

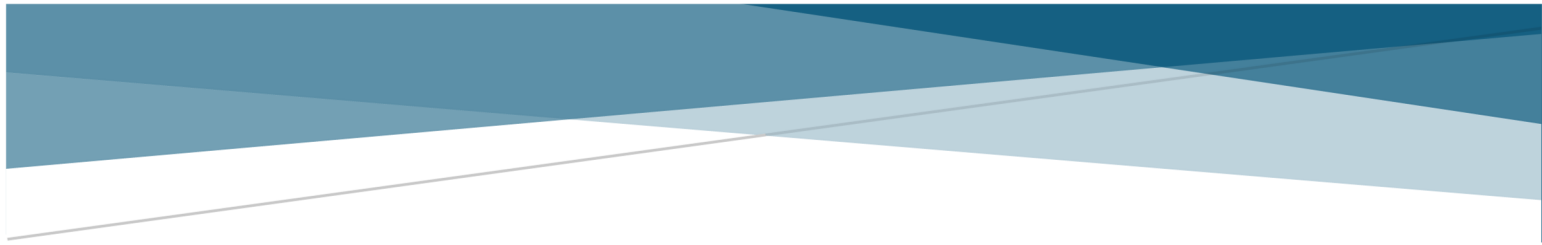
Somerville Housing Authority

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**EXECUTIVE DIRECTOR'S
REPORT**

SEPTEMBER 18, 2025





SOMERVILLE HOUSING AUTHORITY MONTHLY REPORTING PACKAGE

For the month ended July 31, 2025

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Somerville Housing Authority
COST COMPARATIVE
400-1
FISCAL YEAR 2026 - AS OF JULY 2025

Description	Total Budget	Budget to Date	Total Actual to Date	Variance Favorable (Unfavorable)	Remaining Balance
REVENUE					
Net Tenant Rental Revenue	3,442,587	1,147,529	1,141,276	(6,253)	2,301,311
Other Government Grants	4,502,249	1,500,750	1,511,736	10,986	2,990,513
Investment Income - Unrestricted	7,860	2,620	2,843	223	5,017
Other Revenue	10,800	3,600	10,932	7,332	(132)
Total Revenue	7,963,496	2,654,499	2,666,787	12,288	5,296,709
EXPENSES					
ADMINISTRATIVE					
Administrative Salaries	796,670	265,557	187,867	77,690	608,803
Management Fee	7,800	2,600	-	2,600	7,800
Office Expenses	402,946	134,315	80,567	53,748	322,379
Fee Accounting	24,600	8,200	6,773	1,427	17,827
Legal Expense	51,000	17,000	31,510	(14,510)	19,490
Travel	5,122	1,707	1,018	689	4,104
Total Administrative	1,288,138	429,379	307,735	121,644	980,403
TENANT SERVICES					
Tenant Services - Other	5,500	1,833	13,350	(11,517)	(7,850)
Total Tenant Services	5,500	1,833	13,350	(11,517)	(7,850)
UTILITIES					
Water	1,247,710	415,903	183,040	232,863	1,064,670
Electricity	345,434	115,145	101,582	13,563	243,852
Gas	568,980	189,660	309,049	(119,389)	259,931
Total Utilities	2,162,124	720,708	593,671	127,037	1,568,453
MAINTENANCE					
Labor	1,087,879	362,626	456,168	(93,542)	631,711
Materials	459,412	153,137	139,429	13,708	319,983
Contract Costs	1,212,716	404,239	189,287	214,952	1,023,429
Total Maintenance	2,760,007	920,002	784,884	135,118	1,975,123
INSURANCE					
Total Insurance	307,395	102,465	156,986	(54,521)	150,409
GENERAL EXPENSES					
PILOT	19,531	6,510	6,511	(1)	13,020
Employee Benefit Contributions	710,978	236,993	646,471	(409,478)	64,507
Collection Losses	70,000	23,333	33,433	(10,100)	36,567
Total Other General Expenses	800,509	266,836	686,415	(419,579)	114,094
OTHER EXPENSES					
Extraordinary Maintenance & Betterments	-	-	7,725	(7,725)	(7,725)
Equipment Not Capitalized	48,500	16,167	10,937	5,230	37,563
Total Other Expenses	48,500	16,167	18,662	(2,495)	29,838
Total Expenses	7,372,173	2,457,391	2,561,703	(104,312)	4,810,470
Surplus (Deficit)	591,323	197,108	105,084		
Replacement of Equipment-Capitalized	-	-	18,110	(18,110)	(18,110)
Total Capital Expenditures	-	-	18,110	(18,110)	(18,110)
Excess Revenue over Expenses	591,323	197,108	86,974		

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

Somerville Housing Authority

SCHEDULE OF EXTRAORDINARY MAINTENANCE, NON-CAPITALIZED EQUIPMENT, CAPITALIZED EQUIPMENT & CAPITALIZED BETTERMENTS AND ADDITIONS

400-1

FISCAL YEAR 2026 - AS OF JULY 2025

ACCOUNT NUMBER - 4610 - EXTRAORDINARY NOT CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	ABATEMENT OF FLOOR TILES		7,725.00	(7,725.00)
				-
				-
				-
				-
TOTAL EXTRAORDINARY COSTS		-	7,725.00	(7,725.00)
ACCOUNT NUMBER - 4611 REPLACEMENT OF EQUIPMENT - NOT CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	KITCHEN APPLIANCES	48,500.00	10,937.00	37,563.00
				-
				-
				-
				-
TOTAL NON-CAPITALIZED EQUIPMENT		48,500.00	10,937.00	37,563.00
ACCOUNT NUMBER - 7520 REPLACEMENT OF EQUIPMENT - CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	INSTALL PLATFORM ON FORD F-350		13,275.00	
	DUMP TRAILER		4,835.00	(4,835.00)
				-
				-
				-
TOTAL CAPITALIZED EQUIPMENT - ACCOUNT 7520		-	18,110.00	(4,835.00)
ACCOUNT NUMBER 7540 CAPITALIZED BETTERMENTS & ADDITIONS				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
				-
				-
				-
				-
				-
TOTAL BETTERMENTS - ACCOUNT 7540		-	-	-

Somerville Housing Authority
COST COMPARATIVE
Section 8 Voucher
FISCAL YEAR 2026 - AS OF JULY 2025

Description	Total Budget	Budget to Date	Total Actual to Date	Variance Favorable (Unfavorable)	Remaining Balance
REVENUE					
HUD PHA Operating Grants	2,066,964	688,988	649,240	(39,748)	1,417,724
Investment Income - Unrestricted	2,600	867	1,135	268	1,465
Other Revenue	36,500	12,167	7,857	(4,310)	28,643
Investment Income - Restricted	-	-	256	256	(256)
Total Revenue	2,106,064	702,021	658,488	(43,533)	1,447,576
EXPENSES					
ADMINISTRATIVE					
Administrative Salaries	902,463	300,821	384,411	(83,590)	518,052
Office Expenses	642,319	214,106	197,909	16,197	444,410
Fee Accounting	38,000	12,667	6,808	5,859	31,192
Legal Expense	8,300	2,767	5,938	(3,171)	2,362
Travel	30,099	10,033	2,407	7,626	27,692
Total Administrative	1,621,181	540,394	597,473	(57,079)	1,023,708
INSURANCE					
Total Insurance	94,225	31,408	13,462	17,946	80,763
GENERAL EXPENSES					
Employee Benefit Contributions	409,163	136,388	365,200	(228,812)	43,963
Total Other General Expenses	409,163	136,388	365,200	(228,812)	43,963
OTHER EXPENSES					
Equipment Not Capitalized	41,500	13,833	-	13,833	41,500
Total Other Expenses	41,500	13,833	-	13,833	41,500
Total Expenses	2,166,069	722,023	976,135	(254,112)	1,189,934
Surplus (Deficit)	(60,005)	(20,002)	(317,647)		

Somerville Housing Authority

**SCHEDULE OF EXTRAORDINARY MAINTENANCE, NON-CAPITALIZED EQUIPMENT, CAPITALIZED EQUIPMENT &
CAPITALIZED BETTERMENTS AND ADDITIONS**

Section 8 Voucher

FISCAL YEAR 2026 - AS OF JULY 2025

ACCOUNT NUMBER - 4610 - EXTRAORDINARY NOT CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
				-
				-
				-
				-
				-
TOTAL EXTRAORDINARY COSTS		-	-	-
ACCOUNT NUMBER - 4611 REPLACEMENT OF EQUIPMENT - NOT CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	COMPUTER, PRINTER, FAX	\$2,500.00		2,500.00
	COMPUTERS/PRINTERS/MONITORS	39,000.00		39,000.00
				-
				-
				-
TOTAL NON-CAPITALIZED EQUIPMENT		41,500.00	-	41,500.00
ACCOUNT NUMBER - 7520 REPLACEMENT OF EQUIPMENT - CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
				-
				-
				-
				-
				-
TOTAL CAPITALIZED EQUIPMENT - ACCOUNT 7520		-	-	-
ACCOUNT NUMBER 7540 CAPITALIZED BETTERMENTS & ADDITIONS				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
				-
				-
				-
				-
				-
TOTAL BETTERMENTS - ACCOUNT 7540		-	-	-

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

Somerville Housing Authority
COST COMPARATIVE
Public Housing
FISCAL YEAR 2026 - AS OF JULY 2025

Description	Total Budget	Budget to Date	Total Actual to Date	Variance Favorable (Unfavorable)	Remaining Balance
REVENUE					
Net Tenant Rental Revenue	4,202,760	1,400,920	1,421,259	20,339	2,781,501
HUD PHA Operating Grants	2,374,000	791,333	870,715	79,382	1,503,285
Investment Income - Unrestricted	36,000	12,000	8,267	(3,733)	27,733
Other Revenue	613,000	204,333	135,982	(68,351)	477,018
Total Revenue	7,225,760	2,408,587	2,436,223	27,636	4,789,537
EXPENSES					
ADMINISTRATIVE					
Administrative Salaries	575,123	191,708	126,797	64,911	448,326
Management Fee	756,684	252,228	219,777	32,451	536,907
Book-keeping Fee	52,560	17,520	17,048	472	35,512
Office Expenses	270,303	180,202	54,736	125,466	215,567
Fee Accounting	50,000	16,667	11,721	4,946	38,279
Legal Expense	70,000	23,333	49,827	(26,494)	20,173
Travel	12,926	4,309	2,281	2,028	10,645
Total Administrative	1,787,596	685,966	482,187	203,779	1,305,409
TENANT SERVICES					
Asset Management Fee	70,080	23,360	23,360	-	46,720
Tenant Services - Other	180,000	60,000	65,432	(5,432)	114,568
Total Tenant Services	250,080	83,360	88,792	(5,432)	161,288
UTILITIES					
Water	1,060,393	353,464	152,937	200,527	907,456
Electricity	482,248	160,749	118,022	42,727	364,226
Gas	593,227	197,742	195,802	1,940	397,425
Total Utilities	2,135,868	711,956	466,761	245,195	1,669,107
MAINTENANCE					
Labor	1,006,130	335,377	331,708	3,669	674,422
Materials	500,000	166,667	84,027	82,640	415,973
Contract Costs	830,000	276,667	407,448	(130,781)	422,552
Total Maintenance	2,336,130	778,710	823,183	(44,473)	1,512,947
INSURANCE					
Total Insurance	422,391	140,797	108,534	32,263	313,857
GENERAL EXPENSES					
PILOT	246,689	82,230	-	82,230	246,689
Employee Benefit Contributions	587,457	195,819	520,806	(324,987)	66,651
Collection Losses	65,000	21,667	42,523	(20,856)	22,477
Total Other General Expenses	899,146	299,715	563,329	(263,614)	335,817
INTEREST EXPENSE					
Interest of Mortgage (or Bonds) Payable	1,408,404	469,468	-	469,468	1,408,404
Total Interest Expense and Amortization Cost	1,408,404	469,468	-	469,468	938,936

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OTHER EXPENSES					
Extraordinary Maintenance & Betterments	100,000	33,333	-	33,333	100,000
Equipment Not Capitalized	102,500	34,167	14,556	19,611	87,944
Total Other Expenses	202,500	67,500	14,556	52,944	187,944
Total Expenses	9,442,115	3,237,473	2,547,342	690,131	6,425,305
Surplus (Deficit)	(2,216,355)	(828,886)	(111,119)		
CAPITAL EXPENDITURES					
Replacement of Equipment-Capitalized	60,000	20,000	-	20,000	60,000
Betterments & Additions - Capitalized	400,000	133,333	-	133,333	400,000
Total Capital Expenditures	460,000	153,333	-	153,333	460,000
Excess Revenue over Expenses	(2,676,355)	(982,219)	(111,119)		

Somerville Housing Authority

SCHEDULE OF EXTRAORDINARY MAINTENANCE, NON-CAPITALIZED EQUIPMENT, CAPITALIZED EQUIPMENT & CAPITALIZED BETTERMENTS AND ADDITIONS

Public Housing

FISCAL YEAR 2026 - AS OF JULY 2025

ACCOUNT NUMBER - 4610 - EXTRAORDINARY NOT CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	ANTENNA TRANSFER TO AFFORD HSG	\$100,000.00		100,000.00
				-
				-
				-
				-
	TOTAL EXTRAORDINARY COSTS	100,000.00	-	100,000.00
ACCOUNT NUMBER - 4611 REPLACEMENT OF EQUIPMENT - NOT CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	KITCHEN APPLIANCES (AMP 1 & AMP 2)	\$60,000.00	14,556.00	45,444.00
	COMPUTERS/PRINTERS/MONITORS (AMP 1 & AMP 2)	12,500.00		12,500.00
	BENCHES/OUTDOOR FURNITURE	30,000.00		30,000.00
				-
				-
	TOTAL NON-CAPITALIZED EQUIPMENT	102,500.00	14,556.00	87,944.00
ACCOUNT NUMBER - 7520 REPLACEMENT OF EQUIPMENT - CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	WORKING VAN (AMP 1& AMP 2) (50/50)	60,000.00		60,000.00
				-
				-
				-
				-
	TOTAL CAPITALIZED EQUIPMENT - ACCOUNT 7520	60,000.00	-	60,000.00
ACCOUNT NUMBER 7540 CAPITALIZED BETTERMENTS & ADDITIONS				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	GFI PLUGS	100,000.00		100,000.00
	BOILER CONTROLS AMP 2	200,000.00		200,000.00
	COMPACTOR CHUTE	50,000.00		50,000.00
	AWNING	50,000.00		50,000.00
				-
	TOTAL BETTERMENTS - ACCOUNT 7540	400,000.00	-	400,000.00

Somerville Housing Authority
COST COMPARATIVE
Multifamily
FISCAL YEAR 2026 - AS OF JULY 2025

Description	Total Budget	Budget to Date	Total Actual to Date	Variance Favorable (Unfavorable)	Remaining Balance
REVENUE					
Net Tenant Rental Revenue	4,760,760	1,586,920	1,507,884	(79,036)	3,252,876
HUD PHA Operating Grants	23,226	7,742	7,273	(469)	15,953
Investment Income - Unrestricted	35,060	11,687	10,022	(1,665)	25,038
Other Revenue	13,500	4,500	5,049	549	8,451
Total Revenue	4,832,546	1,610,849	1,530,228	(80,621)	3,302,318
EXPENSES					
ADMINISTRATIVE					
Administrative Salaries	655,935	218,645	158,153	60,492	497,782
Management Fee	255,000	85,000	660	84,340	254,340
Office Expenses	68,262	45,508	21,110	24,398	47,152
Fee Accounting	23,094	7,698	6,167	1,531	16,927
Legal Expense	10,100	3,367	5,327	(1,960)	4,773
Travel	361	120	75	45	286
Total Administrative	1,012,752	360,338	191,492	168,846	821,260
TENANT SERVICES					
Tenant Services - Other	5,000	1,667	-	1,667	5,000
Total Tenant Services	5,000	1,667	-	1,667	5,000
UTILITIES					
Water	208,728	69,576	32,860	36,716	175,868
Electricity	217,039	72,346	8,834	63,512	208,205
Gas	125,692	41,897	28,376	13,521	97,316
Total Utilities	551,459	183,820	70,070	113,750	481,389
MAINTENANCE					
Labor	602,246	200,749	169,018	31,731	433,228
Materials	375,000	125,000	42,305	82,695	332,695
Contract Costs	713,000	237,667	606,765	(369,098)	106,235
Total Maintenance	1,690,246	563,415	818,088	(254,673)	872,158
INSURANCE					
Total Insurance	106,624	35,541	22,993	12,548	83,631
GENERAL EXPENSES					
Employee Benefit Contributions	474,195	158,065	410,406	(252,341)	63,789
Collection Losses	5,000	1,667	922	745	4,078
Total Other General Expenses	479,195	159,732	411,328	(251,596)	67,867
OTHER EXPENSES					
Equipment Not Capitalized	-	-	10,818	(10,818)	(10,818)
Total Other Expenses	-	-	10,818	(10,818)	(10,818)
Total Expenses	3,845,276	1,304,513	1,524,789	(220,276)	2,320,487
Surplus (Deficit)	987,270	306,336	5,439		

Somerville Housing Authority

**SCHEDULE OF EXTRAORDINARY MAINTENANCE, NON-CAPITALIZED EQUIPMENT, CAPITALIZED EQUIPMENT &
CAPITALIZED BETTERMENTS AND ADDITIONS**

Multifamily

FISCAL YEAR 2026 - AS OF JULY 2025

ACCOUNT NUMBER - 4610 - EXTRAORDINARY NOT CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
				-
				-
				-
				-
				-
TOTAL EXTRAORDINARY COSTS		-	-	-
ACCOUNT NUMBER - 4611 REPLACEMENT OF EQUIPMENT - NOT CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	KITCHEN APPLIANCES	\$31,000.00	10,818.00	20,182.00
	COMPUTERS/PRINTERS/MONITORS	7,500.00		7,500.00
	BENCHES/OUTDOOR FURNITURE	20,000.00		20,000.00
				-
				-
TOTAL NON-CAPITALIZED EQUIPMENT		58,500.00	10,818.00	47,682.00
ACCOUNT NUMBER - 7520 REPLACEMENT OF EQUIPMENT - CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	STORAGE SHED	35,000.00		35,000.00
				-
				-
				-
				-
TOTAL CAPITALIZED EQUIPMENT - ACCOUNT 7520		35,000.00	-	35,000.00
ACCOUNT NUMBER 7540 CAPITALIZED BETTERMENTS & ADDITIONS				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	ROOF FACIA	100,000.00		100,000.00
	KITCHEN & BATHS (F/A)	600,000.00		600,000.00
	FRONT STAIRS/H-P RAILINGS	40,000.00		40,000.00
	PARKING LOT REPAVING	60,000.00		60,000.00
	LOBBY REFURBUSHING	30,000.00		30,000.00
TOTAL BETTERMENTS - ACCOUNT 7540		830,000.00	-	830,000.00

Somerville Housing Authority
COST COMPARATIVE
COCC
FISCAL YEAR 2026 - AS OF JULY 2025

Description	Total Budget	Budget to Date	Total Actual to Date	Variance Favorable (Unfavorable)	Remaining Balance
REVENUE					
Asset Management Fee	2,952,756	984,252	724,849	(259,403)	2,227,907
Investment Income - Unrestricted	1,090	363	941	578	149
Other Revenue	271,020	90,340	365,764	275,424	(94,744)
Total Revenue	3,224,866	1,074,955	1,091,554	16,599	2,133,312
EXPENSES					
ADMINISTRATIVE					
Administrative Salaries	1,350,850	450,283	330,986	119,297	1,019,864
Office Expenses	89,037	59,358	9,323	50,035	79,714
Fee Accounting	4,500	1,500	474	1,026	4,026
Legal Expense	2,500	833	3,289	(2,456)	(789)
Travel	15,000	5,000	354	4,646	14,646
Other	200,000	66,667	66,667	(0)	133,333
Total Administrative	1,661,887	583,641	411,093	172,548	1,250,794
UTILITIES					
Water	500	167	-	167	500
Electricity	16,176	5,392	6,393	(1,001)	9,783
Total Utilities	16,676	5,559	6,393	(834)	10,283
MAINTENANCE					
Labor	830,497	276,832	342,357	(65,525)	488,140
Materials	10,000	3,333	842	2,491	9,158
Contract Costs	160,000	53,333	52,240	1,093	107,760
Total Maintenance	1,000,497	333,499	395,439	(61,940)	605,058
INSURANCE					
Total Insurance	98,293	32,764	48,331	(15,567)	49,962
GENERAL EXPENSES					
Employee Benefit Contributions	822,676	274,225	722,793	(448,568)	99,883
Total Other General Expenses	822,676	274,225	722,793	(448,568)	99,883
Total Expenses	3,600,029	1,229,689	1,584,049	(354,360)	2,015,980
Surplus (Deficit)	(375,163)	(154,733)	(492,495)		

Somerville Housing Authority

**SCHEDULE OF EXTRAORDINARY MAINTENANCE, NON-CAPITALIZED EQUIPMENT, CAPITALIZED EQUIPMENT &
CAPITALIZED BETTERMENTS AND ADDITIONS**

COCC

FISCAL YEAR 2026 - AS OF JULY 2025

ACCOUNT NUMBER - 4610 - EXTRAORDINARY NOT CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
				-
				-
				-
				-
				-
TOTAL EXTRAORDINARY COSTS		-	-	-
ACCOUNT NUMBER - 4611 REPLACEMENT OF EQUIPMENT - NOT CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
	COMPUTERS/PRINTERS/MONITORS	\$2,500.00		2,500.00
				-
				-
				-
				-
TOTAL NON-CAPITALIZED EQUIPMENT		2,500.00	-	2,500.00
ACCOUNT NUMBER - 7520 REPLACEMENT OF EQUIPMENT - CAPITALIZED				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
				-
				-
				-
				-
				-
TOTAL CAPITALIZED EQUIPMENT - ACCOUNT 7520		-	-	-
ACCOUNT NUMBER 7540 CAPITALIZED BETTERMENTS & ADDITIONS				
WORK ITEM NUMBER	DESCRIPTION	BUDGET AMOUNT	ACTUAL COST	BALANCE TO SPEND
				-
				-
				-
				-
				-
TOTAL BETTERMENTS - ACCOUNT 7540		-	-	-

CASH SUMMARY

Description	Statement Ending Balance	Outstanding Checks	Deposits in Transit	GL Balance	Unreconciled Difference
400-c - Eastern - 400-C Checking - 1879	\$497,198.86	\$0.00	(\$2,239.00)	\$494,959.86	\$0.00
667-7 Clarendon Hill Towers - Eastern - 667-7 Checking - 3154	\$111,958.84	\$0.00	\$0.00	\$111,958.84	\$0.00
689-C (Monmouth/Broadway) - Eastern - 689-C Checking - 3154	\$79,602.56	\$0.00	\$0.00	\$79,602.56	\$0.00
Bryant Multifamily - Eastern - 667-4 Checking - 1887	\$6,284,001.01	\$0.00	\$0.00	\$6,284,001.01	\$0.00
Capen Court - Cash Laundry Century Bank 1216	\$137,806.60	\$0.00	\$0.00	\$137,806.60	\$0.00
Capen Court - Cash Operating Century Bk 31917	\$2,114,192.22	\$43,214.02	\$572.00	\$1,938,658.20	\$132,892.00
COCC - Eastern - Mystic Activity Checking - 9342	\$713,020.66	\$0.00	\$0.00	\$713,020.66	\$0.00
Hagan Multifamily - Eastern - 689-2 Checking - 9823	\$565,707.51	\$0.00	\$0.00	\$565,707.51	\$0.00
MRVP - Eastern - MRVP/AHVP Checking - 1909	\$24,307.81	\$0.00	\$0.00	\$24,307.81	\$0.00
Public Housing - Eastern - Public Housing Checking - 9793	\$4,475,566.64	\$0.00	\$0.00	\$4,475,566.64	\$0.00
Revolving Fund - Eastern - Pet Policy Savings - 7297	\$2,765.03	\$0.00	\$0.00	\$2,765.03	\$0.00
Revolving Fund - Eastern - Revolving Fund Checking - 1895	\$619,476.27	\$289,585.99	\$0.00	\$329,890.28	\$0.00
Section 8 Voucher - Eastern - Section 8 Checking - 9831	\$3,182,444.68	\$10,580.48	\$6,548.53	\$3,178,412.73	\$0.00
SHA Support Corp. - Eastern - Affordable Housing Cash Acct - 9572	\$1,064,873.28	\$1,713.76	\$60,888.00	\$1,124,047.52	\$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	\$20,069.92	\$0.00	\$0.00	\$20,069.92	\$0.00
Waterworks I - Cash Waterworks I	\$670,992.37	\$20,163.55	\$0.00	\$650,828.82	\$0.00

TENANT SELECTION REPORT - August 2025
PUBLIC HOUSING AND LEASED HOUSING WAITLISTS

Housing Program	Applications Processed	LOCAL PRIORITY	Total Applications	LOCAL PRIORITY
State Family	8	6	58134	1749
Federal Family	17	10	2255	536
State Elderly	4	3	15719	496
Federal Elderly	21	8	1114	161
S8NC (Hagan Manor)	9	3	674	201
S8NC (Bryant)	7	2	301	31
Total Public Housing	66	32	78197	3174
Section 8	17	11	2,068	2,068
SRO	6	2	401	62
DHAP	0	0	1002	116
Mainstream	0	0	512364	6605
FYI	1	0	6	0
VASH	0	0	0	0
Walnut Street	7	0	376	29
Linden Street	15	5	1519	186
Merriam Street	0	0	1	0
North Charles	0	0	2	2
Just At Start	0	0	359	19
YMCA	8	3	473	3
Waterworks	21	7	831	278
Waterworks II	17	7	494	143
Capen Court	15	10	1710	337
20 Stephenson	16	5	1166	33
Total Leased Housing	123	50	522,772	9,881
	189	82	600969	13055

VACANCY REPORT AUGUST 2025					
PROGRAM	DEVELOPMENT	OCCUPIED UNITS	VACANT UNITS	TOTAL UNITS	VACANCY PERCENTAGE
MULTIFAMILY	Hagan	22	2	24	8%
	Bryant	130	4	134	3%
FEDERAL ELDERLY	Brady Towers	83	1	84	1%
	Ciampa Manor	50	3	53	6%
	Highland Garden	41	1	42	2%
	Properzi Manor	104	6	110	5%
	Weston Manor	80	0	80	0%
FEDERAL FAMILY	Mystic View	209	6	215	3%
STATE ELDERLY	Clarendon Hill Towers	41	0	41	0%
	Jaques Street	99	1	100	1%
	Prospect House	8	0	8	0%
STATE FAMILY	Mystic River	232	4	236	2%
	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: 9/18/2025

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

Attached, please find Section 8 Voucher Utilization and Spending Projection Reports as of September 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 is working on lease-up for Clarendon Hill, and 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 intepretasyon disponib si w bezen
Servicio de traducción e intepretación estan disponibles, con cita, una vez que lo solicite
Serviço de tradução e interpretação estão disponíveis somente após agendamento



Somerville Housing Authority

Voucher Utilization

Filter Criteria Includes: 1) Program: Section 8 Voucher, SRO, 2) Project: All Projects, 3) Effective Date: 9/9/2025

Voucher Summary

Project	Allocated Vouchers	Issued	AR Searching	PO Searching	PO Received	Leased	All Vouchers	Remaining Vouchers
Mainstream	112	1	1	0	0	100	102	10
PBV - Capen Court	64	0	0	0	0	62	62	2
PBV - Capen Medford	23	0	0	0	0	22	22	1
PBV - CASCAP	8	0	0	0	0	7	7	1
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	24	24	1
PBV - YMCA	12	0	0	0	0	10	10	2
Port In Billing	0	0	0	0	0	2	2	0
TBV - All Other Voucher	797	0	0	0	7	688	695	102
TBV - Family Unification Program	50	1	0	0	0	47	48	2
TBV - FUP/FYI	26	5	1	0	0	17	23	3
TBV - Homeownership	16	0	0	0	0	15	15	1
TBV - NED	200	0	0	0	1	191	192	8
TBV - VASH	10	0	0	0	0	10	10	0
SRO#1 - Mod Rehab ACC #001	11	0	0	0	0	9	9	2
SRO#3 - Mod Rehab ACC #003	2	0	0	0	0	2	2	0
Grand Totals	1390	7	2	0	8	1238	1255	137

End of Report

MA031 HCV Leasing and Spending Projection - The Goods

				Utilization Report:				HCV Utilization Report May 2025				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	77%	Annual Turnover Rate	5.7%		2025		2026
Beginning ACC Vouchers	1,233	1,237	1,237		Year 2 (2026) Rebenchmark	100.0%					EOP Rate as of 07/21/2025 (66 TB.PB EOPs): 5.74%		UML % of ACC (UMA)	90.2%	86.5%
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: 2.6 months)					HAP Exp as % of All Funds	103.6%	103.1%
Initial BA Funding (net offset)	\$25,013,584	\$26,063,801	\$26,890,426		Administrative Fees			% leased in 30 days	10%				HAP Exp as % of Eligibility only	103.7%	103.1%
Offset of HAP Reserves	\$0				Year 1 (2025)	90.0%		% leased in 30 to 60 days	40%				End of Year Results		
Set Aside Funding	\$0				Year 2 (2026)	90.0%		% leased in 60 to 90 days	38%				Projected 12/31 Total HAP Reserves	-\$909,391	-\$813,480
New ACC Units Funding	\$124,877	\$13,145	\$0					% leased in 90 to 120 days	4%				HAP Reserves as % of ABA (Start: 0.0%)	-3.6%	-3.1%
Total ABA Funding Provided	\$25,138,461	\$26,076,946	\$26,890,426					% leased in 120 to 150 days	8%						
PHA Income	\$11,674	\$0											End of Year 3 Results (2027)		
Total Cash-Supported Prior Year-End Reserves	\$4,275	\$0	\$0		HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check								\$82,360	0.3%	Projected Total HAP Reserves ===== Reserves % BA
				HUD-established CYE HHR	\$373,226		HUD-established CYE HHR								
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	\$25,154,410	\$26,076,946	\$26,890,426		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)	\$1,851,012	\$1,779,442
					Lower of H17/I17 (May Override)	\$4,275		Lower of H17/I17 (May Override)			\$157.17	\$146.68	Expense	\$1,428,638	\$1,643,976
					HUD-Reconciled RNP v PHA-Reported RNP						MA031 has a cost per UML of \$78.10 compared to its Earnings/UML & Size peer group of \$92.78 (a difference of -18.8%) and its state peer group (of all PHAs in the state) of \$129.85 (a difference of -66.3%).		Expense %	77.2%	92.4%
					HUD v. PHA difference: (\$436,100.00) or -1.7% of Eligibility	\$67,149	<--EOY VMS RNP ===== HUD-estimated RNP-->	(\$368,951)					Based on the most recent, official (end of fiscal year) UNP, MA031 has a 2025 Calendar Year-End (CYE) UNP of \$3,663,055 (or 197.9% of CY 2025 Earned Admin Fees) and a 2026 CYE UNP of \$4,085,429 (or 229.6% of CY 2026 Earned Admin Fees).		

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	1,130	\$2,169,892					1,130	\$2,169,892	\$1,920		91.6%	103.6%	91.6%	103.6%
	Feb-25	1,233	1,131	\$2,184,608					1,131	\$2,184,608	\$1,932		91.7%	103.9%	91.7%	104.3%
	Mar-25	1,237	1,127	\$2,155,962					1,127	\$2,155,962	\$1,913		91.5%	103.6%	91.1%	102.9%
	Apr-25	1,237	1,127	\$2,168,261					1,127	\$2,168,261	\$1,924		91.4%	103.6%	91.1%	103.5%
	May-25	1,237	1,124	\$2,201,489					1,124	\$2,201,489	\$1,959		91.3%	103.9%	90.9%	105.1%
	Jun-25	1,237	1,125	\$2,177,351					1,125	\$2,177,351	\$1,935		91.2%	103.9%	90.9%	103.9%
	Jul-25	1,237	1,116	\$2,209,002					1,116	\$2,209,002	\$1,979		91.1%	104.1%	90.2%	105.4%
	Aug-25	1,237	1,102	\$2,168,423					1,102	\$2,168,423	\$1,968		90.8%	104.0%	89.1%	103.5%
	Sep-25	1,237	1,102	\$2,157,270					1,102	\$2,157,270	\$1,958		90.6%	103.9%	89.1%	103.0%
	Oct-25	1,237	1,101	\$2,144,986	9				1,101	\$2,144,986	\$1,948		90.5%	103.8%	89.0%	102.4%
	Nov-25	1,237	0	\$0		1	1	-5.2	1,097	\$2,155,781	\$1,965	\$1,965	90.3%	103.7%	88.7%	102.9%
	Dec-25	1,237	0	\$0		1	3	-5.2	1,095	\$2,170,775	\$1,982	\$1,982	90.2%	103.7%	88.5%	103.6%
	Total	14,836	11,185	\$21,737,244	9	1	3	-10.4	13,377	\$26,063,801	\$1,948		90.2%	103.7%		
	2026															
	Jan-26	1,237				1	3	-5.2	1,093	\$2,185,607	\$1,999	\$1,999	88.4%	100.6%	88.4%	100.6%
	Feb-26	1,237				1	0	-5.2	1,089	\$2,195,784	\$2,016	\$2,016	88.2%	100.8%	88.1%	101.0%
	Mar-26	1,237				1	1	-5.2	1,085	\$2,206,582	\$2,033	\$2,033	88.1%	101.1%	87.7%	101.5%
	Apr-26	1,237				1	0	-5.1	1,081	\$2,216,300	\$2,051	\$2,051	87.9%	101.3%	87.4%	102.0%
	May-26	1,237				1	0	-5.1	1,076	\$2,226,068	\$2,068	\$2,068	87.7%	101.5%	87.0%	102.4%
	Jun-26	1,237				1	0	-5.1	1,072	\$2,235,884	\$2,086	\$2,086	87.5%	101.7%	86.6%	102.9%
	Jul-26	1,237				1	0	-5.1	1,067	\$2,245,749	\$2,104	\$2,104	87.4%	102.0%	86.3%	103.3%
	Aug-26	1,237				1	0	-5.1	1,063	\$2,255,663	\$2,122	\$2,122	87.2%	102.2%	85.9%	103.8%
	Sep-26	1,237				1	0	-5.0	1,059	\$2,265,627	\$2,140	\$2,140	87.0%	102.4%	85.6%	104.3%
	Oct-26	1,237				1	0	-5.0	1,054	\$2,275,640	\$2,159	\$2,159	86.8%	102.7%	85.2%	104.7%
	Nov-26	1,237				1	0	-5.0	1,050	\$2,285,704	\$2,177	\$2,177	86.6%	102.9%	84.9%	105.2%
	Dec-26	1,237				1	0	-5.0	1,046	\$2,295,819	\$2,196	\$2,196	86.5%	103.1%	84.5%	105.6%
	Total	14,844	0	\$0	0	8	3	-61.1	12,835	\$26,890,426	\$2,095		86.5%	103.1%		
	FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$2,205,835 compares to RNP (VMS) of \$67,149. Current: VMS Cash & Investments of \$2,310,100 compares to VMS RNP plus UNP of \$3,412,372. SPVs: Additional SPV leasing should focus on the 24 unleased FUP vouchers and the 9 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.															Comments (Hover for VMS Comments)
	Graphs															

MA031 MS Leasing and Spending Projection - The Goods

						Utilization Report:		HCV Utilization Report May 2025									TYT Guide
PHA Name	Somerville Housing Authority			PHA Number	MA031					<div>Save</div>	<div>Data Upload</div>						
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	77%	Annual Turnover Rate	5.4%		2025		2026		
Beginning ACC Vouchers	112	112	112		Year 2 (2026) Rebenchmark	100.0%					EOP Rate as of 07/21/2025 (6 EOPs): 5.41%		UML % of ACC (UMA)	91.8%	85.9%		
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: 2.6 months)					HAP Exp as % All Funds	107.3%	94.8%		
Initial BA Funding	\$2,154,765	\$2,311,980	\$2,190,953					% leased in 30 days	10%				HAP Exp as % of Eligibility only	107.3%	94.8%		
					<div>Upload DCR</div>			% leased in 30 to 60 days	40%				End of Year Results				
Set Aside Funding	\$0				Administrative Fees			% leased in 60 to 90 days	38%				Projected 12/31 Total HAP Reserves	-\$157,215	\$121,027		
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%)	-7.3%	5.2%		
Total ABA Funding Provided	\$2,154,765	\$2,311,980	\$2,190,953		Year 2 (2026)	89.0%		% leased in 120 to 150 days	8%								
PHA Income	\$0	\$0											Comments				
Total Cash-Supported Prior Year-End Reserves	\$0	\$0	\$121,027		HUD-Held Reconciliation - 12/31/2024 Cash Sufficiency Check												
					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	\$2,154,765	\$2,311,980	\$2,311,980		HUD-Reconciled	(\$51)	\$151,325	HUD-Reconciled (Cash-Capped)									
					Lower of HUD-Reconciled/ Cash-Capped	\$0		Lower of H17/I17									
					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)									

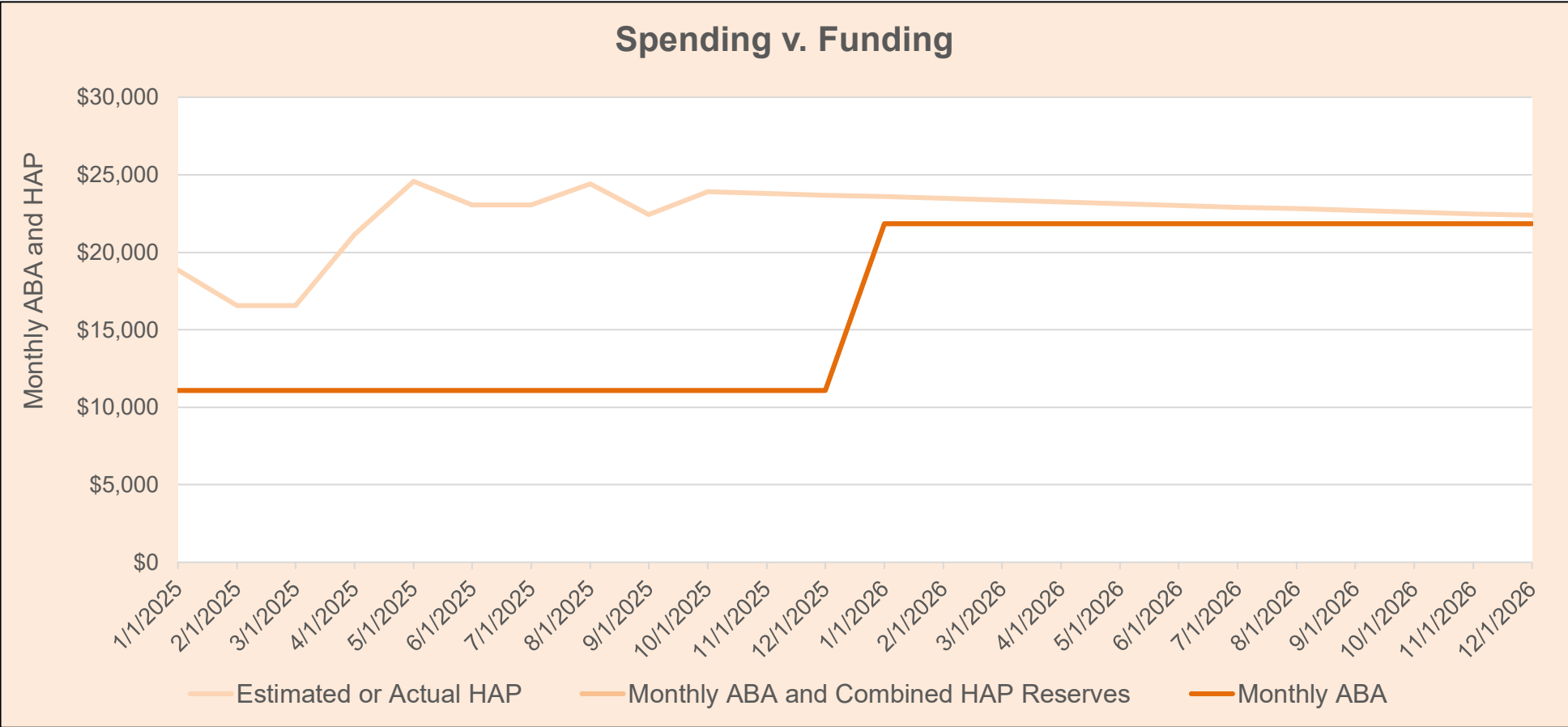
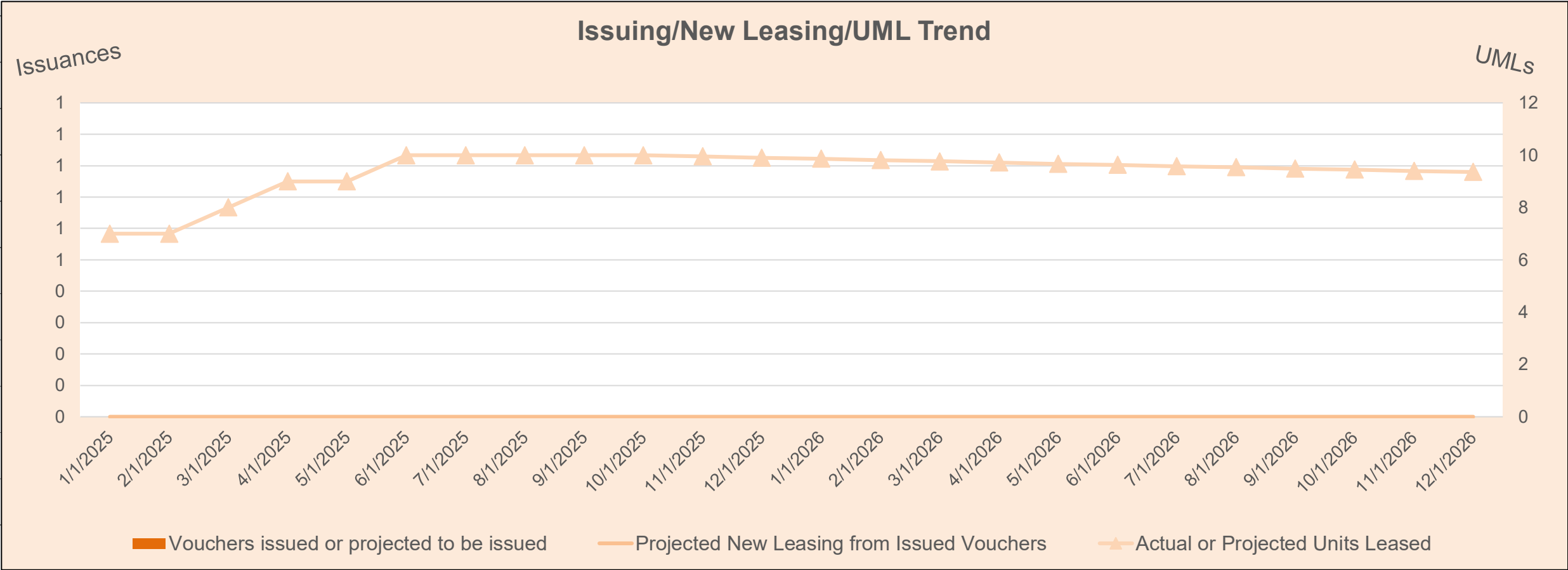
MA031 MS Leasing and Spending Projection - The Goods

	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	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly ABA % Expended
	Jan-25	112	109	\$201,383					109	\$201,383	\$1,848		97.3%	112.2%	97.3%	112.2%
	Feb-25	112	109	\$196,419					109	\$196,419	\$1,802		97.3%	110.8%	97.3%	109.4%
	Mar-25	112	106	\$196,660					106	\$196,660	\$1,855		96.4%	110.4%	94.6%	109.5%
	Apr-25	112	104	\$199,014					104	\$199,014	\$1,914		95.5%	110.5%	92.9%	110.8%
	May-25	112	103	\$192,371					103	\$192,371	\$1,868		94.8%	109.8%	92.0%	107.1%
	Jun-25	112	103	\$190,631					103	\$190,631	\$1,851		94.3%	109.2%	92.0%	106.2%
	Jul-25	112	101	\$194,199	0				101	\$194,199	\$1,923		93.8%	109.0%	90.2%	108.2%
	Aug-25	112	100	\$187,380					100	\$187,380	\$1,874		93.2%	108.5%	89.3%	104.4%
	Sep-25	112	100	\$187,386					100	\$187,386	\$1,874		92.8%	108.0%	89.3%	104.4%
	Oct-25	112	100	\$189,699					100	\$189,699	\$1,897		92.4%	107.8%	89.3%	105.6%
	Nov-25	112	0	\$0			0	-0.5	100	\$188,845	\$1,897		92.1%	107.5%	88.9%	105.2%
	Dec-25	112	0	\$0			0	-0.4	99	\$187,994	\$1,897		91.8%	107.3%	88.5%	104.7%
	Total	1,344	1,035	\$1,935,142	0	0	0	-0.9	1,234	\$2,311,980	\$1,874		91.8%	107.3%		
	2026															
	Jan-26	112					0	-0.4	99	\$187,147	\$1,897		88.1%	97.1%	88.1%	97.1%
	Feb-26	112					0	-0.4	98	\$186,304	\$1,897		87.9%	96.9%	87.7%	96.7%
	Mar-26	112					0	-0.4	98	\$185,465	\$1,897		87.7%	96.7%	87.3%	96.3%
	Apr-26	112					0	-0.4	97	\$184,629	\$1,897		87.5%	96.5%	86.9%	95.8%
	May-26	112					0	-0.4	97	\$183,798	\$1,897		87.3%	96.3%	86.5%	95.4%
	Jun-26	112					0	-0.4	96	\$182,970	\$1,897		87.1%	96.0%	86.1%	95.0%
	Jul-26	112					0	-0.4	96	\$182,146	\$1,897		86.9%	95.8%	85.7%	94.5%
	Aug-26	112					0	-0.4	96	\$181,325	\$1,897		86.7%	95.6%	85.3%	94.1%
	Sep-26	112					0	-0.4	95	\$180,508	\$1,897		86.5%	95.4%	85.0%	93.7%
	Oct-26	112					0	-0.4	95	\$179,695	\$1,897		86.3%	95.2%	84.6%	93.3%
	Nov-26	112					0	-0.4	94	\$178,886	\$1,897		86.1%	95.0%	84.2%	92.8%
	Dec-26	112					0	-0.4	94	\$178,080	\$1,897		85.9%	94.8%	83.8%	92.4%
	Total	1,344	0	\$0	0	0	0	-5.2	1,155	\$2,190,953	\$1,897		85.9%	94.8%		

PHA Name		Somerville Housing Authority		PHA Number		MA031																Print											
VASH ACC and Funding Information						VASH Funding Proration Levels						VASH Program Projection Variables						VASH Leasing and Spending Outcomes: Current and Following Year Projections															
ACC		Current Year (2025)		Year 2 (2026)		Year 3 (2027)				Years 2 & 3 Rebenchmarking Proration		100.0%						Success Rate		78%		Annual Turnover Rate		5.7%				2025		2026			
Beginning ACC # Vouchers		10		10		10														UML % of ACC (UMA)		91.5%				96.1%							
Funding Components		Current Year (2025)		Year 2 (2026)		Year 3 (2027)				Note: Unlike Mainstream (MS) and Emergency Housing Vouchers (EHV), VASH is not a separate program. In other words, the VASH program is part of the broader HCV program found on the "Projection Analysis" Tab.										Time from Issuance to HAP Effective Date (Current: 2.28 months)				HAP Exp as % All Funds		197.0%		105.2%					
Initial BA Funding (net offset)		\$51,492		\$262,088		\$275,680														HAP Exp as % of Eligibility only		197.0%				105.2%							
Set Aside Funding																												Projected 12/31 Total HAP Reserves		-\$129,074		-\$13,592	
New ACC Units Funding		\$81,522		\$0		\$0																						HAP Reserves as % of ABA (Start: 0.0%)		-97.0%		-5.2%	
Total VASH ABA Funding Provided		\$133,014		\$262,088		\$275,680																											
PHA VASH Income																																	
VASH Reserves				\$0		\$0						VASH Awards by Year																					

MA031 VASH 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	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly % UMA	Monthly ABA % Expended	
Jan-25	10	7	\$18,868			0	0.0	7	\$18,868	\$2,695		70.0%	170.2%	70.0%	170.2%	
Feb-25	10	7	\$16,560			0	0.0	7	\$16,560	\$2,366		70.0%	159.8%	70.0%	149.4%	
Mar-25	10	8	\$16,560			0	0.0	8	\$16,560	\$2,070		73.3%	156.3%	80.0%	149.4%	
Apr-25	10	9	\$21,166			0	0.0	9	\$21,166	\$2,352		77.5%	165.0%	90.0%	191.0%	
May-25	10	9	\$24,575			0	0.0	9	\$24,575	\$2,731		80.0%	176.3%	90.0%	221.7%	
Jun-25	10	10	\$23,054			0	0.0	10	\$23,054	\$2,305		83.3%	181.6%	100.0%	208.0%	
Jul-25	10	10	\$23,054			0	0.0	10	\$23,054	\$2,305		85.7%	185.4%	100.0%	208.0%	
Aug-25	10	10	\$24,405			0	0.0	10	\$24,405	\$2,441		87.5%	189.7%	100.0%	220.2%	
Sep-25	10	10	\$22,432			0	0.0	10	\$22,432	\$2,243		88.9%	191.1%	100.0%	202.4%	
Oct-25	10	10	\$23,918			0	0.0	10	\$23,918	\$2,392		90.0%	193.6%	100.0%	215.8%	
Nov-25	10	0	\$0			0	0.0	10	\$23,804	\$2,392		90.9%	195.5%	99.5%	214.8%	
Dec-25	10	0	\$0			0	0.0	10	\$23,692	\$2,392		91.5%	197.0%	99.1%	213.7%	
Total	120	90	\$214,592	0	0	0	-0.5	110	\$262,088			91.5%	197.0%			
2026																
Jan-26	10					0	0.0	10	\$23,579	\$2,392		98.6%	108.0%	98.6%	108.0%	
Feb-26	10					0	0.0	10	\$23,467	\$2,392		98.3%	107.7%	98.1%	107.4%	
Mar-26	10					0	0.0	10	\$23,356	\$2,392		98.1%	107.4%	97.6%	106.9%	
Apr-26	10					0	0.0	10	\$23,245	\$2,392		97.9%	107.2%	97.2%	106.4%	
May-26	10					0	0.0	10	\$23,135	\$2,392		97.7%	106.9%	96.7%	105.9%	
Jun-26	10					0	0.0	10	\$23,025	\$2,392		97.4%	106.7%	96.3%	105.4%	
Jul-26	10					0	0.0	10	\$22,916	\$2,392		97.2%	106.4%	95.8%	104.9%	
Aug-26	10					0	0.0	10	\$22,807	\$2,392		97.0%	106.2%	95.4%	104.4%	
Sep-26	10					0	0.0	9	\$22,699	\$2,392		96.7%	105.9%	94.9%	103.9%	
Oct-26	10					0	0.0	9	\$22,591	\$2,392		96.5%	105.7%	94.5%	103.4%	
Nov-26	10					0	0.0	9	\$22,484	\$2,392		96.3%	105.4%	94.0%	102.9%	
Dec-26	10					0	0.0	9	\$22,377	\$2,392		96.1%	105.2%	93.6%	102.5%	
Total	120	0	\$0	0	0	0	-0.5	115	\$275,680			96.1%	105.2%			



Resident Services Report

August 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	Total
Elderly	13	20	0	
Young Disabled	4	2	0	
Family	6	0	29	
Applicant	0	0	0	
Section 8 Assistance	0	0	0	
Work Order Follow up		0	0	
Total referrals this month	23	22	29	74

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
- New Women's Money Matters (financial mentorship/empowerment program) cohort graduates!
- Mystic/Clarendon Annual Picnic Occurs
- Free Apartment wi-fi events Digital Education Events with SCES and the Tufts FOCUS program at Properzi/Weston!
- Public Safety Survey coffee hours conducted with Bob McWatters and Charlie Femino wrap up.

Anticipated Activities in September:

- Continuation of Bi-weekly Food for Free 35 lb. boxed grocery distribution at eight properties. Food For Free applying for a grant to support SHA residents with additional market-style groceries.
- Bryant Manor Technology Program continues with Elder Services
- Writing Group Begins at Warren Avenue
- Provider's Group Meeting/Discussion on holiday events for families begins
- 'Health Care Proxies and Durable Powers of Attorney Documents and Why They Are Important' presentations with Legal Services begin with Warren Avenue

Self-Sufficiency Programming Updates

- FSS Management Report progress for period 9/1/2024-9/1/2025 shows:
 - 43 households involved in this program increased their income.
 - \$15, 897.50 was the average dollar increase in annual household income.

FYI/FSS Program Updates & Successes:

Highlights:

- Continued Enrollment of FYI participants. Two additional enrollments with 9/1/2025 contract start. This will bring FYI participation to 73%---or 11 out of 15 FYI voucher holders.

Resident Services Report

August 2025

- SR, a State Public Housing Resident completed the SSP Program after accomplishing a great deal-becoming a citizen, getting her driver's license, purchasing a vehicle, and completing a Community Health Workers Training program with Tufts School of Medicine-Public Health as well as becoming Certified in Mental Health First Aid. SR is now enrolled in the Bunker Hill Social work program and is employed full-time with a Human Service Agency. SR hopes to receive her associates and continue her pathway to becoming a social worker. Her 13k escrow savings will be used to support this goal and her son whom will also be enrolling in college shortly!
- Significant progress for participants working toward goal of homeownership: LS received a pre-approval from LeaderBank for \$475,000, hoping to purchase in her current community of Revere. Her LeaderBank lender was able to find an MHP ONE+ mortgage product with a lower interest rate and an extensive DPA program. This allowed LS to preserve a larger amount of the savings she had worked so hard to accrue. D is nearing the pre-approval stage of her homeownership journey, having confirmed eligibility to pursue a mortgage using the assistance and resources of Neighborhood Assistance Corporation of America (NACA). L is also working with NACA counseling staff to improve her credit score and profile before taking further steps toward homeownership!

Women's Money Matter's Graduation:



➔ *Photos continued on the next page*

Resident Services Report

August 2025

Photos from the Annual Mystic/Clarendon Picnic/Backpack Drive:



Resident Service Staffers (pictured left to right, Yi-Lan, Shannon, Janine) and Betsy Ziegler, Operations Manager of **Second Chances**, whose agency distributed clothes for many of the Clarendon Fire survivors and donated Bombas socks and underwear for the Mystic/Clarendon back to school drive



MTA Vice President, Reyna Santana, and Detective Natacha Montina-Garcia serving up picnic fare!



Annual Backpack Event-backpacks full of supplies for kids starting school in a few days, with gratitude to partnerships formed with MLC and the MTA

Count of nature of complaint	1-Aug	2-Aug	3-Aug	4-Aug	5-Aug	6-Aug	7-Aug	8-Aug	9-Aug	10-Aug	11-Aug	12-Aug	13-Aug	14-Aug	15-Aug	16-Aug	17-Aug	18-Aug	19-Aug	20-Aug	21-Aug	22-Aug	23-Aug	24-Aug	25-Aug	26-Aug	27-Aug	28-Aug	29-Aug	30-Aug	31-Aug	Grand Total	
ANIMAL COMPLAINT-D405																									1							1	
500 MYSTIC AVE																									1							1	
ASSIST NO ARREST-D109	1			1		2	1				2							1							1	1	1		1			12	
20 CANAL LN																									1							1	
25 CANAL LN											1																					1	
25 MEMORIAL RD							1																									1	
268 POWDER HOUSE BLVD											1																					1	
278 POWDER HOUSE BLVD							1																									1	
35 MEMORIAL RD																											1					1	
500 MYSTIC AVE																										1						1	
530 MYSTIC AVE							1																									1	
75 MYRTLE ST																												1				1	
90 RIVER RD	1																										1					1	
ONE CAPEN CRT																		1														1	
(blank)				1																												1	
B&E (UNKNOWN TIME)-B510								1																								1	
27 COLLEGE AVE								1																								1	
CHECK CONDITION-D009													1	1		1		1														4	
15 WESTON AVE												1	1		1											1						3	
27 COLLEGE AVE																	1															1	
CITIZEN CONTACT-D021	1			3	1	6	2	2			5	3	10	4	10				2	7	3	4	1			12	4	6	6	3		95	
114 HIGHLAND AVE																			1													1	
13-25 WARREN AVE				1									1							1						1		1	1			6	
15 WESTON AVE															1											1						3	
252 MEDFORD ST						1					1	1	1						1	1	1				1		1		2			11	
27 COLLEGE AVE											1				1						1									1		3	
30 MEMORIAL RD								1							1				1										1			4	
35 MEMORIAL RD							1																									1	
485 MYSTIC VALLEY PKWY													1												1							2	
530 MYSTIC AVE																		1														1	
75 MYRTLE ST	1												1	1	1				1				1		1							7	
CLARENDON HILL DEV						1							1		1										1	1						5	
MEMORIAL RD							1							1	1											1			1			5	
MYSTIC RIVER DEVELOPMENT				1		1					3	1	3	2	2				2	1	1				3	2	1	2				25	
ONE CAPEN CRT				1	1	2	1	1				1	2		2			1		1	1				2	1	2	1	1			21	
CIVIL INVESTIGATION-D020																							1									1	
ONE CAPEN CRT																							1									1	
CRUISER MAINTENANCE-D996					1																											1	
35 MEMORIAL RD					1																											1	
DIRECTED PATROL-F045	23	15	10	28	24	12	26	23	18	16	31	7	13	13	36	17	15	24	34	17	10	20	9	18	39	33	14	18	17	17	21	618	
10 CANAL LN		1													1										1							3	
114 HIGHLAND AVE	2	1		1	1	1	2	1	1	1	2	1	1			1	1	1	1	2	1	1			1	2	2	2	2	1	1	1	36
125 JAUQUES ST	2	1	1	2	1	2	2	2	1	1	3	1	1	2	3	1		2	3	1	1	2	1		1	2	2	1	2	1	1	1	47
13-25 WARREN AVE	1	1		1	2		2	1	1	1	2	1	1	1	3	1	1	1	2	1			1		1	2	2		1	2	1	1	35
15 MEMORIAL RD																									1							1	
15 WESTON AVE	1			1	1		1	1	1	1	2			2	2	1	1	2	1	1	1	1	1	1	3	3	1	2		1	1	34	
25 MEMORIAL RD		1																							1							2	
252 MEDFORD ST	2	1	2	2	1		2	1	1	1	2		1	1	3	1	1	1	2				1	1		2	2		2	1	1	35	
268 POWDER HOUSE BLVD										1																						1	
268 WASHINGTON ST	1	1		2	2		1	1	1	1	2		1		2	1	1	1	2			1			1	2	2		2	1	1	1	31
27 COLLEGE AVE	2	1		2	2		2	1	1	1			1	1	1	2	1	1	2	3	2		1	1	1	4	3	2	2	1	1	44	
30 MEMORIAL RD																		1		1												2	
32 JAUQUES ST	2	1	1	2	2	2	2	2	1	1	3		2		3	1	1	1	3	1	1	2	1	1	2	2		2	2	1	1	46	
35 MEMORIAL RD		1	1	1	1																				1							5	
40 MEMORIAL RD			1																													1	
485 MYSTIC VALLEY PKWY	1			2	1	1	1	2	1	1	1		1	1	2	1	1	2	3	1	2	2		1	3	3		1	2	1	1	39	
500 MYSTIC AVE																															2	2	
510 MYSTIC AVE																																1	1
530 MYSTIC AVE		1																														3	
60 RIVER RD		1																												1		1	

[illegible]

[illegible]

Count of nature of complaint										
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Grand Total
alarm				1						1
530 MYSTIC AVE				1						1
ANIMAL COMPLAINT-D405			1	2	2	1		1		7
25 MEMORIAL RD					1					1
30 MEMORIAL RD			1							1
34 NORTH ST				1						1
35 MEMORIAL RD				1						1
5 RIVER RD					1					1
500 MYSTIC AVE								1		1
530 MYSTIC AVE						1				1
ASSAULT AND BATTERY-A802		1		2						3
15 WESTON AVE				2						2
27 COLLEGE AVE		1								1
ASSIST ARREST-D125				1		1			1	3
1313-25 WARREN AVE									1	1
35 MEMORIAL RD				1						1
90 RIVER RD						1				1
ASSIST NO ARREST-D109		9	3	7	11	10	7	17	12	77
10 CANAL LN					1		1			2
10 MEMORIAL RD									1	1
10 RIVER RD					1					1
125 JAQUES ST							1			1
13-25 WARREN AVE		1			1					2
15 CANAL LN					1					1
15 RIVER RD				1						1
15 WESTON AVE		1			1					2
20 CANAL LN								1		1
20 MEMORIAL RD							1			1
25 CANAL LN								1		1
25 MEMORIAL RD								1		1
268 POWDER HOUSE BLVD								1		1
27 COLLEGE AVE			1	1		4				6
278 POWDER HOUSE BLVD								1		1
30 CANAL LN			1							1
30 MEMORIAL RD			1							1
30 RIVER RD							1			1
34 NORTH ST			1							1
35 MEMORIAL RD		4	1	2	4	3	8	1		23
5 CANAL LN					1					1
50 MEMORIAL RD			1							1
500 MYSTIC AVE				1				1		2
510 MYSTIC AVE							1			1
530 MYSTIC AVE		1						1		2
75 MYRTLE ST								1		1
90 RIVER RD							2	1		3
MYSTIC RIVER DEVELOPMENT			1	2						3
ONE CAPEN CRT						1	1	1		3

warren ave	2									2
(blank)			1	2	1	2	1	1		8
B&E (UNKNOWN TIME)-B510	1					2		1		4
13-25 WARREN AVE	1									1
27 COLLEGE AVE								1		1
75 MYRTLE ST						1				1
ONE CAPEN CRT						1				1
B&E DAY-B531			1					1		2
114 HIGHLAND AVE								1		1
30 MEMORIAL RD			1							1
BURGLAR ALARM-D040			1		2		1			4
30 MEMORIAL RD					1					1
5 CANAL LN			1							1
CLARENDON HILL DEV					1		1			2
cCITIZEN CONTACT-D021	1									1
13-25 WARREN AVE	1									1
CHECK CONDITION-D009	12	9	4	10	8	4	8	4	3	62
114 HIGHLAND AVE	1									1
125 JAQUES ST	3	2		1	2		1			9
13-25 WARREN AVE	2	3		1	2	1	1			10
15 WESTON AVE			2	1	2	1		3		9
25 MEMORIAL RD				1		1				2
252 MEDFORD ST				1			1			2
268 WASHINGTON ST			1							1
27 COLLEGE AVE	4	1		1				1		7
34 NORTH ST									1	1
40 MEMORIAL RD							1			1
45 MEMORIAL RD				1						1
5 CANAL LN				1						1
5 RIVER RD	1									1
500 MYSTIC AVE							1			1
70 RIVER RD				1						1
75 MYRTLE ST	2	2	1	1	2		3		2	13
ONE CAPEN CRT						1				1
CITIZEN CONTACT-D021	37	34	82	64	68	44	31	95	31	486
114 HIGHLAND AVE	1			1				1		3
13-25 WARREN AVE	1	3	11	7	11	7	1	6	4	51
15 WESTON AVE	3	2	3	3	10		1	3	1	26
25 MEMORIAL RD						1				1
252 MEDFORD ST	7	7	9	6	5	5		11	7	57
268 WASHINGTON ST			1		1	1				3
27 COLLEGE AVE	6	5	8	6	5	2		3	1	36
30 MEMORIAL RD					1		3	4	2	10
32 JAQUES ST				1		1	3			5
35 MEMORIAL RD				1		1		1		3
45 MEMORIAL RD							1			1
485 MYSTIC VALLEY PKWY	2	1	5	2	2	3	5	2	2	24
530 MYSTIC AVE								1		1
60 RIVER RD							1			1

75 MYRTLE ST	1	2	8	4	4	3	1	7		30
CLARENDON HILL DEV	1		4	1	1			5		12
MEMORIAL RD								5	2	7
MYSTIC AVE					1					1
MYSTIC RIVER DEVELOPMENT	3	5	16	18	12	8	3	25	6	96
ONE CAPEN CRT	12	8	18	14	15	12	12	21	6	118
CIVIL INVESTIGATION-D020								1		1
ONE CAPEN CRT								1		1
COURT-D999	2				2					4
CAMBRIDGE JUVENILE COURT	1									1
court	1									1
sdc					1					1
SOMERVILLE DISTRICT COURT					1					1
CRUISER MAINTENANCE-D996							2	1		3
35 MEMORIAL RD							2	1		3
DIRECTED PATROL-F045	519	517	467	461	669	491	430	618	139	4311
10 Canal Lane						1				1
10 CANAL LN	21	1			2	2	11	3		40
10 MEMORIAL RD						1				1
10 RIVER RD						1	1			2
114 HIGHLAND AVE	30	24	28	26	39	32	23	36	12	250
125 ALEWIFE BRK PKWY		1							1	2
125 JAQUES ST	28	24	30	35	45	35	26	47	10	280
13-25 WARREN AVE	30	33	24	29	41	34	21	35	5	252
133 Holland St		1	1							2
133 Holland	1									1
139 ALEWIFE BRK PKWY	1			1						2
15 CANAL LN	1				1	2				4
15 MEMORIAL RD		1					2	1		4
15 WESTON AVE	29	27	29	25	35	23	22	34	9	233
2 capen									1	1
25 CANAL LN							7			7
25 MEMORIAL RD				1	9	2	9	2		23
25 RIVER RD				1			1			2
252 MEDFORD ST	29	27	28	26	44	32	23	35	5	249
268 POWDER HOUSE BLVD		1				1		1		3
268 WASHINGTON ST	30	22	22	24	43	30	22	31	7	231
27 COLLEGE AVE	24	21	21	23	44	28	23	44	10	238
30 MEMORIAL RD		2				1	3	2		8
30 RIVER RD			1	3	1					5
32 JAQUES ST	36	32	33	37	46	37	25	46	12	304
35 MEMORIAL RD	4	12		15		4	1	5		41
40 MEMORIAL RD						1	1	1		3
45 MEMORIAL RD							3			3
485 MYSTIC VALLEY PKWY	25	21	26	24	36	27	22	39	12	232
5 CANAL LN									1	1
50 MEMORIAL RD		1								1
50 RIVER RD				1					1	2
500 MYSTIC AVE	4		1		2	1	1	2	1	12

510 MYSTIC AVE							1		1
530 MYSTIC AVE						1	2	3	7
60 RIVER RD							6	1	7
70 RIVER RD		2		4	3	2	3		14
75 MYRTLE ST	27	23	19	21	45	23	19	35	219
80 RIVER RD	19	4							23
ALEWIFE BRK PKWY	13	16	14	11	12	11	13	14	104
broadway		4							4
Broadway		1							1
CANAL LN	1	18	14	12	20	12	9	20	106
capen 2								1	1
CLARENDON HILL DEV	40	37	41	41	54	34	32	46	335
Holland Street		1							1
MEMORIAL RD	21	23	18	4	20	15	9	24	141
MYSTIC RIVER DEVELOPMENT	40	47	29	33	33	28	27	16	263
NORTH ST	18	19	15	12	19	15	15	18	132
ONE CAPEN CRT	25	30	26	23	33	23	20	31	219
PD Station					1				1
Police Station						1			1
POWDER HOUSE BLVD	13	15	14	11	10	10	13	15	101
RIVER RD		17	19	10	17	14	11	20	109
SOMERVILLE PD		3			1				4
SoMerville PD Station					1				1
Somerville Traffic and Parking Department					1				1
Ticket Office		1	1		1	2	1	1	7
Traffic Department					1				1
two capen								1	1
(blank)	9	5	13	8	9	5	3	9	66
DISTURBANCE APT/NOISE-C405	6	4	4	5	2	5	1	5	33
10 CANAL LN	1	1	1					1	4
10 MEMORIAL RD					1	1			2
10 RIVER RD						1			1
13-25 WARREN AVE	1	2		1			1		5
139 ALEWIFE BRK PKWY				1					1
15 CANAL LN	1								1
15 MEMORIAL RD					1				1
20 MEMORIAL RD	1								1
20 RIVER RD		1							1
268 POWDER HOUSE BLVD				1				1	2
268 WASHINGTON ST						1			1
27 COLLEGE AVE			2	1					3
32 JAQUES ST						1		1	2
35 MEMORIAL RD	1								1
5 CANAL LN								1	1
5 RIVER RD								1	1
50 RIVER RD						1			1
500 MYSTIC AVE	1			1					2
75 MYRTLE ST			1					1	2
DISTURBANCE HALLWAY-C406			5	4	1	4	2	3	20

[illegible]

(blank)					1					1
ILLEGAL DUMPING-C609							1	2		3
25 CANAL LN							1			1
70 RIVER RD								2		2
INVESTIGATION-D001	9	8	10	21	14	4	7	9	4	86
10 CANAL LN					1					1
114 HIGHLAND AVE	1									1
123 HILLSDALE RD	1									1
125 JAQUES ST				3			1			4
13-25 WARREN AVE					1			2		3
15 MEMORIAL RD	2				1		1			4
15 WESTON AVE									1	1
16 BERKELEY ST					1					1
20 MEMORIAL RD	1									1
25 CANAL LN		1								1
252 MEDFORD ST					1			2		3
27 COLLEGE AVE		1		2						3
30 MEMORIAL RD		1	1							2
30 RIVER RD				1						1
35 MEMORIAL RD	4	4	6	14	7	1	1	5	2	44
45 MEMORIAL RD			1	1						2
5 CANAL LN			1							1
50 MEMORIAL RD						1				1
50 RIVER RD					1					1
530 MYSTIC AVE		1								1
75 MYRTLE ST			1				4		1	6
ONE CAPEN CRT					1	2				3
LARCENY MOTOR VEHICLE-B724								1		1
75 MYRTLE ST								1		1
LARCENY OVER \$250-B600				1						1
25 MEMORIAL RD				1						1
LARCENY UNDER \$250-B620			3	2	2					7
10 CANAL LN					2					2
125 ALEWIFE BRK PKWY			1							1
125 JAQUES ST			1	1						2
27 COLLEGE AVE				1						1
75 MYRTLE ST			1							1
loCKOUT-D030	5	3	10	5	5	5	7	7		47
10 CANAL LN		1								1
114 HIGHLAND AVE						1	1	1		3
125 JAQUES ST								1		1
13-25 WARREN AVE					1					1
25 CANAL LN					1		1			2
25 MEMORIAL RD		1								1
252 MEDFORD ST	2		2				1			5
268 POWDER HOUSE BLVD								1		1
268 WASHINGTON ST					1	1	1			3
27 COLLEGE AVE				1						1
278 POWDER HOUSE BLVD			1							1

30 RIVER RD					1					1
32 JAQUES ST							1			1
35 MEMORIAL RD			2	1						3
40 MEMORIAL RD	1				1	1	1	1		5
40 RIVER RD	1		2							3
45 MEMORIAL RD				1		1				2
5 CANAL LN			1							1
5 RIVER RD			2					1		3
500 MYSTIC AVE				1				1		2
70 RIVER RD						1				1
75 MYRTLE ST	1									1
80 RIVER RD							1			1
90 RIVER RD								1		1
ONE CAPEN CRT			1		1					2
LOST PROPERTY REPORTED-D406			1	1	1			2		5
114 HIGHLAND AVE								1		1
27 COLLEGE AVE				1						1
32 JAQUES ST								1		1
35 MEMORIAL RD			1							1
500 MYSTIC AVE					1					1
MAINTENANCE PROBLEM-D035	1				2	1		1		5
15 WESTON AVE	1									1
35 MEMORIAL RD								1		1
510 MYSTIC AVE					1					1
75 MYRTLE ST						1				1
ONE CAPEN CRT					1					1
MEETING-D026	1	1		1				3	2	8
149 Broadway	1									1
27 COLLEGE AVE		1								1
30 MEMORIAL RD								1		1
35 MEMORIAL RD				1				1		2
530 MYSTIC AVE								1	2	3
MISSING PERSON-D501								1		1
20 CANAL LN								1		1
MV PERSONAL INJURY ACCIDENT-D105	1			1						2
268R POWDER HOUSE BLVD				1						1
40 MEMORIAL RD	1									1
MV PROPERTY DAMAGE ACCIDENT-D106	1	1	1	2	1		1	2		9
20 MEMORIAL RD					1					1
25 RIVER RD							1			1
252 MEDFORD ST				1						1
278 POWDER HOUSE BLVD								1		1
35 MEMORIAL RD								1		1
50 RIVER RD	1									1
530 MYSTIC AVE			1							1
75 MYRTLE ST		1								1
ONE CAPEN CRT				1						1
MV VIOLATIONS-D800	4	8	13	7	9	10	1	18	3	73
114 HIGHLAND AVE				1						1

13-25 WARREN AVE							1			1
15 RIVER RD	1									1
25 RIVER RD								1		1
252 MEDFORD ST								4		4
30 MEMORIAL RD			1		1			1		3
30 RIVER RD				1	2	1				4
32 JAQUES ST					1			1		2
34 NORTH ST	1									1
45 MEMORIAL RD			1					1		2
485 MYSTIC VALLEY PKWY								1		1
50 MEMORIAL RD			1							1
50 RIVER RD				1						1
60 RIVER RD	1	3	1	1	1	2				9
70 RIVER RD			1							1
75 MYRTLE ST						1		2		3
80 RIVER RD				2	1					3
CLARENDON HILL DEV		1						3		4
HOLLAND ST								1		1
MEMORIAL RD									1	1
MYSTIC RIVER DEVELOPMENT	2	2	8		3	6		3	2	26
ONE CAPEN CRT	1									1
RIVER RD				1						1
OFFICER WANTED-D137	21	14	16	18	18	13	15	22	3	140
10 CANAL LN			1		1	1	1	1		5
10 MEMORIAL RD						1		1		2
114 HIGHLAND AVE					1					1
125 JAQUES ST	1		1	1	1	2	1			7
13-25 WARREN AVE	4			3	1		1			9
15 MEMORIAL RD		1					1			2
15 WESTON AVE	3		2	3		1		1		10
153 ALEWIFE BRK PKWY			1							1
20 CANAL LN		1		1						2
20 MEMORIAL RD	1			2			2			5
227 Middlesex AvE., Medford		1								1
25 CANAL LN							1			1
25 MEMORIAL RD					2	1				3
25 RIVER RD	1									1
252 MEDFORD ST	1	1	1			1	1	4	1	10
268 POWDER HOUSE BLVD					1			1		2
268 WASHINGTON ST					1					1
27 COLLEGE AVE		1	2	1	1	1	1			7
30 CANAL LN			1		1					2
30 MEMORIAL RD								1		1
30 RIVER RD			1	2						3
32 JAQUES ST									1	1
34 NORTH ST				1	1					2
35 MEMORIAL RD	1	2	1	1	3		2			10
40 MEMORIAL RD	1	2						1		4
45 MEMORIAL RD		1					1			2

5 CANAL LN	1	1			2						4
50 MEMORIAL RD	1										1
500 MYSTIC AVE	1										1
530 MYSTIC AVE	1					1			1		3
60 RIVER RD	1					1	1				3
70 RIVER RD						1					1
75 MYRTLE ST	3	1	3	1	1		2	6			17
CLARENDON HILL DEV			1								1
MEMORIAL RD		1		1							2
NORTH ST									1		1
ONE CAPEN CRT			1	1	1	2		4			9
POWDER HOUSE BLVD		1									1
RIVER RD									1		1
OTHER M/V-C740	1										1
30 MEMORIAL RD	1										1
PARKING VIOLATIONS-D810		1									1
252 MEDFORD ST		1									1
RESIDENT MEETING-D024					1						1
30 MEMORIAL RD					1						1
SECURITY HARDWARE-D998								1			1
35 MEMORIAL RD								1			1
SICK PERSON-D006	20	14	23	18	11	18	10	14	4		132
10 MEMORIAL RD				1			1	1			3
10 RIVER RD							1				1
114 HIGHLAND AVE		1			3						4
125 JAQUES ST	1		6			1	1				9
13-25 WARREN AVE		4	1		2	3			2		12
15 MEMORIAL RD									1		1
15 RIVER RD	1										1
15 WESTON AVE	4		2	3	1	2	1	4			17
153 ALEWIFE BRK PKWY							1				1
20 MEMORIAL RD			1			1					2
25 CANAL LN			1		1						2
25 MEMORIAL RD				1			1				2
25 RIVER RD				1							1
252 MEDFORD ST	1	1	2	1	2	4		2	1		14
27 COLLEGE AVE		1	1	1		2	1				6
278 POWDER HOUSE BLVD									1		1
30 CANAL LN	2		1	1							4
32 JAQUES ST		1				1					2
34 NORTH ST			1								1
35 MEMORIAL RD								1			1
40 MEMORIAL RD		1		1							2
45 MEMORIAL RD	1										1
5 CANAL LN		1	1								2
5 RIVER RD	2										2
50 RIVER RD									1		1
510 MYSTIC AVE			1			1					2
530 MYSTIC AVE				1							1

75 MYRTLE ST	4		3	2	1	2	1	2	15	
80 RIVER RD	1								1	
90 RIVER RD							1		1	
CLARENDON HILL DEV								1	1	
ONE CAPEN CRT	3	4	2	5	1	1	1	1	18	
SUDDEN DEATH-D007		1						1	2	
15 WESTON AVE		1							1	
ONE CAPEN CRT								1	1	
SUMMONS/RO SERVICE-D135	2			7	11	5	3	1	29	
10 RIVER RD						3			3	
125 ALEWIFE BRK PKWY					1				1	
125 JAQUES ST					4				4	
25 CANAL LN								1	1	
25 MEMORIAL RD				1	1				2	
25 RIVER RD	1								1	
35 MEMORIAL RD	1			1	1				3	
40 MEMORIAL RD							2		2	
45 MEMORIAL RD						1			1	
50 RIVER RD							1		1	
500 MYSTIC AVE				4					4	
80 RIVER RD					1				1	
90 RIVER RD					2	1			3	
SOMERVILLE PD					1				1	
somerville police station					1				1	
SUPPLEMENTAL-D139			3	1	1				5	
15 WESTON AVE			1						1	
30 RIVER RD			1						1	
35 MEMORIAL RD			1	1	1				3	
SUSPICIOUS PERSON-C607							1		1	
15 WESTON AVE							1		1	
THREATS-A647	2	2							4	
15 WESTON AVE	1								1	
24 NORTH ST			1						1	
MYSTIC RIVER DEVELOPMENT	1								1	
ONE CAPEN CRT			1						1	
VANDALISM-B401	1					2		1	4	
25 MEMORIAL RD	1					1			2	
252 MEDFORD ST						1			1	
60 RIVER RD								1	1	
WARRANT ARREST-D130				1					1	
27 COLLEGE AVE				1					1	
(blank)										
125 JAQUES ST										
35 MEMORIAL RD										
SOMERVILLE DISTRICT COURT										
Grand Total	663	624	656	649	846	626	546	830	199	5639

WORK ORDERS ISSUED FOR:

Aug-25

REQUESTED BY MANAGEMENT: 217

REQUESTED BY TENANTS: 1199

TOTAL WORK ORDERS ISSUED: 1416

DEV.	****		****	INCOMPLETE	ISSUED	TENANT	MANAGEMENT
	COMPLETED						
	REQUESTED BEFORE AUGUST	REQUESTED IN AUGUST					
031-1 Mystic Federal	281	103	5	286	264	22	
031-9 Federal Elderly	184	78	7	191	159	32	
200-1 Clarendon	101	38	0	101	86	15	
200-2 Mystic State	243	98	2	245	219	26	
667-1 Capen Court	97	25	1	98	76	22	
667-2 Jaques Street	114	61	1	115	79	36	
667-3 Properzi Manor	114	62	2	116	84	32	
667-4 Bryant Manor	154	56	2	156	142	14	
667-6 Ciampa Manor	63	11	4	67	58	9	
400-C Monmouth, Broadway	1	0	1	2	1	1	
689-2 Hagan Manor	26	10	1	27	22	5	
705-1 Sycamore, Fountain Ave	12	6	0	12	9	3	
TOTAL	1390	548	26	1416	1199	217	

***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 September 2025					
Development Description	Status	Funding Source	Contract Type	Contract Award By Board/ Amount	Contractor/A/E
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 Archicture
Mystic View Roof Replacement4	Construction	Federal Cap Fund 2024	Design	\$34,098.00	EHA Design
Weston Manor Window Replacement 2	Construction	Federal Cap Fund 2024	Design	\$36,000.00	Socotec
Mystic Devlopment Window Replacement	Design	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 View Roof Replacement 4	Construction	Federal Cap Fund 2024	Construction	\$352,500.00	Corolla Construction
Mystic River Roof Replacement 6	Pre-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	Pre-Construction	State Cap Fund 2024	Construction	\$220,000.00	WPI Contruction