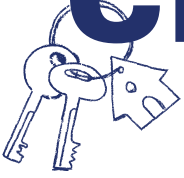


CLARENDON HILL

RESIDENT UPDATE NEWSLETTER



IN THIS ISSUE

- Re-Occupancy Information
- Construction Updates
- Information on State vs Federally Funded Unit Regulations
- Answers to Frequently Asked Questions (FAQ)
- SCC Resources Available to You
- and More!

NEXT RESIDENT MEETING: March 17th at 6:30pm

Please join us for our upcoming resident meeting on March 17th at 6:30 PM at the **West Somerville Neighborhood School** or via **Zoom**. Food and beverages will be provided.

The meeting is held in English, Spanish, Portuguese, and Haitian Creole in-person and on Zoom.



HOU IS HERE TO HELP!

For any questions about relocation visit HOU's Clarendon office at 278 Powder House Blvd. to speak with **HOU's Relocation Manager, Kamika Marsh. from 8am - 4pm Mon.-Fri.**

You can also email Kamika at kmarsh@housingopportunities.com or call 617-344-9616

UPCOMING RESIDENT MEETINGS

- April 28th - 6:30pm
- May 19th - 6:30pm
- June 23rd - 6:30pm

SCC OFFICE HOURS

If you have questions about or need assistance to acquire resources like rental/utility assistance, immigration issue resources, job search assistance, and more, you can contact Bonnie Bastien at SCC.

Bonnie holds office hours at the HOU office at Clarendon Hills located at 278 Powder House Blvd. the week before each monthly Resident Meeting.

There will be a language interpreter to assist with communication for non-English speakers.



UPCOMING SCC OFFICE HOURS

- **Thursday, March 13th** : 9am - 1pm
- **Thursday, April 24th** : 9am - 1pm
- **Thursday, May, 15th** : 9am - 1pm
- **Thursday, June 19th** : 9am - 1pm

ANTICIPATED RE-OCCUPANCY TIMELINE

- **Current tenant screening:**
Early Summer 2025
- **Parking space lottery:**
Summer 2025
- **Unit assignment:**
Mid-to-late Summer 2025
- **Non-public housing unit lottery:**
Summer 2025

Please direct interested applicants to:
20stephenson@poahcommunities.com
www.20stephenson.com

RE-OCCUPANCY OVERVIEW

Prioritization Criteria

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 1 relocates)
3. Priority households who moved off site
4. Priority households who remained in place in Phase 2 buildings (Phase 2 priority households)
5. Non-priority households living in Phase 2
6. Non-priority households relocated off-site

CONSTRUCTION UPDATES

CONSTRUCTION TIMELINE

- **Stacking of modular boxes:**
9 months (June 2024-April 2025)
- **Vertical construction completion:**
May 2025
- **Finish site work & landscaping:**
Estimated 4 months (May-August 2025)
- **Expected Completion:**
August 2025
- **Moves into New Building**
3 months (September-November 2025)

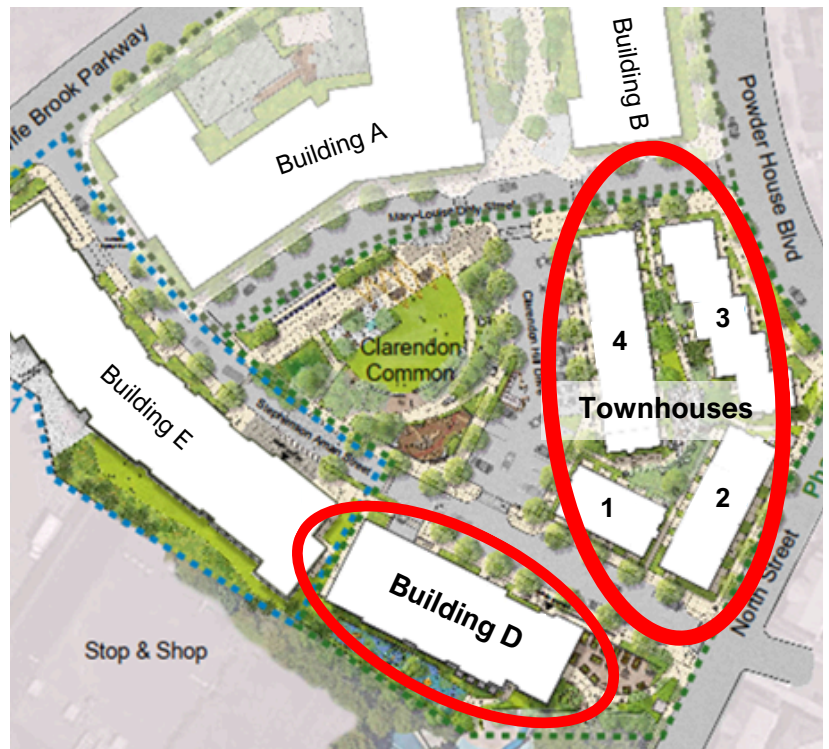
CURRENT STATUS

- **Stacking expected to be completed by April**
 - Block 1 stacking is complete
 - Block 1 roof installation completed this month (March)
 - Block 2 stacking estimated completion by April 30
- **Amenity space work is ongoing** - which includes the lobby, residential lounge, mailroom/package area, offices, and community room.
 - MEP is signed off, drywall almost complete, and painting, flooring, and millwork will start in April.
- **Corridor Mechanical, electrical, and plumbing (MEP) work is ongoing.**
- **Electricity to Building E is now connected**

PHASE 2 UPDATE

All funding for Phase 2 has been secured!

- **Construction will begin mid 2026** after Building E is complete and fully leased
- **Construction anticipated to be complete in 2028**, with building fully leased up in 2029
- **Building D will include a Head Start classroom**



SIGN UP FOR IMPORTANT ALERTS

To register for updates:

Text CLARENDONHILL to 8447642012

Visit the construction page:

www.clarendonhill.org/resident-info/construction-updates/

**For any maintenance-related concerns
including pest control, repairs, and upkeep**

Contact SHA at 617-625-4522

**Is there information you would like covered
in the next resident meeting
or in the next newsletter?**

Contact:

**Bonnie Bastien, Manager of Community Building, SCC
bbastien@somervillecdc.org**

More information about resources from the
Somerville Community Corporation can be found
on the last pages of this newsletter

A Comparison of Old Units & New Units

in Building E, D, and the Townhouses

	Old Clarendon Buildings	New Clarendon Units in Building E & D (Phase 1 and 2)	
	All Units are State-Funded	147 New Units: State-Funded	54 New Units: Federal-Funded
Property Management Company	Somerville Housing Authority (SHA)	POAH Communities	POAH Communities
Recertification Agent	Somerville Housing Authority (SHA)	POAH Communities	POAH Communities/SHA
Rent Calculations (*income is defined differently for state and federal units)	Tenants pay 32% of income for rent	Tenants pay 32% of income for rent	Tenants pay 30% of income for rent*
Are Utilities Included?	Yes	Yes	Yes
Minimum Rent Payment	\$5	\$5	\$0
Immigration Status Restrictions	No Restrictions	No Restrictions	At least 1 member of household must be a US citizen, legal permanent resident, or other eligible status. In a mixed status household rent would be pro-rated and can create a rent burden for the household. Households with any members with ineligible immigration status will not be placed in federal units. Households will first be offered federal units and can choose to accept or decline. If declined, they will be placed in a state unit.
Student Status Restrictions	No Restrictions	Not eligible if household is entirely full-time students <u>except for</u> married couples, single parents, TANF, participation in job-training programs, and foster children.	Not eligible if enrolled in higher education and <u>all of the following</u> : under 24 years old, not veteran, not married, no kids, and not disabled.
Other Mandatory Status Restrictions	None	None	Mandatory denial related to sex offender status, drug related criminal activity, and other criminal statuses/activity.
Protections Regarding Eviction	Process requires pre-court administrative procedure, establishes grounds for eviction, and defenses to eviction.	Same	Same

Clarendon Hill FAQ for Building E

March 4, 2025

1. When can I move into my new unit in Phase 1 (Building E)?

At this moment, POAH will begin assigning units in Building E between June and July 2025. Move in dates are projected to be between September and December.

2. What is the order in which tenants will be assigned a unit?

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

3. Will my lottery number be used in the re-occupancy order?

Yes, re-occupancy order is determined using the categories described above and lottery number.

4. Will I definitely be placed in a new Clarendon unit in Building E (Phase 1)?

All affected residents have the right to return to the redeveloped Clarendon Hill. The timing for a family's return will be based on their re-occupancy order and household size, given the availability of different unit sizes. Most families will return during Phase 1, but some families won't be able to return until Phase 2 is completed. If you have any questions regarding re-occupancy or relocation, please contact HOU's Kamika Marsh (kmarsh@housingopportunities.com; 617-344-9616).

5. How will my rent be calculated?

- If you are placed in a state-funded unit, rent is calculated as it has been previously using state rules. This means that tenants pay 32% of their income.
- If you are placed in a federally-funded unit, rent will be calculated using federal rules (the same as the Section 8 program). This means that tenants will pay 30% of their income for rent.
- Please note that the definition of "income" and what is allowed for deductions differ between the programs. Depending on circumstances, tenants in the units with federal funding may pay more or less than they are paying under the state public housing program. More details about the different rent formulas will be provided at a later date.

Please see page 5 for a comparison of state and federally-funded units and how it may effect you.

6. Will the cost of my utilities be included in my rent?

Yes, like now, all utilities will be included in the rent. Tenants will not pay for electricity, gas, heat, hot water, water, or sewer.

7. What will my apartment include?

Each apartment will have a refrigerator, dish washer, microwave, stacked washer and dryer, and central air conditioning. Each tenant will have control over their own heat and own air conditioning.

8. Will I have a parking space?

- There will be 50 parking spaces in Building E's podium that will be offered to current Clarendon Hill residents who are assigned one of the 130 apartments in Building E. To enter the lottery, the car must be registered in the household's name and registered to a Somerville address. If a household receives a parking space in the lottery, their car will need to be registered to 20 Stephenson within 60 days.
- 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). This lottery will be held between May and August of 2025 and will be held each year.
- Households who are not assigned a space via the lottery will need to find on-street parking.
- There is limited parking on site during the construction of Phase 2, 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.
- Currently, there are 40 registered cars at Clarendon Hill. In addition to the 50 spots in the lottery and the additional street parking spaces, there will also be likely 19 parking spaces offered in a lottery for Building D and likely 21 spaces offered in a lottery for the townhomes.

10. What if my household has 2 cars?

You MAY be able to be able to get a spot for a second car depending on if there are any parking spaces left after the lottery for the moderate income apartments. Below is the current proposed process (this may change):

1. Lottery for the 50 spaces to the 130 replacement units
2. If spots remain, lottery for the remaining spaces to the 38 moderate income units
3. If spots remain, lottery for the remaining spots for any household with 2 cars

11. Will I need to pay for on-street parking permits annually if I don't get one?

Anyone who is not assigned a parking space after the lottery will need to park on-street. Based on parking availability around Clarendon Hill, this likely means purchasing a resident parking sticker through the City of Somerville for \$40/year. There is no charge if age 65+ years old (or if you have a handicapped placard).

12. I need new furniture. Will I be given information about free furniture resources?

Below are free resources available for residents in need of basic household furniture. All resources below require a referral from an organization like SCC or the Somerville Office of Housing Stability. If a household has a question about furniture needs, please reach out to Bonnie at SCC (bbastien@somervillecdc.org, 617-410-9910)

- **Mission of Deeds (www.missionofdeeds.org) 781-944-9797**
 - Requires a referral from SCC or the Somerville Office of Housing Stability
- **Household Goods (www.householdgoods.org) 978-635-1710**
 - Requires a referral from SCC the Somerville Office of Housing Stability
 - Transportation assistance may be available. If you are replacing existing furniture, you will not be eligible. Call for more information.
- **Fresh Start (www.freshstartfurniturebank.org) 508-485-2080**
 - Requires a referral from SCC the Somerville Office of Housing Stability
- **New Life Furniture Bank (www.newlifefb.org) - no phone number provided**
 - Requires referral

13. Can I stay in my relocation apartment permanently?

You might be able to stay in your relocation apartment permanently. If you moved into another SHA owned apartment, you can remain in that apartment permanently but your rent would then be calculated based on the rent formula for that building. If you moved to the Mystic federal development, you may pay less rent but will have to pay electricity. If you moved into an apartment not owned by SHA, the SHA will stop paying the extra rent and any utilities shortly after you are offered an apartment at the new Clarendon Hill. In that circumstance you would be responsible for the full rent and any utilities.

14. Who will be the property manager for Building E, D and the townhomes?

POAH's management company called POAH Communities ("POAHC") will manage Building E, along with Building D and the townhomes.

15. What are my rights as a returning tenant to the new Clarendon development?

- All tenants will sign a lease (similar to the current one).
- All tenants will have the right to the same grievance procedure as now, except that the first step in the procedure (the private conference) will be with POAHC instead of SHA. If not resolved, the grievance would move on to the SHA grievance panel.

16. Will I need to disclose my immigration status in the re-occupancy process?

No, you will not need to disclose your immigration status during the re-occupancy process. However, if you prefer to be placed in a federally funded unit, you will need to disclose and document your immigration status.

17. Will I be provided assistance with moving into the new unit?

HOU will provide moving supplies and arrange for a moving company, transfer of cable, and if requested, packing and unpacking assistance.

18. What if I have a pet?

The SHA pet policy applies. A copy is on the SHA's website. Cats who were registered with the SHA by the deadline, caged birds, and fish are permitted. Assistance animals are also allowed.

19. What will the process be to pay rent?

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.

Tenants will not be able to mail or hand-deliver their rent to the bank, as they can do now.

20. Will there be changes to the tenant association?

The Clarendon Residents United (CRU) will 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 or the units with federal funding. Within 3 months after the full re-occupancy of Building E, CRU must hold elections for a new 7-member board and seek recognition from the SHA, similar to what was done in 2016. Mass Union of Public Housing Tenants may be able to help with the election process.

21. Who do I contact about issues with re-occupancy?

For issues with re-occupancy, please contact:

Kamika Marsh, Relocation Specialist for HOU

Email: kmarsh@housingopportunities.com

Phone: 617-344-9616

22. Who do I contact if I need resources like rental assistance, immigration issue resources, job search assistance, etc.?

For assistance with other resources, please contact:

Bonnie Bastien, Manager of Community Building at the Somerville Community Corporation

Email: bbastien@somervillecdc.org

Phone: 617-410-9910

23. Who do I contact if I have legal questions about those rights and what I am entitled to?

For assistance with legal matters, please contact Susan Hegel

Email: shegel@gbls.org

Phone: 617-603-2712