

**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](http://www.sha-web.org)

**EXECUTIVE DIRECTOR'S  
REPORT**

**MAY 29, 2025**



**TENANT SELECTION REPORT - April 2025**  
**PUBLIC HOUSING AND LEASED HOUSING WAITLISTS**

<b>Housing Program</b>	<b>Applications Processed</b>	<b>LOCAL PRIORITY</b>	<b>Total Applications</b>	<b>LOCAL PRIORITY</b>
State Family	4	2	54970	1645
Federal Family	38	14	1964	511
State Elderly	2	2	14717	455
Federal Elderly	21	7	981	277
S8NC (Hagan Manor)	8	3	640	196
S8NC (Bryant)	9	4	405	49
<b>Total Public Housing</b>	<b>82</b>	<b>32</b>	<b>73677</b>	<b>3133</b>
Section 8	3	1	1,982	1,982
SRO	0	0	307	55
DHAP	0	0	1002	116
Mainstream	0	0	507308	6605
FYI	0	0	2	0
VASH	0	0	0	0
Walnut Street	4	1	225	23
Linden Street	5	2	1133	163
Merriam Street	0	0	0	0
North Charles	0	0	2	2
Just At Start	0	0	359	19
YMCA	0	0	316	38
Waterworks	16	10	700	248
Waterworks II	14	9	363	114
Capen Court	17	10	1445	303
<b>Total Leased Housing</b>	<b>59</b>	<b>33</b>	<b>515144</b>	<b>9668</b>
	<b>141</b>	<b>65</b>	<b>588821</b>	<b>12801</b>

VACANCY REPORT - APRIL 2025					
PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	24	0	24	0%
	Bryant	127	7	134	5%
FEDERAL ELDERLY	Brady Towers	81	3	84	4%
	Ciampa Manor	52	1	53	2%
	Highland Garden	40	2	42	5%
	Properzi Manor	108	2	110	2%
	Weston Manor	75	5	80	6%
FEDERAL FAMILY	Mystic View	211	4	215	2%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	98	2	100	2%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	231	3	234	1%
	Clarendon Hill	N/A due to redevelopment of property			
	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: 5/29/2025

Re: Section 8 Voucher Utilization & Spending Projection Reports as of May 2025

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Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of May 2025. 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. SHA is also still working on lease-up for the Waterworks II and Clarendon Hill projects, and is working with the Shortfall Prevention Team to ensure we receive funding for those vouchers as well. SHA plans to have Waterworks II leased before the end of the month following construction completion.

Translation and interpretation services are available upon request by appointment only  
Sevis tradiksyon ak interpretasyon disponib si w bezen  
Servicio de traducción e interpretación están disponibles, con cita, una vez que lo solicite  
Serviço de tradução e interpretação estão disponíveis somente após agendamento



# Somerville Housing Authority

## Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 5/20/2025

### Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	0	1	0	104	105	7
PBV - Capen Court	64	0	0	0	0	61	61	3
PBV - Capen Medford	23	0	0	0	0	22	22	1
PBV - CASCAP	8	0	0	0	0	8	8	0
PBV - Linden Street	18	0	0	0	0	18	18	0
PBV - Next Step	3	0	0	0	0	2	2	1
PBV - Vinfen	8	0	0	0	0	8	8	0
PBV - Walnut Street Center	5	0	0	0	0	5	5	0
PBV - Water Works	25	0	0	0	0	24	24	1
PBV - YMCA	12	0	0	0	0	11	11	1
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	797	0	2	3	9	701	715	82
TBV - Family Unification Program	50	1	0	0	0	48	49	1
TBV - FUP/FYI	23	5	0	0	0	15	20	3
TBV - Homeownership	16	0	0	0	0	16	16	0
TBV - NED	200	1	0	1	1	190	193	7
TBV - VASH	10	0	0	0	0	10	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
<b>Grand Totals</b>	<b>1387</b>	<b>7</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>1257</b>	<b>1281</b>	<b>108</b>

*End of Report*

MA031 HCV Leasing and Spending Projection - The Goods

							Utilization Report:		UtilizationReport (1)					Print	TYT Guide	TYT Videos
PHA Name	Somerville Housing Authority		PHA Number	MA031				Save	Access Additional Tools	Disclaimer						
ACC/Funding Information					Funding Proration Levels			Program Projection Variables						Leasing and Spending Outcomes: Current and Following Year Projections		
ACC	Current Year (2024)	Year 2 (2025)	Year 3 (2026)		HAP			Success Rate	74%	Annual Turnover Rate	5.4%			2024		2025
Beginning ACC Vouchers	1,210	1,232	1,232		Year 2 (2025) Rebenchmark	100.3%					EOP Rate as of 05/19/2025 (66 TB.PB EOPs): 5.79%			UML % of ACC (UMA)	94.1%	90.6%
Funding Components	Current Year (2024)	Year 2 (2025)	Year 3 (2026)		Year 3 (2026) Rebenchmark	100.0%		Time from Issuance to HAP Effective Date (Current: 2.28 months)						HAP Exp as % of All Funds	100.0%	106.6%
Initial BA Funding (net offset)	\$23,360,757	\$24,664,716	\$26,480,641		Administrative Fees			% leased in 30 days	18%		2025 Final PHA-Specific Inflation Factor			HAP Exp as % of Eligibility only	103.1%	106.7%
Offset of HAP Reserves	\$0				Year 1 (2024)	91.0%		% leased in 30 to 60 days	40%		0.3%			End of Year Results		
Set Aside Funding	\$299,339				Year 2 (2025)	89.0%		% leased in 60 to 90 days	38%					Projected 12/31 Total HAP Reserves	\$1,903	-\$1,647,008
New ACC Units Funding	\$209,208	\$163,618	\$0					% leased in 90 to 120 days	4%		2nd Offset			HAP Reserves as % of ABA (Start: 3.0%)	0.0%	-6.6%
Total ABA Funding Provided	\$23,869,304	\$24,828,334	\$26,480,641					% leased in 120 to 150 days	0%		\$0					
PHA Income	\$9,710	\$3,396												End of Year 3 Results (2026)		
Total Cash-Supported Prior Year-End Reserves	\$726,024	\$1,903	\$0		HUD-Held Reconciliation - 12/31/2023 Cash Sufficiency Check									\$106,698	0.4%	Projected Total HAP Reserves ===== Reserves % BA
					HUD-established CYE HHR	\$860,375		HUD-established CYE HHR								
Total Funding					HUD-Calculated Restricted Net Position	(\$134,351)	\$2,164,348	PHA-Held Cash 12/31/2023 (VMS)		Administrative Fees Analysis		See Detail		2024	2025	
Total Funding Available	\$24,605,038	\$24,833,633	\$26,480,641		HUD-Reconciled	\$726,024	\$3,024,723	HUD-Reconciled (Cash Capped)			<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,979,848)	\$1,925,124	\$1,832,425	
					Lower of H17/I17 (May Override)	\$726,024		Lower of H17/I17 (May Override)			\$157.17	\$146.68	Expense	\$956,680	\$1,178,975	
					HUD-Reconciled RNP v PHA-Reported RNP								Expense %	49.7%	64.3%	
					HUD v. PHA difference: \$0.00 or 0% of Eligibility	(\$134,351)	<--EOY VMS RNP ===== HUD-estimated RNP-->	(\$134,351)	Excess Cash Revised			MA031 has a cost per UML of \$89.46 compared to its Earnings/UML & Size peer group of \$93.78 (a difference of -4.8%) and its state peer group (of all PHAs in the state) of \$122.69 (a difference of -37.1%).	Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2024 Calendar Year-End (CYE) UNP of (\$60,400) (or -3.1% of CY 2024 Earned Admin Fees) and a 2025 CYE UNP of \$908,044 (or 49.6% of CY 2025 Earned Admin Fees).			

**MA031 HCV Leasing and Spending Projection - The Goods**

	2024	UMAs	Actual UMLs	Actual HAP	Vouchers Issued/Projected to be Issued	Other Planned Additions/ Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLs: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Year-to-Date % UML	Year-to-Date % ABA Expended	Monthly % UMA	Monthly % ABA Expended
	Jan-24	1,210	1,163	\$1,953,876					1,163	\$1,953,876	\$1,680		96.1%	98.2%	96.1%	98.2%
	Feb-24	1,212	1,159	\$1,977,574					1,159	\$1,977,574	\$1,706		95.9%	98.8%	95.6%	99.4%
	Mar-24	1,212	1,159	\$2,005,332					1,159	\$2,005,332	\$1,730		95.8%	99.5%	95.6%	100.8%
	Apr-24	1,212	1,157	\$2,015,673					1,157	\$2,015,673	\$1,742		95.7%	99.9%	95.5%	101.3%
	May-24	1,214	1,149	\$2,041,119					1,149	\$2,041,119	\$1,776		95.5%	100.5%	94.6%	102.6%
	Jun-24	1,224	1,147	\$2,039,260					1,147	\$2,039,260	\$1,778		95.2%	100.8%	93.7%	102.5%
	Jul-24	1,224	1,148	\$2,049,548					1,148	\$2,049,548	\$1,785		95.0%	101.1%	93.8%	103.0%
	Aug-24	1,224	1,146	\$2,079,053					1,146	\$2,079,053	\$1,814		94.8%	101.6%	93.6%	104.5%
	Sep-24	1,229	1,146	\$2,098,772					1,146	\$2,098,772	\$1,831		94.6%	102.0%	93.2%	105.5%
	Oct-24	1,229	1,140	\$2,113,271					1,140	\$2,113,271	\$1,854		94.5%	102.4%	92.8%	106.2%
	Nov-24	1,229	1,132	\$2,109,962					1,132	\$2,109,962	\$1,864		94.2%	102.8%	92.1%	106.1%
	Dec-24	1,229	1,133	\$2,119,695					1,133	\$2,119,695	\$1,871		94.1%	103.1%	92.2%	106.6%
	<b>Total</b>	<b>14,648</b>	<b>13,779</b>	<b>\$24,603,135</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>13,779</b>	<b>\$24,603,135</b>	<b>\$1,786</b>		<b>94.1%</b>	<b>103.1%</b>		
	<b>2025</b>															
	Jan-25	1,232	1,130	\$2,174,181					1,130	\$2,174,181	\$1,924		91.7%	105.1%	91.7%	105.1%
	Feb-25	1,232	1,132	\$2,190,192					1,132	\$2,190,192	\$1,935		91.8%	105.5%	91.9%	105.9%
	Mar-25	1,232	1,128	\$2,162,199	8				1,128	\$2,162,199	\$1,917		91.7%	105.1%	91.6%	104.5%
	Apr-25	1,232	0	\$0	0	1	1	-5.0	1,125	\$2,173,126	\$1,932	\$1,932	91.6%	105.1%	91.3%	105.0%
	May-25	1,232	0	\$0	0	1	2	-5.0	1,123	\$2,186,643	\$1,948	\$1,948	91.5%	105.2%	91.1%	105.7%
	Jun-25	1,232	0	\$0	0	1	2	-5.0	1,120	\$2,200,024	\$1,964	\$1,964	91.4%	105.4%	90.9%	106.3%
	Jul-25	1,232	0	\$0	0	1	0	-5.0	1,116	\$2,209,530	\$1,979	\$1,979	91.3%	105.6%	90.6%	106.8%
	Aug-25	1,232	0	\$0	0	1	0	-5.0	1,112	\$2,218,614	\$1,995	\$1,995	91.2%	105.8%	90.3%	107.2%
	Sep-25	1,232	0	\$0	0	1	0	-5.0	1,108	\$2,227,739	\$2,011	\$2,011	91.0%	106.0%	89.9%	107.7%
	Oct-25	1,232	0	\$0	0	1	0	-4.9	1,103	\$2,236,907	\$2,028	\$2,028	90.9%	106.2%	89.5%	108.1%
	Nov-25	1,232	0	\$0	0	1	0	-4.9	1,099	\$2,246,117	\$2,044	\$2,044	90.7%	106.4%	89.2%	108.6%
	Dec-25	1,232	0	\$0	0	1	0	-4.9	1,095	\$2,255,370	\$2,060	\$2,060	90.6%	106.7%	88.8%	109.0%
	<b>Total</b>	<b>14,784</b>	<b>3,390</b>	<b>\$6,526,572</b>	<b>8</b>	<b>5</b>	<b>6</b>	<b>-44.7</b>	<b>13,390</b>	<b>\$26,480,641</b>	<b>\$1,978</b>		<b>90.6%</b>	<b>106.7%</b>		
	<div> <div>Graphs</div> <div> <p>FINANCIAL - Beginning Year: Cash &amp; Investments (VMS) of \$2,164,348 compares to RNP (VMS) of \$-134,351. Current: VMS Cash &amp; Investments of \$877,259 compares to VMS RNP plus UNP of \$5,261,936. SPVs: Additional SPV leasing should focus on the 2 unleased VASH vouchers, 19 unleased FUP vouchers, and 10 unleased NED vouchers. PBVs: Currently, the PHA reports 138 leased PBVs, for a leased PBV rate of 97%. Additional leasing should focus on the 5 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 59 PBVs under AHAP.</p> </div> <div>Comments (Hover for VMS Comments)</div> </div>															



**Resident Services Report**  
**April 2025**

- **Resident Service Referrals this month:** (including such things as for housekeeping assistance, benefit application assistance, arrearage assistance, transportation assistance, therapeutic referrals and more):

	SBennett	GCordova	YTseo	AAbreu	Total
Elderly	12	21	0	2	
Young Disabled	3	2	0	0	
Family	2	0	22	6	
Applicant	0	0	0	0	
Section 8 Assistance	1	0	0	0	
Work Order Follow up	2	4	0	0	
<b>Total referrals this month</b>	<b>18</b>	<b>23</b>	<b>22</b>	<b>8</b>	<b>71</b>

**Activities this month:**

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Bryant Manor Technology Program continues with Elder Services
- Bingo with Cambridge Health Alliance at Bryant Manor
- Ciampa Outreach Event with Council on Aging Social Worker's
- Intergenerational Event with Mystic Learning Center at Highland Gardens
- Community Picnic Outreach
- FSS Enrollment Outreach
- Public Safety Survey Outreach
- Began the second year of participation in the Credit Builders Alliance (CBA) \$5,000 cohort grant program.
- Nine successful graduates this month from the Women's Money Matters (WMM) virtual program.
- Interim FSS Program Coordinating Committee (PCC) planned to finalize preparations for Mystic Summer picnic

**Anticipated Activities in May:**

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Bryant Manor Technology Program continues with Elder Services
- Mystic Community Garden Discussions Begin
- SHA Prepares to apply for the Mass Broadband Institute's Retrofit Ancillary Grantee (RANGE) Program that can expand digital equity efforts in four SHA properties.
- FSS Annual Report Completion
- Weston Outreach Event with Council on Aging Social Worker's
- FSS Enrollment Outreach
- Public Safety Survey is completed & Analysis begun
- Digital Navigator Nabila Anandira begins her Basic Computer Skills/Career Workshop Series with planning help from Resident Service Staffers Doreen Jenkins, Abby Abreu, and Yi-Lan Tseo.





## Resident Services Report April 2025

### Self-Sufficiency Programming Updates-JLotti & SMontina:

- One graduation and escrow disbursement without contract completion due to unanticipated, chronic health challenges and eligibility for SSDI;
- Three new enrollments
- There are now six out of 14 Foster Youth Initiative (FYI) participants enrolled. Three more enrollments effective 6/1/2025. Among current participants, two are currently pursuing higher education or training: one is nearing completion of Associates Degree at BHCC and is set to pursue Bachelor's Degree at UMass Boston; another is preparing for enrollment at BHCC. One young man is participating in YearUp training program, and another young woman is exploring enrollment in JobCorps.
- **Ongoing preparation for homeownership and Section 8 for Homeownership participation:**
  - Two voucher holders have received bank pre-approvals and have begun the home search process. One of these participants with an escrow savings balance of over \$47,000 will receive only minimal, if any, Section 8 assistance. The second has been participating in a communal savings club to obtain her down payment.
  - With Coordinator assistance, another potential FTHB submitted documentation to LeaderBank and hopes to begin her homebuying adventure soon. She also participated in a communal savings club to obtain her down payment.
  - Three more have completed FTHB education and continue preparations through counseling, building personal savings, and improving credit scores.
  - Janine enrolled in the Neighborworks Virtual Training Institute to attain PD hours needed to maintain Homeownership Counseling certification.

### Upcoming Workshop Series at Mystic and Staff Preparing for it:



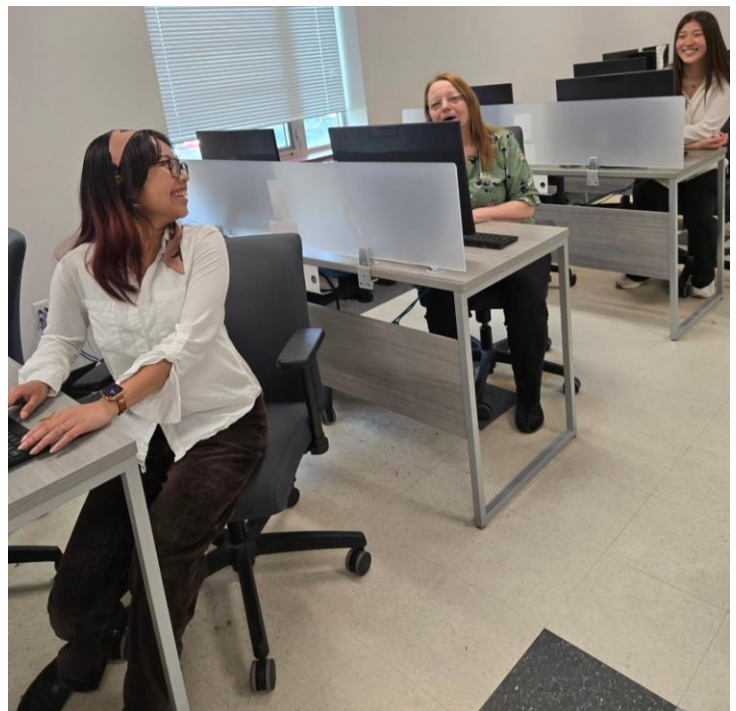
**COMPUTER TO CAREER WORKSHOP SERIES**

Come join us for three exciting Informational sessions concentrated on achieving basic fluency in Google, Microsoft Word, Email & Resume writing!

- 1 BASIC COMPUTER SKILLS: MAY 14, 2025
- 2 MICROSOFT & RESUME: MAY 21, 2025
- 3 GOOGLE & EMAIL: MAY 28, 2025

TIME: 5:30-7pm | MAC Computer Lab | [yilantasha-web.org](mailto:yilantasha-web.org)

BASIC COMPUTER SKILLS WORKSHOP	MICROSOFT & RESUME WORKSHOP	GOOGLE & EMAIL WORKSHOP
<b>WHEN: May 14th 2025</b> <ul style="list-style-type: none"><li>• Power on/off</li><li>• Mouse Actions</li><li>• Keyboard Skills</li></ul>	<b>WHEN: May 21st 2025</b> <ul style="list-style-type: none"><li>• Microsoft Basics</li><li>• Resume Layout</li><li>• Experience Descriptions</li></ul>	<b>WHEN: May 28th, 2025</b> <ul style="list-style-type: none"><li>• Search Engines</li><li>• Email Basics</li><li>• General Email Etiquette</li><li>• How to use Google</li></ul>





*Resident Services Report*  
**April 2025**

*Upcoming Event-*  
*Save the Date:*



**COME JOIN US!**

# **5TH ANNUAL COMMUNITY UNITY BASKETBALL GAME**

Somerville Housing Authority, Mystic Learning Center, and the Police Department are teaming up again to host a friendly basketball game to promote **social justice** and stimulate a **positive community** vibe between the youth/teens/young adults and police officers.

La Autoridad de Vivienda de Somerville, el Centro de Aprendizaje Mystic y el Departamento de Policía se están uniendo nuevamente para organizar un juego amistoso de baloncesto para promover la **justicia social** y promover un ambiente **comunitario positivo** entre jóvenes/adolescentes/adultos jóvenes y oficiales de policía.

Somerville Housing Authority, Mystic Learning Center ak Depatman Lapolis ap mete tèt ansanm ankò pou òganize yon match baskètbòl amikal pou ankouraje **jistis sosyal** ak ankouraje yon anviwònman **kominote pozitif** pami jèn/adolesan/jenn adilt ak ofisye lapolis yo.

A Somerville Housing Authority, o Mystic Learning Center e os Departamentos de Polícia estão se unindo novamente para sediar um jogo amigável de basquete para promover a **justiça social** e encorajar um ambiente **comunitário positivo** entre jovens/adolescentes/jovens adultos e policiais.



**ALL AGES, ALL GENDERS**  
**TUESDAY JUNE 3RD, 2025**

**TIME: 6:30PM - 8:30PM**

**LOCATION: MYSTIC BASKETBALL COURTS**

This is a **FREE** event! All are welcome!  
Questions? Call 617-623-0110

**PUBLIC SAFETY**  
INCIDENTS REPORTED BY AREA

Row Labels		BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total
<b>CRIMES AGAINST PERSON</b>															
ASSAULT AND BATTERY	A802	0	0	0	0	0	0	0	0	0	0	0	2	0	2
<b>PROPERTY CRIMES</b>															
LARCENY OVER \$250	B600	0	0	0	0	0	0	0	0	1	0	0	0	0	1
LARCENY UNDER \$250	B620	0	0	1	0	1	0	0	0	0	0	0	0	0	2
<b>PUBLIC ORDER</b>															
DISTURBANCE APT/NOISE	C405	0	0	1	2	0	0	0	0	1	1	0	0	0	5
DISTURBANCE HALLWAY	C406	0	0	1	0	0	0	0	0	2	0	0	1	0	4
DISTURBANCE OUTSIDE	C407	0	0	0	0	0	0	0	0	2	0	0	0	0	2
<b>ADMINISTRATIOIN</b>															
INVESTIGATION	D001	0	0	2	0	3	0	0	1	15	0	0	0	0	21
SICK PERSON	D006	2	5	1	0	0	0	0	2	4	0	0	3	0	18
CHECK CONDITION	D009	1	0	1	0	1	0	0	2	1	1	0	1	0	9
CITIZEN CONTACT	D021	4	14	6	1	1	0	1	0	1	7	2	3	18	64
MEETING	D026	0	0	0	0	0	0	0	0	1	0	0	0	0	1
LOCKOUT	D030	0	1	1	0	0	0	0	0	3	0	0	0	0	5
MV PERSONAL INJURY ACCIDENT	D105	0	0	0	1	0	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	D106	0	1	0	0	0	0	0	0	0	0	0	0	0	2
ASSIST NO ARREST	D109	0	0	1	0	0	0	0	1	5	0	0	0	4	11
ASSIST ARREST	D125	0	0	0	0	0	0	0	0	1	0	0	0	0	1
WARRANT ARREST	D130	0	0	1	0	0	0	0	0	0	0	0	0	0	1
SUMMONS/RO SERVICE	D135	0	0	0	0	0	0	0	0	6	0	0	0	1	7
OFFICER WANTED	D137	1	1	1	1	1	0	0	3	4	3	0	3	0	18
SUPPLEMENTAL	D139	0	0	0	0	0	0	0	0	1	0	0	0	0	1
ANIMAL COMPLAINT	D405	0	0	0	1	0	0	0	0	1	0	0	0	0	2
LOST PROPERTY REPORTED	D406	0	0	1	0	0	0	0	0	0	0	0	0	0	1
MV VIOLATIONS	D800	0	0	0	0	0	0	1	6	0	0	0	0	0	7
DIRECTED PATROL	F045	21	23	23	76	72	24	26	31	20	29	24	25	41	461
<b>Grand Total</b>		<b>29</b>	<b>45</b>	<b>41</b>	<b>82</b>	<b>79</b>	<b>24</b>	<b>28</b>	<b>46</b>	<b>70</b>	<b>41</b>	<b>26</b>	<b>38</b>	<b>64</b>	<b>648</b>

**PUBLIC SAFETY**  
**INCIDENTS REPORTED BY DATE**

		2025				2024								
Row Labels		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
CRIMES AGAINST PERSON														
AGGRAVATED ASSAULT	A400	0	0	0	0	0	0	0	0	0	1	0	0	1
THREATS	A647	1	2	0	0	0	0	0	0	0	0	1	0	4
ASSAULT AND BATTERY	A802	1	0	0	2	0	0	0	1	1	0	1	0	6
PROPERTY CRIMES														
VANDALISM	B401	1	0	0	0	0	0	1	0	0	3	1	0	6
B&E (UNKNOWN TIME)	B510	1	0	0	0	0	0	0	0	0	0	1	0	2
B&E DAY	B531	0	0	1	0	0	0	0	0	1	0	1	0	3
B&E NIGHT	B532	0	0	0	0	0	1	0	0	0	0	0	0	1
LARCENY OVER \$250	B600	0	0	0	1	0	0	1	0	0	0	0	0	2
TRESPASSING	B610	0	0	0	0	0	0	0	0	0	0	1	0	1
LARCENY UNDER \$250	B620	0	0	3	2	0	0	0	1	1	0	0	0	7
ARSON INVESTIGATION	B901	0	0	0	0	0	0	0	0	1	0	0	0	1
PUBLIC ORDER														
DISTURBANCE APT/NOISE	C405	6	4	4	5	1	2	1	1	8	6	3	5	46
DISTURBANCE HALLWAY	C406	0	0	5	4	2	3	2	0	3	4	5	3	31
DISTURBANCE OUTSIDE	C407	4	1	1	2	4	2	4	4	3	1	2	0	28
OTHER M/V	C740	1	0	0	0	0	0	0	1	0	0	0	0	2
ADMINISTRATION														
INVESTIGATION	D001	8	8	10	21	9	9	15	10	9	3	14	15	131
SICK PERSON	D006	20	14	23	18	16	19	15	24	17	22	14	17	219
SUDDEN DEATH	D007	0	1	0	0	1	1	1	0	0	1	0	0	5
CHECK CONDITION	D009	12	9	4	10	4	5	10	13	7	7	7	5	93
CIVIL INVESTIGATION	D020	0	0	0	0	0	0	0	0	0	0	1	0	1
cCITIZEN CONTACT	D021	0	1	0	0	0	0	0	0	0	0	0	0	1
CITIZEN CONTACT	D021	34	29	66	46	9	14	21	26	30	48	25	29	377
SHA NOTICE SERVICE	D025	0	0	0	0	1	0	1	2	0	0	0	0	4
MEETING	D026	0	1	0	1	1	0	0	0	0	3	5	4	15
EVICITION	D027	0	1	1	0	0	0	0	0	0	1	2	0	5
LOCKOUT	D030	5	3	10	5	8	5	9	6	9	13	8	5	86
MAINTENANCE PROBLEM	D035	1	0	0	0	1	1	0	1	1	1	1	0	7
E911 HANGUP	D037	1	1	1	0	1	3	4	1	0	0	1	1	14
BURGLAR ALARM	D040	0	0	1	0	0	0	0	1	0	0	0	0	2
MV PERSONAL INJURY ACCIDENT	D105	1	0	0	1	0	0	0	0	0	0	0	0	2
MV PROPERTY DAMAGE ACCIDENT	D106	1	1	1	2	0	1	2	0	0	0	0	0	8
ASSIST NO ARREST	D109	7	3	5	7	1	2	9	4	3	9	23	12	85
ASSIST ARREST	D125	0	0	0	1	0	0	0	1	1	0	2	0	5
WARRANT ARREST	D130	0	0	0	1	0	0	0	0	0	0	0	0	1
SUMMONS/RO SERVICE	D135	2	0	0	6	17	5	8	2	1	5	10	3	59
OFFICER WANTED	D137	21	13	16	19	23	14	24	25	25	27	17	29	253
SUPPLEMENTAL	D139	0	0	3	1	0	0	0	0	0	0	0	0	4
ANIMAL COMPLAINT	D405	0	0	1	2	0	0	1	0	0	0	0	0	4
LOST PROPERTY REPORTED	D406	0	0	1	1	0	1	1	0	1	0	0	0	5
MISSING PERSON	D501	0	0	0	0	1	0	0	2	2	0	0	0	5
MV VIOLATIONS	D800	2	6	5	7	3	5	3	5	7	7	8	15	73
PARKING VIOLATIONS	D810	0	1	0	0	1	2	0	0	2	1	1	6	14
FIRE INVESTIGATION	D902	1	0	1	0	0	1	1	2	0	1	0	0	7
COURT	D999	0	0	0	0	0	1	0	0	0	0	0	0	1
		0	0	0	0	0	0	0	0	0	0	0	0	0
DIRECTED PATROL	F045	470	460	423	435	440	372	389	421	370	395	429	487	5091
Grand Total		602	559	586	601	544	472	524	556	503	559	585	637	6728

**WORK ORDERS ISSUED FOR:****Apr-25****REQUESTED BY MANAGEMENT: 320****REQUESTED BY TENANTS: 1133****TOTAL WORK ORDERS ISSUED: 1453**

	****		****			
DEVELOPMENT	COMPLETED		INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE APRIL	REQUESTED IN APRIL				
031-1 Mystic Federal	265	96	9	274	194	80
031-9 Federal Elderly	179	62	67	246	213	33
200-1 Clarendon	90	38	2	92	86	6
200-2 Mystic State	229	91	16	245	180	65
667-1 Capen Court	0	0	0	0	0	0
667-2 Jaques Street	74	26	8	82	76	6
667-3 Properzi Manor	97	41	7	104	82	22
667-4 Bryant Manor	238	92	0	245	160	85
667-6 Ciampa Manor	92	28	0	92	81	11
400-C Monmouth, Broadway	6	4	1	6	3	3
689-2 Hagan Manor	51	15	0	52	46	6
705-1 Sycamore, Fountain Ave	15	7	0	15	12	3
<b>TOTAL</b>	<b>1336</b>	<b>500</b>	<b>117</b>	<b>1453</b>	<b>1133</b>	<b>320</b>

\*\*\*The number of work orders may be revised upon future submittal of completed work orders during the reporting month

Somerville Housing Authority					
Modernization Contract Log					
Active Jobs April 2025					
Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Contractor/A/E
Mystic Water Works II	Construction	Mystic Water Works II	Owner's Project Manager	\$286,483.00	Anser Advisory, LLC
Mystic Water Works II	Construction	Mystic Water Works II	Design	\$717,187.00	DiMella Shaffer Architects
Bryant Manor Panel Board Replacement	Construction	Bryant Reserve	Design	\$15,848.00	Nangle Engineering Inc
Properzi Elevator Modernization	Construction	Federal Cap Fund 2023	Design	\$121,310.00	NV5
Bryant Manor Mailboxes	Construction	Bryant Reserves	Design	\$20,000.00	Reverse Architecture
Properzi Manor Elevator Modernization	Construction	Federal Cap Fund 2023	Construction	\$1,471,234.00	New England Builders & Contractors
Electrical Service Contract 1	Construction	Force Account	Construction	\$85 Per Hour	Adilson Electric
Bryant Manor Mailboxes	Construction	Bryant Reserves	Construction	\$63,800.00	Northeast Construction Inc
Mystic River River Site Improvement Phase	Construction	State Cap Fund 2023	Construction	\$405,000.00	R. Federico Company LLC
Bryant Manor Panel Board Replacement	Construction	Bryant Reserves	Construction	\$462,199.00	Jupiter Electric Inc
Corbett Concret Stairs Replacement	Pre-Bid	State Capital Fund 2023	Design	\$33,880.00	GCG Associates
Bryant Manor Powerwashing	Pre-Construction	Braynt Reserves	Construction	\$219,750.00	TM Construction Management
Bryant Manor Unit Modernization	Design	Bryant Reserves	Design	\$42,500.00	Reverse Architecture
Mystic View Roof Replacement4	Pre-Construction	Federal Cap Fund 2024	Design	\$34,098.00	EHA Design
Weston Manor Window Replacement 2	Pre-Construction	Federal Cap Fund 2024	Design	\$36,000.00	Socotec
Mystic Development Window Replacement	Design	Grant Funding	Design	\$94,132.51	EHA Design
Weston Manor Window Replacement 2	Pre-Construction	Federal Cap Fund 2024	Construction	\$527,000.00	Aegean Builders
Mystic View Roof Replacement 4	Pre-Construction	Federal Cap Fund 2024	Construction	\$352,500.00	Corolla Construction
Mystic River Roof Replacement 6	Design	State Cap Fund 2024	Design	\$21,600.00	Socotec