



Glendale Historic Designation: A Modern-Day Attempt at Redlining

Glendale

- 184 Townhome development built in 1952.
 - >2,000 families have called Glendale home.
 - Underwent substantial renovations in 1972 and 1989.
 - Current capital backlog at Glendale is >\$22M.
- Unit types at Glendale:
 - 1 Bedroom – 26 units (Seven single-level units)
 - 2 Bedroom – 70 units
 - 3 Bedroom – 70 units
 - 4 Bedroom – 18 units
- MPHA's largest land holding –12 acres.
 - Located in one of Minneapolis' most amenity-rich neighborhoods, Prospect Park.
 - Surrounded by market-rate multifamily high-rises and a single-family home neighborhood.
- Home to nearly 600 low-income residents.
 - 89% are Black/African American
 - 49% are children
 - 41% are families of 5 or more
 - ~20% of households report a disabled family member
 - 8% are elderly (62+)
 - 67% of heads of households have an earned income
 - With a median annual income of ~\$31,000.



Glendale as a Tool

- Prospect Park neighbors have used Glendale residents to protect its neighborhood of single-family homes since the beginning.
 - When Glendale was built in 1952, it was supported in part because it served as a buffer for the neighborhood from encroaching industrial uses.
 - During Green Line transit station area planning, neighbors pushed to limit height allowances of Glendale, despite upzoning of the surrounding area.
- When MPHA began to discuss possible redevelopment opportunities with Glendale residents a decade ago, Prospect Park neighbors fiercely opposed the efforts.
 - Born from Prospect Park Association's opposition was the idea of historic designation.*
 - Neighbors promised designation would save Glendale homes & preserve Section 9 funding. It does not.
 - Neighbors connected these false claims to residents' real fears of displacement from any redevelopment.
 - This fomented unfounded and unsubstantiated fear among residents, leading to a decade-long struggle by MPHA to rebuild trust with residents.
- Historic designation is simply the most recent attempt to use Glendale residents as a tool to protect Prospect Park neighbors' interests.

1938 Aerial Photograph of Glendale Area



*Brandt, Steve. "Prospect Park Group Aims to Preserve Glendale Public Housing." *Startribune.com*, Minnesota Star Tribune, 29 June 2016, www.startribune.com/prospect-park-group-aims-to-preserve-glendale-public-housing/384778611.

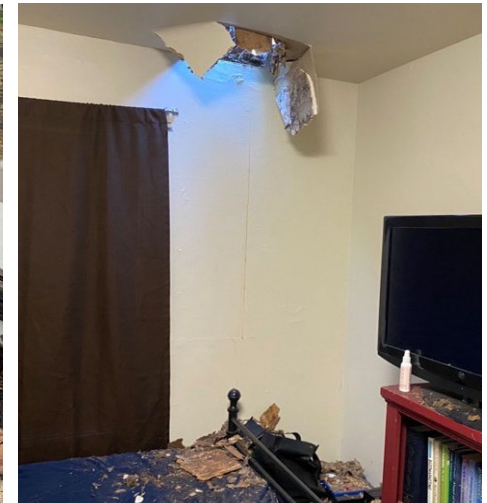
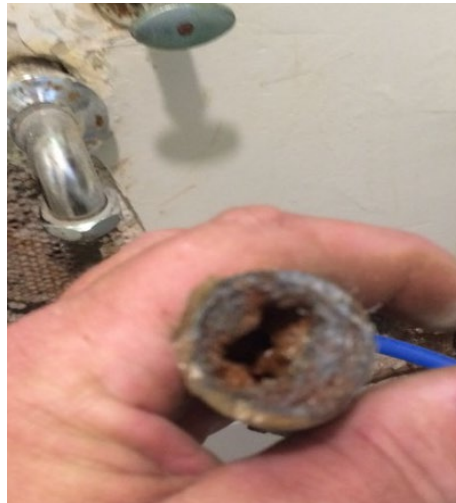
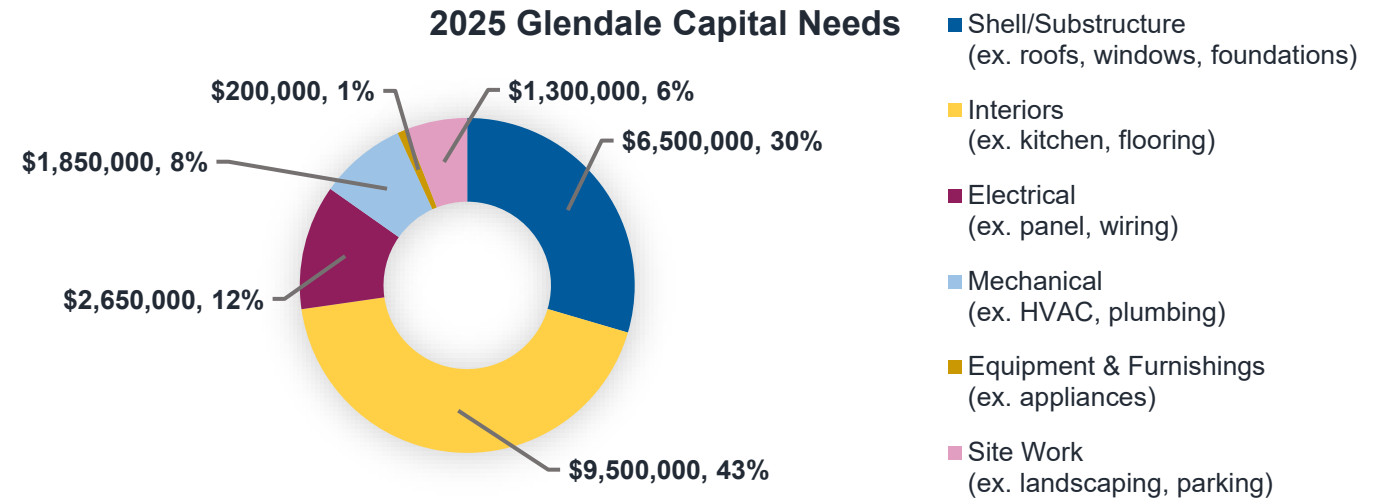
Experts Agree

- MPHA has been fighting the neighborhood's attempt to designate Glendale as a historic district for a decade.
- City, state, and preservation organizations agree Glendale does not merit designation.
 - **(2015)** Historical consulting firm Hess, Roise, and Co. researched and determined the compromised integrity of Glendale's buildings disqualifies it from historic designation. (1972 & 1989 rehabs)
 - **(2015)** Minnesota State Historic Preservation Office (SHPO) determines Glendale is not eligible for national register.
 - **(2019)** Minneapolis CPED determines Glendale is not eligible for local designation.
 - **(2020)** SHPO determines Glendale is not eligible for local designation.
 - **(2022)** CPED recommends against local designation.
 - **(2024)** CPED recommends against nominating for local historic designation.
- However, experts recognize that Glendale's cultural & social history should be preserved.
 - MPHA strongly agrees.
 - However, a local historic designation does nothing to preserve the stories of Glendale and its residents. It only restricts how MPHA invests in residents' homes.



Glendale Needs Help

- The capital backlog at Glendale is >\$22M.
 - \$9.7M of interior renovations (kitchens, bathrooms, flooring, appliances, and doors/frames).
 - \$6.5M in exterior enveloping renovations (roofs, soffit/fascia, gutters, windows, and/or siding).
 - \$4.5M electrical, plumbing, and heating systems.
- Glendale comprises ~3% of MPHA portfolio, but >8% of agency's entire capital backlog.
- Following decades of federal disinvestment, these properties require a major capital infusion and repair effort in the coming years.
- Nearly a decade ago, MPHA approached Glendale residents to discuss possible redevelopment options to address backlog.
 - Following a series of public clashes with opponents of redevelopment, MPHA was no closer to a solution on how to preserve Glendale for generations to come.
- Recently, MPHA staff have restarted conversations with residents about what the future of Glendale could look like.



Residents' Vision for Glendale's Future

- MPHA has hosted listening sessions with residents to learn how they feel about their homes and what improvements and amenities they would prioritize in any renovation.
- Stories include:
 - Lack of accessibility limiting wheelchair-bound residents.
 - Families with many children sharing a single bathroom.
 - The need for better indoor air quality and air conditioning.
- In addition to sharing priorities, residents wanted to know they would be welcomed back to Glendale following any redevelopment work.
 - MPHA would not displace residents against their will, and the agency has a track record of honoring this commitment of no involuntary displacement in recent RAD projects.
 - Additionally, residents' right to return to redeveloped property is protected by federal and city regulations.
- At residents' request, agency staff developed a rubric of resident priorities to evaluate any potential renovation and/or redevelopment.



Glendale Resident Priorities in Rehab/Redevelopment	
In-Unit Improvements	Accessibility Improvements
Updating Home Exteriors (new windows, siding, roofing)	Adding a Second Bathroom on the Ground Level
Updating Heating, Plumbing, Cooling, and Ventilation Systems	Adding an Additional Bedroom on the Ground Level
Updating Kitchen Cabinets, Flooring, and Bathroom Fixtures	Creating Additional One-Level Homes at Glendale
Increasing Livability of Kitchen, Dining, and Living Rooms	
Adding Units	Property Improvements
Adding Larger Homes (5+ Bedroom) Alongside Smaller Units (1 Bedroom) to Accommodate Various Family Sizes at Glendale	Keeping Existing Yard/Grass Areas
	Add More Parking for Residents
	Add Community Amenity Spaces

Designation Silences Glendale Residents

- In February, MPHA staff presented four initial renovation and redevelopment approaches for residents' comments and feedback.
 - These are not final plans—they're examples of ways to address property needs and resident priorities.
 - These mark the start of co-creating Glendale's future.
- A designation would lock residents in 70+ y/o homes that don't meet the needs of today's families and block these resident priorities:
 - Adding an additional ground-level bedroom in homes.
 - Creating additional one-level accessible homes so residents can age with dignity in their community.
 - Adding 5+ bedroom & 1-bedroom homes to accommodate family sizes changing over time.
 - Adding more resident parking.
- A historic designation stops Glendale residents from getting the generational investment they deserve.
 - It also continues the dark legacy of Minneapolis redlining Glendale, preventing major investments.

Rehab Only

Rehab of existing properties, maintaining existing unit layouts and keeping existing number of units and beds/baths.



Rehab + Rear Addition

Rehab of existing properties, adding to building rears adding space & improving layout. Removes a portion of yard & keeps existing number of units and beds/baths.



Townhome Redevelopment

Redevelopment w/ townhome-style buildings, similar to existing layouts. Buildings may be larger, potentially reducing backyard space. Will have at least 184 family units, if not more.



Example Image to Show Idea Only

Redeveloping w/ 3 or 4-Story Bldgs

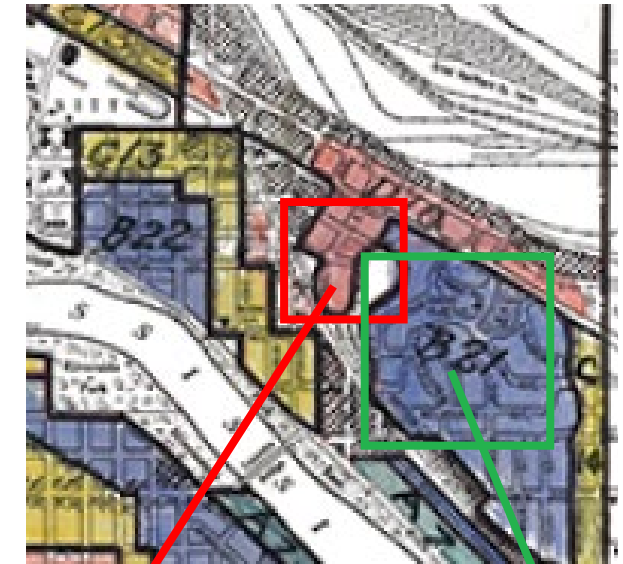
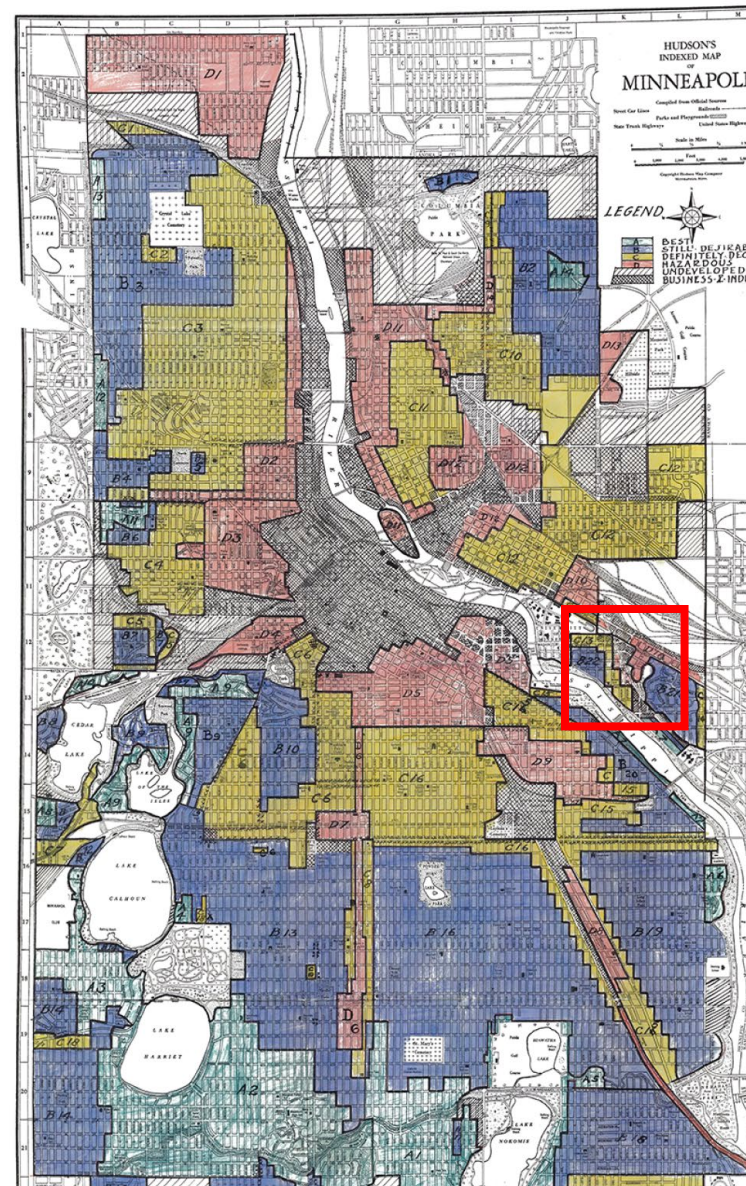
Redevelopment w/ 3- or 4-story bldgs w/ walk-up style first-floor units. First floor units can have front door access and be 1 or 2 stories. Upper-level units can be 1 story for accessibility and one-level living desires. Likely would increase # of Glendale homes.



Example Image to Show Idea Only

Perpetuating a Shameful Legacy

- Since the 1930's, Prospect Park has been a desirable, white, and affluent neighborhood.
 - Meanwhile, the adjacent property that is now Glendale was designated hazardous and/or less desirable – locking residents out of FHA mortgages.
- This effort by the Prospect Park Association to have Glendale designated historic is a modern-day attempt to continue the insidious practice of redlining, albeit a different name.
 - Redlining is the practice in which financial services are withheld from neighborhoods that have significant numbers of racial and ethnic minorities.
 - MPHA opposes this modern-day attempt at redlining to stop a generational investment in Glendale that Glendale residents deserve.
- The vast majority of the ~10,000 residents MPHA houses are Black/African American.
 - MPHA works to rectify the historic traumas inflicted on Black families in the “Jim Crow of the North”.
- MPHA opposes this attempt to inflict another harm on an almost exclusively low-income Black community using a century-old tool.



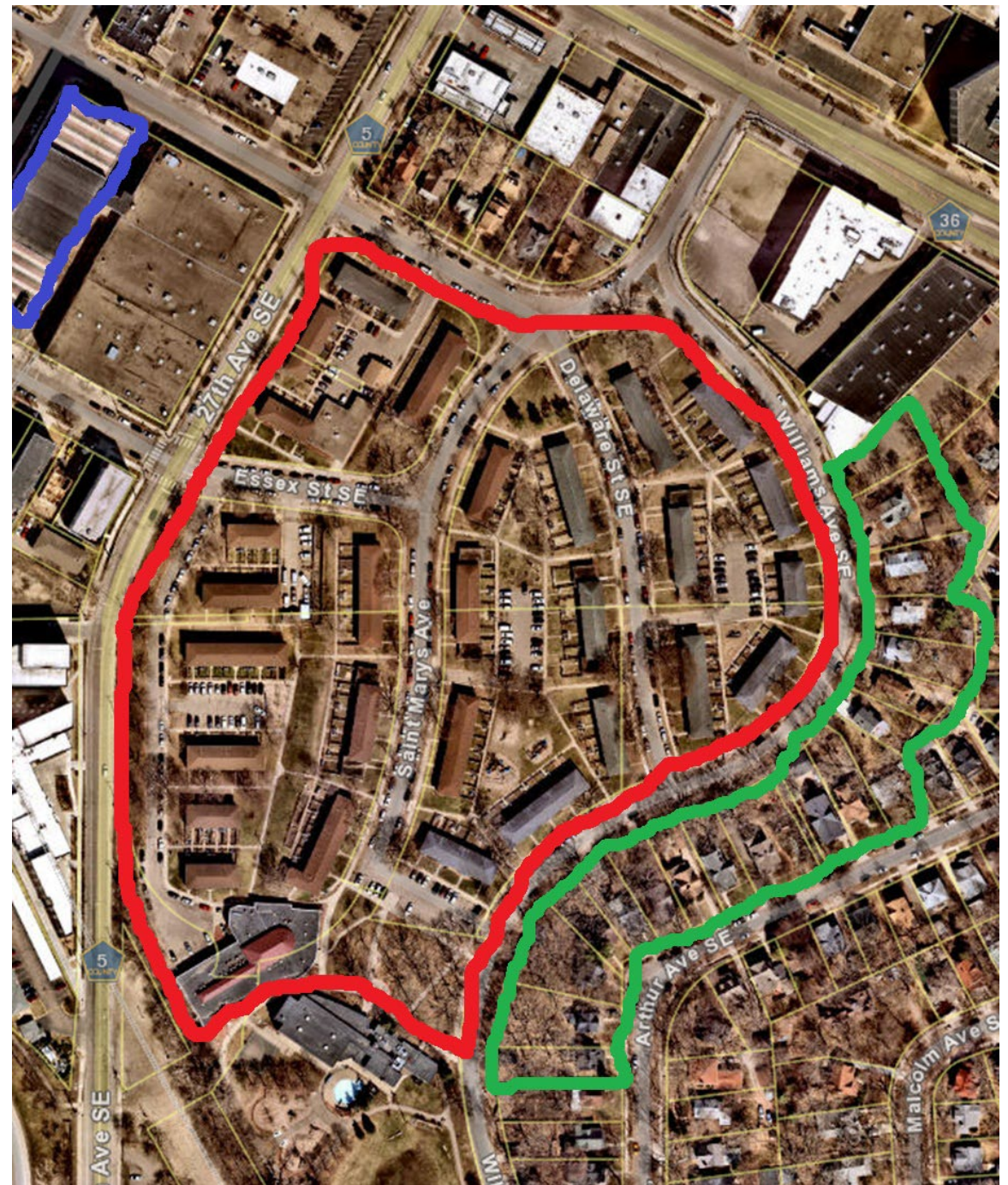
Modern-Day
Glendale

Prospect
Park

The Home Owners' Loan Corporation (HOLC) map from the 1930s rating risk factors for government-backed mortgages, awarding favorable scores for neighborhoods with racial covenants in place, and “hazardous” scores for areas where people of color lived. This made it nearly impossible for Black residents to obtain FHA loans.

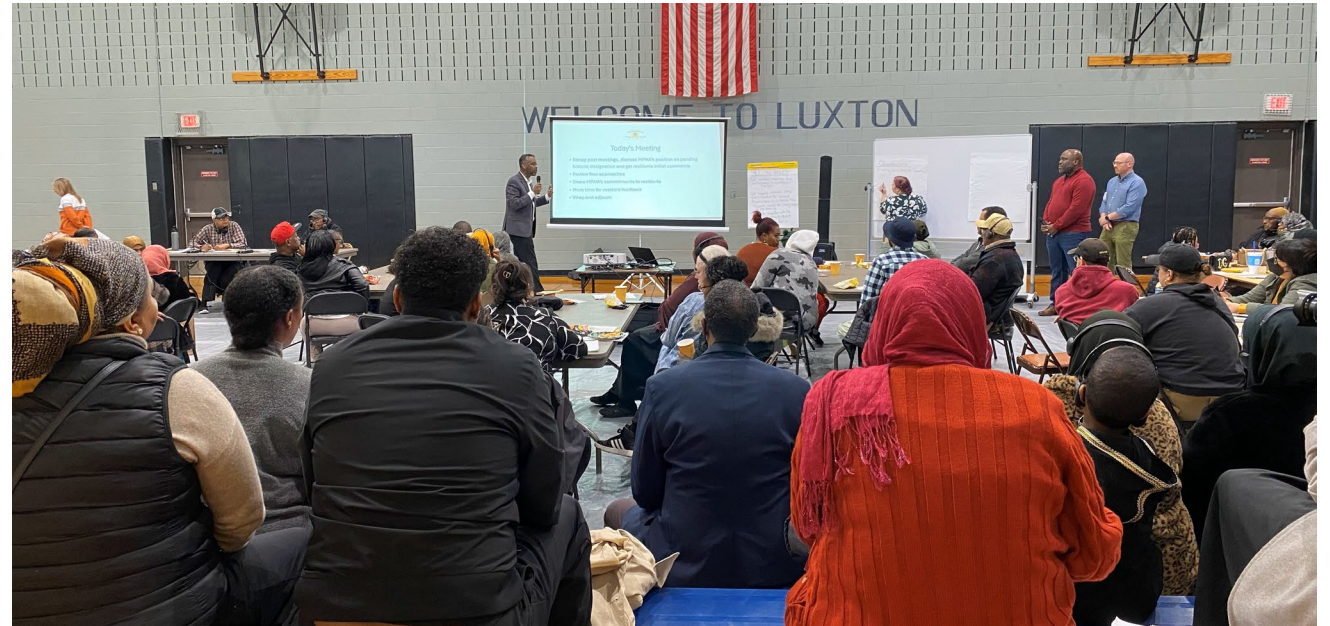
A Legacy Endures

- Glendale's legacy of redlining is on display today, where a community of almost entirely low-income black families live in 70+ year-old homes with >\$22M in repair needs.
 - Meanwhile, communities on both sides enjoy major affluence, investment, and opportunity.
- Glendale (RED) exists between two highly affluent neighborhoods within Prospect Park.
 - To the North and West is a mix of market rate apartments and commercial real estate.
 - At the "MAX" apartments (BLUE) on the west side of 27th Ave SE, the lowest advertised price for a 2-bed, 2-bath unit is \$2,075/mo.
 - The average household rent for Glendale families across all unit sizes is \$621/mo.
 - To the East are single-family homes with a median market value of \$458,000 (GREEN).
 - The median home in Minneapolis has an estimated market value of \$329,000.
 - ~67% of Glendale Heads of Household have a median earned income of ~\$31,000/year.
- A historic designation codifies this legacy of a redlined Glendale, shutting out generational investments and improvements for residents.



A Way Forward

- Stop this modern-day attempt at redlining by an affluent neighborhood and instead let Glendale residents shape their future.
 - Neighbors have promised designation would save Glendale homes and preserve Section 9 funding, connecting these false claims to residents' real fears of displacement from any redevelopment. It does not.
- Let MPHA co-create the future of Glendale with residents and make the generational investment in Glendale families they deserve.
- Let MPHA help address the city's affordable housing crisis and build more family homes.
 - MPHA's waiting list for family homes sits at ~4,300.
 - MPHA opened its waiting list for 5 days in Oct. (first time in 3 years) and received >3,300 applications.
 - A historic designation stops MPHA from building new, desperately needed deeply affordable family housing in an affluent, amenity-rich neighborhood.
- The choice is simple:
 - Do we let Glendale residents shape their own future?
 - Or do we preserve this city's shameful legacy of redlining and let the Prospect Park Association stop Glendale residents from getting the generational investment they deserve?



MPHA Family Housing Changes Family Trees

- MPHA owns and operates ~800 scattered site family homes, serving >3,300 residents.
- In 2020, MPHA transferred these homes from Section 9 (Public Housing) to Section 8 (Housing Choice Voucher) platform.
 - Using Project-Based Vouchers, MPHA more than doubled federal subsidies for these units.
 - MPHA remains the long-term owner and property manager of these homes serving the same residents.
 - Residents' rent remained 30% of their income.
- These homes are a proven tool to provide families a foundation for upward mobility.
 - Of the current heads of household, 24% were employed when entering their new home. On average, residents earned \$26,039/year in income.
 - Today, 55% of these residents are employed, earning an average of \$43,594/year, >56% of these residents' earned income increasing while in these homes.
 - Since 2020, nearly 14% of all families leaving these homes have gone on to purchase their own homes.
- There are few things as life-altering as the stabilizing force of MPHA's family housing.



What We've Heard

- During the April 8 meeting, we learned:
 - CPED recommended denying designation, again.
 - SHPO does not support designation, again.
- What we heard from testifiers:
 - Residents shared how important their home is and how much they love their community.
 - Residents shared how MPHA has made them feel safe, seen, and cared for.
 - Residents shared their fears about what would happen if they lost their homes or were displaced.
 - Neighbors who support imposing these restrictions on the Glendale community, saying it'll be good for them.
- What we did not hear from testifiers:
 - How historic designation would preserve Section 9 funding. Because it does not.
 - How historic designation would preserve residents' homes. Because it does not.
 - How historic designation would improve accessibility for disabled & elderly residents. Because it does not.
 - How historic designation would help 4,000+ families on MPHA's waitlist get a home. Because it does not.
 - How historic designation would help address a \$22M capital backlog at Glendale. Because it does not.
- What does designating Glendale achieve?



Meet The Jacksons

- Amy and Madison Jackson moved to Prospect Park in 1908, the first Black family to move into the all-white neighborhood.
- In 1909, 125 neighbors, organized by the Prospect Park Association, marched on the Jackson home, urging them to leave.
 - Marvel Jackson, the eldest daughter, [recounts](#): “The Prospect Park Association got together and decided they did not want a black family in that community.”
 - This march was captured by *The Tribune*, with the headline “Race War Started in Prospect Park.”
- The Jacksons refused, suffering escalating threats and insults over the years.
 - The family endured until 1927, when they sold their home and moved soon after Mr. Jackson’s death.
 - Prospect Park remained all-white until 1960.
- We are on the cusp of repeating history.
 - Designating Glendale historic will lock nearly 600 low-income Black residents in 70+ year old homes & stop new Black families, like the Jacksons, from living in Prospect Park over the next century.
 - Do not codify this shameful legacy. Vote to support Glendale residents shaping their own future. Vote to deny the application to designate Glendale historic.

