

**Somerville Housing Authority**

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**EXECUTIVE DIRECTOR'S  
REPORT**

**JANUARY 15, 2026**





# SOMERVILLE HOUSING AUTHORITY MONTHLY REPORTING PACKAGE

For the month ended November 30, 2025

## Report Contents

BALANCE SHEET SUMMARY .....	2
RESERVE ANALYSIS .....	4
BUDGET-TO-ACTUAL COMPARATIVES .....	5
CASH SUMMARY .....	18

**SOMERVILLE HOUSING AUTHORITY**  
**BALANCE SHEET SUMMARY**  
**AGENCY-WIDE**  
**AS OF NOVEMBER 2025**

Description	AMP 1	AMP 2	Housing Choice Vouchers	Mainstream Vouchers	Project-Based Section 8	Section 8 Mod Rehab	Resident Opportunity and Supportive Services	State 400-1	State 689	MRVP	COCC
Cash - Unrestricted	567,129	6,422,782	6,844,686	(2,714,033)	9,873,830	163,101	-	1,031,611	111,986	31,979	966,659
Cash - Other Restricted	229,767	-	350,062	-	-	-	-	169,563	-	-	-
Total Cash	796,896	6,422,782	7,194,748	(2,714,033)	9,873,830	163,101	-	1,201,174	111,986	31,979	966,659
Accounts Receivable - HUD Other Projects	-	-	272,120	-	-	-	-	-	-	-	-
Accounts Receivable - Other Government	-	-	-	-	(195,308)	-	-	448,958	-	14,680	-
Accounts Receivable - Miscellaneous	-	1,060	-	-	-	-	-	8,849	-	-	-
Accounts Receivable - Tenants	100,618	39,571	-	-	6,638	-	-	39,948	-	-	-
Allowance for Doubtful Accounts -Tenants	(56,221)	(39,848)	-	-	(1,330)	-	-	(87,034)	-	-	-
Fraud Recovery	11,355	-	-	-	-	-	-	5,533	-	-	-
Total Receivables, Net of Allowances for Doubtful Accounts	55,752	783	351,515	-	(190,000)	-	-	416,254	-	14,680	-
Prepaid Expenses and Other Assets	22,081	21,139	270	(3,205)	33,236	(1,819)	-	3,204	(2,282)	-	48,491
Inter Program Due From	1,434,098	(3,001,720)	(2,973,444)	2,969,129	2,224,863	(3,381)	116,633	175,533	(202,542)	36,712	(49,445)
Total Current Assets	2,308,827	3,442,984	4,573,089	251,891	11,941,929	157,901	116,633	2,438,370	(92,838)	83,371	965,705
Land	145,296	609,079	-	-	363,001	-	-	111,666	46,410	-	-
Buildings	23,891,471	23,270,962	-	-	8,531,553	-	-	68,569,892	435,479	-	4,121,067
Furniture, Equipment & Machinery - Administration	298,857	421,750	30,266	-	453,173	161	-	711,536	260	-	286,878
Leasehold Improvements	-	-	-	-	-	-	-	5,193,615	-	-	-
Accumulated Depreciation	(21,124,008)	(19,494,253)	(30,266)	-	(5,884,323)	(161)	-	(49,526,636)	(343,431)	-	(2,811,512)
Construction in Progress	236	405	-	-	343,697	-	-	614	-	-	-
Total Capital Assets, Net of Accumulated Depreciation	3,211,852	4,807,943	-	-	3,807,101	-	-	25,060,687	138,718	-	1,596,433
Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	-	-	9,803,504	-	-	476,408
Total Non-Current Assets	3,211,852	4,807,943	-	-	3,807,101	-	-	34,864,191	138,718	-	2,072,841
Deferred Outflow of Resources	660,396	1,147,045	1,068,191	23,289	971,260	11,229	-	2,127,659	27,872	533	2,189,879
Total Assets and Deferred Outflow of Resources	6,181,075	9,397,972	5,641,280	275,180	16,720,290	169,130	116,633	39,430,220	73,752	83,904	5,228,425
Accounts Payable <= 90 Days	-	-	62,249	(71)	-	-	-	4,068,523	-	-	-
Accrued Compensated Absences - Current Portion	59,501	60,477	46,592	-	108,224	650	-	237,416	790	185	295,736
Accounts Payable - Other Government	-	-	-	-	-	-	-	112,163	1,233	26,378	-
Unearned Revenue	(889)	80	-	-	-	1,829	-	(8,248)	-	19,181	-
Accrued Liabilities - Other	-	6,482	-	-	-	-	-	31,657	-	-	1,016
Total Current Liabilities	58,612	67,039	109,724	(71)	108,224	30,721	-	4,441,511	2,023	45,744	296,752
Non-current Liabilities - Other	216,876	-	307,230	-	-	-	-	152,486	-	-	-

The financial statements have not been subjected to an audit, review, or compilation engagement, and no assurance is provided on them.

**SOMERVILLE HOUSING AUTHORITY**  
**BALANCE SHEET SUMMARY**  
**AGENCY-WIDE**  
**AS OF NOVEMBER 2025**

Accrued Pension and OPEB Liabilities	2,358,364	3,124,212	3,668,370	-	3,160,076	40,069	-	3,905,226	104,780	573	7,082,734
Total Non-Current Liabilities	2,575,240	3,124,212	3,975,600	-	3,160,076	40,069	-	4,057,712	104,780	573	7,082,734
Total Liabilities	2,633,852	3,191,251	4,085,324	(71)	3,268,300	70,790	-	8,499,223	106,803	46,317	7,379,486
Deferred Inflow of Resources	335,040	398,172	452,291	-	396,222	4,940	-	2,496,451	12,305	149	745,658
Net Investment in Capital Assets	3,211,852	4,807,943	-	-	3,807,101	-	-	25,060,687	138,718	-	1,596,433
Restricted Net Position	-	-	-	3,293	-	-	-	9,671,606	-	-	-
Unrestricted Net Position	330	1,000,607	1,103,661	271,959	9,248,006	93,399	116,634	(6,297,745)	(184,077)	37,437	(4,493,156)
Total Equity - Net Assets / Position	3,212,182	5,808,550	1,103,661	275,252	13,055,107	93,399	116,634	28,434,548	(45,359)	37,437	(2,896,723)
Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	6,181,074	9,397,973	5,641,276	275,181	16,719,629	169,129	116,634	39,430,222	73,749	83,903	5,228,421

## RESERVE ANALYSIS

**SOMERVILLE HOUSING AUTHORITY  
RESERVE ANALYSIS  
AGENCY-WIDE REPORT  
AS OF NOVEMBER 2025**

Description	AMP 1	AMP 2	Housing Choice Vouchers	Mainstream Vouchers	Project-Based Section 8	Section 8 Mod Rehab	Resident Opportunity and Supportive Services	State 400-1	State 689	MRVP	COCC
<b>Investment in Capital Assets</b>											
Beginning Net Investment in Capital Assets	5,679,995	5,608,256			3,526,110			21,926,288	138,718		1,596,433
Adjustments:											
Corrections of Errors											
Equity Transfers											
Other Adjustments	(2,468,143)	(800,313)			280,991			3,134,399			
Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-
<b>Ending Net Investment in Capital Assets</b>	<b>3,211,852</b>	<b>4,807,943</b>			<b>3,807,101</b>			<b>25,060,687</b>	<b>138,718</b>		<b>1,596,433</b>
<b>Restricted Net Position</b>											
Beginning Restricted Net Position	-	-		3,293	-	-	-	9,671,606	-	-	-
Adjustments:											
HAP Revenue			17,613,520	1,529,250		73,185				327,704	
HAP Expenses	-	-	(17,613,520)	(1,529,250)	-	(73,185)	-	-	-	(327,704)	-
<b>Ending Restricted Net Position</b>	<b>-</b>	<b>-</b>		<b>3,293</b>				<b>9,671,606</b>			
<b>Unrestricted Net Position</b>											
Beginning Unrestricted Net Position	36,863	369,718	(137,420)	306,623	8,369,447	90,536	-	(3,836,741)	14,801	43,614	(4,881,971)
Adjustments:											
Corrections of Errors											
Equity Transfers											
Operating Transfers											
Other Adjustments	(20,479)	(38,014)	73,616	221	(274,130)	29	1	(1,413,728)	(110,465)	160,052	870,895
Surplus (Deficit)	(16,054)	668,903	1,167,465	(34,885)	1,152,689	2,834	116,633	(1,047,276)	(88,413)	(166,229)	(482,080)
<b>Ending Unrestricted Net Position</b>	<b>330</b>	<b>1,000,607</b>	<b>1,103,661</b>	<b>271,959</b>	<b>9,248,006</b>	<b>93,399</b>	<b>116,634</b>	<b>(6,297,745)</b>	<b>(184,077)</b>	<b>37,437</b>	<b>(4,493,156)</b>
Net Assets - Unrestricted for GASB 68 & 75	2,033,008	2,375,339	3,052,470	(23,289)	2,585,038	33,780	-	4,274,018	89,213	189	5,638,513
Other Adjustments											
<b>Unrestricted Net Position (excluding impact of GASB 68 &amp; 75)</b>	<b>2,033,338</b>	<b>3,375,946</b>	<b>4,156,131</b>	<b>248,670</b>	<b>11,833,044</b>	<b>127,179</b>	<b>116,634</b>	<b>(2,023,727)</b>	<b>(94,864)</b>	<b>37,626</b>	<b>1,145,357</b>
Cash (net of interfunds)	567,129	6,422,782	6,844,686	(2,714,033)	9,873,830	163,101	-	1,031,611	111,986	31,979	966,659
Current Ratio	39.39	51.36	41.68	(3,547.76)	110.34	5.14	--	0.55	(45.89)	1.82	3.25
Months Expendable Net Assets Ratio	8.35	9.92	1.72	1.23	43.42	11.26	9.72	(3.19)	(6.26)	0.91	4.66
% of Maximum Reserve											

**SOMERVILLE HOUSING AUTHORITY**  
**INCOME STATEMENT**  
**LEASED HOUSING PROGRAMS**  
**FOR THE 8 MONTHS ENDED NOVEMBER 2025**

Description	Housing Choice Vouchers	Mainstream Vouchers	MRVP	Total	Pro-Rated Budget	Variance Favorable (Unfavorable)
<b>REVENUE</b>						
Housing Assistance Payments	18,864,250	1,478,161	-	20,342,411	-	20,342,411
Ongoing Administrative Fees Earned	1,265,833	103,032	-	1,368,865	1,377,976	(9,111)
Other Government Grants	-	-	164,090	164,090	5,720	158,370
Investment Income - Unrestricted	2,247	-	2	2,249	1,747	502
Fraud Recovery	29,506	-	-	29,506	-	29,506
Port-in Admin Fees	356,438	-	-	356,438	24,333	332,105
Other Miscellaneous	(1,500)	-	-	(1,500)	-	(1,500)
Solar Net Metering Credit	-	-	-	-	-	-
Investment Income - Restricted	(5,193)	-	-	(5,193)	-	(5,193)
<b>Total Revenue</b>	<b>20,511,581</b>	<b>1,581,193</b>	<b>164,092</b>	<b>22,256,866</b>	<b>1,409,776</b>	<b>20,847,090</b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE</b>						
Administrative Salaries	671,712	61,548	1,257	734,517	604,409	(130,108)
Fee Accounting	27,347	-	296	27,643	25,933	(1,710)
Telephone & Internet	74,854	880	18	75,752	-	(75,752)
Postage	12,774	133	-	12,907	-	(12,907)
Training	965	350	-	1,315	-	(1,315)
Other Miscellaneous	208,815	7,181	121	216,117	423,679	207,562
Copier & Computer Costs	34,095	3,209	-	37,304	-	(37,304)
Legal Expense	11,211	37	-	11,248	5,533	(5,715)
Travel	3,824	187	1	4,012	20,066	16,054
<b>Total Administrative</b>	<b>1,045,597</b>	<b>73,525</b>	<b>1,693</b>	<b>1,120,815</b>	<b>1,079,621</b>	<b>(41,194)</b>
<b>INSURANCE</b>						
<b>Total Insurance</b>	<b>48,582</b>	<b>6,721</b>	<b>162</b>	<b>55,465</b>	<b>62,900</b>	<b>7,435</b>
<b>GENERAL EXPENSES</b>						
Employee Benefit Contributions	292,930	6,582	762	300,274	273,813	(26,461)
<b>Total Other General Expenses</b>	<b>292,930</b>	<b>6,582</b>	<b>762</b>	<b>300,274</b>	<b>273,813</b>	<b>(26,461)</b>
<b>OTHER EXPENSES</b>						
Extraordinary Maintenance & Betterments	-	-	-	-	25,667	25,667
Equipment Not Capitalized	6,089	-	-	6,089	6,133	44
Housing Assistance Payments	17,613,520	1,529,250	327,704	19,470,474	209,399	(19,261,075)
HAP Portability-In	337,398	-	-	337,398	-	(337,398)
<b>Total Other Expenses</b>	<b>17,957,007</b>	<b>1,529,250</b>	<b>327,704</b>	<b>19,813,961</b>	<b>241,199</b>	<b>(19,572,762)</b>
<b>Total Expenses</b>	<b>19,344,116</b>	<b>1,616,078</b>	<b>330,321</b>	<b>21,290,515</b>	<b>1,657,533</b>	<b>(19,632,982)</b>
<b>Surplus (Deficit)</b>	<b>1,167,465</b>	<b>(34,885)</b>	<b>(166,229)</b>	<b>966,351</b>	<b>(247,757)</b>	

**SOMERVILLE HOUSING AUTHORITY  
INCOME STATEMENT  
FEREDAL PUBLIC HOUSING  
FOR THE 8 MONTHS ENDED NOVEMBER 2025**

Description	AMP 1	AMP 2	Total	Pro-Rated Budget	Variance Favorable (Unfavorable)
<b>REVENUE</b>					
Net Tenant Rental Revenue	1,271,363	1,514,085	2,785,448	2,801,840	(16,392)
Operating Subsidy	672,626	1,076,628	1,749,254	1,582,667	166,587
Investment Income - Unrestricted	4,976	11,393	16,369	24,000	(7,631)
Fraud Recovery	(18,005)	(10,487)	(28,492)	-	(28,492)
Antennnae/Rooftop Rental Income	-	255,507	255,507	-	255,507
Other Miscellaneous	-	546,262	546,262	408,667	137,595
<b>Total Revenue</b>	<b>1,930,960</b>	<b>3,391,938</b>	<b>5,322,898</b>	<b>4,817,173</b>	<b>505,725</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
Administrative Salaries	74,119	149,566	223,685	383,415	159,730
Management Fee	162,633	278,274	440,907	-	(440,907)
Book-keeping Fee	12,615	21,585	34,200	-	(34,200)
Fee Accounting	23,356	23,415	46,771	33,333	(13,438)
Telephone & Internet	12,945	40,783	53,728	-	(53,728)
Postage	2,132	3,658	5,790	-	(5,790)
Training	524	884	1,408	-	(1,408)
Other Miscellaneous	16,263	38,772	55,035	180,202	125,167
Copier & Computer Costs	6,190	10,618	16,808	-	(16,808)
Legal Expense	42,224	41,930	84,154	46,667	(37,487)
Travel	1,486	2,782	4,268	8,617	4,349
<b>Total Administrative</b>	<b>354,487</b>	<b>612,267</b>	<b>966,754</b>	<b>652,235</b>	<b>(314,519)</b>
<b>TENANT SERVICES</b>					
Asset Management Fee	17,200	29,520	46,720	-	(46,720)
Tenant Services - Other	69,401	7,900	77,301	120,000	42,699
<b>Total Tenant Services</b>	<b>86,601</b>	<b>37,420</b>	<b>124,021</b>	<b>120,000</b>	<b>(4,021)</b>
<b>UTILITIES</b>					
Water	196,624	228,580	425,204	706,929	281,725
Electricity	35,892	184,645	220,537	321,499	100,962
Gas	161,774	51,921	213,695	395,485	181,790
<b>Total Utilities</b>	<b>394,290</b>	<b>465,146</b>	<b>859,436</b>	<b>1,423,912</b>	<b>564,476</b>
<b>MAINTENANCE</b>					
Labor	318,691	288,721	607,412	670,753	63,341
Materials	85,443	101,577	187,020	333,333	146,313
Garbage and Trash Removal Contracts	50,286	86,341	136,627	-	(136,627)
Landscape & Grounds Contracts	10,300	5,725	16,025	-	(16,025)

Description	AMP 1	AMP 2	Total	Pro-Rated Budget	Variance Favorable (Unfavorable)
Electrical Contracts	26,046	48,442	74,488	-	(74,488)
Plumbing Contracts	22,525	15,635	38,160	-	(38,160)
Extermination Contracts	19,283	30,908	50,191	-	(50,191)
Miscellaneous Contracts	208,991	293,594	502,585	553,333	50,748
<b>Total Maintenance</b>	<b>743,383</b>	<b>984,149</b>	<b>1,727,532</b>	<b>1,557,420</b>	<b>(170,112)</b>
<b>INSURANCE</b>					
<b>Total Insurance</b>	<b>105,751</b>	<b>168,599</b>	<b>274,350</b>	<b>281,594</b>	<b>7,244</b>
<b>GENERAL EXPENSES</b>					
PILOT	-	-	-	164,459	164,459
Employee Benefit Contributions	202,518	(29,950)	172,568	391,638	219,070
Collection Losses	19,337	23,186	42,523	43,333	810
<b>Total Other General Expenses</b>	<b>221,855</b>	<b>(6,764)</b>	<b>215,091</b>	<b>599,431</b>	<b>384,340</b>
<b>INTEREST EXPENSE</b>					
Interest of Mortgage (or Bonds) Payable	-	-	-	938,936	938,936
<b>Total Interest Expense and Amortization Cost</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>938,936</b>	<b>938,936</b>
<b>OTHER EXPENSES</b>					
Extraordinary Maintenance & Betterments	40,647	27,809	68,456	441,667	373,211
<b>Total Other Expenses</b>	<b>40,647</b>	<b>462,218</b>	<b>502,865</b>	<b>441,667</b>	<b>(61,198)</b>
<b>Total Expenses</b>	<b>1,947,014</b>	<b>2,723,035</b>	<b>4,670,049</b>	<b>6,015,194</b>	<b>1,345,145</b>
<b>Surplus (Deficit)</b>	<b>(16,054)</b>	<b>668,903</b>	<b>652,849</b>	<b>(1,198,021)</b>	

**SOMERVILLE HOUSING AUTHORITY**  
**INCOME STATEMENT**  
**STATE PUBLIC HOUSING**  
**FOR THE 8 MONTHS ENDED NOVEMBER 2025**

Description	State 400-1	State 689	Total	Pro-Rated Budget	Variance Favorable (Unfavorable)
<b>REVENUE</b>					
Net Tenant Rental Revenue	2,140,991	32,732	2,173,723	2,295,058	(121,335)
Other Government Grants	2,064,117	-	2,064,117	3,001,499	(937,382)
Investment Income - Unrestricted	5,517	112	5,629	5,240	389
Fraud Recovery	(61,159)	-	(61,159)	-	(61,159)
Other Revenue	(122,399)	-	(122,399)	7,200	(129,599)
Other Miscellaneous	(122,399)	-	(122,399)	7,200	(129,599)
Solar Net Metering Credit	-	-	-	-	-
<b>Total Revenue</b>	<b>4,027,067</b>	<b>32,844</b>	<b>4,059,911</b>	<b>5,308,997</b>	<b>(1,249,086)</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
Administrative Salaries	396,993	575	397,568	531,113	133,545
Management Fee	-	-	-	5,200	5,200
Office Supplies	12,893	-	12,893	-	(12,893)
Fee Accounting	22,570	-	22,570	16,400	(6,170)
Telephone & Internet	51,211	1,593	52,804	-	(52,804)
Postage	5,321	-	5,321	-	(5,321)
Other Miscellaneous	65,479	376	65,855	228,631	162,776
Board Members Compensation	35,592	-	35,592	40,000	4,408
Copier & Computer Costs	15,555	2	15,557	-	(15,557)
Legal Expense	76,369	516	76,885	34,000	(42,885)
Travel	1,304	1	1,305	3,415	2,110
<b>Total Administrative</b>	<b>683,287</b>	<b>3,063</b>	<b>686,350</b>	<b>858,759</b>	<b>172,409</b>
<b>TENANT SERVICES</b>					
Tenant Services - Other	13,385	-	13,385	3,667	(9,718)
<b>Total Tenant Services</b>	<b>13,385</b>	<b>-</b>	<b>13,385</b>	<b>3,667</b>	<b>(9,718)</b>
<b>UTILITIES</b>					
Water	904,649	17,432	922,081	831,807	(90,274)
Electricity	216,842	10,412	227,254	230,289	3,035
Gas	788,584	1,113	789,697	379,320	(410,377)
<b>Total Utilities</b>	<b>1,910,075</b>	<b>28,957</b>	<b>1,939,032</b>	<b>1,441,416</b>	<b>(497,616)</b>
<b>MAINTENANCE</b>					
Labor	765,200	1,720	766,920	725,253	(41,667)
Materials	347,640	4,564	352,204	306,275	(45,929)
Contract Costs	398,471	41,828	440,299	808,477	368,178
Garbage and Trash Removal Contracts	130,826	3,729	134,555	-	(134,555)
Elevator Maintenance Contracts	16,802	5,132	21,934	-	(21,934)
Landscape & Grounds Contracts	13,230	250	13,480	-	(13,480)
Electrical Contracts	40,126	9,443	49,569	-	(49,569)
Plumbing Contracts	54,583	14,546	69,129	-	(69,129)
Extermination Contracts	38,968	-	38,968	-	(38,968)
Miscellaneous Contracts	99,307	-	99,307	808,477	709,170
<b>Total Maintenance</b>	<b>1,511,311</b>	<b>48,112</b>	<b>1,559,423</b>	<b>1,840,005</b>	<b>280,582</b>
<b>INSURANCE</b>					
<b>Total Insurance</b>	<b>242,438</b>	<b>5,261</b>	<b>247,699</b>	<b>204,930</b>	<b>(42,769)</b>
<b>GENERAL EXPENSES</b>					
Pilot	11,788	1,233	13,021	13,021	(0)
Employee Benefit Contributions	355,003	6,432	361,435	473,985	112,550
Collection Losses	33,433	-	33,433	22,333	(11,100)
<b>Total Other General Expenses</b>	<b>400,224</b>	<b>7,665</b>	<b>407,889</b>	<b>509,339</b>	<b>101,450</b>
<b>OTHER EXPENSES</b>					

<b>Description</b>	<b>State 400-1</b>	<b>State 689</b>	<b>Total</b>	<b>Pro-Rated Budget</b>	<b>Variance Favorable (Unfavorable)</b>
Extraordinary Maintenance & Betterments	84,309	-	84,309	32,333	(51,976)
Equipment Not Capitalized	229,314	28,199	257,513	433,333	175,820
<b>Total Other Expenses</b>	<b>313,623</b>	<b>28,199</b>	<b>341,822</b>	<b>465,667</b>	<b>123,845</b>
<b>Total Expenses</b>	<b>5,074,343</b>	<b>121,257</b>	<b>5,195,600</b>	<b>5,323,782</b>	<b>128,182</b>
<b>Surplus (Deficit)</b>	<b>(1,047,276)</b>	<b>(88,413)</b>	<b>(1,135,689)</b>	<b>(14,785)</b>	

**SOMERVILLE HOUSING AUTHORITY**  
**INCOME STATEMENT**  
**FEDERAL PUBLIC HOUSING**  
**FOR THE MONTHS ENDED NOVEMBER 2025**

Description	AMP 1	AMP 2	Total	Pro-Rated Budget	Variance Favorable (Unfavorable)
<b>REVENUE</b>					
Net Tenant Rental Revenue	1,271,363	1,514,085	2,785,448	2,801,840	(16,392)
Operating Subsidy	672,626	1,076,628	1,749,254	1,582,667	166,587
Investment Income - Unrestricted	4,976	11,393	16,369	24,000	(7,631)
Fraud Recovery	(18,005)	(10,487)	(28,492)	-	(28,492)
Antennae/Rooftop Rental Income	-	255,507	255,507	-	255,507
Other Miscellaneous	-	546,262	546,262	408,667	137,595
<b>Total Revenue</b>	<b>1,930,960</b>	<b>3,391,938</b>	<b>5,322,898</b>	<b>4,817,173</b>	<b>505,725</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
Administrative Salaries	74,119	149,566	223,685	383,415	159,730
Management Fee	162,633	278,274	440,907	-	(440,907)
Book-keeping Fee	12,615	21,585	34,200	-	(34,200)
Fee Accounting	23,356	23,415	46,771	33,333	(13,438)
Telephone & Internet	12,945	40,783	53,728	-	(53,728)
Postage	2,132	3,658	5,790	-	(5,790)
Training	524	884	1,408	-	(1,408)
Other Miscellaneous	16,263	38,772	55,035	180,202	125,167
Copier & Computer Costs	6,190	10,618	16,808	-	(16,808)
Legal Expense	42,224	41,930	84,154	46,667	(37,487)
Travel	1,486	2,782	4,268	8,617	4,349
<b>Total Administrative</b>	<b>354,487</b>	<b>612,267</b>	<b>966,754</b>	<b>652,235</b>	<b>(314,519)</b>
<b>TENANT SERVICES</b>					
Asset Management Fee	17,200	29,520	46,720	-	(46,720)
Tenant Services - Other	69,401	7,900	77,301	120,000	42,699
<b>Total Tenant Services</b>	<b>86,601</b>	<b>37,420</b>	<b>124,021</b>	<b>120,000</b>	<b>(4,021)</b>
<b>UTILITIES</b>					
Water	196,624	228,580	425,204	706,929	281,725
Electricity	35,892	184,645	220,537	321,499	100,962
Gas	161,774	51,921	213,695	395,485	181,790
<b>Total Utilities</b>	<b>394,290</b>	<b>465,146</b>	<b>859,436</b>	<b>1,423,912</b>	<b>564,476</b>
<b>MAINTENANCE</b>					
Labor	318,691	288,721	607,412	670,753	63,341
Materials	85,443	101,577	187,020	333,333	146,313
Garbage and Trash Removal Contracts	50,286	86,341	136,627	-	(136,627)
Landscape & Grounds Contracts	10,300	5,725	16,025	-	(16,025)
Electrical Contracts	26,046	48,442	74,488	-	(74,488)
Plumbing Contracts	22,525	15,635	38,160	-	(38,160)
Extermination Contracts	19,283	30,908	50,191	-	(50,191)
Miscellaneous Contracts	208,991	293,594	502,585	553,333	50,748
<b>Total Maintenance</b>	<b>743,383</b>	<b>984,149</b>	<b>1,727,532</b>	<b>1,557,420</b>	<b>(170,112)</b>
<b>INSURANCE</b>					
<b>Total Insurance</b>	<b>105,751</b>	<b>168,599</b>	<b>274,350</b>	<b>281,594</b>	<b>7,244</b>
<b>GENERAL EXPENSES</b>					
PILOT	-	-	-	164,459	164,459
Employee Benefit Contributions	202,518	(29,950)	172,568	391,638	219,070
Collection Losses	19,337	23,186	42,523	43,333	810
<b>Total Other General Expenses</b>	<b>221,855</b>	<b>(6,764)</b>	<b>215,091</b>	<b>599,431</b>	<b>384,340</b>
<b>INTEREST EXPENSE</b>					
Interest of Mortgage (or Bonds) Payable	-	-	-	938,936	938,936
<b>Total Interest Expense and Amortization Cost</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>938,936</b>	<b>938,936</b>
<b>OTHER EXPENSES</b>					
Extraordinary Maintenance & Betterments	40,647	27,809	68,456	441,667	373,211

<b>Total Other Expenses</b>	40,647	462,218	502,865	441,667	(61,198)
<b>Total Expenses</b>	1,947,014	2,723,035	4,670,049	6,015,194	1,345,145
<b>Surplus (Deficit)</b>	(16,054)	668,903	652,849	(1,198,021)	

**SOMERVILLE HOUSING AUTHORITY**  
**INCOME STATEMENT**  
**PROJECT-BASED SECTION 8**  
**FOR THE 8 MONTHS ENDED NOVEMBER 2025**

Description	Project-Based Section 8	Section 8 Mod Rehab	Total	Pro-Rated Budget	Variance Favorable (Unfavorable)
<b>REVENUE</b>					
Net Tenant Rental Revenue	3,280,626	-	3,280,626	3,173,840	106,786
HUD PHA Operating Grants	-	93,149	93,149	15,484	77,665
Housing Assistance Payments	-	78,866	78,866	-	78,866
Ongoing Administrative Fees Earned	-	14,283	14,283	15,484	(1,201)
Investment Income - Unrestricted	19,810	36	19,846	23,373	(3,527)
Other Revenue	32,663	-	32,663	9,000	23,663
Other Miscellaneous	32,663	-	32,663	9,000	23,663
Solar Net Metering Credit	-	-	-	-	-
<b>Total Revenue</b>	<b>3,333,099</b>	<b>93,185</b>	<b>3,426,284</b>	<b>3,221,697</b>	<b>204,587</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
Administrative Salaries	302,066	7,037	309,103	437,290	128,187
Fee Accounting	16,664	2,713	19,377	15,396	(3,981)
Telephone & Internet	13,927	774	14,701	-	(14,701)
Postage	1,566	-	1,566	-	(1,566)
Other Miscellaneous	24,283	1,317	25,600	45,508	19,908
Copier & Computer Costs	4,546	-	4,546	-	(4,546)
Legal Expense	9,833	5	9,838	6,733	(3,105)
Travel	72	49	121	241	120
<b>Total Administrative</b>	<b>373,617</b>	<b>11,895</b>	<b>385,512</b>	<b>675,168</b>	<b>289,656</b>
<b>TENANT SERVICES</b>					
Tenant Services - Other	-	-	-	3,333	3,333
<b>Total Tenant Services</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,333</b>	<b>3,333</b>
<b>UTILITIES</b>					
Water	100,216	-	100,216	139,152	38,936
Electricity	(10,871)	-	(10,871)	144,693	155,564
Gas	14,894	-	14,894	83,795	68,901
<b>Total Utilities</b>	<b>104,239</b>	<b>-</b>	<b>104,239</b>	<b>367,639</b>	<b>263,400</b>
<b>MAINTENANCE</b>					
Labor	303,177	-	303,177	401,497	98,320
Materials	102,178	-	102,178	250,000	147,822
Contract Costs	239,370	-	239,370	475,333	235,963
Garbage and Trash Removal Contracts	46,070	-	46,070	-	(46,070)
Elevator Maintenance Contracts	53,841	-	53,841	-	(53,841)
Landscape & Grounds Contracts	10,553	-	10,553	-	(10,553)
Electrical Contracts	67,511	-	67,511	-	(67,511)
Plumbing Contracts	21,641	-	21,641	-	(21,641)
Extermination Contracts	15,686	-	15,686	-	(15,686)
Miscellaneous Contracts	24,068	-	24,068	475,333	451,265
<b>Total Maintenance</b>	<b>644,725</b>	<b>-</b>	<b>644,725</b>	<b>1,126,831</b>	<b>482,106</b>
<b>INSURANCE</b>					
<b>Total Insurance</b>	<b>45,934</b>	<b>2,191</b>	<b>48,125</b>	<b>71,083</b>	<b>22,958</b>
<b>GENERAL EXPENSES</b>					
Employee Benefit Contributions	489,858	3,080	492,938	316,130	(176,808)
Collection Losses	922	-	922	3,333	2,411
<b>Total Other General Expenses</b>	<b>490,780</b>	<b>3,080</b>	<b>493,860</b>	<b>319,463</b>	<b>(174,397)</b>
<b>OTHER EXPENSES</b>					
Extraordinary Maintenance & Betterments	521,115	-	521,115	617,667	96,552
<b>Total Other Expenses</b>	<b>521,115</b>	<b>73,185</b>	<b>594,300</b>	<b>617,667</b>	<b>23,367</b>

Description	Project-Based Section 8	Section 8 Mod Rehab	Total	Pro-Rated Budget	Variance Favorable (Unfavorable)
<b>Total Expenses</b>	<b>2,180,410</b>	<b>90,351</b>	<b>2,270,761</b>	<b>3,181,184</b>	<b>910,423</b>
<b>Surplus (Deficit)</b>	<b>1,152,689</b>	<b>2,834</b>	<b>1,155,523</b>	<b>40,513</b>	

**SOMERVILLE HOUSING AUTHORITY  
INCOME STATEMENT  
COCC  
FOR THE 8 MONTHS ENDED NOVEMBER 2025**

<b>Description</b>	<b>COCC</b>	<b>Total</b>	<b>Pro-Rated Budget</b>	<b>Variance Favorable (Unfavorable)</b>
<b>REVENUE</b>				
Asset Management Fee	1,372,186	1,372,186	1,968,504	(596,318)
Investment Income - Unrestricted	331	331	200	131
Other Revenue	111,204	111,204	1,200	110,004
Other Miscellaneous	111,204	111,204	1,200	110,004
Solar Net Metering Credit	-	-	-	-
<b>Total Revenue</b>	<b>1,483,721</b>	<b>1,483,721</b>	<b>1,969,904</b>	<b>(486,183)</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE</b>				
Administrative Salaries	671,576	671,576	900,567	228,991
Fee Accounting	3,941	3,941	1,000	(2,941)
Telephone & Internet	8,057	8,057	-	(8,057)
Training	717	717	-	(717)
Other Miscellaneous	18,843	18,843	59,358	40,515
Legal Expense	5,114	5,114	1,667	(3,447)
Travel	354	354	10,000	9,646
<b>Total Administrative</b>	<b>713,777</b>	<b>713,777</b>	<b>972,591</b>	<b>258,814</b>
<b>UTILITIES</b>				
Electricity	15,873	15,873	10,784	(5,089)
<b>Total Utilities</b>	<b>15,873</b>	<b>15,873</b>	<b>10,784</b>	<b>(5,089)</b>
<b>MAINTENANCE</b>				
Labor	539,817	539,817	553,665	13,848
Materials	3,065	3,065	6,667	3,602
Contract Costs	37,356	37,356	16,667	(20,689)
Electrical Contracts	1,833	1,833	-	(1,833)
Extermination Contracts	16,605	16,605	-	(16,605)
Miscellaneous Contracts	18,918	18,918	16,667	(2,251)
<b>Total Maintenance</b>	<b>580,238</b>	<b>580,238</b>	<b>576,998</b>	<b>(3,240)</b>
<b>INSURANCE</b>				
<b>Total Insurance</b>	<b>66,112</b>	<b>66,112</b>	<b>57,529</b>	<b>(8,583)</b>
<b>GENERAL EXPENSES</b>				
Employee Benefit Contributions	589,801	589,801	548,451	(41,350)
<b>Total Other General Expenses</b>	<b>589,801</b>	<b>589,801</b>	<b>548,451</b>	<b>(41,350)</b>
<b>Total Expenses</b>	<b>1,965,801</b>	<b>1,965,801</b>	<b>2,166,353</b>	<b>200,552</b>
<b>Surplus (Deficit)</b>	<b>(482,080)</b>	<b>(482,080)</b>	<b>(196,449)</b>	

**SOMERVILLE HOUSING AUTHORITY  
INCOME STATEMENT  
ROSS  
FOR THE 8 MONTHS ENDED NOVEMBER 2025**

Description	Resident Opportunity and Supportive Services	Total	Pro-Rated Budget	Variance Favorable (Unfavorable)	Comment
<b>REVENUE</b>					
HUD PHA Operating Grants	212,627	212,627	209,399	3,228	
All Other Fees	212,627	212,627	209,399	3,228	
Solar Net Metering Credit	-	-	-	-	
<b>Total Revenue</b>	<b>212,627</b>	<b>212,627</b>	<b>209,399</b>	<b>3,228</b>	
<b>EXPENSES</b>					
<b>TENANT SERVICES</b>					
Tenant Services - Other	95,994	95,994	209,399	113,405	
<b>Total Tenant Services</b>	<b>95,994</b>	<b>95,994</b>	<b>209,399</b>	<b>113,405</b>	
<b>Total Expenses</b>	<b>95,994</b>	<b>95,994</b>	<b>209,399</b>	<b>113,405</b>	
<b>Surplus (Deficit)</b>	<b>116,633</b>	<b>116,633</b>	<b>-</b>		

## CASH SUMMARY

Description	Statement Ending Balance	Outstanding Checks	Deposits in Transit	GL Balance	Unreconciled Difference
400-c - Eastern - 1879	\$713,413.23	\$0.00	(\$2,239.00)	\$711,174.23	\$0.00
667-7 Clarendon Hill Towers - Eastern - 3154	\$111,958.84	\$0.00	\$0.00	\$111,958.84	\$0.00
667-7 Clarendon Hill Towers - Eastern -1807 new	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
689-C (Monmouth/Broadway) - Eastern - 3154	\$96,682.56	\$0.00	\$0.00	\$96,682.56	\$0.00
Bryant Multifamily - Eastern - 1887	\$6,183,581.01	\$0.00	\$0.00	\$6,183,581.01	\$0.00
Bryant Multifamily - TD Bank - CD - 9 mths - 0000	\$111,752.59	\$0.00	\$0.00	\$107,855.49	\$3,897.10
Capen Court - Cash Laundry Century Bank 1216	\$141,611.60	\$0.00	\$0.00	\$141,611.60	\$0.00
Capen Court - Cash Operating Century Bk 31917	\$2,369,791.78	\$32,973.32	\$1,264.00	\$2,338,082.46	\$0.00
COCC - Eastern - Mystic Activity Checking - 9342	\$713,020.66	\$0.00	\$0.00	\$713,020.66	\$0.00
Hagan Multifamily - Eastern - 9823	\$582,150.51	\$0.00	\$0.00	\$582,150.51	\$0.00
MRVP - Eastern - MRVP/AHVP Checking - 1909	\$47,058.81	\$0.00	\$0.00	\$47,058.81	\$0.00
Public Housing - Eastern - 9793	\$4,540,835.50	\$0.00	\$0.00	\$4,540,835.50	\$0.00
Revolving Fund - Eastern - Pet Policy Savings - 7297	\$2,765.03	\$0.00	\$0.00	\$2,765.03	\$0.00
Revolving Fund - Eastern - 1895	\$552,754.44	\$541,842.41	\$528.59	\$11,440.62	\$0.00
Section 8 Voucher - Eastern - Section 8 Checking - 9831	\$3,778,624.04	\$29,325.88	\$6,548.53	\$3,755,846.69	\$0.00
SHA Support Corp. - Eastern -9572	\$463,477.82	\$10,933.50	\$60,888.00	\$513,432.32	\$0.00
SRO - Eastern - SRO Checking - 3001	\$158,267.05	\$0.00	\$0.00	\$158,267.05	\$0.00
Waterworks I - Cash Laundry Century Bank	\$20,996.95	\$0.00	\$0.00	\$20,996.95	\$0.00
Waterworks I - Cash Waterworks I	\$773,671.42	\$3,255.52	\$0.00	\$770,415.90	\$0.00

TENANT SELECTION REPORT - December 2025				
PUBLIC HOUSING AND LEASED HOUSING WAITLISTS				
Housing Program	Applications Received	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	5	3	60715	1857
Federal Family	34	10	2196	548
State Elderly	9	5	15921	524
Federal Elderly	34	13	966	165
S8NC (Hagan Manor)	14	5	508	100
S8NC (Bryant)	16	6	253	47
<b>Total Public Housing</b>	<b>112</b>	<b>42</b>	<b>80559</b>	<b>3241</b>
Section 8	4	4	2,084	2,084
SRO	8	6	474	71
DHAP	4	4	1002	114
Mainstream	14	0	516973	6848
FYI	1	0	6	0
VASH	0	0	0	0
Walnut Street	0	0	477	34
Linden Street	3	2	1857	206
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	510	25
YMCA	5	4	652	48
Waterworks	13	10	929	299
Waterworks II	14	10	606	164
Capen Court	13	10	2139	360
20 Stephenson	9	5	2150	71
<b>Total Leased Housing</b>	<b>88</b>	<b>55</b>	<b>529,862</b>	<b>10,326</b>
	200	97	610421	13567

VACANCY REPORT DECEMBER 2025					
PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	19	5	24	21%
	Bryant	131	4	135	3%
FEDERAL ELDERLY	Brady Towers	84	0	84	0%
	Ciampa Manor	49	4	53	8%
	Highland Garden	42	0	42	0%
	Properzi Manor	110	0	110	0%
	Weston Manor	77	3	80	4%
FEDERAL FAMILY	Mystic View	211	4	215	2%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	97	3	100	3%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	230	10	240	4%
	Clarendon Hill	N/A due to redevelopment of property			
	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: 1/7/2026

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

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Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of January 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. SHA is also still working on lease-up for Waterworks II, and is working with the Shortfall Prevention Team to ensure we receive funding for those vouchers as well. SHA plans to have it full by the end of the month.

Translation and interpretation services are available upon request by appointment only

Sevis tradiksyon ak intepretasyon 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, SNAP/Shelter Plus Care, 2) Project: All Projects, 3) Effective Date: 1/7/2026

### Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	0	1	0	0	101	102	10
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	6	6	2
PBV - Clarendon Hill	38	0	0	0	0	29	29	9
PBV - Linden Street	18	0	0	0	0	17	17	1
PBV - Next Step	3	0	0	0	0	3	3	0
PBV - Vinfen	8	0	0	0	0	7	7	1
PBV - Walnut Street Center	5	0	0	0	0	5	5	0
PBV - Water Works	25	0	0	0	0	23	23	2
PBV - Waterworks II	21	0	0	0	0	17	17	4
PBV - YMCA	12	0	0	0	0	10	10	2
Port In Billing	0	1	0	0	0	2	3	0
TBV - All Other Voucher	798	1	0	0	4	678	683	115
TBV - Family Unification Program	50	0	0	0	0	47	47	3
TBV - FUP/FYI	29	7	0	0	0	20	27	2
TBV - Homeownership	15	0	0	0	0	15	15	0
TBV - NED	200	0	0	0	1	188	189	11
TBV - VASH	10	0	0	0	0	10	10	0
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	8	8	3
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
<b>Grand Totals</b>	<b>1452</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>1271</b>	<b>1286</b>	<b>169</b>

*End of Report*

# MA031 HCV Leasing and Spending Projection - The Goods

							Utilization Report:			HCV Utilization Report September 2025 data with Shortfall Awards.rvt				Print		TYT Guide		
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 (2025)	Year 2 (2026)	Year 3 (2027)	HAP			Success Rate	80%	Annual Turnover Rate	5.4%					2025	2026		
Beginning ACC Vouchers	1,233	1,240	1,240	Year 2 (2026) Rebenchmark	100.0%					EOP Rate as of 01/06/2026 (61 TB.PB EOPs): 5.39%		UML % of ACC (UMA)	90.1%	91.0%				
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)	Year 3 (2027) Rebenchmark	100.0%		Time from Issuance to HAP Effective Date (Current: 2.28 months)					HAP Exp as % of All Funds	99.5%	101.6%				
Initial BA Funding (net offset)	\$25,032,357	\$26,124,956	\$26,753,950	Administrative Fees			% leased in 30 days	18%				HAP Exp as % of Eligibility only	99.7%	102.0%				
Offset of HAP Reserves	\$0			Year 1 (2025)	90.0%		% leased in 30 to 60 days	40%				End of Year Results						
Set Aside Funding	\$1,008,634			Year 2 (2026)	90.0%		% leased in 60 to 90 days	38%				Projected 12/31 Total HAP Reserves	\$121,251	-\$414,788				
New ACC Units Funding	\$172,763	\$92,955	\$0				% leased in 90 to 120 days	4%				HAP Reserves as % of ABA (Start: 0.1%)	0.5%	-1.6%				
Total ABA Funding Provided	\$26,213,754	\$26,217,911	\$26,753,950				% leased in 120 to 150 days	0%										
PHA Income	\$18,211	\$0										End of Year 3 Results (2027)						
Total Cash-Supported Prior Year-End Reserves	\$14,242	\$121,251	\$0	HUD-established CYE HHR	\$373,226		HUD-established CYE HHR					\$1,361,833	5.1%	Projected Total HAP Reserves ===== Reserves % BA				
Total Funding				HUD-Calculated Restricted Net Position	(\$368,951)	\$2,205,835	PHA-Held Cash 12/31/2024 (VMS)					Administrative Fees Analysis		See Detail	2025	2026		
Total Funding Available	\$26,246,207	\$26,339,162	\$26,753,950	HUD-Reconciled	\$4,275	\$2,579,061	HUD-Reconciled (Cash Capped)					<= 7,200 UMLs (No Proration)	> 7,200 UMLs (No Proration)	Admin Fees Earned (PY: \$1,979,848)	\$1,865,564	\$1,887,038		
				Lower of H17/I17 (May Override)	\$14,242		Lower of H17/I17 (May Override)	Reserve Adjustment due to PY VMS Changes.				\$157.17	\$146.68	Expense	\$1,506,400	\$1,231,536		
				HUD-Reconciled RNP v PHA-Reported RNP										Expense %	80.7%	65.3%		
				HUD v. PHA difference: (\$436,100.00) or -1.7% of Eligibility	\$67,149	<--EOY VMS RNP ====== HUD-estimated RNP-->	(\$368,951)					MA031 has a cost per UML of \$86.81 compared to its Earnings/UML & Size peer group of \$93.83 (a difference of -8.1%) and its state peer group (of all PHAs in the state) of \$133.17 (a difference of -53.4%).						

## MA031 HCV Leasing and Spending Projection - The Goods

2025	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-25	1,233	1,124	\$2,154,622					1,124	\$2,154,622	\$1,917		91.2%	98.6%	91.2%	98.6%
Feb-25	1,233	1,126	\$2,184,095					1,126	\$2,184,095	\$1,940		91.2%	99.3%	91.3%	100.0%
Mar-25	1,237	1,124	\$2,143,605					1,124	\$2,143,605	\$1,907		91.1%	98.9%	90.9%	98.1%
Apr-25	1,237	1,123	\$2,167,259					1,123	\$2,167,259	\$1,930		91.0%	99.0%	90.8%	99.2%
May-25	1,237	1,120	\$2,188,563					1,120	\$2,188,563	\$1,954		90.9%	99.2%	90.5%	100.2%
Jun-25	1,237	1,119	\$2,169,265					1,119	\$2,169,265	\$1,939		90.9%	99.2%	90.5%	99.3%
Jul-25	1,240	1,112	\$2,210,778					1,112	\$2,210,778	\$1,988		90.7%	99.5%	89.7%	101.2%
Aug-25	1,240	1,105	\$2,192,860					1,105	\$2,192,860	\$1,984		90.5%	99.6%	89.1%	100.4%
Sep-25	1,240	1,102	\$2,158,076					1,102	\$2,158,076	\$1,958		90.3%	99.5%	88.9%	98.8%
Oct-25	1,240	1,103	\$2,157,339					1,103	\$2,157,339	\$1,956		90.2%	99.5%	89.0%	98.8%
Nov-25	1,240	1,113	\$2,173,789					1,113	\$2,173,789	\$1,953		90.1%	99.5%	89.8%	99.5%
Dec-25	1,240	1,113	\$2,224,705					1,113	\$2,224,705	\$1,999		90.1%	99.7%	89.8%	101.8%
<b>Total</b>	<b>14,854</b>	<b>13,384</b>	<b>\$26,124,956</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>13,384</b>	<b>\$26,124,956</b>	<b>\$1,952</b>		<b>90.1%</b>	<b>99.7%</b>		
<b>2026</b>															
Jan-26	1,240	1,135	\$2,241,565					1,135	\$2,241,565	\$1,975		91.5%	102.6%	91.5%	102.6%
Feb-26	1,240				24	0	-5.1	1,154	\$2,278,895	\$1,975		92.3%	103.5%	93.1%	104.3%
Mar-26	1,240					0	-5.2	1,149	\$2,268,659	\$1,975		92.4%	103.6%	92.6%	103.8%
Apr-26	1,240					0	-5.2	1,144	\$2,258,469	\$1,975		92.4%	103.5%	92.2%	103.4%
May-26	1,240					0	-5.1	1,138	\$2,248,325	\$1,975		92.3%	103.4%	91.8%	102.9%
Jun-26	1,240					0	-5.1	1,133	\$2,238,226	\$1,975		92.1%	103.2%	91.4%	102.4%
Jul-26	1,240					0	-5.1	1,128	\$2,228,173	\$1,975		91.9%	103.1%	91.0%	102.0%
Aug-26	1,240					0	-5.1	1,123	\$2,218,165	\$1,975		91.8%	102.9%	90.6%	101.5%
Sep-26	1,240					0	-5.0	1,118	\$2,208,201	\$1,975		91.6%	102.7%	90.2%	101.1%
Oct-26	1,240					0	-5.0	1,113	\$2,198,283	\$1,975		91.4%	102.5%	89.8%	100.6%
Nov-26	1,240					0	-5.0	1,108	\$2,188,409	\$1,975		91.2%	102.3%	89.4%	100.2%
Dec-26	1,240					0	-5.0	1,103	\$2,178,579	\$1,975		91.0%	102.0%	89.0%	99.7%
<b>Total</b>	<b>14,880</b>	<b>1,135</b>	<b>\$2,241,565</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>-55.9</b>	<b>13,547</b>	<b>\$26,753,950</b>	<b>\$1,975</b>		<b>91.0%</b>	<b>102.0%</b>		

Graphs

FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,205,835 compares to RNP (VMS) of \$67,149. Current: VMS Cash & Investments of \$801,567 compares to VMS RNP plus UNP of \$1,016,454. SPVs: Additional SPV leasing should focus on the 30 unleased FUP vouchers and the 10 unleased NED vouchers. PBVs: Currently, the PHA reports 149 leased PBVs, for a leased PBV rate of 85%. Additional leasing should focus on the 26 unleased PBVs, for which the PHA is making vacancy payments on 0. Finally, the PHA reports 37 PBVs under AHAP.

Comments (Hover for VMS Comments)

## HCV Leasing and Spending Projection

Utilization Report:										HCV Utilization Report September 2025 data with Shortfall Awards.rvt							
PHA Name		Somerville Housing Authority		PHA Number	MA031					Save	Data Upload						
ACC/Funding Information				Funding Proration		Program Projection Variables				Leasing and Spending Outcomes: Current and Following Year Projections							
ACC	Current Year (2025)	Year 2 (2026)	Year 3 (2027)		HAP				Success Rate	80%	Annual Turnover Rate	3.7%			2025	2026	
Beginning ACC Vouchers	112	112	112		Year 2 (2026) Rebenchmark	100.0%					EOP Rate as of 01/06/2026 (4 EOPs): 3.67%		UML % of ACC (UMA)	91.4%	88.7%		
Funding Components	Current Year (2025)	Year 2 (2026)	Year 3 (2027)		Year 3 (2027) Rebenchmark	100.0%			Time from Issuance to HAP Effective Date (Current: 2.28 months)				HAP Exp as % All Funds	99.5%	99.6%		
Initial ABA Funding	\$2,154,765	\$2,302,822	\$2,306,599		Upload DCR				% leased in 30 days	18%			HAP Exp as % of Eligibility only	99.5%	100.2%		
									% leased in 30 to 60 days	40%			End of Year Results				
Set Aside Funding	\$159,938				Administrative Fees				% leased in 60 to 90 days	38%			Projected 12/31 Total HAP Reserves	\$11,881	\$8,105		
New ACC Units Funding	\$0	\$0	\$0		Year 1 (2025)	90.0%			% leased in 90 to 120 days	4%			HAP Reserves as % of ABA (Start: 0.0%)	0.6%	0.4%		
Total ABA Funding Provided	\$2,314,703	\$2,302,822	\$2,306,599		Year 2 (2026)	89.0%			% leased in 120 to 150 days	0%							
PHA Income	\$0	\$0											Comments				
Total Cash-Supported Prior Year-End Reserves	\$0	\$11,881	\$8,105		HUD-established CYE HHR	\$6,944		HUD-established CYE HHR									
Total Funding					HUD-Calculated Restricted Net Position	(\$6,995)	\$144,381	PHA-Held Cash 12/31/2023 (VMS)									
Total Funding Available	\$2,314,703	\$2,314,703	\$2,314,703		HUD-Reconciled	(\$51)	\$151,325	HUD-Reconciled (Cash-Capped)									
					Lower of HUD-Reconciled/Cash-Capped	\$0		Lower of H17/17									
HUD-Reconciled RNP v PHA-Reported RNP																	
					HUD v. PHA difference: (\$74,144.00) or -3.4% of Eligibility	\$67,149	<--EOY VMS RNP ====== HUD-estimated RNP-->	(\$6,995)									

## HCV Leasing and Spending Projection

2025	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-25	112	108	\$201,383					108	\$201,383	\$1,865		96.4%	104.4%	96.4%	104.4%
Feb-25	112	108	\$196,419					108	\$196,419	\$1,819		96.4%	103.1%	96.4%	101.8%
Mar-25	112	106	\$196,660					106	\$196,660	\$1,855		95.8%	102.7%	94.6%	102.0%
Apr-25	112	103	\$199,014					103	\$199,014	\$1,932		94.9%	102.8%	92.0%	103.2%
May-25	112	102	\$190,717					102	\$190,717	\$1,870		94.1%	102.0%	91.1%	98.9%
Jun-25	112	102	\$193,152					102	\$193,152	\$1,894		93.6%	101.7%	91.1%	100.1%
Jul-25	112	100	\$194,480					100	\$194,480	\$1,945		93.0%	101.6%	89.3%	100.8%
Aug-25	112	99	\$187,661					99	\$187,661	\$1,896		92.4%	101.1%	88.4%	97.3%
Sep-25	112	99	\$187,144					99	\$187,144	\$1,890		92.0%	100.6%	88.4%	97.0%
Oct-25	112	99	\$184,034					99	\$184,034	\$1,859		91.6%	100.1%	88.4%	95.4%
Nov-25	112	101	\$186,593	0				101	\$186,593	\$1,847		91.5%	99.8%	90.2%	96.7%
Dec-25	112	101	\$185,565					101	\$185,565	\$1,837		91.4%	99.5%	90.2%	96.2%
<b>Total</b>	<b>1,344</b>	<b>1,228</b>	<b>\$2,302,822</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>1,228</b>	<b>\$2,302,822</b>	<b>\$1,875</b>		<b>91.4%</b>	<b>99.5%</b>		
<b>2026</b>															
Jan-26	112	101	\$195,471					101	\$195,471	\$1,935		90.2%	101.9%	90.2%	101.9%
Feb-26	112					0	-0.3	101	\$194,873	\$1,935		90.0%	101.7%	89.9%	101.5%
Mar-26	112					0	-0.3	100	\$194,277	\$1,935		89.9%	101.5%	89.6%	101.2%
Apr-26	112					0	-0.3	100	\$193,683	\$1,935		89.8%	101.4%	89.4%	100.9%
May-26	112					0	-0.3	100	\$193,091	\$1,935		89.6%	101.2%	89.1%	100.6%
Jun-26	112					0	-0.3	99	\$192,500	\$1,935		89.5%	101.1%	88.8%	100.3%
Jul-26	112					0	-0.3	99	\$191,912	\$1,935		89.4%	100.9%	88.5%	100.0%
Aug-26	112					0	-0.3	99	\$191,325	\$1,935		89.2%	100.8%	88.3%	99.7%
Sep-26	112					0	-0.3	99	\$190,740	\$1,935		89.1%	100.6%	88.0%	99.4%
Oct-26	112					0	-0.3	98	\$190,156	\$1,935		88.9%	100.5%	87.7%	99.1%
Nov-26	112					0	-0.3	98	\$189,575	\$1,935		88.8%	100.3%	87.5%	98.8%
Dec-26	112					0	-0.3	98	\$188,995	\$1,935		88.7%	100.2%	87.2%	98.5%
<b>Total</b>	<b>1,344</b>	<b>101</b>	<b>\$195,471</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-3.3</b>	<b>1,192</b>	<b>\$2,306,599</b>	<b>\$1,935</b>		<b>88.7%</b>	<b>100.2%</b>		

## Resident Services Report

December 2025

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

	SBennett	GCordova	YTseo	Total
Elderly/Disabled Property	15	18	0	
Family Property	12	0	31	
Applicant	0	0	0	
Section 8 Assistance	1	0	0	
Work Order Follow up	0	12	0	
<b>Total referrals this month:</b>	<b>28</b>	<b>30</b>	<b>31</b>	<b>89</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
- Free Apartment Wi-Fi coming live at Warren Avenue, and a focus group for resident feedback about the process will be held on 12/10
- Coffee Hour with Weston Manor residents about Wi-Fi coming live there shortly
- Holiday Drive for Lowest Income Family Building Residents

### Anticipated Activities in January:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.
- Coffee Hour with Council on Aging Social Workers at Waterworks and 125 Jaques
- Free Apartment Wi-Fi coming live at Warren Avenue

### Self-Sufficiency Programming Updates

**Enrollment:** Current FSS participation includes 20 PH and 65 HCV participants, maintaining HUD's minimum 75 enrollment requirement. FYI participants represent 61% of enrollment.

**Graduations:** Three successful graduations on 12/31/25 with over \$94,000 in escrow disbursements:

- VT: Enrolled with zero earned income (disability only), found satisfying employment, no longer relies on disability, graduated with \$68,481.33 in escrow
- AP: Graduated with substantial escrow, saving toward down payment on first home
- BM: Using escrow to purchase reliable vehicle; interim disbursement helped maintain current truck

**Education & Training:** Six participants actively pursuing or planning career advancement programs, including YouthBuild IT, PathmakerBIO, BHCC CNA, and bachelor's degree completion

**Homeownership:** Four participants actively pursuing first-time homebuyer goals through NACA and other lenders. One participant recently had offer accepted on Lynn home and is proceeding to P&S stage.

### Homeownership Progress:

- Four participants actively pursuing first-time homebuyer goals through NACA and other lenders. One participant recently had offer accepted on Lynn home and is proceeding to P&S stage

# Resident Services Report

December 2025

## *Mystic Holiday Event:*



PUBLIC SAFETY MONTHLY REPORT - DECEMBER 2025																												
Count of nature of complaint	12/1	12/2	12/3	12/4	12/5	12/6	12/7	12/8	12/9	12/10	12/11	12/12	12/13	12/14	12/15	12/16	12/17	12/18	12/19	12/21	12/22	12/23	12/27	12/28	12/29	12/30	Grand Total	
ASSIST ARREST-D125															1						1							2
ASSIST NO ARREST-D109	1	1	1						1			2									1	2						9
B&E NIGHT-B532								1																				1
CHECK CONDITION-D009	1	1	1	2	1				1			1			2		2		1									13
CITIZEN CONTACT-D021	3	1	1	2				2	2	4	3	1			1	1	3	2					2			2	30	
COURT-D999			1																									1
DIRECTED PATROL-F045	36	32	16	15	29	17	16	22	18	17	19	21	15	18	10	11		16	8	16	26	27	14	17	17	10	463	
DISTURBANCE HALLWAY-C406											1																	1
DISTURBANCE OUTSIDE-C407																					1							1
E911 HANGUP-D037											1																	1
INVESTIGATION-D001								1	1							1											1	4
LARCENY UNDER \$250-B620								1									1											2
LOCKOUT-D030	2	1	2		1		1	1				1	1		1	1				1				2				15
LOST PROPERTY REPORTED-D406								1											1			1						3
MAINTENANCE PROBLEM-D035																						1						1
MEETING-D026											1																	1
MV VIOLATIONS-D800			1	1				1	1	1																	1	7
OFFICER WANTED-D137			1			1	2	1	2		1	1	3		2	2	1			1	1	1	4		1	1		26
SICK PERSON-D006			1	1								1						2				1					1	7
<b>Grand Total</b>	<b>43</b>	<b>36</b>	<b>25</b>	<b>21</b>	<b>31</b>	<b>18</b>	<b>19</b>	<b>30</b>	<b>26</b>	<b>23</b>	<b>25</b>	<b>29</b>	<b>19</b>	<b>18</b>	<b>17</b>	<b>15</b>	<b>7</b>	<b>22</b>	<b>9</b>	<b>18</b>	<b>31</b>	<b>35</b>	<b>18</b>	<b>19</b>	<b>18</b>	<b>16</b>	<b>588</b>	

2025 Public Safety Yearly Report	
Complaint	Count of nature of complaint
alarm	1
ANIMAL COMPLAINT-D405	8
ASSAULT AND BATTERY-A802	3
ASSIST ARREST-D125	6
ASSIST NO ARREST-D109	128
B&E (UNKNOWN TIME)-B510	4
B&E DAY-B531	2
B&E NIGHT-B532	1
BURGLAR ALARM-D040	5
cCITIZEN CONTACT-D021	1
CHECK CONDITION-D009	82
CITIZEN CONTACT-D021	657
CIVIL INVESTIGATION-D020	1
COURT-D999	6
CRUISER MAINTENANCE-D996	3
DIRECTED PATROL-F045	6283
DISTURBANCE APT/NOISE-C405	42
DISTURBANCE HALLWAY-C406	26
DISTURBANCE OUTSIDE-C407	30
domestic	1
E911 HANGUP-D037	19
EVICTION-D027	4
FIRE INVESTIGATION-D902	5
FIXED POST-D003	4
ILLEGAL DUMPING-C609	5
INVESTIGATION-D001	102
LARCENY MOTOR VEHICLE-B724	1
LARCENY OVER \$250-B600	1
LARCENY UNDER \$250-B620	9
loCKOUT-D030	76
LOST PROPERTY REPORTED-D406	16
MAINTENANCE PROBLEM-D035	7
MEETING-D026	23
MISSING PERSON-D501	2
MV PERSONAL INJURY ACCIDENT-D105	2
MV PROPERTY DAMAGE ACCIDENT-D10	9
MV VIOLATIONS-D800	103
OFFICER WANTED-D137	214
OTHER M/V-C740	1
PARKING VIOLATIONS-D810	1
RESIDENT MEETING-D024	1
SECURITY HARDWARE-D998	1
SICK PERSON-D006	163
SUDDEN DEATH-D007	4
SUMMONS/RO SERVICE-D135	42
SUPPLEMENTAL-D139	7
SUSPICIOUS PERSON-C607	1
THREATS-A647	4
VANDALISM-B401	7
WARRANT ARREST-D130	3
<b>Grand Total</b>	<b>8127</b>

## WORK ORDERS ISSUED FOR:

Dec-25

REQUESTED BY MANAGEMENT: 409REQUESTED BY TENANTS: 1164TOTAL WORK ORDERS ISSUED: 1573

DEV.	*****		*****	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	REQUESTED BEFORE DECEMBER	REQUESTED IN DECEMBER					
031-1 Mystic Federal	256	103	27	283	221	62	
031-9 Federal Elderly	226	108	23	249	166	83	
200-1 Clarendon	49	16	1	50	34	16	
200-2 Mystic State	320	114	76	396	294	102	
667-1 Capen Court	135	68	4	139	87	52	
667-2 Jaques Street	99	21	14	113	90	23	
667-3 Properzi Manor	103	68	3	106	72	34	
667-4 Bryant Manor	122	36	4	126	104	22	
667-6 Ciampa Manor	58	16	5	63	57	6	
400-C Monmouth, Broadway	1	1	0	1	0	1	
689-2 Hagan Manor	36	28	2	38	32	6	
705-1 Sycamore, Fountain Ave	8	4	1	9	7	2	
<b>TOTAL</b>	<b>1415</b>	<b>583</b>	<b>160</b>	<b>1573</b>	<b>1164</b>	<b>409</b>	

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

<b>Somerville Housing Authority</b> <b>Modernization Contract Log</b> <b>Active Jobs January 2026</b>					
<b>Development Description</b>	<b>Status</b>	<b>Funding Source</b>	<b>Contract Type</b>	<b>Contract Award By Board/Amount</b>	<b>Contractor/A/E</b>
Bryant Manor Panel Board Replacement	Construction	Bryant Reserves	Construction	\$462,199.00	Jupiter Electric Inc
Corbett Concret Stairs Replacement	Pre-Bid	State Capital Fund 2024	Design	\$33,880.00	GCG Associates
Bryant Manor Unit Modernization	Pre-Construction	Bryant Reserves	Design	\$42,500.00	Reverse Archicture
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Design	\$36,000.00	Socotec
Mystic Devlopment Window Replacement	Pre-Bid	Grant Funding	Design	\$94,132.51	EHA Design
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Construction	\$527,000.00	Aegean Builders
Mystic River Roof Replacement 6	Construction	State Cap Fund 2024	Design	\$21,600.00	Socotec
Bryant Manor Parking Lot Improvements	Design	Bryant Reserves	Design	\$14,900.00	GCG Associates
Mystic River Roof Replacement 6	Construction	State Cap Fund 2024	Construction	\$220,000.00	WPI Contruction
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	Design	Bryant Reserves	Design	\$38,800.00	Reverse Archicture
Hagon Manor Parking Lot Improvement	Design	Hagan Reserves	Design	\$14,900.00	GCG Associates
Capen Court HVAC Controls Replacement	Construction	Capen Reserves	Design	\$22,575.00	CA Crowley
Capen Court HVAC Controls Replacement	Construction	Capen Reserves	Construction	\$250,000.00	Davison Co., INC
Highland Garden Elevator Replacement	Design	Federal Cap Fund 2025	Design	\$116,030.00	NV5 Engineering
Weston Manor Rooftop Exhaust Fans	Design	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	Pre-Construction	Bryant Reserves	Construction	\$275,000.00	TM Construction Management
Mystic River Concrete Repairs 3	Pre-Construction	State Capital Fund 2024	Construction	\$407,907.50	Ace Restoration Co. Inc