *$1,859* | | *89.7%* | *97.4%* | | |
| **2027** | | | | | | | | | | | | | | | |
| Jan-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| Feb-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| Mar-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| Apr-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| May-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| Jun-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| Jul-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| Aug-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| Sep-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| Oct-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| Nov-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| Dec-27 | 112 | | | | | 0 | 0.0 | 100 | $180,282 | $1,803 | $1,803 | 89.3% | 93.6% | 89.3% | 93.6% |
| *Total* | *1,344* | *0* | *$0* | *0* | *0* | *0* | *0.0* | *1,200* | *$2,163,384* | *$1,803* | | *89.3%* | *93.6%* | | |

# Somerville Housing Authority
## Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 7/15/2026

### Voucher Summary

| Project | Allocated Vouchers | Issued | AR Searching | PO Searching | PO Received | Leased | All Vouchers | Remaining Vouchers |
|---|---|---|---|---|---|---|---|---|
| Mainstream | 112 | 0 | 2 | 0 | 0 | 100 | 102 | 10 |
| PBV - Capen Court | 64 | 0 | 0 | 0 | 0 | 63 | 63 | 1 |
| PBV - Capen Medford | 23 | 0 | 0 | 0 | 0 | 23 | 23 | 0 |
| PBV - CASCAP | 8 | 0 | 0 | 0 | 0 | 5 | 5 | 3 |
| PBV - Clarendon Hill | 38 | 0 | 0 | 0 | 0 | 38 | 38 | 0 |
| PBV - Linden Street | 18 | 0 | 0 | 0 | 0 | 18 | 18 | 0 |
| 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 | 0 | 0 | 0 | 0 | 2 | 2 | 0 |
| TBV - All Other Voucher | 798 | 0 | 3 | 0 | 5 | 657 | 665 | 133 |
| TBV - Family Unification Program | 50 | 0 | 0 | 0 | 0 | 44 | 44 | 6 |
| TBV - FUP/FYI | 38 | 4 | 0 | 0 | 0 | 28 | 32 | 6 |
| TBV - Homeownership | 16 | 0 | 0 | 0 | 0 | 17 | 17 | 0 |
| TBV - NED | 200 | 0 | 0 | 0 | 0 | 189 | 189 | 11 |
| TBV - VASH | 15 | 1 | 0 | 0 | 0 | 9 | 10 | 5 |
| 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 |
| **Grand Totals** | **1467** | **5** | **5** | **0** | **5** | **1274** | **1289** | **181** |

*End of Report*

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

**Resident Services-**
**June 2026 Impact Report**

1. **Referrals This Month**

| Referral Type | S. Bennett | G. Cordova | A. Samaha | G. Barnes | Total |
|---|---|---|---|---|---|
| Elderly/Disabled Property | 17 | 20 | 20 | 3 | 60 |
| Family Property | 4 | 0 | 18 | 9 | 31 |
| Applicant | 1 | 0 | 0 | 0 | 1 |
| Section 8 Assistance | 1 | 0 | 0 | 0 | 1 |
| Total Referrals This Month | 23 | 20 | 38 | 12 | 93 |

2. **Activities This Month**

- Continued bi-weekly Food For Free grocery distributions at eight SHA properties.
- SCES Tech Access Program Continues at Bryant Manor, Corbett Apartments, and Capen Court
- Women's Money Matters Financial Education Cohort is completed!
- Mystic Community Meeting on EOHLC Creative Space Making Grant
- Digital Navigator Kick-Off Event
- Coffee Hours at 32 & 125 Jaques
- Coffee Hour at Waterworks
- Spoonfuls food Programming begins at Weston Manor
- Mystic Community Unity Basketball Game
- Around Hear Concerts at Brady, Bryant, and Mystic

3. **Anticipated Activities – July 2026**

- Continued bi-weekly Food For Free grocery distributions at eight SHA properties.
- Spoonfuls Food Programming continues at Weston Manor
- SCES Tech Access Program Continues at Bryant Manor, Corbett Apartments, and Capen Court
- Furniture and tech purchased thru the RANGE Grant begin being installed at Bryant, Capen, and Corbett!
- Digital Navigator Planning Employment workshop series for August and continues weekend game-based learning labs for youth at Mystic
- Jazz Concerts at Brady, Bryant, and Mystic with Ensemble, Man on Land, including Brian Friedland, Greg Loughman, and Austin McMahon, made possible with an Arts Council grant
- Farmer's Market Coupon Distribution at Capen, Brady, Bryant, and Weston Manor
- Coffee Hour with the Council on Aging at Ciampa

4. **Self-Sufficiency Programming Updates**

- A 2025 FSS Graduate received credit as a co-author on a paper published in a world-renowned academic journal.
- SB fulfilled her goal to obtain and provide appropriate support and encouragement to ensure safe and healthy growth and development of her 12-year-old son, who has faced social challenges. At the end of this school year, her son received three different recognition awards from Somerville High School. He was also accepted for admission to the MIT/Wellesley Upward Bound program this Summer.
- As BA nears her July FSS graduation, she has completed the Just A Start Biotechnology Careers program and received a certificate while also working in a new, f/t position at the Dana Farber Cancer Institute.

5. **Foster Youth Initiative (FYI) participants:**

- 52% of FYI program participants are enrolled in FSS---reaching National "Gold Standard".
- GG is awaiting a $500 stipend after completing a Pre-Apprenticeship program through MassBio. Since she enjoyed the pre-apprenticeship and did well, she aims to continue exploring additional life sciences apprenticeships career advancement opportunities.
- RP, began accruing over $500/month in escrow savings after becoming a Digital Navigator.

- GY successfully completed her first year as a full-time high school art teacher. She will also be one of the artists featured in a curated show at ShowUp, an art gallery and education space in South Boston.
- CV has begun a Macro Social Work Practice class at Simmons College.

6. **Section 8 for Homeownership: Continued progress for participants working toward homeownership:**

- **DS** continues to work with HUD-certified counselors until she is deemed ready to pursue a pre-approval.
- **SA** and **CE** just received bank pre-approvals from LeaderBank and Cambridge Savings Bank respectively.
- One former FSS Participant, **KG,** who graduated after getting her master's degree and obtaining full time employment as a Social Worker, reached out alerting she was getting married soon, and pursuing homeownership pre-approval.

## ***Summer Concert Series***

SUMMER CONCERT SERIES

### Jazz in the Community Room

**July 6** Rebecca Sullivan & Brian Friedland

VOCALS & PIANO

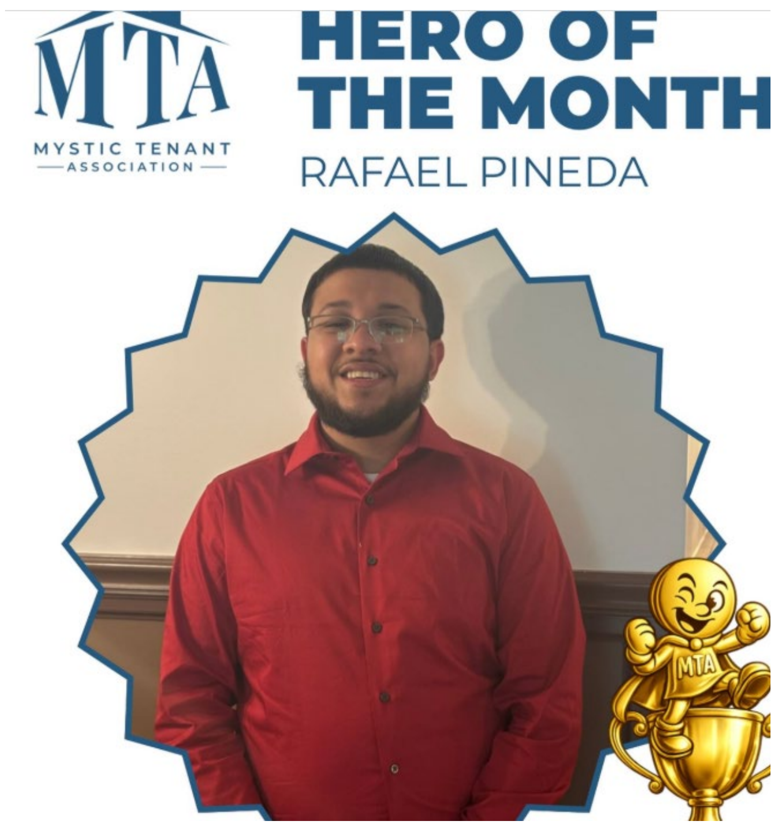
Rebecca Sullivan's warm voice and gift for storytelling meet Brian Friedland's inventive piano in an afternoon of timeless songs. Standards from the twenties through the fifties sit alongside familiar favorites from the sixties — music made famous by Frank Sinatra, Ella Fitzgerald, Nat King Cole, and Patsy Cline, brought back to life by two musicians who know exactly what they're doing.

SCHEDULE

| | | |
|---|---|---|
| 11:00–11:45 AM | Properzi Community Room | 13–25 Warren Ave |
| 12:15–1:00 PM | Brady Community Room | 252 Medford St |
| 1:30–2:15 PM | Bryant Community Room | 75 Myrtle St |

***Capen Tenants who participated in Tech Access Program thru our RANGE Grant with Somerville Cambridge Elder Services :***

***Mystic Tenant Associations' 'Hero of the Month'-SHA Digital Navigator, Rafael Pineda:***




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

| PUBLIC SAFETY REPORT | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **2026 YEAR TO DATE** | **Column Labels** | | | | | | | |
| | **Jan** | **Feb** | **Mar** | **Apr** | **May** | **Jun** | **Jul** | **Grand Total** |
| | | | | | | | | |
| **Row Labels** | | | | | | | | |
| alarm | | | | 1 | 1 | | | 2 |
| alarm | | | | 1 | | | | 1 |
| Alleged breaking and entering | | | | 1 | | 1 | | 2 |
| ANIMAL COMPLAINT-D405 | 1 | | 1 | 2 | 2 | | | 6 |
| ASSAULT AND BATTERY-A802 | | 1 | | | | | | 1 |
| ASsault Dangerous Weapon | | | | 1 | | | | 1 |
| ASSIST NO ARREST-D109 | 19 | 13 | 22 | 20 | 23 | 32 | 3 | 132 |
| attempted b&e | | | | | | 1 | | 1 |
| ATTEMPTED B&E | | | 1 | | | | | 1 |
| B&E (UNKNOWN TIME)-B510 | 1 | | | | | 1 | | 2 |
| B&E DAY-B531 | | | | | 1 | 1 | | 2 |
| b&E niGHT-B532 | | 2 | | | | | | 2 |
| CHECK CONDITION-D009 | 7 | 3 | 6 | 9 | 8 | 20 | | 53 |
| CITIZEN CONTACT-D021 | 15 | 11 | 9 | | 6 | | 1 | 42 |
| CIVIL INVESTIGATION-D020 | | | | | | | 1 | 1 |
| COURT-D999 | 1 | 1 | | | | | | 2 |
| CUSTODY DISPUTE | | | | | | | 1 | 1 |
| DIRECTED PATROL-F045 | 517 | 275 | 501 | 442 | 601 | 492 | 235 | 3063 |
| dispute | | 1 | | | | | | 1 |
| DISTURBANCE APT/NOISE-C405 | 2 | 1 | 2 | 3 | 3 | 1 | 1 | 13 |
| DISTURBANCE HALLWAY-C406 | 2 | 2 | 1 | | | 1 | 1 | 7 |
| DISTURBANCE OUTSIDE-C407 | 1 | | | | | | 1 | 2 |
| domestic dispute | | | 1 | | 1 | | | 2 |
| DOMESTIC DISPUTE | | | | 2 | | | | 2 |
| Domestic Disturbance | | | | | | 1 | | 1 |
| domestic disturbance | | 1 | | | | | | 1 |
| domestic disturbance | | | | | 1 | | | 1 |
| E911 HANGUP-D037 | 4 | 2 | 1 | 8 | 2 | 2 | | 19 |
| EVICTION-D027 | 1 | | | | | | | 1 |
| fire alarm | | | | | 2 | | | 2 |
| FIRE INVESTIGATION-D902 | 2 | | | 1 | | 1 | | 4 |
| follow up | | | 1 | | | | | 1 |
| harASSING CALLS-A648 | | | | | 2 | | | 2 |
| HARASSMENT | | | 2 | 1 | 2 | 3 | | 8 |
| hit and run | | | 1 | 1 | | | | 2 |
| ILLEGAL DUMPING-C609 | | | | | | 2 | 1 | 3 |
| INVESTIGATION-D001 | 7 | 1 | 1 | 1 | | 2 | 1 | 13 |
| juvenile disturbance | | | | | 2 | | | 2 |
| JUVENILE DISTURBANCE | | | | | 1 | | | 1 |
| Larceny from mv | | | | | | 1 | | 1 |
| larceny under | | | | | | | 1 | 1 |
| larceny under $1200 | | | | | 7 | 1 | 1 | 9 |
| 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 | 3 | 7 | 3 | 42 |
| LOST PROPERTY REPORTED-D406 | 1 | 3 | 2 | 1 | 1 | 2 | 1 | 11 |
| lot and lobby check | | 1 | | | | | | 1 |
| MAINTENANCE PROBLEM-D035 | 1 | | 1 | 2 | | 2 | | 6 |
| malicious destruction of property | | | | 1 | | | | 1 |
| medical | | 1 | 5 | 1 | 1 | | | 8 |
| medical | | 1 | 1 | 2 | 2 | | | 6 |
| MEETING-D026 | 4 | 3 | 10 | 8 | 6 | 4 | | 35 |
| missiNG PERSON-D501 | | 1 | 1 | 1 | 1 | 2 | | 6 |
| motor vehicle accident | | | | 1 | | | | 1 |
| mv citation | | 1 | | | | | | 1 |
| MV PROPERTY DAMAGE ACCIDENT-D106 | | 1 | | | | | 1 | 2 |
| MV VIOLATIONS-D800 | 14 | 14 | 7 | 4 | 1 | | 2 | 42 |
| noise complaint | | | 1 | 2 | 1 | 1 | 1 | 6 |
| Noise complaint | | | 2 | | 1 | | | 3 |
| OFFICER WANTED-D137 | 15 | 13 | 4 | 1 | | 6 | 2 | 41 |
| PARK WALK & TALK | | | | | | 117 | 16 | 133 |
| parking eNFORCEMENT | | | 2 | | | 1 | | 3 |
| parking enforcement | | | 1 | | | | | 1 |
| PARKING VIOLATIONS-D810 | | 10 | 27 | 12 | 6 | 7 | 5 | 67 |
| psych emergency | | | 1 | | | | | 1 |
| RESTRAINING ORDER VIOL-C140 | 1 | | | | | | | 1 |
| section 12A | | | | | 2 | | | 2 |
| sexual ASSAULT-E111 | | | | 2 | | | | 2 |
| SHA NOTICE SERVICE-D025 | | | 1 | | | | | 1 |
| SICK PERSON-D006 | 10 | 6 | 10 | 10 | 6 | 14 | 8 | 64 |
| smoke odor | | 1 | | | | | | 1 |
| SUMMONS/RO SERVICE-D135 | | | | 3 | | | | 3 |
| SUPPLEMENTAL-D139 | | | 2 | | | 2 | | 4 |
| susPICIOUS envelope | | | | | 1 | | | 1 |
| SUSPICIOUS PERSON-C607 | | | 1 | 1 | 1 | | | 3 |
| threats to commit a crime | | | | | 1 | | | 1 |
| THREATS-A647 | 1 | | | 1 | | 1 | | 3 |
| training | | | | | | 1 | | 1 |
| vandalism / harassment | | | | | 1 | | | 1 |
| VANDALISM-B401 | 1 | 1 | | | | 1 | 1 | 4 |
| verbal dispute | | | 1 | | | | | 1 |
| WELL BEING CHECK | | 2 | | | | | | 2 |
| well-being check | | | 1 | | | | | 1 |
| wellbeing check | | | | | 1 | | | 1 |
| (blank) | | | | | | | | |
| **Grand Total** | **638** | **381** | **641** | **554** | **703** | **731** | **288** | **3936** |

**WORK ORDERS ISSUED FOR:** **Jun-26**

**REQUESTED BY MANAGEMENT:** **464**

**REQUESTED BY TENANTS:** **1564**

**TOTAL WORK ORDERS ISSUED:** **2028**

| | **** | | **** | | | |
|---|---|---|---|---|---|---|
| DEV. | COMPLETED | | INCOMPLETE | ISSUED | TENANT | MANAGEMENT |
| | REQUESTED BEFORE JUNE | REQUESTED IN JUNE | | | | |
| 031-1 Mystic Federal | 399 | 102 | 8 | 407 | 325 | 82 |
| 031-9 Federal Elderly | 344 | 181 | 15 | 359 | 293 | 66 |
| 200-1 Clarendon | 3 | 0 | 0 | 3 | 2 | 1 |
| 200-2 Mystic State | 344 | 102 | 6 | 350 | 278 | 72 |
| 667-1 Capen Court | 183 | 84 | 1 | 184 | 122 | 62 |
| 667-2 Jaques Street | 138 | 65 | 3 | 141 | 105 | 36 |
| 667-3 Properzi Manor | 181 | 62 | 2 | 183 | 138 | 45 |
| 667-4 Bryant Manor | 212 | 101 | 9 | 221 | 170 | 51 |
| 667-6 Ciampa Manor | 81 | 24 | 0 | 81 | 59 | 22 |
| 400-C Monmouth, Broadway | 1 | 0 | 5 | 6 | 4 | 2 |
| 689-2 Hagan Manor | 76 | 16 | 3 | 79 | 57 | 22 |
| 705-1 Sycamore, Fountain Ave | 12 | 7 | 2 | 14 | 11 | 3 |
| TOTAL | 1974 | 744 | 54 | 2028 | 1564 | 464 |

***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 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 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 Archicture |
| Bryant Manor Vestibule Improvements | Pre-Construction | Bryant Reserves | Design | $38,800.00 | Reverse Archicture |
| Hagon Manor Parking Lot Improvement | Pre-Construction | 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 | 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 | Construction | State Capital Fund 2024 | Construction | $407,907.50 | Ace Restoration Co. Inc |
| Weston Manor HVAC Controls Replacement | Pre-Bid | 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 | Construction | Bryant Reserves | Construction | $251,599.00 | Jupiter Electric Inc |
| Bryant Manor Panelboard Replacement 2 | 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 | Pre-Construction | Federal Cap Fund 2024 | Design | $28,000.00 | Socotec |
| Weston Manor Rooftop Exhaust Fans | 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 |
| Hagon Manor Parking Lot Improvement | Pre-Construction | Hagan Reserves | Construction | $109,900.00 | Oakridge Construction |
| Bryant Manor Parking Lot Improvements | Pre-Construction | Bryant Reserves | Construction | $100,900.00 | Oakridge Construction |
| Brady+Highland Storm Door Replacement | Pre-Construction | Federal Capital Fund 2025 | Construction | $212,000.00 | Nena Construction |