

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**

October 22, 2026



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

Housing Program	Applications Received	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	4	1	64275	2059
Federal Family	24	9	2185	581
State Elderly	5	5	15700	526
Federal Elderly	27	7	1138	196
S8NC (Hagan Manor)	10	3	594	127
S8NC (Bryant)	11	3	318	62
Total Public Housing	81	28	84210	3551
Section 8	6	4	2,148	2,148
SRO	5	2	674	107
DHAP	14	4	1103	129
Mainstream	9	5	530654	7041
FYI	3	0	10	0
VASH	1	0	1	0
Walnut Street	5	2	710	65
Linden Street	7	4	2580	282
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	5	2	1060	79
Waterworks	15	6	1346	428
Waterworks II	13	5	1017	289
Capen Court	13	5	3041	496
20 Stephenson	8	4	4505	223
Total Leased Housing	104	43	549,362	11,314
	185	71	633572	14865

VACANCY REPORT SEPTEMBER 2026

PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	24	0	24	0%
	Bryant	129	5	134	4%
FEDERAL ELDERLY	Brady Towers	84	0	84	0%
	Ciampa Manor	53	0	53	0%
	Highland Garden	41	1	42	2%
	Properzi Manor	109	1	110	1%
	Weston Manor	77	3	80	4%
FEDERAL FAMILY	Mystic View	210	5	215	2%
STATE ELDERLY	Clarendon Hill Towers	39	2	41	5%
	32 Jaques Street	36	1	37	3%
	125 Jaques Street	63	0	63	0%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	239	1	240	0%
	Sycamore/Fountain	3	0	3	0%



SOMERVILLE HOUSING AUTHORITY

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MEMORANDUM

To: Somerville Housing Authority Board of Commissioners

From: Matt Lincoln, Director of Leased Housing, SHA

CC:

Date: 10/22/2026

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

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of October 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 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	\$27,754,932	See Combined Program section	\$0	See Combined Program section	\$23,399,245	\$16,906,145	\$6,652,458	\$2,026	0.00%
VASH	\$244,162							\$2,518	2.18%
MS	\$2,262,878		\$11,881		\$559,613	\$594,150	\$2,735	\$1,876	0.00%
EHV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
(Obligations/Disbursements Extracted As of 07/06/2026)									

**Click For
Projection
Analysis**

Combined Program (VO plus MS)

2026

Initial BA (net offset)	Reserves	Offset of HAP Reserves	Set Aside/New Units/Nonrenewal	Total Funds	Obligations	Disbursements	EOM HHR
\$28,594,387	\$11,881	\$0	\$130,211	\$28,736,479	\$23,958,858	\$17,500,295	\$6,655,193

(Obligations/Disbursements Extracted As of 07/06/2026)

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
91.5%	104.5%	105.0%	(\$1,281,331)	-4.48%	Average Rolling Three-Month Change

At Risk/Shortfall

	Combined Program Shortfall	December	
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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 MS Leasing and Spending Projection

				Utilization Report:				UtilizationReport (15)						TYT Guide	
PHA Name	Somerville Housing Authority			PHA Number	MA031			DCR Upload		Data Upload		Save		Print	
ACC/Funding Information				MS Funding Proration		Program Projection Variables									
ACC	Current Year (2026)	Year 2 (2027)	Year 3 (2028)	HAP		Success Rate		78%	Annual Turnover Rate	0.0%					
Beginning ACC Vouchers	112	112	112	Year 2 () Rebenchmark	103.1%						MS EOP Rate as of 07/31/2026 (0 EOPs): 0.00%				
Funding Components	Current Year (2026)	Year 2 (2027)	Year 3 (2028)	Year 3 (1) Rebenchmark	100.0%		Time from Issuance to HAP Effective Date (Current: 2.28 months)								
Est. MS Funding based on prior year expenses	\$2,302,822	\$2,332,258	\$2,204,172					% leased in 30 days	18%						
								% leased in 30 to 60 days	40%						
Set Aside Funding	\$0							% leased in 60 to 90 days	38%						
New ACC Units Funding	\$0	\$0	\$0					% leased in 90 to 120 days	4%						
Est. Total ABA Funding Provided	\$2,302,822	\$2,332,258	\$2,204,172					% leased in 120 to 150 days	0%			Monthly PUC Change			
PHA Income	\$0	\$0										0.00%	Comments		
Total Cash-Supported Prior Year-End Reserves	\$11,881	\$51,825	\$179,911	HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check											
				HUD-established CYE HHR	\$37,272		HUD-established CYE HHR								
Total Funding				HUD-Calculated Restricted Net Position	(\$25,391)	\$256,000	PHA-Held Cash 12/31/2023 (VMS)								
Est. Total Funding Available	\$2,314,703	\$2,384,083	\$2,384,083	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: \$12,518.00 or 0.5% of Eligibility	(\$37,909)	<--EOY VMS RNP ***** HUD-estimated RNP-->	(\$25,391)								

Click to see Surplus/Shortfall calculation on Program Overview tab

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					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	\$184,395	0				100	\$184,395	\$1,844		90.0%	99.4%	89.3%	96.1%
	Sep-26	112	100	\$185,866					100	\$185,866	\$1,859		89.9%	99.1%	89.3%	96.9%
	Oct-26	112	100	\$184,154					100	\$184,154	\$1,842		89.8%	98.8%	89.3%	96.0%
	Nov-26	112	100	\$183,681					100	\$183,681	\$1,837		89.8%	98.5%	89.3%	95.7%
	Dec-26	112	0	\$0	0		0	0.0	100	\$183,681	\$1,837	\$1,837	89.7%	98.3%	89.3%	95.7%
	Total	1,344	1,106	\$2,079,197	0	0	0	0.0	1,206	\$2,262,878	\$1,876		89.7%	98.3%		
	2027															
	Jan-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Feb-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Mar-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Apr-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	May-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Jun-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Jul-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Aug-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Sep-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Oct-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Nov-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Dec-27	112					0	0.0	100	\$183,681	\$1,837	\$1,837	89.3%	94.5%	89.3%	94.5%
	Total	1,344	0	\$0	0	0	0	0.0	1,200	\$2,204,172	\$1,837		89.3%	94.5%		

MA031 HCV Leasing and Spending Projection

Utilization Report: UtilizationReport (15)															Print		TYT Guide		
PHA Name		Somerville Housing Authority		PHA Number	MA031					Access Additional Tools		Disclaimer							
ACC/Funding Information					Funding Proration Levels				Program Projection Variables										
ACC	Current Year (2026)	Year 2 (2027)	Year 3 (2028)		HAP			Success Rate	78%	Annual Turnover Rate	5.0%								
Beginning ACC Vouchers	1,355	1,246	1,246		Year 2 (2027) Rebenchmark	103.1%					EOP Rate as of 07/31/2026 (58 TB.PB EOPs): 5.05%								
Funding Components	Current Year (2026)	Year 2 (2027)	Year 3 (2028)		Year 3 (2028) Rebenchmark	100.0%		Time from Issuance to HAP Effective Date (Current: 2.28 months)					Click to see Surplus/Shortfall calculation on Program Overview tab						
Estimated VO Funding	\$26,291,565	\$28,605,898	\$26,563,503		Administrative Fees			% leased in 30 days	18%		RFIF								
Offset history detail message	Offset of HAP Reserves and Set Aside Information are available on the Program Overview tab				Year 1 (2026)	88.0%		% leased in 30 to 60 days	40%		3.07%								
Shortfall history detail message					Year 2 (2027)	90.0%		% leased in 60 to 90 days	38%										
New ACC Units Funding	\$37,256	\$26,603	\$0					% leased in 90 to 120 days	4%										
Est. Total ABA Funding Provided	\$26,328,821	\$28,632,501	\$26,563,503					% leased in 120 to 150 days	0%		Monthly PUC Change								
PHA Income	\$18,960	\$0									0.00%								
Total Cash-Supported Prior Year-End Reserves	\$0	\$0	\$2,068,998		HUD-Held Reconciliation - 12/31/2025 Cash Sufficiency Check														
					HUD-established CYE HHR	\$159,358		HUD-established CYE HHR											
Total Funding					HUD-Calculated Restricted Net Position	\$33,697	\$801,567	PHA-Held Cash 12/31/2025 (VMS)			Administrative Fees Analysis					2026	2027		
Est. Total Funding Available	\$26,347,781	\$28,632,501	\$28,632,501		HUD-Reconciled	\$193,055	\$960,925	HUD-Reconciled (Cash Capped)			<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,979,848)	\$1,860,245	\$1,843,955				
					Lower of H17/I17 (May Override)	\$0		Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.		\$157.17	\$146.68	Expense	\$1,125,013	\$991,800				
					HUD-Reconciled RNP v PHA-Reported RNP														
					HUD v. PHA difference: \$0.00 or 0% of Eligibility	\$33,697	<--EOY VMS RNP ===== HUD-estimated RNP-->	\$33,697				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 \$3,366,040 (or 180.9% of CY 2026 Earned Admin Fees) and a 2027 CYE UNP of \$4,101,272 (or 222.4% of CY 2027 Earned Admin Fees).						

Click to see Surplus/Shortfall calculation on Program Overview tab

MA031 HCV Leasing and Spending Projection

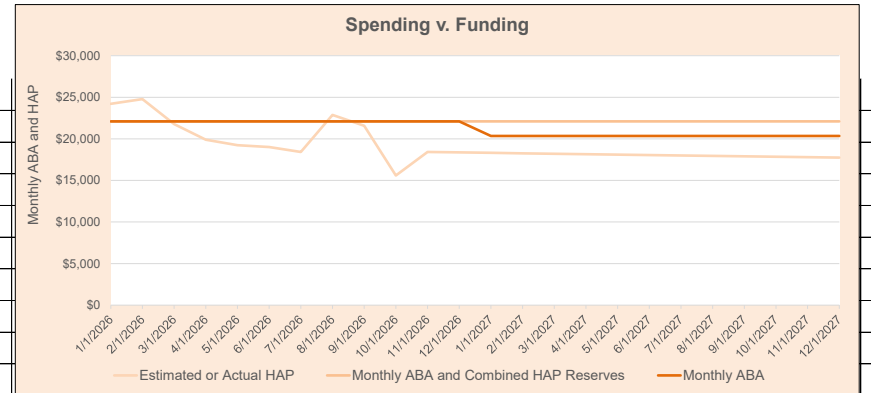
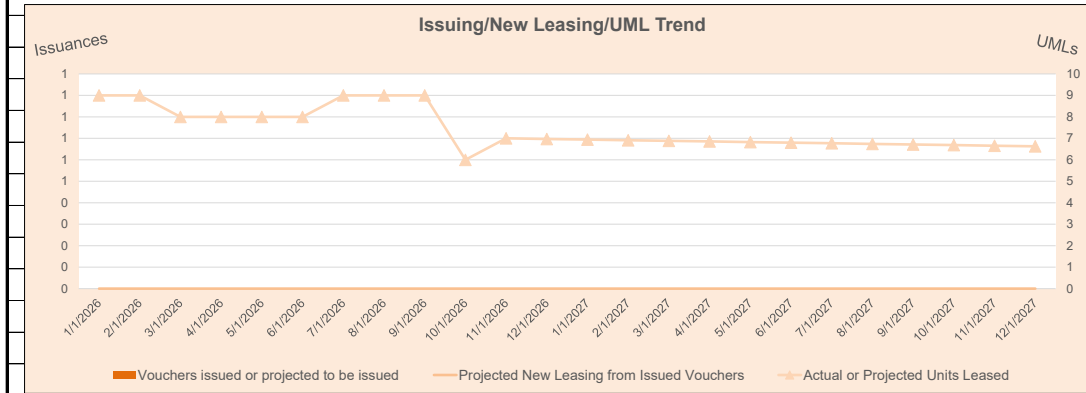
	2026	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
	Jan-26	1,243	1,150	\$2,277,012					1,150	\$2,277,012	\$1,980		84.9%	103.8%	92.5%	103.8%
	Feb-26	1,243	1,153	\$2,323,273					1,153	\$2,323,273	\$2,015		92.6%	104.8%	92.8%	105.9%
	Mar-26	1,243	1,154	\$2,419,374					1,154	\$2,419,374	\$2,097		92.7%	106.6%	92.8%	110.3%
	Apr-26	1,243	1,153	\$2,359,958					1,153	\$2,359,958	\$2,047		92.7%	106.9%	92.8%	107.6%
	May-26	1,243	1,151	\$2,332,750					1,151	\$2,332,750	\$2,027		92.7%	106.8%	92.6%	106.3%
	Jun-26	1,246	1,149	\$2,368,588					1,149	\$2,368,588	\$2,061		92.6%	107.0%	92.2%	108.0%
	Jul-26	1,246	1,145	\$2,334,687					1,145	\$2,334,687	\$2,039		92.5%	106.9%	91.9%	106.4%
	Aug-26	1,246	1,140	\$2,333,347					1,140	\$2,333,347	\$2,047		92.4%	106.8%	91.5%	106.3%
	Sep-26	1,246	1,132	\$2,275,369					1,132	\$2,275,369	\$2,010		92.2%	106.5%	90.9%	103.7%
	Oct-26	1,246	1,124	\$2,230,571					1,124	\$2,230,571	\$1,984		92.0%	106.0%	90.2%	101.7%
	Nov-26	1,246	1,124	\$2,252,076	13				1,124	\$2,252,076	\$2,004		91.8%	105.7%	90.2%	102.6%
	Dec-26	1,246	0	\$0	0	1	2	-4.7	1,122	\$2,247,927	\$2,004	\$2,004	91.7%	105.4%	90.0%	102.5%
	Total	14,937	12,575	\$25,507,005	13	1	2	-4.7	13,697	\$27,754,932	\$2,026		91.7%	105.4%		
	2027															
	Jan-27	1,246			0	1	4	-4.7	1,122	\$2,248,252	\$2,004	\$2,004	90.1%	94.2%	90.1%	94.2%
	Feb-27	1,246			0	1	4	-4.7	1,122	\$2,248,170	\$2,004	\$2,004	90.1%	94.2%	90.1%	94.2%
	Mar-27	1,246			0	1	0	-4.7	1,119	\$2,241,201	\$2,004	\$2,004	90.0%	94.1%	89.8%	93.9%
	Apr-27	1,246			0	1	0	-4.7	1,115	\$2,233,450	\$2,004	\$2,004	89.8%	94.0%	89.5%	93.6%
	May-27	1,246			0	1	0	-4.6	1,111	\$2,225,732	\$2,004	\$2,004	89.7%	93.9%	89.2%	93.3%
	Jun-27	1,246			0	1	0	-4.6	1,107	\$2,218,046	\$2,004	\$2,004	89.6%	93.7%	88.8%	93.0%
	Jul-27	1,246			0	1	0	-4.6	1,103	\$2,210,392	\$2,004	\$2,004	89.4%	93.6%	88.5%	92.6%
	Aug-27	1,246			0	1	0	-4.6	1,099	\$2,202,770	\$2,004	\$2,004	89.3%	93.4%	88.2%	92.3%
	Sep-27	1,246			0	1	0	-4.6	1,096	\$2,195,179	\$2,004	\$2,004	89.1%	93.2%	87.9%	92.0%
	Oct-27	1,246			0	1	0	-4.6	1,092	\$2,187,621	\$2,004	\$2,004	89.0%	93.1%	87.6%	91.7%
	Nov-27	1,246			0	1	0	-4.6	1,088	\$2,180,094	\$2,004	\$2,004	88.8%	92.9%	87.3%	91.4%
	Dec-27	1,246			0	1	0	-4.5	1,084	\$2,172,598	\$2,004	\$2,004	88.7%	92.8%	87.0%	91.1%
	Total	14,952	0	\$0	0	10	8	-55.4	13,258	\$26,563,503	\$2,004		88.7%	92.8%		
	Graphs FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$801,567 compares to RNP (VMS) of \$33,697. Current: VMS Cash & Investments of \$3,636,275 compares to VMS RNP plus UNP of \$2,458,191. SPVs: Additional SPV leasing should focus on the 1 unleased VASH vouchers, 5 unleased FUP vouchers, and 12 unleased NED vouchers. PBVs: Currently, the PHA reports 195 leased PBVs, for a leased PBV rate of 96%. Additional leasing should focus on the 8 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 VASH Leasing and Spending Projection

[illegible]

MA031 VASH 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	10	9	\$24,209			0	0.0	9	\$24,209	\$2,690		90.0%	109.5%	90.0%	109.5%
Feb-26	10	9	\$24,782			0	0.0	9	\$24,782	\$2,754		90.0%	110.8%	90.0%	112.1%
Mar-26	10	8	\$21,770			0	0.0	8	\$21,770	\$2,721		86.7%	106.7%	80.0%	98.5%
Apr-26	10	8	\$19,894			0	0.0	8	\$19,894	\$2,487		85.0%	102.6%	80.0%	90.0%
May-26	10	8	\$19,243			0	0.0	8	\$19,243	\$2,405		84.0%	99.5%	80.0%	87.1%
Jun-26	10	8	\$19,013			0	0.0	8	\$19,013	\$2,377		83.3%	97.2%	80.0%	86.0%
Jul-26	10	9	\$18,427			0	0.0	9	\$18,427	\$2,047		84.3%	95.2%	90.0%	83.4%
Aug-26	10	9	\$22,876			0	0.0	9	\$22,876	\$2,542		85.0%	96.3%	90.0%	103.5%
Sep-26	10	9	\$21,570			0	0.0	9	\$21,570	\$2,397		85.6%	96.4%	90.0%	97.6%
Oct-26	10	6	\$15,593			0	0.0	6	\$15,593	\$2,599		83.0%	93.8%	60.0%	70.6%
Nov-26	10	7	\$18,419			0	0.0	7	\$18,419	\$2,631		81.8%	92.9%	70.0%	83.3%
Dec-26	10	0	\$0			0	0.0	7	\$18,366	\$2,635	\$2,635	80.8%	92.1%	69.7%	83.1%
Total	120	90	\$225,796	0	0	0	-0.4	97	\$244,162	2517.896867		80.8%	92.1%		
2027															
Jan-27	10					0	0.0	7	\$18,314	\$2,638	\$2,638	69.4%	90.0%	69.4%	90.0%
Feb-27	10					0	0.0	7	\$18,262	\$2,642	\$2,642	69.3%	89.9%	69.1%	89.8%
Mar-27	10					0	0.0	7	\$18,210	\$2,645	\$2,645	69.1%	89.8%	68.8%	89.5%
Apr-27	10					0	0.0	7	\$18,158	\$2,649	\$2,649	69.0%	89.6%	68.6%	89.2%
May-27	10					0	0.0	7	\$18,106	\$2,652	\$2,652	68.8%	89.5%	68.3%	89.0%
Jun-27	10					0	0.0	7	\$18,055	\$2,656	\$2,656	68.7%	89.4%	68.0%	88.7%
Jul-27	10					0	0.0	7	\$18,003	\$2,659	\$2,659	68.6%	89.2%	67.7%	88.5%
Aug-27	10					0	0.0	7	\$17,952	\$2,663	\$2,663	68.4%	89.1%	67.4%	88.2%
Sep-27	10					0	0.0	7	\$17,901	\$2,666	\$2,666	68.3%	89.0%	67.1%	88.0%
Oct-27	10					0	0.0	7	\$17,850	\$2,670	\$2,670	68.1%	88.9%	66.9%	87.7%
Nov-27	10					0	0.0	7	\$17,799	\$2,673	\$2,673	68.0%	88.7%	66.6%	87.5%
Dec-27	10					0	0.0	7	\$17,748	\$2,677	\$2,677	67.8%	88.6%	66.3%	87.2%
Total	120	0	\$0	0	0	0	-0.3	81	\$216,356			67.8%	88.6%		



Somerville Housing Authority

Voucher Utilization

Filter Criteria Includes: 1) Program: All Programs, 2) Project: All Projects, 3) Effective Date: 10/14/2026

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
DHAP to HCV	0	0	0	0	0	1	1	0
Mainstream	112	0	1	0	0	100	101	11
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	6	6	2
PBV - Clarendon Hill	38	0	0	0	0	37	37	1
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	6	0	5	645	656	142
TBV - Family Unification Program	50	0	0	0	0	44	44	6
TBV - FUP/FYI	38	5	0	0	0	32	37	1
TBV - Homeownership	15	0	0	0	0	15	15	0
TBV - NED	200	0	2	0	0	186	188	12
TBV - VASH	15	0	2	0	0	7	9	6
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	9	9	2
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	1466	5	11	0	5	1260	1281	188

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 September 2026 Impact Report

1. Referrals This Month

Referral Type	S. Bennett	G. Cordova	A. Samaha	G. Barnes	Total
Elderly/Disabled Property	19	25	5	14	63
Family Property	2	0	13	4	19
Applicant	0	0	0	0	9
Section 8 Assistance	1	0	0	0	1
Total Referrals This Month	22	25	18	18	83

2. Activities This Month

- Continued bi-weekly Food For Free grocery distributions at eight SHA properties.
- FoodLink Food Programming continued at Weston Manor
- SCES Tech Access Program continued at Bryant Manor, Corbett Apartments, and Capen Court
- Participated in the Council On Aging's Picnic
- Weston Manor Supportive Living Partnership kickoff event
- Video Game Tournament with Digital Navigator
- Tech Assistance event at Properzi Manor

3. Anticipated Activities – October 2026

- Continued bi-weekly Food For Free grocery distributions at eight SHA properties.
- FoodLink Food Programming continues at Weston Manor
- SCES Tech Access Program continues at Bryant Manor, Corbett Apartments, and Capen Court
- Around Hear Musical Concerts at Warren, Bryant, and Brady
- Coffee Hours with the Office of Immigrant Affairs at Bryant Manor, and 32 & 125 Jaques
- Flu Clinics at Bryant, Brady, and Capen Court with Somerville HHS
- Flu Clinic at Weston with CVS
- SCES having costume party and trivia @ Weston
- Digital Navigator assistance at Brady and Warren
- Coffee Hour at Warren
- End of Growing Season Party for Mystic Gardeners

4. Self-Sufficiency Programming Updates

SHA continues to exceed the HUD-mandated minimum for enrollment.

- LA has good cause for early graduation: moving out of state after **purchasing her own home** in Florida---without Section 8 assistance.



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- **JJ's** Bachelor's Degree in Human Services is in sight as she takes on 4 classes this Fall 2026 semester.
- **AR** completed her Dula training from Boston's Community-based Perinatal Health Institute (COPHI). She continues her work as a valued family advocate and is pursuing a degree in Social Work.
- **DNC** has achieved her personal savings goal, and her escrow savings account has surpassed \$30K. She is now studying to prepare for the MA Real Estate license exam---her last FSS goal to accomplish.
- **GD** has a goal to take the MCAT exam this coming January. To gain more knowledge and experience, she is undertaking a new, 90-day training at Whittier Health Center. She is also enrolled in a Found in Translation education program two days a week.
- **AR** was the featured guest in a recent episode about "Can Do Moms" on the podcast *Kerry Corrigan Wonders*.

Foster Youth Initiative (FYI) participants: Two new contracts for **PM** and **AO** effective 9/1/26, bringing SHA to 60% enrollment of all FYI voucher holders.

- **JCS** began a CNA training program with Jewish Vocational Services (JVS) at the beginning of this month. She reports that while the scheduling and coursework present challenges, she is determined to complete the program in December.
- **RP** realized his first escrow savings deposit---of \$874. He has also been approved to use ETV funds to support his advancement beyond his Year Up certificate in information technology. He will work to attain an Associate's Degree in Information Services from BHCC beginning Fall 2026.
- **GG** completed the application and interview process to enroll in the Fall 2026 cohort at Just A Start's Biotechnology Careers Program, which began on Monday, September 21st.
- Newly enrolled **SB** is developed an impressive resume with her coach at Jewish Vocational Services (JVS), who has agreed to serve as a member of the FSS Program Coordinating Committee.
- **AC** is excelling academically---receiving all As thus far in each of her four courses at Bunker Hill Community College. She plans to transfer to SNHU and attain her BS degree next year.

Section 8 for Homeownership program: **DS** as she secured a pre-approval from *Citizens Bank*, had an offer accepted, and scheduled a home inspection. **SA** has also begun an earnest home search. *Leader Bank* issued her pre-approval. **CE** is working with a *Cambridge Savings Bank* loan officer to prepare and submit an application for a lottery unit in a town outside of Boston.

SHA's Digital Navigator Rafael hosted a successful all-day video game tournament at Mystic!:



Mystic's Revitalized Community Garden:





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Flyer for one event in Around Hear's October concert series with SHA:

Around Hear

FREE CONCERT

concierto gratis • concerto gratuito • consè gratis

Saturday, October 3, 2026 • 2:00–3:30pm

Mystic Activity Center
530 Mystic Ave. Somerville



Beautiful Music of Bohemia & Moravia

Hermosa música de Bohemia y Moravia

Bela música da Boêmia e da Morávia

Bèl mizik Boemi ak Moravi

Marji Gere, violin • Jenn Chang, viola • Adrienne Taylor, cello • Dan Sedgwick, piano



www.aroundhear.org

All ages are welcome!

¡Todas las edades
son bienvenidas!

•
Todas as idades
são bem-vindas!

•
Tout laj yo
byenvèni!

Refreshments served

Habrà refrigerios

•
Teremos lanches

•
Ap gen ti goute

Draw, write, move & listen

Dibuja, escribe,
muévete y escucha

•
Desenhe, escreva,
movimente-se e escute

•
Desine, ekri,
bouje epi koute

After-concert pizza party!

¡Pizza después
del concierto!

•
Pizza depois do
concerto!

•
Pizza apre konsè a!

PUBLIC SAFETY REPORT											
OCT. '26 YTD											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Grand Total
Row Labels											
alarm				1	1					1	3
alarm				1							1
Alleged breaking and entering				1		1					2
ANIMAL COMPLAINT-D405	1		1	2	2				1		7
arMED ROBBERY-A301								1			1
ASSAULT AND BATTERY-A802		1					1	1	1		4
ASSault Dangerous Weapon				1							1
ASSIST NO ARREST-D109	19	13	22	20	23	32	21	20	21	14	205
attempted b&e						1					1
ATTEMPTED B&E			1								1
B&E (UNKNOWN TIME)-B510	1					1	1				3
B&E DAY-B531					1	1					2
b&E niGHT-B532		2					1		1		4
CHECK CONDITION-D009	7	3	6	9	8	20	3	9	6	5	76
CITIZEN CONTACT-D021	15	11	9		6		4	2	6	2	55
CIVIL INVESTIGATION-D020							1				1
COURT-D999	1	1									2
CUSTODY DISPUTE							1				1
Deceased Person								1			1
DIRECTED PATROL-F045	517	275	501	442	601	492	509	422	399	245	4403
DISORDERLY PERSON-C606									1		1
dispute		1									1
DISTURBANCE APT/NOISE-C405	2	1	2	3	3	1	2		3	1	18
DISTURBANCE HALLWAY-C406	2	2	1			1	1	1	2	1	11
DISTURBANCE OUTSIDE-C407	1						1	4	1	1	8
Domestic assault and battery							1				1
domestic dispute			1		1						2
DOMESTIC DISPUTE				2							2
Domestic Disturbance						1	1	1		1	4
domestic disturbance		1									1
domestic disturbance					1						1
E911 HANGUP-D037	4	2	1	8	2	2		2	1	1	23
e911 HANGUP-D037								1			1
event								1			1
EVICTION-D027	1						1				2
FIRE Alarm									1		1
fire alarm					2						2
FIRE INVESTIGATION-D902	2			1		1		2			6
follow up			1								1
harASSING CALLS-A648					2						2
HARASSMENT			2	1	2	3		1			9
hit and run			1	1				1			3
ILLEGAL DUMPING-C609						2	1				3

INVESTIGATION-D001	7	1	1	1		2	6	1	2	3	24
juvenile disturbance					2			1		1	4
JUVENILE DISTURBANCE					1			1			2
Larceny from mv						1					1
larceny under							1				1
larceny under \$1200					7	1	2	1			11
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	8	12	10	4	73
LOST PROPERTY REPORTED-D406	1	3	2	1	1	2	2	2	1		15
lot and lobby check		1									1
MAINTENANCE PROBLEM-D035	1		1	2		2			1		7
malicious destruction of property				1				1			2
medical		1	5	1	1						8
medical		1	1	2	2						6
MEETING-D026	4	3	10	8	6	4	1	3	4	3	46
missiNG PERSON-D501		1	1	1	1	2		2	2		10
motor vehicle accident				1							1
mv citation		1									1
MV PROPERTY DAMAGE ACCIDENT-D106		1					1	1			3
MV VIOLATIONS-D800	14	14	7	4	1		2	2			44
noise complaint			1	2	1	1	2				7
Noise complaint			2		1						3
OFFICER WANTED-D137	15	13	4	1		6	5	2			46
other								3			3
PARK WALK & TALK						117	69	117	170	3	476
parking eNFORCEMENT			2			1					3
parking enforcement			1								1
PARKING VIOLATIONS-D810		10	27	12	6	7	13	24	14	8	121
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	16	24	13	11	120
smoke odor		1									1
SUDDEN DEATH-D007								1	1	1	3
SUMMONS/RO SERVICE-D135				3					2	1	6
SUPPLEMENTAL-D139			2			2		4	1		9
susPICIOUS envelope					1						1
SUSPICIOUS PERSON-C607			1	1	1				1		4
threats to commit a crime					1						1
THREATS-A647	1			1		1		1			4
training						1					1
vandalism / harassment					1						1
VANDALISM-B401	1	1				1	1		1		5
verbal dispute			1								1

warrANT								1			1
warrANT ARREST-D130								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	679	675	667	307	5976

WORK ORDERS ISSUED FOR:**Sep-26****REQUESTED BY MANAGEMENT: 662****REQUESTED BY TENANTS: 1144****TOTAL WORK ORDERS ISSUED: 1806**

	****		****			
DEV.	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE SEPTEMBER	REQUESTED IN SEPTEMBER				
031-1 Mystic Federal	432	231	10	439	337	102
031-9 Federal Elderly	254	98	6	260	159	101
200-1 Clarendon	0	0	0	0	0	0
200-2 Mystic State	315	181	3	318	110	208
667-1 Capen Court	181	62	3	184	122	62
667-2 Jaques Street	140	68	2	142	56	86
667-3 Properzi Manor	177	61	14	191	155	36
667-4 Bryant Manor	166	52	2	168	116	52
667-6 Ciampa Manor	57	18	1	58	52	6
400-C Monmouth, Broadway	1	0	0	1	1	0
689-2 Hagan Manor	34	8	0	34	28	6
705-1 Sycamore, Fountain Ave	11	5	0	11	8	3
TOTAL	1768	784	38	1806	1144	662

***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 October 2026					
Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Contractor/A/E
Corbett Concret Stairs Replacement	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	Bidding	Grant Funding	Design	\$94,132.51	EHA Design
Bryant Manor Parking Lot Improvements	Pre-Construction	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	Construction	State Capital Fund 2024	Design	\$32,200.00	Socotec
Bryant Manor Guarails Replacement	Bidding	Bryant Reserves	Design	\$35,000.00	Reverse Architecture
Bryant Manor Vestibule Improvements	Pre-Bid	Bryant Reserves	Design	\$38,800.00	Reverse Architecture
Hagon Manor Parking Lot Improvement	Pre-Construction	Hagan Reserves	Design	\$14,900.00	GCG Associates
Highland Garden Elevator Replacement	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 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	Construction	State Capital Fund 2024	Construction	\$407,907.50	Ace Restoration Co. Inc
Weston Manor HVAC Controls Replacement	Bidding	Federal Cap Fund 2024	Design	\$14,400.00	CA Crowley
Capen Court HVAC Controls Replacement 2	Construction	Capen Reserves	Design	\$12,100.00	CA Crowley
Capen Court HVAC Controls Replacement 2	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	Pre-Construction	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	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	Construction	State Capital Fund 2024	Construction	\$298,920.00	MJS Construction, Inc
Highland Garden Elevator Replacement	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	Design	Federal Capital Fund 2025	Construction	\$212,000.00	Nena Construction
Mystic River Masonry Repairs	Pre-Construction	Operations	Construction	\$22,400.00	Dimitri Masonry
Hagon Manor Elevator Replacement	Design	Hagan Reserves	Design	\$168,000.00	Delta Wye Critical Solutions Inc