



# Minneapolis Public Housing Authority

## Glendale Family Development

Glendale townhomes is a 14.5 acre site located in the Prospect Park neighborhood of Southeast Minneapolis. It was developed in 1952 with 184 residential units in 28 buildings. Glendale has served as home and a welcoming community to thousands of low-income families and, in recent history, as a cultural corridor for Southeast Asian and East African refugee families who have immigrated to the United States and Minnesota.

Due to its age, design and major capital needs Glendale is quickly becoming obsolete. Minneapolis Public Housing Authority (MPHA) conducted a physical needs assessment of Glendale which identified a total of \$15 million in capital improvements that include significant infrastructure and building system replacements and is expected to increase to \$27 million over the next 20 years. The current conditions at Glendale are a challenge to MPHA's strategic goals of creating sustainable and energy efficient buildings and neighborhoods while at the same time maintaining safe and affordable public housing for its residents.

If the issues facing Glendale are not addressed in the next three to five years, MPHA's ability to provide affordable public housing to a community that is in critical need of safe, well-managed affordable housing is in great danger and, along with it, a loss of the broad, community-based support that Glendale currently enjoys.

### Challenges Facing Glendale:

- HUD does not provide enough capital funds to upgrade public housing units like Glendale or to adequately maintain them for future use. Studies have shown that the capital need for the entire nationwide public housing stock is nearly \$26 billion.
- HUD public housing operating subsidies have become less reliable as well. HUD is actively looking at alternative ways to fund Public Housing, e.g. HUD has created the Rental Assistance Demonstration (RAD) program.
- Because Glendale is publically owned, it is not eligible for Low Income Tax Credits, HOME funds, or other public/private financing products.
- Mixed finance options are complicated and will need a private developer partner as either owner or co-owner of Glendale.
- MPHA does not possess any Housing and Redevelopment Authority (HRA) powers and will need to rely on the City of Minneapolis to assist in development, identifying potential developers and financing.

### Working Vision for Glendale:

*Redevelopment of a traditional public housing townhome development into a nationally recognized, culturally and economically diverse, sustainable, and amenity rich mixed-income and mixed-use neighborhood. This development will foster resident opportunity, growth and transformation as it contributes to and immerses itself into the surrounding community.*

### Goals:

- Identify potential partners and financing strategies to meet MPHA's vision and maximize opportunities for MPHA to play an integral role in the redevelopment of the surrounding community.
- Protect and preserve all 184 public housing units in the Glendale development as long term affordable family residential units and expand additional affordable housing opportunities in a new mixed income community.
- Develop Glendale into a vibrant economically diverse, multicultural and generational community while promoting sustainable development

- Create and structure housing and community development through engagement with partners to promote and enhance educational, workforce and self-sufficiency goals.
- Establish a senior housing development with a potential assisted living and memory care component that support aging in place and promotes the long term well-being of the community

MPHA is committed to preserving affordable housing at Glendale. This requires maximizing opportunities for redevelopment at Glendale. MPHA intends to submit an application to HUD's Rental Assistance Demonstration Program (RAD).

RAD seeks to preserve affordable housing by providing continued subsidies to residents and housing providers with access to more stable funding in order to replace obsolete public housing. In addition, RAD encourages the development of other types of housing which can support low-income housing that is part of the new development.

Under MPHA's RAD initiative, the Agency will partner with the City of Minneapolis and a private developer to create a new mixed income community that preserves 184 units of housing for low-income families, creates an equal or larger number of additional units and brings in funding from private, city, state and federal sources which will support the entire development.

The 184 affordable units will be subsidized through project base Section 8 Vouchers which will guarantee the long term affordability in the same manner as is currently provided by public housing. Residents' rents will be based on 30% of monthly adjusted income, as is currently done under public housing, and HUD requires the new development to protect many of the rights that are currently available to public housing residents.

In order to create this new development, MPHA will work with residents to plan for significant changes. The redevelopment of Glendale will require demolition of the current site and residents will need to temporarily relocate until the new development is completed. During the transition residents will not lose their housing assistance. Rents will remain subsidized. Residents will be provided with relocation counseling and financial assistance. Residents will be relocated to a unit that is similar to their current unit and, if needed, residents will be provided with a Section 8 Housing Choice Voucher to assist with relocation. Residents will also have the right to return to the new redeveloped Glendale once it is completed.

MPHA has a strong tradition and ongoing commitment to involving residents, its partners and the community in changes that need to be made. MPHA is making every effort to inform and include residents and key constituencies in the redevelopment process including:

- Publishing a monthly resident newsletter
- Hosting monthly meetings with residents and others from the community to share information and seek input
- Having MPHA staff attend and participate neighborhood meetings, community forums and other gatherings in the community to both listen and share information
- Creating a Glendale Redevelopment page on the Agency's Website
- Establishing a specific e-mail contact for questions, ideas and comments from residents and the community [glendaleinfo@mplspha.org](mailto:glendaleinfo@mplspha.org)
- Identifying key constituency contacts for communication and outreach
- Identifying key areas of redevelopment activities and creating specific fact and informational pieces e.g. Relocation Rights, FAQs, etc.
- Hosting key events: Meet the developer, Planning for amenities and etc.

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