

Kijan pou w koute tradiksyon lang lan:

Windows | macOS | Kliyan sou Entènèt

1. Nan kontwòl reyinyon ou/oswa webinar ou, klike sou **Entèpretasyon**.
2. Klike sou lang ou ta renmen tande a.
3. **(Opsyonèl)** Pou w tande sèlman lang entèprete a, klike sou **Ansil Original Audio**.

Android | iOS

1. Nan kontwòl reyinyon ou, tape sou bouton **plis** (twa ti pwan).
2. Tape sou **Entèpretasyon Lang**.
3. Chwazi lang ou vle tande a.
4. **(Opsyonèl)** Tape sou bouton pou **mete son orijinal la sou silans**.
5. Tape **Fini**.

Cómo escuchar la interpretación de idiomas:

Windows | macOS | Cliente web

1. En los controles de tu reunión o seminario web, haz clic en **Interpretación**.
2. Haz clic en el idioma que deseas escuchar.
3. **(Opcional)** Para escuchar solo el idioma interpretado, haz clic en **Silenciar audio original**.

Android | iOS

1. En los controles de la reunión, toca el botón de **más opciones** (tres puntos).
2. Toca **Interpretación de idiomas**.
3. Selecciona el idioma que deseas escuchar.
4. **(Opcional)** Activa la opción para **silenciar el audio original**.
5. Toca **Listo**.

Como ouvir a interpretação de idiomas:

Windows | macOS | Cliente da web

1. Nos controles da sua reunião/webinário, clique em **Interpretação**.
2. Clique no idioma que você gostaria de ouvir.
3. **(Opcional)** Para ouvir apenas o idioma interpretado, clique em **Silenciar áudio original**.

Android | iOS

1. Nos controles da reunião, toque no botão de **mais opções** (três pontos).
2. Toque em **Interpretação de idioma**.
3. Escolha o idioma que deseja ouvir.
4. **(Opcional)** Toque na chave para **silenciar o áudio original**.
5. Toque em **Concluído**.

How to Listen to the Presentation in English:

1. In the controls of your meeting or webinar, click on **Interpretation**.
2. Click on the language you want to listen to.
3. **(Optional)** To hear only the interpreted language, click on **Mute original audio**.

Windows | macOS | Web Browser

1. In the meeting, tap the **More options** button (three dots). controls
2. Tap **Language Interpretation**.
3. Select the language you want to listen to.
4. **(Optional)** Turn on the option to **mute original audio**.
5. Tap **Done**.

Android | iOS



CLARENDON RESIDENT MEETING
AUGUST 25, 2025

Introductions

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

Meeting Agenda

- Introductions
- CRU Updates – Office, Budget, MOU, Elections
- Phase 1 Construction Updates and Timeline
- Relocation and Re-Occupancy Updates
- Phase 2 Updates
- SHA Office Hours & Upcoming Events
- Q&A

CRU's Memorandum of Understanding with POAH and SHA

- Monthly Meetings with POAH-C
- Quarterly Meeting with SHA
- Private Office Space in Building E (that is accessible 24/7 and not through management office) with POAH providing –
 - Telephone line
 - Wifi
 - Furniture (desk, chairs, filing cabinet, table, bookshelf)
 - Basic office and cleaning supplies

CRU's Memorandum of Understanding with POAH and SHA

- Access to the conference room (in management space), the large meeting room in Building E, and to copiers at POAH and MAC
- Input into hiring of any person that has direct dealing with tenants
- Input into eviction law firm when POAH solicits or re-solicits a firm
- Input into policy changes that affect Clarendon tenants
- Tenant participation funds will be based on the number of tenants with the right to return (168). This will increase as other phases are done with the addition + \$5000 (as per Relocation Agreement)

Proposed CRU budget

Proposed CRU budget for 2025-2026 (for discussion at the 8/25/2025 meeting)			Explanation
	\$ 9,200		\$25/unit x 168 units = 4200 + 5000 POAH
Furniture/Equipment (not supplied by POAH)			
Folding Chairs for Office	\$ 120		4 folding chairs at 30/each
Office Equipment not supplied by POAH	\$ 1,550	\$ 350	copier/scanner/printer/fax
		\$ 1,000	two computers (lap top and/or desk top)
		\$ 100	Laminator machine
		\$ 100	Lamination pouches
		\$ 1,550	TOTAL
Office expenses (not covered by POAH)			
printer ink	\$ 200		
Photocopying	\$ 300		
Miscellaneous Paper Supplies	\$ 100		
Postage	\$ 100		
Bank Service Charges	\$ 100		
Fee for D/B/A certificate (to open bank account)	\$ 60		
MassUnion related Expenses			
MassUnion dues	\$ 50		
Mass Union conference (travel and registration for 3)	\$ 1,260		200/person x 3; 600 car rental; \$60 gas
General CRU meetings (2)			
Food, Drinks, Paper Goods	\$ 1,000		500 per meeting
Interpretation	\$ 1,080		\$120/hour for each language with headset x 3 languages x 1.5 hour x 2 meetings
Other CRU events			
Tenant Events 3x per year	\$ 1,500		500 per event
2025 Election Costs			
Two meetings - food, drinks, interpretation	\$ 1,780		350 food/drinks/paper supplies x 2 meetings
			1080 interpretation at meetings; in house translation
TOTAL	\$ 9,200		

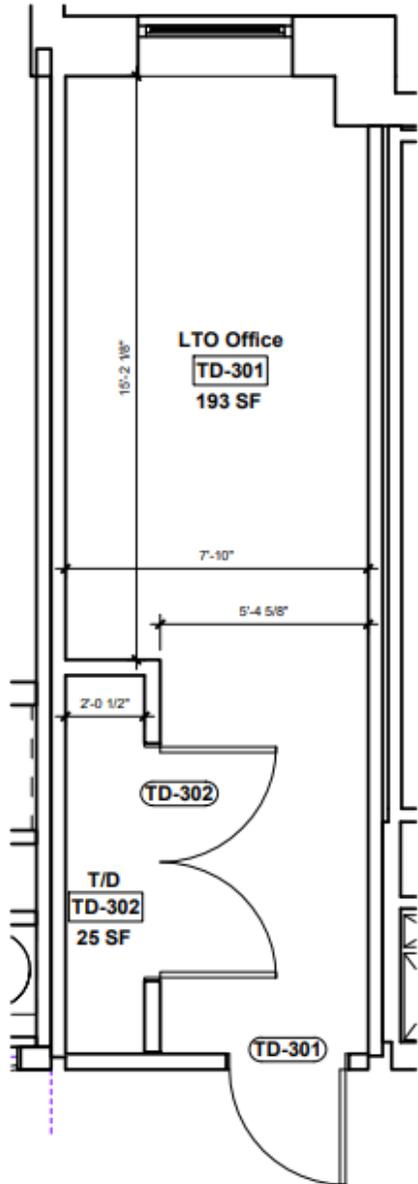
CRU Elections

- CRU is required to hold new elections for its Executive Board within three (3) months of full occupancy of Building E.
 - Assuming there is full occupancy in November 2025, this means that elections must take place **December 2025 – February 2026.**
- Under the bylaws, there is a **7 member executive board consisting of two co-presidents, one treasurer, and 4 board members.**
- **There will be an election committee of 2-5 members** to help organize the elections
- **To run for a position on the Board:**
 - You need to be at least 18 years old
 - You must be on the lease
 - You need to have been active in CRU and attended some meetings in last 12 months before the election

CRU Documents

- For copies of the following documents, please reach out to co-president Jessica Turner (jturnercru@gmail.com) or CASLS attorney Susan Hegel (shegel@gbls.org and 617 603 2712):
 - ✓ Memorandum of Understanding (not yet signed)
 - ✓ CRU Bylaws
 - ✓ CRU's proposed budget

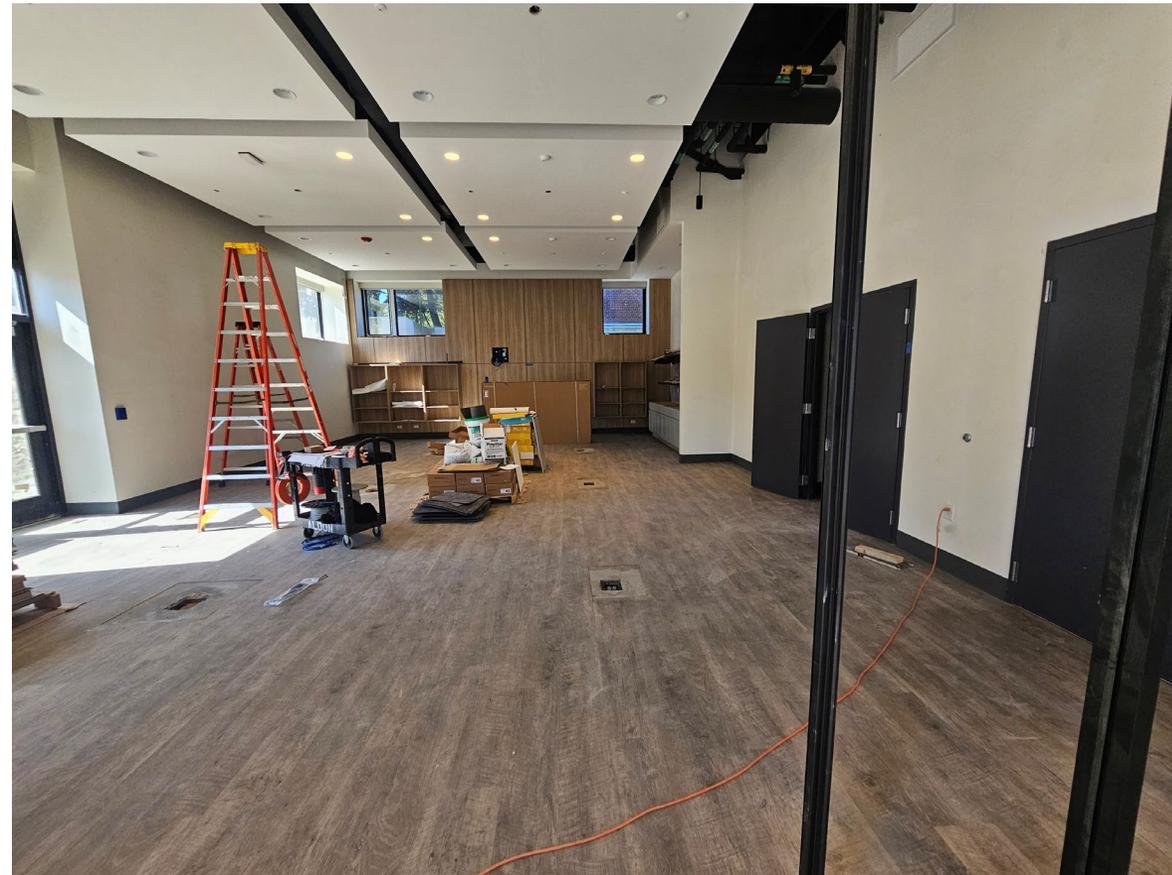
CRU Office Space in Building E



CRU Office



Community Room





Phase I Construction Updates

- **Amenity space work is ongoing**, including painting, flooring, millwork, and lighting
- **Block 1 corridor finishes are underway**, including final painting, ceiling tiles, carpet, and lights
- **Block 2 corridor finish work has started** with painting, ceiling grid, and carpet
- **Units are undergoing final punch list preparation and testing**
- **Roof work is nearing completion with all mechanical equipment**
- **Curbing has started with sidewalks starting in late August**



Phase I Construction Timeline

- Stacking of modular boxes: Completed
- Vertical construction: Completed
- Site work & landscaping: est. 4 months (May-Aug. 2025)
- Anticipated Completion: Mid September 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:** Early Fall 2025
- **Unit assignments:** Ongoing
- **Non-public housing unit lottery:** Completed

**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 to begin, households will either move into the new building or relocate off-site. HOU is actively working with households to coordinate these 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, 8am-4pm, 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**



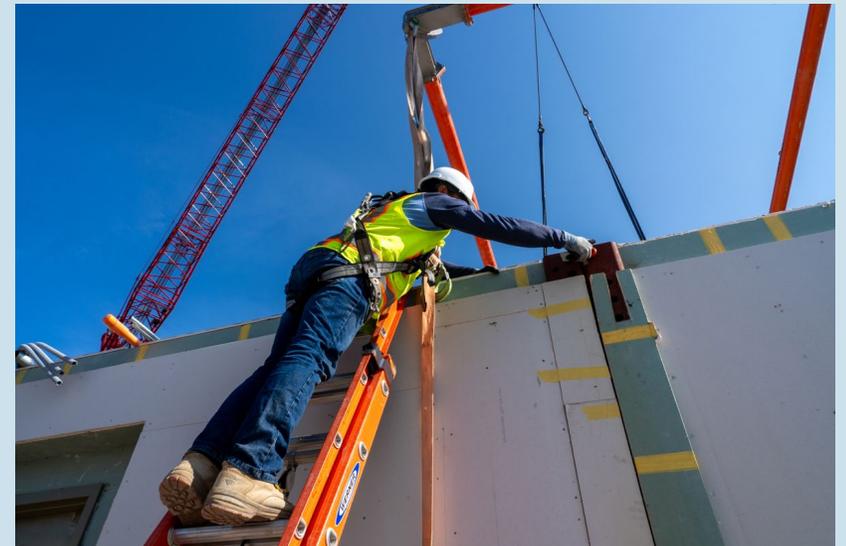
Note: This is likely the final growing season for the current Clarendon Hill garden. The development team is working with SHA to identify a possible interim garden option during Phase 2 construction.

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:**
Monday, September 22nd 6:30-7:30
- **SCC IS ON SITE: Thursday, September 18th 9am-1pm**
- **HOU IS ON SITE: Monday-Friday 8am-4pm**
- **POAHC IS ON SITE AT 278 POWDER HOUSE BLVD, #14B:**
 - Monday-Thursday 8am-4:30pm
 - Friday 8a-2:30p
- **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
- Relocation Specialist:
 - Kamika Marsh: kmarsh@housingopportunities.com; 617-344-9616
- Management Team (POAH Communities):
 - Tomson Wang: jwang@poahcommunities.com; 617-939-1977
- Community Building, Engagement, and Organizing (SCC):
 - Bonnie Bastien: bbastien@somervillecdc.org