



July 10, 2015

**Glendale Family Residents
Prospect Park Association
Community Members**

Minneapolis Public Housing Authority (MPHA) staff met with Council Member Cam Gordon and City staff and jointly agreed to initiate a more comprehensive and open approach to Glendale. This action resulted in a decision by the City to cancel the Public Hearing scheduled for July 14, 2015 and withdraw of the Housing Development Project Plan.

In addition MPHA, along with Council Member Gordon and City staff, hosted a meeting at Luxton Park for Glendale families and community members on July 9, 2015. There was general consensus that MPHA, the residents, the neighborhood and the City should collectively come up with long term workable solutions to address pressing physical needs and financial shortfalls at Glendale, while preserving a vibrant housing community.

Challenges Facing Glendale:

- MPHA conducted an independent physical needs assessment of Glendale which identified a total of \$15 million in physical 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, energy efficient and accessible homes while at the same time maintaining safe and affordable public housing for its residents.
- HUD does not provide enough capital funds to upgrade public housing units like Glendale or to adequately maintain them for future use. This issue is not unique to Glendale, 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 and have been significantly reduced from what they have been in the past.
- Because Glendale is publically owned, it is not eligible for Low Income Tax Credits, HOME funds, or other public/private financing products.
- MPHA is not able to access the City's Affordable Housing Trust Fund, nor levy Public Housing Tax Levy dollars through the City and funds from the State of Minnesota are extremely limited.
- MPHA does not possess any Housing and Redevelopment Authority (HRA) powers, which limits its flexibility in responding to the needs of Glendale.

Given the significant financial and physical needs facing Glendale during the next several years and increasing demands well into the future, inaction is not an option. Over the next six months MPHA will be working with you to identify options and strategies and, together, come up with a viable plan of action that will respond to the many critical challenges facing Glendale.

MPHA's efforts will include helping the community to better understand the needs and challenges facing Glendale, exploring options available to support Glendale and working with the community to develop a vision for Glendale that supports MPHA's mission of providing quality, well-managed affordable housing to low income families in the City of Minneapolis.

In that spirit we look forward to our partnership and finding the right path forward to make and keep Glenwood viable for decades to come.

Very truly yours,

MINNEAPOLIS PUBLIC HOUSING AUTHORITY


Cora McCorvey, MPHA Executive Director/CEO

cc: MPHA Board of Commissioners
Council Member Cam Gordon
Council Member Lisa Goodman
Craig Taylor, Executive Director, CPED
Andrea Brennan, Housing Policy and Development Director CPED
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