



CLARENDON RESIDENT MEETING
JUNE 23, 2025

Introductions

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

Meeting Agenda

- Introductions
- SCC Programs and Events
- Phase 1 Construction Updates and Timeline
- Relocation and Re-Occupancy Updates
- Phase 2 Updates
- SHA Office Hours & Upcoming Events
- Q&A

Phase I Construction Updates

- Amenity space work is ongoing, including painting, flooring, and millwork
- Block 1 corridor finishes are underway, including painting, ceiling, and finishes
- Block 2 corridor mechanical, electrical, and plumbing work is ongoing
- Units are undergoing final punch list preparation and testing
- Full building's roof completed in May



Phase I Construction Timeline

- Stacking of modular boxes: 10 months (June 2024-April 2025)
- Vertical construction: 16 months (January 2024-May 2025)
- Site work & landscaping: est. 4 months (May-Aug. 2025)
- Anticipated Completion: August 2025
- Resident moves into 20 Stephenson: 3 months (Sept.-Nov. 2025)

Anticipated 20 Stephenson Re-Occupancy Timeline

- Current tenant screening: June/July 2025
- Parking lottery: Summer 2025
- Unit assignments: Late Summer 2025
- Non-public housing unit lottery: Summer 2025

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

Relocation and Re-Occupancy Updates

- As Phase 1 construction nears completion and preparing for Phase 2 construction begins, households will either move into the new building or relocate off-site. HOU is actively working with specific 3-bedroom households to plan upcoming off-site moves.
- In early June, households expected to return to 20 Stephenson received one of three notices:
 - **POAHC Notice + Material Packet** for right-sized returning families
 - **HOU/POAH Notice** for families temporarily housed in Phase 1 until Phase 2 completion
 - **HOU/POAH Notice** for families who will be over-housed in Phase 1
- HOU is on site Monday-Friday, 8a-4p, to answer any relocation questions
- POAHC is on site Monday-Thursday 8a-4:30p and Friday 8a-2:30p to answer any 20 Stephenson re-occupancy questions (278 Powder House Blvd, #14B)

Phase 2 Updates

- Phase 2 funding has been received!
- Construction will begin in mid-2026 after Building E is complete and fully leased
- Construction anticipated to be completed in 2028, with building fully leased up in 2029
- Phase 2 includes Building D (58 units) and Townhomes (34 units), along with a Head Start classroom and playground, community garden, and park space
 - Note: This is likely the final growing season for the current Clarendon Hill garden. The Development team is working with SHA to identify a possible interim garden option during Phase 2 construction.



SHA Office Hours

- Tuesday: 8AM – 4PM
- Thursday 8AM – 7PM
- If you need to meet outside of these hours, you can schedule an appointment by calling 617-666-0425 or 617-625-1152, ext. 805, or by emailing wilmerc@sha-web.org.
- You can also contact maintenance directly for any maintenance emergencies or to submit work order requests at 617-625-4425.

Upcoming Events

- **Next Resident Meeting:** July 21st (Remote Only)
- **SCC is on site:** July 17th from 9a-1p
- **HOU is on site:** Monday-Friday from 8a-4p
- **POAHC is on site:** Monday-Thursday 8a-4:30p and Friday 8a-2:30p (278 Powder House Blvd, #14B)
- **CRU Office Space:** 139 Alewife Brook Pkwy #17C



Do you have questions? Please contact:

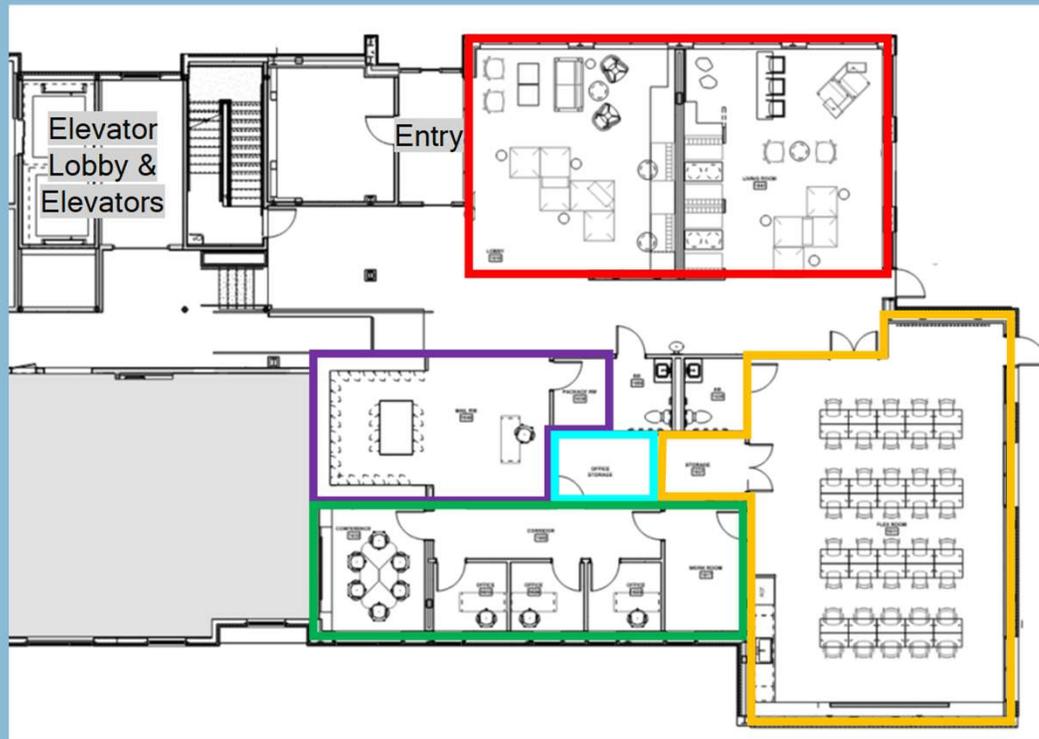
- **Clarendon Residents Union (CRU):** ClarendonResidentsUnion@gmail.com
- **Developers:**
 - **Jamie Carroll:** jcarroll@poah.org
 - **Beatriz Gomez-Mouakad:** bgomez@somervillecdc.org
- **Community Building, Engagement, and Organizing:**
 - **Bonnie Bastien:** bbastien@somervillecdc.org
- **Relocation Specialist:**
 - **Kamika Marsh:** kmarsh@housingopportunities.com; 617-344-9616
- **Management Team (POAH Communities):**
 - **Tomson Wang:** jwang@poahcommunities.com; 617-939-1977

APPENDIX

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 Amenity Space Overview



Lobby & Residential Lounge

Mailroom and Package Area

CRU Office

Management Offices

Community Room