

June 8 Glendale Redevelopment Meeting

Comments and Questions

General Comments

The following were submitted as general comments; we acknowledge them and will consider them as we continue planning for Glendale.

1. We pay Fair Market Rents now
2. This redevelopment will destroy the community
3. I'm against this plan, I don't want to move
4. The government settled us here; we don't know where you want us to go
5. 10 year resident, there is no problem with this community, no crime; the school is here, the park – kids play there. We don't want to leave.
6. 7 year resident, MPHA has been very supportive of me
7. We want to stay. Good place to live, we have a community
8. I agree with what you are trying to do we are going to have to move. MPHA will follow the rules, MPHA has addressed people's questions, and they need to renew these houses.

Relocation

9. Relocation – What are the moving costs, who pays?

MPHA will be required to pay moving costs and relocation services. Under RAD, HUD has specific requirements related to relocation. MPHA will provide relocation counseling and financial assistance to help residents move. MPHA will provide more detailed information as the time for relocation planning gets closer to reality.

10. Will all 184 families be able to come back?

All lease compliant families relocated under RAD will have the right to return.

11. Will residents be protected rent-wise during relocation and the move back to Glendale?

Residents who are relocated will continue to receive subsidized housing during the time they are relocated and should the resident decide to move back, the resident will be in subsidized housing.

12. After relocation, people will never come back. We won't move. Rent will go up.

HUD requires that owners participating in the RAD program allow residents who were relocated to return to the development and that their rent remain at 30% adjusted income.

13. Prospect Park requested low income housing in the 1950's -- There is a strong social justice belief in the neighborhood. Keep that in mind. We supported Pratt School too and Luxton Park. Please ensure that during the transition period that the school, park, Head Start, food shelf, and other social services are preserved.

MPHA is appreciative of the commitment and support that the Prospect Park community has provided to public housing residents in Glendale and the importance of residents to the school, park, food shelf, and services in the community. We will be working with the residents, community members and the various service providers and institutions in the neighborhood as this process moves forward.

Private Developer Concerns

14. Private developers will push people out

MPHA is pursuing this opportunity to preserve long term affordable housing for very low income families for now, during the transition, and into the future. Federal Law, HUD requirements and the MPHA agreements with a successful developer will mandate the preservation of the affordable housing at Glendale.

15. If there is no money to repair the house right now, how can we be sure that the private developer will perform any better?

Currently the only resources MPHA has to support Glendale is the subsidy and limited capital funds from HUD and the rents from residents. These funds are inadequate to deal with the current and growing future needs of Glendale. The RAD program is designed to leverage private funding along with the various federal and other governmental resources to support the affordable units.

Planning Process

16. Many poor families live at Glendale. Is this a democracy? Will they have a voice?

MPHA residents will have a voice and an impact on the future of Glendale. However, it is the overall responsibility of MPHA, the City, and Federal government to make decisions that are in the long term interest of the Glendale Community. The decisions made must not only take into account the current wishes of residents but anticipate what is necessary to preserve affordable housing for families into the future.

17. We (residents) don't know who you are (MPHA staff)

MPHA staff will be introduced at each meeting with residents and contact information for staff will be provided on the Glendale page of MPHA's website and information materials produced by MPHA. Information about MPHA and the Glendale project can be found at our website: www.glendaletownhomes.org or you can e-mail questions to glendaleinfo@mplspha.org

18. Grew up in Glendale and went to UMN. Happy to have better housing but have questions about the process, need more information on relocation, don't silence people.

The planning process for Glendale is just beginning. MPHA will involve Glendale residents, Prospect Park neighbors and other interested persons and organizations in all actions related to the redevelopment of Glendale. We look forward to your and others involvement in this process.

Redevelopment Plans/Fixing up Units

19. There are 184 low income units, will there be more?

In addition to the 184 low income units we anticipate that will be additional affordable and market rate units constructed at Glendale.

20. How did we pick Glendale to redevelop?

Combination of the cost of the physical improvements needed at Glendale and the opportunity it presented: Location, size, make it a site that can be redeveloped.

21. How long will it take to complete the project?

Depending on the phasing, about 3-5 years once we get started.

22. Why hasn't MPHA tried to get more fix-up funding from other sources like the State, City, County, etc. Are there other sources to fix-up Glendale?

HUD funding and tenant rents cannot come close to paying for the major physical needs that have been identified at Glendale. A 'fix-up' strategy is not a realistic way to address Glendale's needs. MPHA has been successful in securing additional funding through the State, Metropolitan Council, County and the City but these sources have limited funds and often must be used for specific purposes. The funds awarded to MPHA have helped the Agency meet a number of critical needs.

However, reductions in HUD funding for Public Housing and loss of City Levy funds has forced MPHA to make strategic and targeted decisions for our properties. MPHA identified over \$15 million in physical needs for Glendale. Given this reality, MPHA believes the RAD program, along with a redevelopment strategy for Glendale, is most effective way to ensure that there will be housing for very low-income families in the Glendale community.

23. Where has the rent gone the Glendale residents been paying over the years. Surely the maintenance would not be so badly in arrears if rents had been used for maintenance all along.

Rental revenues alone are not enough to pay for all of the regular operating expenses (administration, utilities, maintenance, etc.) of the project. The project also receives subsidy from HUD to aid in covering these expenses. However, in recent years the subsidy amounts have gone down even further. MPHA has utilized the resources available, but has been unable to cover all of the needs.

Rent/Section 8

24. Will Residents pay Utility costs?

Residents generally pay 30% of their adjusted gross monthly income for rent. The calculation of rent includes utilities. So for residents who pay their own utilities the rent is reduced by the amount of the Utility Allowance. For residents where utilities are included, rent would be 30% of income.

25. A lot of landlords don't accept Section 8 Vouchers, how will this change/impact my family?

MPHA will be providing relocation counseling and moving assistance to families relocating from Glendale. Use of a Section 8 voucher may be one of the options for relocation. Section 8 participants have generally been successful in finding a landlord who will accept a Section 8 Voucher. In addition, MPHA relocation counselors will work with the families in identifying housing options and will continue working with the family until they are successful finding a new home.