

Somerville Housing Authority

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DIRECTOR'S REPORT

FEBRUARY 15, 2024



**SOMERVILLE HOUSING AUTHORITY
TENANT SELECTION REPORT - JANUARY 2024
PUBLIC HOUSING AND LEASED HOUSING PROGRAMS**

	AVG.	AVG.
FY April 1, 2023 - March 31, 2024	6 Months	FY
Applications Processed	6 Months	FY
Family - EOHLC	10	11
Family HUD	36	33
Elderly- EOHLC	4	4
Elderly - HUD	23	19
Hagan	26	18
Bryant	10	9
Total Public Housing	109	95
Section 8	9	8
SRO	7	5
DHAP	11	9
Walnut	0	0
Linden Street	9	7
Merriam	0	0
North Charles	0	0
Just At Start	0	0
YMCA	4	3
Mainstream	6	4
Waterworks	12	10
Capen Court	10	10
Total Leased Housing	67	59
Total	176	153

	AVG.	AVG.
# of Applicants on Wait Lists	6 Months	FY
Family - EOHLC	37135	35212
Family HUD	1242	1212
Elderly- EOHLC	10481	9984
Elderly - HUD	797	761
Hagan	555	540
Bryant	404	439
Total Public Housing	50613	48148
Section 8	2177	2121
SRO	57	47
DHAP	926	905
Walnut	9	6
Linden Street	222	562
Merriman	1	1
North Charles	2	2
Just At Start	3	2
YMCA	34	29
Mainstream	125	114
Waterworks	315	298
Capen Court	497	474
FYI	9	6
Total Leased Housing	4366	4561
Total	54979	52710

Jan. 2023	Feb. 2023	Mar. 2023	Apr. 2023	May 2023	June 2023	July 2023	Aug. 2023	Sept. 2023	Oct. 2023	Nov. 2023	Dec. 2023	Jan. 2024	Somerville Residents Jan.
10	22	18	19	13	8	9	15	16	11	8	3	8	3
42	31	48	36	27	24	21	57	20	39	29	31	42	16
9	6	10	3	3	8	6	6	4	0	6	1	7	5
25	21	20	17	15	14	13	31	19	24	14	22	25	14
7	3	8	9	8	7	6	17	5	115	3	4	10	5
6	2	6	8	6	6	7	17	5	17	4	7	12	9
99	85	110	92	72	67	62	143	69	206	64	68	104	52
10	13	12	13	11	6	1	9	8	12	9	3	12	5
0	4	8	4	5	4	0	10	10	8	5	3	3	2
6	5	1	0	14	4	5	15	12	16	6	7	12	7
0	0	0	0	0	0	1	0	0	0	0	0	0	0
11	5	9	9	1	6	3	11	11	6	13	4	8	2
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	2	6	3	4	4	0	7	7	2	2	4	1	0
3	3	2	3	3	2	1	5	5	14	3	2	6	4
9	14	5	13	12	6	3	14	14	12	12	8	9	6
19	12	22	13	16	11	5	11	11	11	12	6	8	6
59	58	65	58	66	43	19	82	78	81	62	37	59	32
158	143	175	150	138	110	81	225	147	287	126	105	163	84

Jan. 2023	Feb. 2023	Mar. 2023	Apr. 2023	May 2023	June 2023	July 2023	Aug. 2023	Sept. 2023	Oct. 2023	Nov. 2023	Dec. 2023	Jan. 2024	Somerville Residents Jan.
35588	31738	32964	33617	31005	31931	32761	34109	35607	37243	37831	38594	39423	287
1030	1049	1104	1130	1165	1178	1195	1244	809	1321	1342	1366	1371	345
9373	9603	9885	8,936	9,120	9344	9557	9790	10080	10492	10645	10819	11059	438
645	656	667	691	700	714	722	759	776	768	813	822	842	295
496	500	506	508	519	517	527	541	543	556	556	564	570	231
1376	1338	1340	837	376	374	383	385	392	404	408	414	419	89
48508	44884	46466	45719	42885	44058	45145	46828	48207	50784	51595	52579	53684	1685
1887	1922	1952	1986	2027	2050	2086	2120	2146	2173	2189	2208	2225	2225
512	471	24	29	32	34	33	41	49	57	62	65	67	25
854	859	859	859	873	877	883	898	910	926	932	938	950	99
0	0	0	0	0	0	1	7	9	9	9	10	10	6
1437	1437	1452	1461	1148	886	799	210	218	224	232	232	214	40
1	1	1	1	1	1	1	1	1	1	1	1	1	0
2	2	2	2	2	2	2	2	2	2	2	2	2	2
1	1	1	0	2	2	2	2	2	2	2	2	5	0
8	6	12	16	20	24	24	32	36	4	42	46	46	16
89	90	92	92	98	100	103	108	113	127	130	132	138	53
233	247	239	253	274	280	287	302	301	306	318	326	335	152
414	425	414	419	437	448	457	471	483	493	505	511	520	206
0	0	0	0	2	2	4	8	8	9	10	10	10	0
5438	5461	5048	5118	4914	4704	4678	4194	4270	4324	4424	4473	4513	2824
53946	50345	51514	50837	47799	48762	49823	51022	52477	55108	56019	57052	58197	4509

Vacancy Report	MANAGEMENT REPORT - JANUARY 2024											TOTAL UNITS: 1358		
Development Name	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)	Weston
Total Units	84	134	53	216	41	24	42	100	240	215	110	16	3	80
Service Providers/Offices	0	0	0	0	0	0	0	0	6	0	1	0	0	0
Units Occupied by Residents	82	125	52	134	41	24	40	98	227	213	108	16	3	80
Total MOD Vacancies	0	6	0	82	0	0	0	0	0	0	0	0	0	0
Total Non-MOD Vacancies	2	3	1	0	0	0	2	2	7	2	1	0	0	0
Total Vacancies	2	9	1	82	0	0	2	2	7	2	1	0	0	0
TOTAL *	84	134	53	216	41	24	42	100	240	215	110	16	3	80
Vacancy Percentage	2%	7%	2%	38%	0%	0%	5%	2%	3%	1%	1%	0%	0%	0%
Statistic Report	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi	Scatter Site (Elderly)	Sycamore (Family)	Weston
White	65	98	39	91		15	30	32	47	128	75		1	57
African American	12	21	6	39		3	6	27	55	69	23		2	12
Asian	4	7	2	12		4	2	11	19	14	8		0	2
Hispanic	3	26	6	55		9	3	26	106	76	7		0	7
Native American	0	0	0	3		1	0	0	0	0	1		0	1
Minority Total	19	54	14	109		17	11	64	180	159	39		2	22
# of Veterans	4	2	8	3		0	2	3	9	0	10		0	13
Activity Report	Brady	Bryant	Ciampa	Clarendon Hill	Clarendon Hill Towers	Hagan	Highland	Jaques	Mystic River	Mystic View	Properzi		Sycamore (Family)	Weston
Total Units	84	134	53	216	41	24	42	100	240	215	110		3	80
P.C. Rent	0	3	0	5		2	0	6	29	33	6		0	0
14Day NTQ	0	0	0	0		0	0	0	0	0	0		0	0
P.C.	0	0	0	0		0	0	0	0	0	0		0	0
Int. to Terminate	0	0	0	0		0	0	0	0	0	0		0	0
Grievance Hearing	0	0	0	0		0	0	0	0	0	0		0	0
30 Day NTQ	0	0	0	0		0	0	0	2	15	1		0	0
Annual Inspections	0	0	0	0		0	0	0	0	0	0		0	0
Other Inspections	0	0	0	0		0	0	0	0	2	0		0	0
Annual Recertifications	0	4	0	0		1	0	0	120	13	0		0	0
Interim Adjustment	0	2	0	6		0	0	2	47	9	0		0	0
TOTAL PH UNITS	Total Family	Total Elderly		State Family	State Elderly	Total Units (State)	Federal Family	Federal Elderly	Total Units (Federal)		Service Provider Units	Total Units Occupied	Total Vacancies	% Overall Vacancy
1358	674	643		459	274	774	215	369	584		7	1243	108	8%

**Resident Services Report
January 2024**

1. **Total number of new referrals:** SBennett SMontina GCordova **Total**

Elderly	25	4	35	
Young Disabled	1	8	8	
Family	5	5	0	
Applicant	0	4	0	
Section 8 Assistance	1	5	0	
Total referrals this month	32	26	43	

2. **Referral Sources:**

Residents/Applicants	90
Housing Managers	9
Director of Public Safety	0
Maintenance Department	0
Family Members	2

Service Needed	Number	Status (O) Ongoing	Status (C) Closed
Neighbor dispute/mediation needed	0	0	0
Health and safety threat	0	0	0
Housekeeping assistance	9	2	7
Benefit assistance (SHA recertification assistance, discount applications for internet, electricity, phone, etc.)	28	3	25
Substance abuse	0	0	0
Legal Aid Referral	1	1	0
Transportation problem	3	2	1
Domestic violence	0	0	0
Financial problems/Arrearage Assistance	6	6	0
Reasonable Accommodation	0	0	0
Peaceful enjoyment issue	0	0	0
Employment/vocational services	4	2	2
Mental health issues	4	2	2
Medical issues (including insurance)	7	0	7

**Resident Services Report
January 2024**

Lease violation	1	1	0
Isolation problem	0	0	1
Nursing home placement/assisted living	0	0	0
Language assistance	16	0	16
Maintenance Concern Assistance	15	0	15
Housing Applicant Assistance/Referrals	7	0	7

3. Activities this month:

- *Quarterly Coffee Hours with Building Managers in each property-Properti and Bryant Manor.*
- *SCES Meals Promotion Lunch Events at Brady Towers and Bryant Manor*
- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Focus Group for Mystic Residents with MAPC around Digital Equity and Inclusion*

4. Goals for next month:

- *Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties.*
- *Quarterly Coffee Hours with Building Managers in each property-Highland Gardens*
- *Beginning Quarterly Mystic/Clarendon Providers Meeting Anew*
- *Posting Requests for Proposals for Mystic/Clarendon Provider Grant Applications*
- *Just a Start Information Session at Mystic Activity Center*
- *Ordering/installing new computers and 3-D printer donated from the Mystic Learning Center thru ARPA funds for the Mystic Computer Lab!*

**PUBLIC SAFETY
INCIDENTS REPORTED BY AREA**

	BRADY	BRYANT	CAPEN	CIAMPA	CLARENDON	CORBETT	HAGAN	HIGHLAND	MYSTIC-F	MYSTIC-S	PROPERZI	WATER WORKS	WESTON	SPD	Grand Total
CRIMES AGAINST PERSON															
ASSAULT AND BATTERY										1					1
PUBLIC ORDER															
OTHER LIQUOR LAW		1													1
DISTURBANCE APT/NOISE									1	3					4
DISTURBANCE HALLWAY		1					1				1				3
DISTURBANCE OUTSIDE				1					1						2
ADMINISTRATIVE															
INVESTIGATION	1			1		1			1				1		5
SICK PERSON		2	3		3				1	3	1		4		17
CHECK CONDITION		1				1			2				3		7
CITIZEN CONTACT			7	1	2					3				16	29
LOCKOUT									3	1					4
E911 HANGUP									2						2
SUMMONS/RO SERVICE					4				1						5
OFFICER WANTED	4	5	2	1	2			1	5	2	2				24
MISSING PERSON									2	2					4
MV VIOLATIONS					2					1				3	6
PARKING VIOLATIONS						3			2	1	1				7
DIRECTED PATROL	28	26	24	28	89	51	25	27	37	21	26	25	28	15	450
Grand Total	33	36	36	32	102	56	26	28	58	38	31	25	36	34	571

PUBLIC SAFETY
INCIDENTS REPORTRD BY DATE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
CRIMES AGAINST PERSON	0	0	0	0	0	0	0	0	0	0	0	0	0
UNARMED ROBBERY	0	0	0	0	1	0	0	0	0	0	0	0	1
ARMED ROBBERY	0	0	0	0	0	0	0	0	0	0	0	1	1
THREATS	1	0	0	0	0	0	1	0	0	0	0	0	2
ASSAULT AND BATTERY	2	0	0	0	0	1	0	2	0	3	1	0	9
PROPERTY CRIMES	0	0	0	0	0	0	0	0	0	0	0	0	0
RECOVERED STOLEN PROP	1	0	0	0	0	0	0	0	0	0	0	0	1
VANDALISM	1	2	1	0	0	0	0	2	1	0	0	1	8
B&E (UNKNOWN TIME)	0	0	0	0	0	0	0	0	0	0	0	1	1
B&E DAY	0	0	0	0	0	0	0	0	1	0	0	0	1
B&E NIGHT	1	0	0	0	0	0	0	0	0	0	1	0	2
TRESPASSING	0	0	0	0	0	0	0	1	0	0	0	1	2
LARCENY UNDER \$250	0	0	0	1	0	0	0	0	0	0	1	0	2
PUBLIC ORDER	0	0	0	0	0	0	0	0	0	0	0	0	0
RESTRAINING ORDER VIOL	1	0	0	0	0	0	0	0	0	0	0	0	1
OTHER LIQUOR LAW	1	0	0	0	0	0	0	0	0	0	0	0	1
DISTURBANCE APT/NOISE	8	5	2	3	2	5	1	4	5	3	6	9	53
DISTURBANCE HALLWAY	4	2	3	1	1	1	0	3	3	6	5	2	31
DISTURBANCE OUTSIDE	3	0	1	2	1	3	6	3	1	4	1	1	26
FIREARMS OTHER	0	0	0	0	0	1	0	0	0	1	0	0	2
DISORDERLY PERSON	0	1	1	0	0	0	0	0	0	0	0	0	2
SUSPICIOUS PERSON	2	0	0	0	0	0	0	0	0	0	0	0	2
OTHER M/V	0	1	0	2	0	0	0	0	0	1	0	0	4
NARCOTICS POSSESSION	0	0	1	0	0	0	0	0	0	0	0	0	1
ADMINISTRATIVE	0	0	0	0	0	0	0	0	0	0	0	0	0
INVESTIGATION	23	4	1	4	7	9	7	14	12	13	13	14	121
SICK PERSON	36	16	15	21	18	13	23	15	13	24	15	21	230
SUDDEN DEATH	0	1	0	1	1	0	1	0	0	0	0	0	4
cHECK CONDITION	13	7	11	9	5	8	3	7	5	3	11	5	87
CITIZEN CONTACT	32	12	13	20	10	16	16	24	17	20	15	8	203
RESIDENT MEETING	1	0	0	1	0	0	1	0	0	0	0	0	3
SHA NOTICE SERVICE	2	0	1	0	0	0	0	0	0	0	0	0	3
MEETING	1	0	0	0	0	0	0	0	0	0	1	0	2
ESCORT	0	0	0	0	0	0	1	0	0	0	0	0	1
LOCKOUT	6	7	9	5	6	3	10	10	10	7	6	8	87
MAINTENANCE PROBLEM	1	0	1	3	0	0	0	0	0	1	1	0	7
E911 HANGUP	3	7	4	0	4	3	2	0	0	1	0	5	29
BURGLAR ALARM	0	0	0	1	0	0	0	0	0	0	0	0	1
MV PROPERTY DAMAGE ACCIDENT	1	1	0	0	0	1	0	0	0	0	1	2	6
ASSIST NO ARREST	0	1	5	2	3	1	5	2	4	8	3	3	37
ASSIST ARREST	1	1	1	2	1	0	2	0	0	0	2	0	10
WARRANT ARREST	0	0	0	0	1	0	0	0	0	0	0	0	1
SUMMONS/RO SERVICE	10	3	4	4	4	5	9	5	5	4	2	5	60
OFFICER WANTED	34	21	21	21	19	20	33	9	28	21	25	23	275
SUPPLEMENTAL	1	0	0	0	0	0	0	0	0	0	0	0	1
ANIMAL COMPLAINT	0	0	0	0	0	0	1	0	1	0	0	0	2
LOST PROPERTY REPORTED	1	1	1	0	0	0	1	0	1	1	0	2	8
MISSING PERSON	4	1	0	0	1	0	0	0	2	0	0	0	8
MV VIOLATIONS	8	1	4	1	0	3	3	2	1	5	1	0	29
PARKING VIOLATIONS	10	0	0	1	0	0	0	1	0	0	2	0	14
FIRE INVESTIGATION	1	0	1	1	0	0	0	4	0	2	1	0	10
COURT	0	0	2	2	0	0	0	0	0	0	0	0	4
FIELD INTERVIEW	0	0	0	0	0	0	0	0	0	0	1	0	1
DIRECTED PATROL	861	405	421	421	423	316	468	365	422	351	381	431	5265
Grand Total	1075	500	524	529	509	409	594	474	532	479	496	543	6664

OVERTIME PAID / COMP. TIME EARNED: JANURAY 2024

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
MAINTENANCE				
01/05/2024	KEENAN, T	12/30/2023-12/31/2023	16.00	ON CALL
	KEENAN, T	12/29/2023	2.00	PULLED IN DUMPSTERS AT FEDERAL ELDERLY BUILDINGS
	KEENAN, T	12/31/2023	2.00	STOVE REPAIR AT CAPEN CT #219
	MCCARTHY, S	12/25/2023	2.00	ELEVATOR DOWN AT HIGHLAND GARDENS
	MCCARTHY, S	12/25/2023	2.00	LOCK OUT AFTER HOURS AT 10 CANAL LANE #1010
	MCCARTHY, S	12/25/2023	2.00	LOCK OUT AFTER HOURS AT CIAMPA MANOR #103
	MCCARTHY, S	12/25/2023	2.00	BUILDING ALARM GONE OFF AT 15 MEMORIAL RD.
	MCCARTHY, S	12/25/2023	2.00	BUILDING ALARM GONE OFF AT CLARENDON HILL
	MCCARTHY, S	12/23/2023	2.00	REPAIR GAS STOVE AT 70 RIVER RD., #7004
	MCCARTHY, S	12/25/2023	7.00	COVERED NIGHT SHIFT
	MCCARTHY, S	12/02/2023-12/03/2023	16.00	ON CALL
	AVERY, P	12/27/2023	2.00	ELEVATOR DOWN AT PROPERZI MANOR
	FERREIRA, J	12/28/2023	2.00	ELEVATOR DOWN AT PROPERZI MANOR
	FOSTER, M	12/28/2023	2.00	ELEVATOR DOWN AT PROPERZI MANOR
	HERNANDEZ, K	12/30/2023	3.00	ELEVATOR DOWN AT PROPERZI MANOR
	MCWATTERS, K	12/29/2023	4.00	ELEVATOR DOWN AT PROPERZI MANOR
	MECHDOUD, F	12/22/2023	11.00	ELEVATOR DOWN AT PROPERZI MANOR
	BLANC, R	12/27/2023	2.00	COVERED NIGHT SHIFT
	KEENAN, T	12/29/2023	2.00	COVERED NIGHT SHIFT
	MECHDOUD, F	12/26/2023	2.00	COVERED NIGHT SHIFT
	BLANC, R	12/27/2023	2.00	REPAIR GAS STOVE AT 30 CANAL LN #3005
	BLANC, R	12/27/2023	2.00	REPAIRED TOILET OVERFLOW AT WESTON MANOR #604
	MECHDOUD, F	12/26/2023	2.00	DOOR LOCK REPAIR AT 25 MEMORIAL RD., #23A
	MECHDOUD, F	12/26/2023	2.00	REPAIRED LEAKING IN KITCHEN AT 34 NORHT ST., #33A
	MECHDOUD, F	12/26/2023	2.00	PULLED IN DUMPSTER AT FEDERAL ELDERLY BUILDINGS
01/12/2024	MCCARTHY, S	01/06/2024-01/07/2024	16.00	ON CALL
	MCCARTHY, S	01/03/2024	4.00	CLEANED ADM OFFICE
	MCCARTHY, S	01/02/2024-01/04/2024	6.00	COVERED NIGHT SHIFT
	MCCARTHY, S	01/02/2024	2.00	CLEANED ADM OFFICE
	MCCARTHY, S	01/02/2024	2.00	CHECKED ODOR AT 10 RIVER RD., #1013
	MCCARTHY, S	01/02/2024	2.00	LOCK OUT AFTER HOURS AT 125 JAUQUES ST., #108
	MCCARTHY, S	01/03/2024	2.00	PULLED IN DUMPSTER AT FEDERAL ELDERLY BUILDINGS
	MCCARTHY, S	01/04/2024	2.00	UNCLOGGED TOILET AT 34 NORTH ST., #21A
	MCCARTHY, S	01/04/2024	2.00	LOCK GATES AT MYSTIC RIVER
	MCCARTHY, S	01/05/2024	3.00	ELEVATOR WATCH AT PROPERZI MANOR
	KEENAN, T	01/01/2024	7.00	WORK ON HOLIDAY
01/19/2024	BLANC, R	01/13/2024-01/14/2024	16.00	ON CALL
	DIFRAIA, J	01/08/2024	2.00	ELEVATOR DOWN AT PROPERZI MANOR
	GEORGE, A	01/09/2024	2.00	ELEVATOR DOWN AT PROPERZI MANOR
	HERNANDEZ, K	01/10/2024	2.00	ELEVATOR DOWN AT PROPERZI MANOR
	FRANCOIS, L	01/11/2024	2.00	ELEVATOR DOWN AT PROPERZI MANOR
	MECHDOUD, F	01/12/2024	2.00	ELEVATOR DOWN AT PROPERZI MANOR
	GAY, B	01/13/2024	3.00	CLEANED & REPAIR AT 25 MEMORIAL RD., #14B
	KEENAN, T	01/01/2024	2.00	REPAIR DOOR LOCK AT 50 RIVER RD., #5005
	KEENAN, T	01/01/2024	2.00	LOCK OUT AFTER HOURS AT 34 NORTH ST.
	KEENAN, T	01/01/2024	2.00	CHECK HEAT AT 24 NORTH ST., #38C
	KEENAN, T	01/01/2024	2.00	REPAIRED CLOGGED SINK AT 50 RIVER RD., #505
	KEENAN, T	01/01/2024	2.00	TRASH CHUTE BACKED UP AT PROPERZI MANOR
	KEENAN, T	01/01/2024	4.00	MISC WORK AT 90 RIVER RD., #9010
	KEENAN, T	01/01/2024	2.00	REPLACED BATTERY FOR CO/SMK DET AT WESTON MANOR #802
	AGUILAR, B	01/07/2024-01/08/2024	13.00	SNOW REMOVAL AT JAUQUES ST.
	AVERY, P	01/07/2024-01/08/2024	13.50	SNOW REMOVAL AT MYSTIC VIEW
	BLANC, R	01/08/2024	3.00	SNOW REMOVAL AT WESTON MANOR
	CAISSE, D	01/07/2024-01/08/2024	13.50	SNOW REMOVAL AT MYSTIC VIEW
	DELPE, J	01/07/2024-01/08/2024	12.50	SNOW REMOVAL AT MYSTIC VIEW
	DIFRAIA, J	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT MYSTIC RIVER
	DINKA, A	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT MYSTIC RIVER
	FERREIRA, J	01/07/2024-01/08/2024	16.50	SNOW REMOVAL AT MYSTIC RIVER
	FOSTER, M	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT PROPERZI MANOR
	FRANCOIS, L	01/07/2024-01/08/2024	12.50	SNOW REMOVAL AT MYSTIC VIEW
	GAY, B	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT BRYANT MANOR
	GEORGE, A	01/07/2024-01/08/2024	13.00	SNOW REMOVAL AT MYSTIC VIEW
	HERNANDEZ, K	01/07/2024-01/08/2024	14.50	SNOW REMOVAL AT CIAMPA MANOR
	HOUGHTON, C	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT MYSTIC RIVER
	HOUGHTON, M	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT FEDERAL ELDERLY BUILDINGS
	KANE, S	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT HAGAN MANOR
	KEBREAU, S	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT CLARENDON HILL
	KEENAN, T	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT CLARENDON HILL
	MACDONALD, G	01/07/2024-01/08/2024	16.00	SNOW REMOVAL AT MYSTIC RIVER
	MACKEY, J	01/07/2024-01/08/2024	16.00	SNOW REMOVAL AT MYSTIC VIEW
	MCCARTHY, S	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT CLARENDON HILL
	MCCARTHY, B	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT VARIOUS LOCATIONS
	MECHDOUD, F	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT BRADY TOWERS
	MELAGRANO, P	01/07/2024-01/08/2024	9.50	SNOW REMOVAL AT MYSTIC RIVER
	MULLIN, P	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT MYSTIC VIEW
	O'NEARA, M	01/07/2024-01/08/2024	17.00	SNOW REMOVAL AT FEDERAL ELDERLY BUILDINGS
	PIRO, M	01/07/2024-01/08/2024	12.00	SNOW REMOVAL AT HIGHLAND GARDENS

OVERTIME PAID / COMP. TIME EARNED: JANURAY 2024

PR DISC	EMPLOYEE	HOURS	COMP TIME	REASON
	RIBEIRO, M	01/07/2024-01/08/2024	14.00	SNOW REMOVAL AT MYSTIC VIEW
	RIBEIRO, R	01/07/2024-01/08/2024	13.50	SNOW REMOVAL AT MYSTIC RIVER
	WATSON, C	01/07/2024-01/08/2024	16.00	SNOW REMOVAL AT FEDERAL ELDERLY BUILDINGS
01/26/2024	FERREIRA, J	01/20/2024-01/21/2024	16.00	ON CALL
	FERREIRA, J	01/20/2024	2.00	CHECK HEAT AT 268 POWDER HSE BLVD #13A
	FERREIRA, J	01/20/2024	2.00	MICE IN BATHROOM AT 10 CANAL LN #1007
	FERREIRA, J	01/21/2024	2.00	CHECK HEAT AT 268 POWDER HSE BLVD #13A
	FERREIRA, J	01/21/2024	2.00	CHECK HEAT AT 80 RIVER RD., #8003
	FERREIRA, J	01/21/2024	2.00	CHECK HEAT AT 45 MEMORIAL RD #28C
	FERREIRA, J	01/20/2024	2.00	LOAD SANDER & HIT THILLS SNOW AT FEDERAL ELDERLY BUILDINGS
	BLANC, R	01/15/2024	7.00	COVERED HOLIDAY
	BLANC, R	01/15/2024	5.00	CHECK HEAT AT WATER WORKS
	AGUILAR, B	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT JAQUES ST.
	AVERY, P	01/17/2024	2.00	SNOW REMOVAL AT MYSTIC VIEW
	BLANC, R	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT WESTON MANOR
	CAISSE, D	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT MYSTIC VIEW
	DELPE, J	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT CLARENDON HILL
	DIFRAIA, J	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT BRYANT MANOR
	DINKA, A	01/16/2024-01/20/2024	6.00	SNOW REMOVAL AT MYSTIC RIVER
	FERREIRA, J	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT MYSTIC RIVER
	FOSTER, M	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT PROPERZI MANOR
	FRANCOIS, L	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT BRADY TOWERS
	GAY, B	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT BRYANT MANOR
	GEORGE, A	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT MYSTIC VIEW
	HERNANDEZ, K	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT CIAMPA MANOR
	HOUGHTON, C	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT MYSTIC RIVER
	HOUGHTON, M	01/17/2024	3.00	SNOW REMOVAL AT FEDERAL ELDERLY BUILDINGS
	KANE, S	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT HAGAN MANOR
	KEBREAU, S	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT CLARENDON HILL
	MACDONALD, G	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT MYSTIC VIEW
	MACKEY, J	01/16/2024	2.00	SNOW REMOVAL AT MYSTIC RIVER
	MCCARTHY, S	01/17/2024	2.00	SNOW REMOVAL AT MYSTIC VIEW
	MECHDOUD, F	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT BRADY TOWERS
	MELAGRANO, P	01/16/2024	2.00	SNOW REMOVAL AT MYSTIC RIVER
	MULLIN, P	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT MYSTIC VIEW
	O'MEARA, M	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT FEDERAL ELDERLY BUILDINGS
	PIRO, M	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT HIGHLAND GARDEN
	RIBEIRO, M	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT MYSTIC VIEW
	RIBEIRO, R	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT MYSTIC RIVER
	SEKASI, S	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT MYSTIC RIVER
	WATSON, C	01/16/2024-01/17/2024	4.00	SNOW REMOVAL AT FEDERAL ELDERLY BUILDINGS
	Total Maintenance Dept.	745.00	-	
PUBLIC SAFETY				
01/05/2024	BROWNE, S	12/26/2023	7.00	COVERED SHIFT
	BROWNE, S	12/27/2023	7.00	COVERED SHIFT
	BROWNE, S	12/28/2023	7.00	COVERED SHIFT
	DE BETHENCOURT, M	12/27/2023	0.50	REPORT OF RESIDENT SCREAMING AT PROPERZI MANOR
	DE BETHENCOURT, M	12/28/2023	8.00	EXTRA SHIFT
	DE BETHENCOURT, M	11/24/2023	8.00	WORKED ON HOLIDAY
01/12/2024	BROWNE, S	01/01/2024	8.00	MANDATORY ONLINE TRAINING
	DE BETHENCOURT, M	01/01/2024	8.00	WORKED ON HOLIDAY
	DE BETHENCOURT, M	01/03/2024	1.75	STAYED TO WORK ON REPORT
	DE BETHENCOURT, M	01/05/2024	4.00	COURT
01/19/2024	BROWNE, S	01/08/2024	4.00	ONLINE MADATORY TRAINING
	BROWNE, S	01/09/2024	4.00	ONLINE MADATORY TRAINING
	DE BETHENCOURT, M	01/08/2024	1.00	WORKED ON REPORT
01/26/2024	BROWNE, S	01/15/2024	8.00	WORKED ON HOLIDAY
	DE BETHENCOURT, M	01/17/2024	8.00	COVERED SHIFT
	Total Public Safety	84.25	0.00	
ADMINISTRATION				
01/05/2024	NO OVERTIME			
01/12/2024	BONILLA, B	01/02/2024	1.00	STATE RECERTIFICATION
01/19/2024	CABRERA, M	01/11/2024	0.50	TRANSLATED AT FREE WIFI INFORMATIONAL WORKSHOP
	SANTANGELO, B	01/07/2024	6.00	ROBO CALLS FOR SNOW

WORK ORDERS ISSUED FOR:**Jan-24****REQUESTED BY MANAGEMENT: 282****REQUESTED BY TENANTS: 1261****TOTAL WORK ORDERS ISSUED: 1543**

	** **		****			
DEV.	COMPL	ETED	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
031-1	283	101	10	293	268	25
031-9	220	104	24	224	158	66
200-1	90	28	3	93	87	6
200-2	311	102	15	326	278	48
667-1	2	2	0	2	1	1
667-2	126	38	8	134	123	11
667-3	95	16	7	102	52	50
667-4	91	42	50	141	109	32
667-6	42	11	45	107	81	26
400-C	0	0	0	0	0	0
689-2	37	11	55	93	81	11
689-3	0	0	0	0	0	0
705-1	29	12	0	29	23	6
TOTAL	1326	467	217	1543	1261	282

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

Somerville Housing Authority
Rooftop Antenna Leases

As of 2/1/24

Development	Tenant/Job No. Contract No.	Execution Date	Commence Date	Annual Rent / Annual Increase	5 YR Term	Expiration Date	Status
Brady Towers AMP-2	City of Somerville	N/A	N/A	None	N/A	N/A	Ongoing
Weston Manor AMP-2	City of Somerville	N/A	N/A	None	N/A	N/A	On-going
Weston Manor AMP-2	Sprint #9815	12/14/1998	12/20/1998	\$ 55,426.36/ 3% \$ 4,618.46/ mo	Fourth of five	12/19/2023	On-going (W-4 Amendments)
Highland Gardens AMP-2	T-Mobile #2312	8/24/2023	8/24/2023	\$57,096.96/ 2.5% \$4,758.08/mo	First of Five	8/24/2028	On-going (W- 4 Amendments)
Brady Towers AMP-2	AT&T #2005	5/05/2000	5/08/2000 Amend #1-1/1/06	\$43,591.33/ 3% \$3,632.61/mo	Third of six	12/31/2025	On-Going (W-Third Amendment)
Brady Towers AMP-2	T-Mobile #1523	12/01/2015	12/01/2015	*** \$ 46,304.68/ 3% \$3,858.72/mo	First of four	11/30/2025	On-Going (W-First Amendment) + \$ 300/mo as of 1/01/17
Ciampa Manor AMP-2	AT&T #0104	6/05/2002	6/05/2002 Amend #1-1/1/06	\$ 23,509.65 /1.5% \$ 1958.18/mo	Third of six	12/31/2025	On-Going (W-First Amendment)
Weston Manor AMP-2	T-Mobile #0408	12/21/2004	2/19/2005	\$40,343 / 3.5% \$3361.92/mo	second term ** 5 year	2/18/2025	On-Going (W-First Amendment)
Brady Towers AMP-2	Starry	5/21/19	6/1/19	\$ 18,000.00/yr \$ 1500.00/mo	First term 5 Year	6/1/24	Ongoing
Ciampa Manor AMP-2	Metro PCS #0804	7/29/2008	10/01/2008	\$42,070.63/ 3.5% \$ 3505.89	10 Year * Term	9/30/2025	Ongoing (W-Amendment No. 1)
Weston Manor AMP-2	Verizon #1314	4/21/2014	11/01/2014	\$ 40,033.01/ 3% \$3336.09/mo	5 Year** Term	10/31/2024	Ongoing
Ciampa Manor AMP-2	Dish Wireless BOBOS00979A	10/29/2022	10/29/2022	\$33,500.00/ 3% \$2,800/mo	5 Year* Term	5/29/2027	Ongoing
Weston Manor AMP-2	Dish Wireless BOBOS009BOA	10/29/2022	10/29/2022	\$33,500.00/ 3% \$2,800/mo	5 Year Term	5/29/2027	Ongoing

SHA Job #1419 Shot Spotter Antennas

* Plus 4 Add'l 5-Year Terms
** Plus 2 Add'l 5-Year Terms.

Gunshot Locator System July 11, 2014 on:

AMP-2 Brady Towers
AMP-2 Properzi Manor
667-4 Bryant Manor
200-2 Mystic River – 35C Memorial Rd

Somerville Housing Authority

Modernization Contract Log

Active Jobs February 2024

SHA Job#	Development Description	Status	Funding Source	Contract Type	Ad Date	General Bids- date	Contract Award By Board/ Amount	Notice to Proceed	Date Substantial Complete	Contractor/A/E
2039	Mystic Water Works II	Design	Mystic Water Works II	Owner's Project Manager	12/17/2020	1/7/2021	\$286,483.00	N/A	N/A	Anser Advisory, LLC
2039	Mystic Water Works II	Design	Mystic Water Works II	Design	N/A	N/A	\$717,187.00	N/A	N/A	DiMella Shaffer Architects
2043 (2)	Electrical Service Contract 2	Construction	Force Account	Construction	5/2/2023	5/23/2023	\$85.00 Per Hour	N/A	N/A	Singh Electrical LLC
2315	Countertop Replacements	Construction	Operations	Construction	5/2/2023	5/23/2023	\$58,000.00	N/A	N/A	Bill Shea's Countertops
2203	Mystic Rivers Roofs Phase 5	Construction	State Cap Fund 2021	Construction	9/7/2022	9/22/2022	\$359,225.00	5/22/2023	10/3/2023	Corolla Roofing
2211	Bryant Manor Panel Board Replacement	Pre-Construction	Bryant Reserve	Design	N/A	N/A	\$15,848.00	N/A	N/A	Nangle Engineering Inc
2201	Mystic View Roof Replacement 2	Construction	Federal Cap Fund 2021	Construction	11/16/2022	12/1/2022	\$193,000.00	5/16/2023	10/3/2023	WPI Construction LLC
2211	Mystic View Roof Replacement 2	Construction	Federal Cap Fund 2021	Design	N/A	N/A	\$16,950.00	5/16/2023	10/3/2023	EHA Design
2038	Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Construction	9/21/2022	10/13/2022	\$220,690.00	5/16/2023	N/A	Edward Paige Corp
2038	Mystic River Bumpout Repairs	Construction	State Cap Fund 2021	Design	N/A	N/A	\$36,500.00	5/16/2023	N/A	Socotec
2203	Mystic Rivers Roofs Phase 5	Construction	State Cap Fund 2021	Design	N/A	N/A	\$32,800.00	5/22/2023	10/3/2023	Socotec
2301	Mystic View Roof Replacement 3	Construction	Federal Cap Fund 2022	Design	N/A	N/A	\$32,475.00	9/13/2023	N/A	EHA Design
2302	Properzi Electrical Upgrades	Design	Federal Cap Fund 2023	Design	1/18/2023	2/9/2023	\$29,025.00	N/A	N/A	Nangle Engineering Inc
2215	Properzi Elevator Modernization	Design	Federal Cap Fund 2023	Design	1/26/2023	2/9/2023	\$121,310.00	N/A	N/A	NV5
2301	Mystic View Roof Replacement 3	Construction	Federal Fund 2023	Construction	3/14/2023	4/25/2023	\$347,470.00	9/13/2023	N/A	Young Developers LLC
2205	Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Design	N/A	N/A	?	N/A	N/A	GCG Associates
2205	Admin Building and Courtyard Site Improvements	Construction	State Cap Fund 2021	Construction	5/10/2023	5/25/2023	\$243,300.00	8/30/2023	N/A	The Hatch Group
2324	Highland Garden Sprinkler Line	Design	Federal Cap Fund 2023	Design	N/A	N/A	\$12,500.00	N/A	N/A	GCG Associates
2323	Bryant Manor Mailboxes	Design	Bryant Reserves	Design	N/A	N/A	\$20,000.00	N/A	N/A	Reverse Architecture
2317	Bryant Manor Intercom Replacement	Pre-Construction	Bryant Reserves	Construction	8/2/2023	9/20/2023	\$218,300.00	N/A	N/A	Laracy Electrical Contractors
2215	Properzi Manor Elevator Modernization	Pre-Construction	Federal Cap Fund 2023	Construction	11/8/2023	12/6/2023	\$1,471,234.00	N/A	N/A	New England Builders & Contractors

Interoffice MEMORANDUM

To: Diane Cohen
Executive Director

From: Brian Langton
Director of Modernization

Subject: Report on Activities

Date: February 1, 2024

Antenna Report:

No new Antenna Installations have been executed.

Energy report:

No new Energy Reports have been executed.