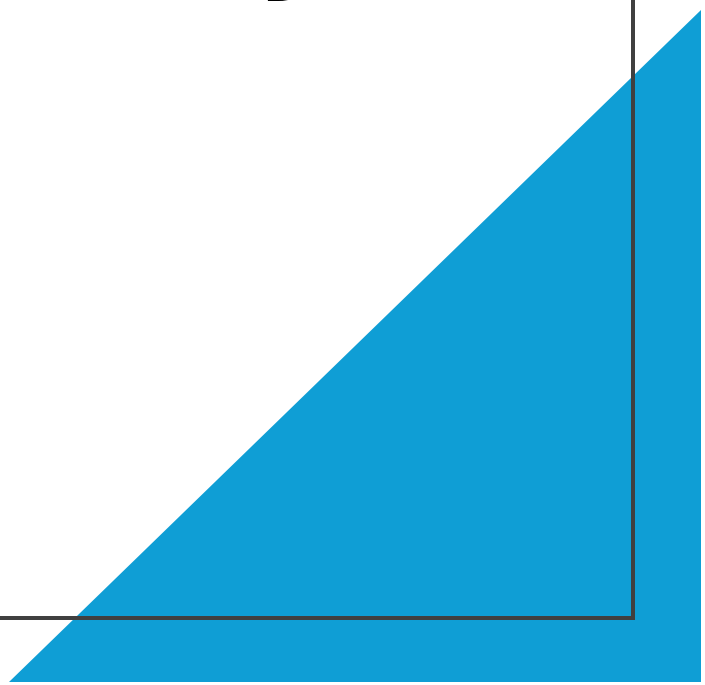


# Glendale Community Meeting

February 25, 2025



# Tonight's Meeting

1. Review what we have heard from you so far
2. Recent rehab and new construction projects
3. Potential approaches to improvements at Glendale
4. Questions and comments

# Recent Rehab & New Construction Projects

Elliot Twins Renovation & Expansion

Scattered Sites Conversion & Renovation

Family Housing Expansion Redevelopment

# Elliot Twins Renovation & Expansion

- Two high-rises with a total of 174 units, built in 1961
- MPHA's first conversion using HUD's Rental Assistance Demonstration (RAD)/Section 18 Program & various funding sources
- Completed \$27M in renovations, informed by resident voices
- Added 10 fully accessible units & large community building with new amenities
- On-site relocation; residents who relocated off-site had right to return



# Elliot Twins

## Resident Engagement

- Hosted multiple community-wide meetings to discuss the project
- Project design team met early with residents to learn about their priorities
- Created a Resident Design Committee to receive ongoing feedback
- Created a Rights & Relocation Committee to advise on relocation options & resident commitments
- Attended monthly resident council meetings to provide regular project updates



What we heard from residents	How we responded
Add air conditioning & new building systems	✓ Added fire protection, upgraded heating system & added air conditioning
Better unit finishes	✓ New flooring, cabinets, and fixtures
More accessibility	✓ Created 10 new fully accessible units
Larger laundry rooms	✓ Larger laundry spaces on first floors
Better community amenities	✓ Large community room with fireplace, internet lounge, exercise room
Better security and safety	✓ Central entrance, new guard desk, additional cameras
Retain green space, gardening, additional parking	✓ Raised gardening beds, benches/tables, increased parking



# New systems (in-unit heating/cooling)



# Updated kitchens & baths





# New Accessible Unit













# Scattered Sites Conversion & Renovation

- Converted 700+ scattered site family units from Public Housing to Section 8 subsidy
- Residents didn't lose their housing
- Since conversion, MPHA receives more than double the annual funding from HUD
- Allows MPHA to invest \$2-3M annually in renovations; have received more than \$10M in additional funding
- Various renovations include kitchens/baths, systems & exterior updates (new windows, roofing, siding)





## Accessible Kitchen Update



## Standard Bathroom Update





# Updated Exteriors to Homes





# Family Housing Expansion Redevelopment

- Redeveloped 16 sites/21 units with high capital needs, to create 84 new units
- Consists of 4- and 6-unit buildings with a mix of 2 and 3 bedrooms; includes fully accessible unit at each site
- Worked individually with all tenants to develop relocation plan to accommodate their specific needs; residents had right to return to new unit
- Design influenced by scattered site resident voices
- MPHA now serving more families





# Family Housing Expansion Resident Engagement

- Met with existing 4-plex residents to receive their feedback on design.
- Created Resident Design Advisory Panel to receive feedback on design, construction, and temporary relocation.
  - Meetings were held monthly via Zoom
  - Members included impacted residents, 4-plex residents, and Scattered Site residents.



What we heard from residents	How we responded
Wanted open unit layout, central heating and cooling, washer and dryers, 1.5 bathrooms in 3-bedroom unit.	<input checked="" type="checkbox"/> Provided and retained these features
Increase Kitchen Storage	<input checked="" type="checkbox"/> Redesigned kitchen to increase storage
Provide more storage	<input checked="" type="checkbox"/> Created spacious storage spaces.
Select the Interior Finishes	<input checked="" type="checkbox"/> Residents selected some paint colors, countertops
Provide fencing for security and play space	<input checked="" type="checkbox"/> Provide perimeter fencing, when we could
Provide Lighting & Security	<input checked="" type="checkbox"/> Providing lighting for aesthetics and security. Provided security cameras

# Open Floor Plan



# Kitchen Design





# Storage Areas



# Grand Opening – 9/26/23



# Potential Approaches to Improvements at Glendale

How we think we can accomplish what you've told  
us, so far.







# Glendale Rehab Only

### Description:

- Rehab of existing property/units
- Keeps existing unit layouts
- Keeps existing number of units and beds/baths
  - 25 – 1BR/1 bath
    - (7 one-level living units)
  - 69 – 2 BR/1 bath
  - 70 – 3BR/1 bath
  - 19 – 4BR/1 bath





What we could do	Rehab
Update Exterior (new windows, siding, roofing)	
Update Heating, plumbing, cooling, ventilation	
Update Kitchen cabinets, flooring, plumbing, bathroom fixtures	
Increase livability of kitchen, dining, living room	
Accessibility Improvements	
Add a second bathroom on the ground level	
Add a bedroom on ground level	
Add more one-level units	
Adding Units	
Add larger units (5 bedroom +) and smaller units (1 bedroom) to accommodate families that are currently at Glendale	
Property Improvements	
Keep existing yards/grass areas	
Add more parking for residents	
Add community amenity spaces	

Construction & Relocation Approach
<ul style="list-style-type: none"><li>• Right to return to Glendale if move off-site of during construction.</li><li>• Requires residents to move to a different unit in Glendale</li></ul>

Funding Tools
<ul style="list-style-type: none"><li>• Utilizes RAD/Section 18 Conversion</li><li>• Multiple funding sources including low-income housing tax credits</li></ul>










Legend
 Can be accomplished in the approach
 May be accomplished in the approach
Will not be accomplished in the approach

# Rehab with Potential Rear Addition to buildings

**Description:**

- Rehab of existing property/units
- Addition to rear of buildings to add space and improve layout. Removes a portion of rear yard
- Keeps existing number of units and beds/baths



What we could do:	Rehab with Addition
Update Exterior (new windows, siding, roofing)	
Update Heating, plumbing, cooling, ventilation	
Update Kitchen cabinets, flooring, plumbing, bathroom fixtures	
Increase livability of kitchen, dining, living room	
Accessibility Improvements	
Add a second bathroom on the ground level	
Add a bedroom on ground level	 May not be enough room to add a bedroom
Add more one-level units	
Adding Units	
Add larger units (5 bedroom +) and smaller units (1 bedroom) to accommodate families that are currently at Glendale	
Property Improvements	
Keep existing yards/grass areas	 Less backyards for units; can work to keep community green space
Add more parking for residents	
Add community amenity spaces	


Construction & Relocation Approach


- Right to return to Glendale if move off-site of during construction.
- Requires residents to move to a different unit in Glendale

Funding Tools

- Utilizes RAD/Section 18 Conversion
- Multiple funding sources including low-income housing tax credits

Legend

 Can be accomplished in the approach

 May be accomplished in the approach

Will not be accomplished in the approach





# Redevelopment with Townhome-Style Units

### Description:

- Redevelopment of the property with townhome-style buildings
- Can be similar to existing unit layouts with front and rear doors
- Buildings may be larger than existing buildings potentially reducing backyard space
- Will have at least as many units as currently at Glendale



Example images to show idea only.



What we could do	New Townhomes
Update Exterior (new windows, siding, roofing)	
Update Heating, plumbing, cooling, ventilation	
Update Kitchen cabinets, flooring, plumbing, bathroom fixtures	
Increase livability of kitchen, dining, living room	
Accessibility Improvements	
Add a second bathroom on the ground level	
Add a bedroom on ground level	Maybe, depends on layouts
Add more one-level units	Maybe, depends on layouts
Adding Units	
Add larger units (5 bedroom +) and smaller units (1 bedroom) to accommodate families that are currently at Glendale	Maybe, depends on space, trade-offs, and community priorities
Property Improvements	
Keep existing yards/grass areas	Less backyards for units; can work to keep community green space
Add more parking for residents	Potential to provide parking below buildings
Add community amenity spaces	

### Construction & Relocation Approach

- Some residents to likely move off-site during construction. Residents will continue housing benefits through MPHA supported housing.
- Right to return to Glendale if move off-site of during construction.
- Requires residents to move to a different unit in Glendale

### Funding Tools

- Utilizes RAD/Section 18 Conversion
- Multiple funding sources including low-income housing tax credits

### Legend

Can be accomplished in the approach

May be accomplished in the approach

Will not be accomplished in the approach





# Redevelopment with 3-4 story buildings with walk-up units







### Description:

- Three- or four-story apartment buildings with walk-up style first floor units
- First floor units can have front door access to outside. These units could be one or two stories.
- Upper-level units have shared entrance with stair/elevator like a typical apartment.
- Upper-level units can be one-story to meet accessibility and one-level living desires.



Example images to show idea only.



What we could do	New 3-4 story apartment with walk-up units	
Update Exterior (new windows, siding, roofing)		
Update Heating, plumbing, cooling, ventilation		
Update Kitchen cabinets, flooring, plumbing, bathroom fixtures		
Increase livability of kitchen, dining, living room		
Accessibility Improvements		
Add a second bathroom on the ground level		
Add a bedroom on ground level		
Add more one-level units		
Adding Units		
Add larger units (5 bedroom +) and smaller units (1 bedroom) to accommodate families that are currently at Glendale		Best chance to add units, the number and type will depend on future talks with residents
Property Improvements		
Keep existing yards/grass areas		Less or no backyards for units; can work to keep community green space
Add more parking for residents		Potential to provide parking below buildings
Add community amenity spaces		

### Construction & Relocation Approach

- Some residents to likely move off-site during construction. Residents will continue housing benefits through MPHA supported housing.
- Right to return to Glendale if move off-site of during construction.
- Requires residents to move to a different unit in Glendale

### Funding Tools

- Utilizes RAD/Section 18 Conversion
- Multiple funding sources including low-income housing tax credits
































### Legend

Can be accomplished in the approach

May be accomplished in the approach

Will not be accomplished in the approach



What we could do	Rehab	Rehab with Addition	New Townhomes	New 3-4 story apartment with walk-up units
Update Exterior (new windows, siding, roofing)				
Update Heating, plumbing, cooling, ventilation				
Update Kitchen cabinets, flooring, plumbing, bathroom fixtures				
Increase livability of kitchen, dining, living room				
<b>Accessibility Improvements</b>				
Add a second bathroom on the ground level				
Add a bedroom on ground level		 May not be enough room to add a bedroom	 Maybe, depends on layouts	
Add more one-level units			 Maybe, depends on layouts	
<b>Adding Units</b>				
Add larger units (5 bedroom +) and smaller units (1 bedroom) to accommodate families that are currently at Glendale			 Maybe, depends on space, trade-offs, and community priorities	 Best chance to add units; the number and type will depend on future talks with residents
<b>Property Improvements</b>				
Keep existing yards/grass areas		 Less backyards for units; can work to keep community green space	 Less backyards for units; can work to keep community green space	 Less or no backyards for units; can work to keep community green space
Add more parking for residents			 Potential to provide parking below buildings	 Potential to provide parking below buildings
Add community amenity spaces				