



CLARENDON RESIDENT MEETING  
FEBRUARY 10, 2025

# Introductions

- Interpretation Needs (In person and Virtual)
- Clarendon Residents United + Legal
- Dellbrook Construction
- Somerville Housing Authority
- Housing Opportunities Unlimited
- POAH & SCC
- POAH Communities (“POAHC”)

# Construction Updates

- Modular box stacking is up to Level 9. Expected completion of stacking in May.
  - Block 1 modules stacking nearing completion.
  - Block 2 modules stacking started 12/4/24.
- Amenity space work is ongoing, which includes the lobby and residential lounge, mailroom and package area, offices, and community room. Plumbing work is signed off. Electrical and HVAC work is ongoing.
- Corridor mechanical, electrical, and plumbing work is ongoing.
- Power is connected at the site.



## Construction Timeline

- Stacking of modular boxes: 9 months (June 24-March 25)
- Vertical construction: 16 months (Jan 24-May 25)
- Finish site work & landscaping: est. 11 months (July 24-June/July 25)
- Expected Completion: August 25
- Residential lease-up: 3 months

## Construction Reminders

- Job applications for employment opportunities available on the site fence.
- Security cameras are live. Notices go to the construction team and police if someone trespasses

Want construction updates?

Text: CLARENDONHILL  
to 8447642012 to join our list



# Re-Occupancy, Relocation, and Phase 2 Updates

- Phase 2 funding has been received!
- As we near construction completion and prepare for Phase 2, families will either move into the new building or move off site.
- HOU is working with specific residents in 3BR units to plan for upcoming moves.
- HOU is on site Monday - Friday 8AM to 4PM to answer any relocation questions.



## **Anticipated Building E Re-Occupancy Timeline**

- Current tenant screening: Late Winter/early Spring 2025
- Parking lottery: Spring/Summer 2025
- Unit assignment: Spring/Summer 2025
- Non-public housing unit lottery: Spring/Summer 2025

**Please direct interested applicants to:**

**20stephenson@poahcommunities.com**

**20stephenson.com**

## Re-Occupancy Overview

1. Any household relocated off-site who received a notice to quit in a no-fault eviction
2. Priority households who are currently living in Phase II and had already moved once (Phase I relocatees)
3. Priority households who moved off site
4. Priority households who remained in place in Phase II buildings (Phase II priority households)
5. Non-priority households living in Phase II
6. Non-priority households relocated off-site



# Building E Overview

168 total apartments, 130 of which are state public housing replacement units

	<b>Total</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>
State public housing units only	92	12	77	3
State public housing units with federal Section 8 subsidies	38	5	31	2
Moderate Income units	38	24	13	1
<b>Total</b>	<b>168</b>	<b>41</b>	<b>121</b>	<b>6</b>

# Ownership

- The SHA owns the land, but the building is owned by a new entity created by POAH and Somerville Community Corporation and called POAH Clarendon LLC
- **The property manager for all 168 apartments will be POAH's management company known as POAH Communities, or POAHC (and not the Somerville Housing Authority)**



## Lease & Grievance Rights

*For the 130 state public housing replacement units*

- Tenants will have a state public housing lease (similar to what tenants have now).
- Tenants will be covered by the same grievance procedure as now applies except that the private conference will be with someone from the POAH management team (and then the grievance panel will be the 3-person panel at SHA)

## Utilities & Appliances

- **Like now, all utilities will be included in the rent.** Tenants will not pay for electricity, gas, heat, hot water, water, or sewer.
- **Each tenant will have control over their own heat and own air conditioning.**
- **All apartments will have refrigerators, dish washers, microwaves, stacked washer and dryer, and central air conditioning.**



## Rent Payment Delivery

- Tenants will not be able to mail or hand-deliver their rent to the bank (as they can do now).
- Instead, tenants can pay their rent by:
  - **Hand-delivering or mailing check or money order to the Management Office in Building E.** Payment can also be mailed by bank to Management Office;
  - **Setting up direct payment** from bank; or
  - **Paying online via Rent Café** through bank account.

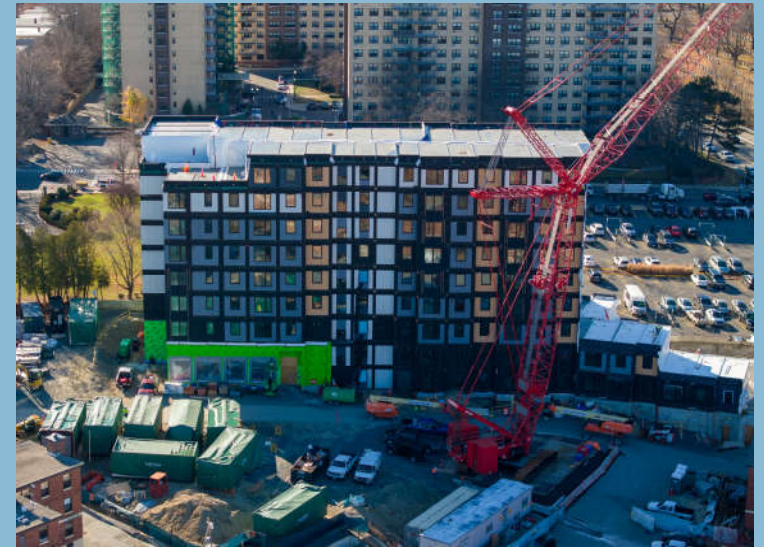


## Parking

- **There will be 50 parking spaces** in Building E's podium that will be offered to current Clarendon Hill residents for the 130 apartments. Another 3 spaces will be set aside for those with a handicapped placard.
- **Each household with at least one car** will be entered into a lottery to determine whether they will be assigned a parking space (for one car).
- **Households with more than one car and those who were not assigned a space** via the lottery will need to find on-street parking. Tenants can obtain an annual on-street parking permit on the nearby public streets from the City of Somerville.
- **There is limited parking on site during the construction** of the next phase, although the team is working to make more temporary parking available during construction.
- **When Phase 2 construction is complete**, there will be **9 street parking spaces** along Mary-Louise Daly Street (which runs from Powder House Blvd to Stephenson Aman Street) and **12 street parking spaces** along Stephenson Aman Street.

# Rent Calculation

- **In the 92 replacement state public housing units:**
  - Tenants pay 32% of net income - the same as it is now.
- **In the 38 replacement units with added Section 8 federal subsidies:**
  - Rent will be calculated under the Section 8 rules.
- **The definition of “income” and “deductions” vary by program:**
  - Depending on circumstances, Section 8 tenants may pay more or less than they are paying under the state public housing program



## Other Federal Rules

- **Immigrants/Students:**

Under the Section 8 federal subsidy program there are different rules for immigrants with various residential statuses and certain students.

- Some tenants will not be eligible for the units with the Section 8 subsidy and will be placed in a state-funded unit.

- **Mobility:**

Tenants in a unit with a Section 8 subsidy can join the SHA wait list for a mobile Section 8 voucher if they want to move out of Building E.

- Once they get a voucher, they are responsible for finding their own apartment and can go anywhere in the US where there is a Section 8 program.
- There is a 1 year wait to get on this list. You would be offered a mobile voucher before those on the regular wait list, but it could still be a long wait.



## State Public Housing v. Section 8

- In preparation for re-occupancy, HOU/POAHC will work with residents to identify the unit that works better for them, including calculating rent under both programs.
- **You can also contact Susan Hegel at 617-603-2712 or [shegel@gbls.org](mailto:shegel@gbls.org)**
- **For those that have a Section 8**, there will be an amendment to the lease so you will know what type of subsidy you have.

## Low-Income Housing Tax Credits

- The construction of the building is partially funded by these tax credits.
- **The tax credits require POAH to recertify your financial and household information each year.** Hopefully, this recertification will be able to happen at the same time as your annual rent recertification.
- **This recertification does not affect your rent.**
- All 168 apartments have low-income housing tax credits.
- There are some special tax credit rules if all household members are full time students

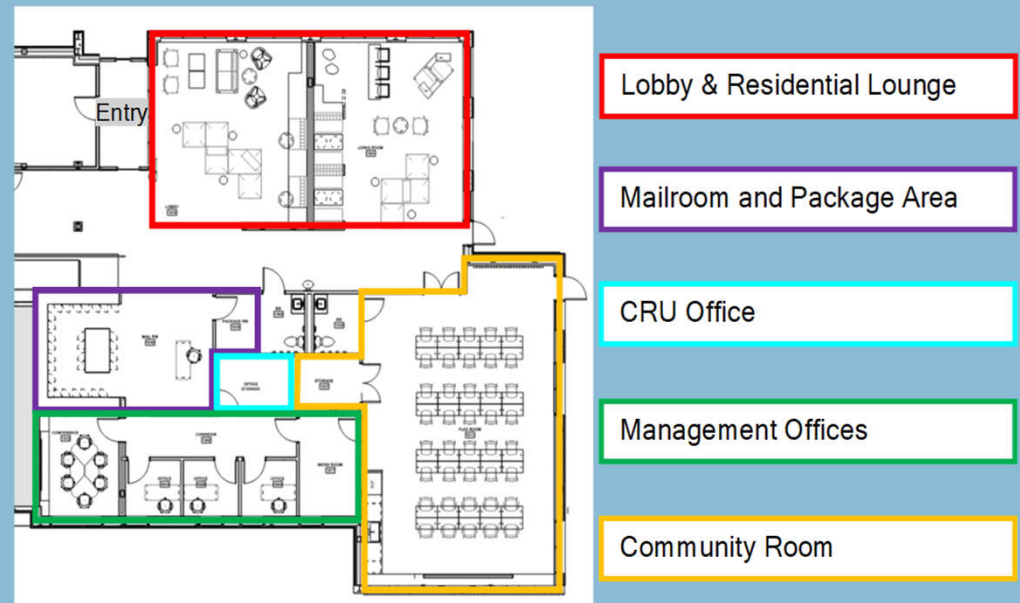
## Clarendon Residents United

- **The Clarendon Residents United (CRU) will continue to represent the tenants** in the 130 public housing replacement units in Building E and those temporarily living off site, but not the 38 moderate income tenants in Building E.
- **Fall 2025:** Within 3 months after full occupancy of Building E, CRU must:
  - Hold elections to elect a new 7 member board
  - Seek recognition from the SHA - similar to what was done in 2016.

**Mass Union of Public Housing Tenants might be able to help with the election process.**

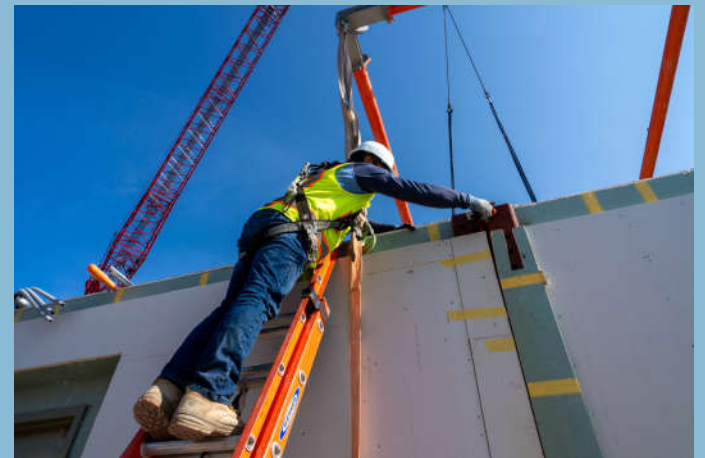
# Clarendon Residents United

- CRU will have a dedicated office and access to meeting space in Building E.
- In Building E CRU will have the right to:
  - Provide input into the new owner's hiring of management office staff
  - Provide input when POAH solicits bids for a different or additional eviction law firm
  - Provide input into pre-occupancy orientation - including the rules and expectations about behavior.



# Upcoming Events

- **Next Construction Resident Meeting:**  
March 17 at 6:30PM
- **Looking ahead through June 2025 Meetings:**  
April 21, May 19, June 23
- **HOU is on site:** Monday - Friday from 8AM - 4PM
- **SCC is on site:** March 6 from 9AM - 11:30AM
- **CRU Office Space:** 139 Alewife Brook Pkwy #17C





# CLARENDON HILL PHASE II

**Public Hearing**  
**2/27/25 @ 6:00pm**  
West Somerville  
Neighborhood School

**MAYOR KATJANA  
BALLANTYNE**

Office of Strategic Planning  
and Community Development

**Discussion of City of Somerville proposed  
Section 108 loan application for Clarendon  
Hill Phase 2.**



Miranda Rubin  
mrubin@somervillema.gov  
93 Highland Ave, 3rd fl.

For **ADA** accommodations, please contact 311  
\*You may request interpretation in any language by  
calling 311 (617-666-3311) or at  
somerviva@somervillema.gov



Scan this QR code  
below to learn more:



Learn about the  
Somerville Community Corporation's

## **Economic Opportunity & Community Programs**

- Asset Building
- The First Source Jobs Program
- One-on-one Financial Literacy
- First Time Homebuyer Classes
- Digital Literacy Classes



# Digital Literacy Program

- Computer Basics Class
- Microsoft Office Class
- Intermediate Workshops

Scan this QR code with  
your phone for more info



Or call (617) 410-9919



- Free Help Tech, Basic Computer Classes, Hotspot and Laptop( if eligible)
- Éd teknik ak kou Bazik sou Teknoloji Gratis, Hotspot ak Laptop(si ou eligib)
- Ayuda Técnica, Alfabetizacion Digital Gratis, Hotspot y Computadora Portatíl(si es elegible)
- Ajuda Técnica, Alfabetizacao Digital Gratuito, Hotspot e Notebook(se elegível)





## **First Source Job Readiness Program**

### **Services provided in:**

- English
- Haitian Creole
- Spanish
- French

**Scan this QR code with your  
phone for more info.**



**Or call (617) 410-9905**



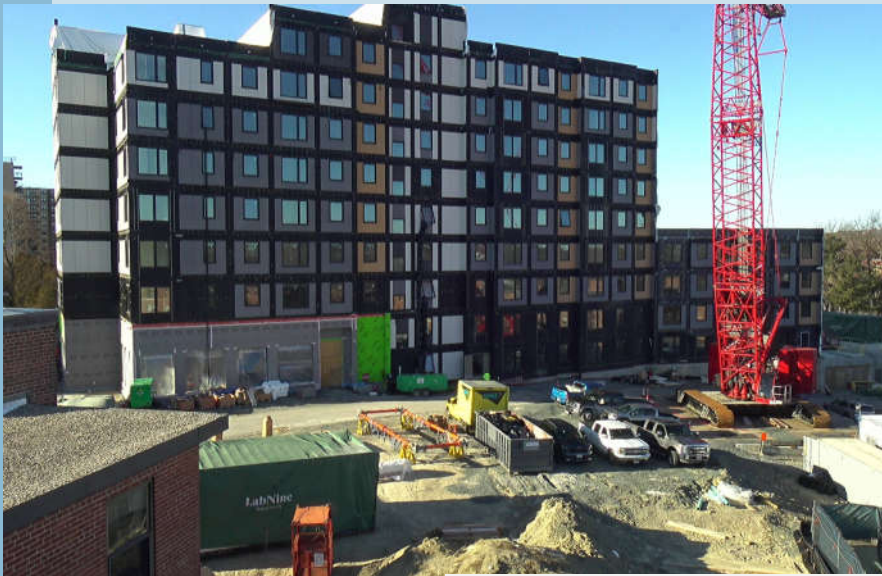
### **Career Coaching**

- Resume and Cover Letter Assistance
- Interview Prep
- Basic Computer Understanding
- ESOL Classes
- Trade Trainings
- Community Resources

# Watch the work happen!

Go to [ClarendonHill.org](https://ClarendonHill.org) and click on "Construction Updates"

Or use this QR code:



January 8<sup>th</sup>, 9:40am

## Do you have questions? Please contact:

- **Clarendon Residents Union (CRU):**
  - **ClarendonResidentsUnion@gmail.com**
- **Developers:**
  - **Mel Miller:** mmiller@poah.org
  - **Bonnie Bastien:** bbastien@somervillecdc.org
- **Relocation Specialist:**
  - **Kamika Marsh:** kmarsh@housingopportunities.com (617-344-9616)