



REDGATE



Relocation Agreement Summary:

- **Every household, regardless of income or immigration status, has the right to return** to the redeveloped Clarendon Hill.
- **All 216 units will be deeply affordable, forever.** 162 units will continue to be funded by state public housing subsidy and will have the exact same rules and regulations. 54 units will have federal subsidy and will have similar rent calculations, but will require documented citizenship. These 54 units are necessary because they come with funding (\$17,000,000) that allows for the redevelopment of the property.
- **Either Washer & Dryers or Washer & Dryer Hookups** in unit at the redeveloped Clarendon Hill (still being discussed and will depend on unit layouts)
- **Pets** that are currently living at and owned by families living at Clarendon Hill are allowed to return to the redeveloped Clarendon Hill. Pets will need to be registered, but this can be done by a future date that will be announced.
- **Ground Lease.** The land will be owned by the Somerville Housing Authority (SHA), and POAH/SCC and Gate will enter into a long-term land lease with SHA.
- **Common Space.** Each building will have space that is accessible to everyone, regardless of which building they live in. Building D (replacement public housing and “workforce” housing) will have close to 8,000 square feet of common space that will be used for programming determined by resident interests.
- **Utilities** are still included in the rent.
- **Relocation:** We have not promised that all families can stay in Somerville during the relocation, since we cannot know for sure at this point where everyone will be relocated. However, we have promised the following:
 - **Students can stay in their schools;**
 - **Priority families** (with students in schools or medical needs in the area) will be prioritized to stay onsite or nearby;
 - **Comparable Units.** Best efforts will be made to find a replacement unit in areas that best match preferences indicated by each household. Residents will be shown a second replacement unit if the first does not meet their needs;
 - Families will continue to pay the same rent while they are temporarily relocated.

- Residents will receive moving assistance, and other moving support outlined in the Relocation Plan. This includes transportation assistance for any families whose distance to school is substantially increased.

Additional Requests agreed to:

- The team will set aside \$500 per household to be used by HOU to assist with unexpected costs not contemplated in the relocation agreement.
- The team agrees to be 100% transparent to residents during the redevelopment. The ways in which we think this can be accomplished include:
 - Monthly meetings with CRU to provide updates, receive feedback, and collaboratively problem-solve.
 - A quarterly newsletter will be distributed to every resident with any news and/or updates.
 - Diligently respond to resident questions or comments as they are received
- On a case-by-case basis, HOU will review any special circumstances with respect to grocery provision and any authorization for grocery assistance be granted by their authority after evaluation of the circumstances.
- The development team will follow Section 3, as required, which creates guidelines for and encourages resident hiring. Any employment opportunities will be available at the management office and through the relocation consultants.
- In the event that CRU wishes to perform outreach property-wide, CRU can work with management who can assist with access for flyering and/or flyer themselves.
- The development team commits to providing office space, as well as meeting space, to CRU as per the guidelines specified in CMR 760 6.09.
- The development team commits to paying a total of \$5,000 annually, starting with the first phase of construction and continuing, annually past completion (in perpetuity). These funds would be managed as per the guidelines specified in CMR 760 6.09. As noted above, these funds could be used to facilitate transportation for CRU's outreach, as needed, during the relocation period.
- On a case-by-case basis, HOU will review any special circumstances with respect to transportation to any court ordered obligation. If HOU sees fit, assistance with those costs will be offered.



Cory Mian, POAH



Daniel Leblanc, SCC



Greg Bialecki, Gate Residential



Joe Macaluso, SHA