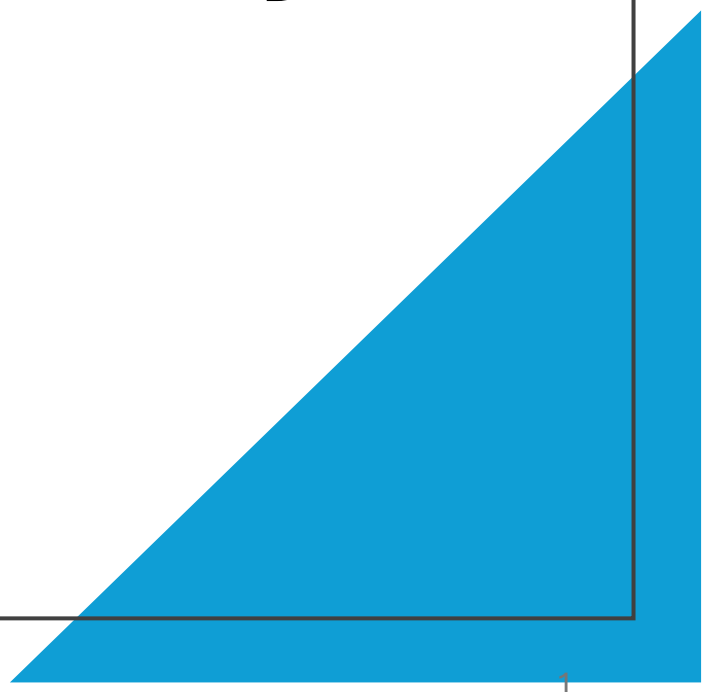


Glendale Community Meeting

April 5, 2025



Meeting Ground Rules

We want to hear from you today. To ensure that we can have everyone participate we are establishing meeting ground rules:

- We conduct meetings in a respectful and courteous manner.
- We expect everyone who participates to conduct themselves in a manner that:
 - Does not disrupt the orderly conduct of the meeting
 - Does not interfere with the ability of others to observe or participate
 - Does not create fear or intimidation
- Participants wait to speak until they are called upon. To ensure others have the opportunity to speak, we may ask you to finish your comment if you go over 3 minutes.



Today's Meeting

- Recap past meetings, discuss MPHA's position on pending historic designation and get residents initial comments
- Review four approaches
- Share MPHA's commitments to residents
- More time for resident feedback
- Wrap and adjourn

Potential Approaches to Improvements at Glendale

How we think we can accomplish what you've told us, about your likes, dislikes, needs and wants.

Four Approaches:





- Glendale Rehab Only
- Glendale Rehab with Addition
- Glendale Redevelopment with Townhomes
- Glendale Redevelopment with 3 or 4 Story Buildings

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

Funding Tools
<ul style="list-style-type: none">• 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



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



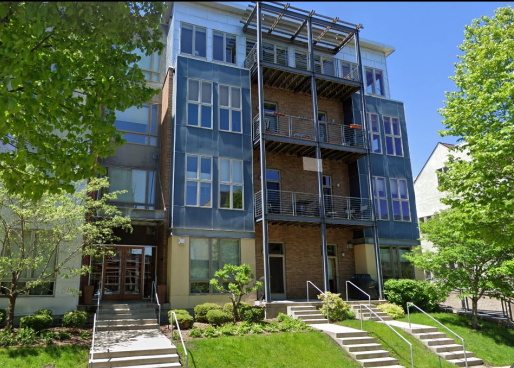
Redevelopment with 3-4 story buildings with walk-up units












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				
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	 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	 Best chance to add units; the number and type will depend on future talks with residents
Property Improvements				
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				

Historic Designation Limits Options for Improvements

- Only Rehab and Rehab with Addition Approaches are possible with designation.
- Limited ability to add bathrooms and bedrooms.
- Cannot add one-level units.
- Cannot add larger units.
- Cannot add smaller units.

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				
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	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	Best chance to add units; the number and type will depend on future talks with residents
Property Improvements				
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				

Need for Resident Commitments

- Residents have shared concerns and questions throughout our engagement. MPHA has heard these concerns.
- MPHA is proposing draft commitments to residents to address many of the improvements you want.
- We want your feedback.
- Once finalized, we intend to use these commitments to guide our work together- MPHA and residents- to create a vision for improvements to Glendale.

Resident Commitments #1

MPHA will center resident voices.

Resident Commitment #2

MPHA will continue to provide facts to residents with information at every step along the way.

Resident Commitments #3

Rent calculation will remain at 30% of your income.

Resident Commitments #4

MPHA works 1:1 with every resident to identify a relocation option that accommodates their unique needs. Keeping residents on-site during construction will be done to the extent possible.

Resident Commitments #5

MPHA will develop a relocation contract, with residents, that includes MPHA commitments and resident rights.

Relocation Commitments

- MPHA will center resident considerations in construction phasing and implementation.
- MPHA will share and discuss phasing options with residents before formally adopting any option.
- MPHA's relocation staff will meet individually with each household to understand their unique needs related to moving and relocation housing and will discuss all relocation options available to them.
- MPHA will provide movers and packing services or residents can move themselves with a stipend when moving on and off-site during construction.
- If a resident chooses to leave or has to leave Glendale during construction, they have the right to return after construction.
- MPHA will help with any change of address or other services that need to be changed during the move.

MPHA's Position on Glendale Historic Designation

- It only preserves the buildings and the landscape. Not the rich history of residents.
- It limits work to rehab approaches which doesn't give us the opportunity to address many of the needs we have heard from residents.
- It prevents us, as a group- Residents and MPHA, from freely developing a vision for Glendale that we want. And lets others in the neighborhood and the City tell us what we can do.
- It also does not prevent the need to do relocation under any scenario where we complete major work at this site in the future.
- It does not preserve public housing or stop MPHA from pursuing HUD tools and financing that we have used on our other successful projects such as the Elliots and the Family Housing Expansion project

You can provide your own comments in person at the HPC Meeting

- Tuesday, April 8th at 4:30pm
- Room 350, Public Service Center 250 S. 4th St., Minneapolis, MN 55415

Or by emailing City staff by 2:00pm on Tuesday April 8th at:

- Robert.Skalecki@minneapolismn.gov

Next Meeting:

Saturday, May 3rd, 2025 1:30 – 4pm

- Resident Commitment Feedback and Refinement
- Design Approach Feedback and Refinement
- Historic Designation Update based on City actions

