



April 2025 Glendale Resident Listening Session

Location/Time:

- April 5, 2025; Luxton Park Gym 1:30-4 PM

Interpretation Provided:

- Somali, Oromo, Hmong

Summary Outline of Meeting:

- MPHA welcomed residents and reviewed agenda
- Minneapolis City Councilmember Wonsley provided remarks
- MPHA recognized Councilmember Wonsley's support of public housing. MPHA provided its position of the local historic designation nomination of Glendale.
- MPHA recognized the fears that have been and continue to be expressed by residents. MPHA reiterated that MPHA is not selling Glendale, rent calculations for residents will remain at 30% of income, residents will not lose their housing, they will not need to leave Glendale permanently. MPHA shared how it has done comprehensive rehab work utilizing the HUD and financial tools on other projects.
- Residents provided feedback, comments, and asked questions.
- MPHA played a video from the [Grand Opening of the Family Housing Expansion Project](#)
- MPHA presented its resident commitments and relocation commitments.
- MPHA briefly reviewed the four approaches and what they can accomplish and what a local designation would not allow to occur.
- Residents provided comments and feedback.

Meeting Materials/Handouts:

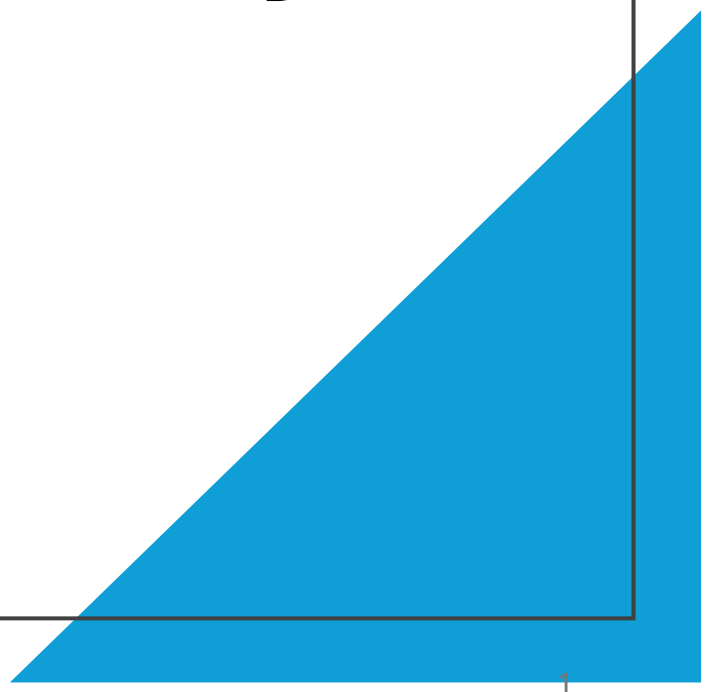
- Meeting Presentation in English and Somali
- Frequently Asked Questions

Meeting Notes:

- Notes from the meeting are enclosed.

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
• 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

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

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 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
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Legend

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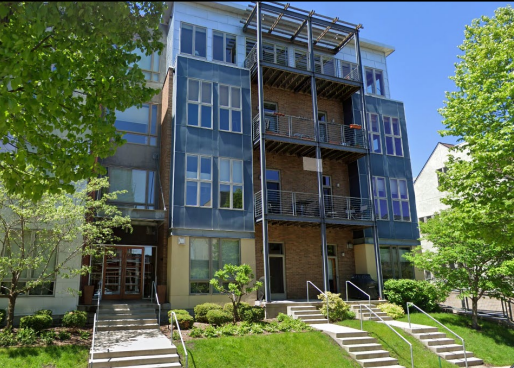
Redevelopment with 3-4 story buildings with walk-up units

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

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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)				
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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
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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:

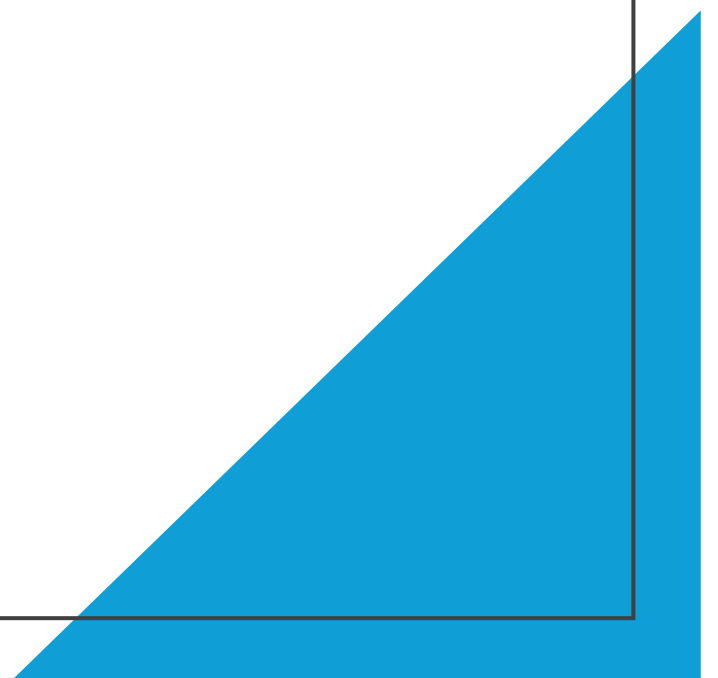
Saturday, May 3rd, 2025 1:30 – 4pm

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



Kulanka Bulshada Ee Glendale

5ta Abriil, 2025



Nidaamka Kulanka

Waxaanu maanta dooneynaa in aan dhageysano ra'yigiina. Si taas loo gaaro oo qof kasta uga qeyb qaato kulanka ayaan nidaamkan iyo sharciyada loo dajiyey:

- Waa in kulanka looga qeyb qaataa si ixtiraam iyo isu dul qaadasho ku dhisan.
- Waxa aan qof kasta ka fileynaa inuu naftiisa ka adkaado oo:
 - In aanu geysan qashqashaad jabineysa sida kulanka loogu kala horeeyo
 - In aanu fara gelin ka qeyb galayaasha si ay kulanka ula socdaan ama uga qeyb qaataan
 - In aanu abuurin jawi cabsi gelin iyo handadaad ku dhisan
- Waa in ka qeyb galayaashu sugaan ilaa looga yeero si ay u hadlaan. Si loo xaqiijiyo in qof kasta helo fursad uu ku hadlo, qof kasta waxa uu faalada uu dhiibanayaa ku soo koobayaa 3 daqiiqo.



Kulanka Maanta

- Soo koobid kulamadii hore, iyo Mowqifka MPHA ee aqoonsiga taariikheed iyo uruinta ra'yiga deganayaasha ee horudhaca ah
- Dib u eegista afarta hab
- Soo bandhigidda sida ay MPHA's uga go'an tahay la shaqeynta deganayaasha
- Waqti dheeraad ah oo la siiyo ra'yi dhiibashada deganayaasha
- Gunaanad iyo xiritaan

Hababka Suurogalka ah ee horumarinta Glendale

Sida ay nala tahay in lagu gaari karo waxyaabaha aad na wargiliseen, waxyaabaha aad jeceshihiin, aydinaan jecleyn, baahida iyo doonistiina.

Afarta Dariiqo:

- Dib u casriyeynta Glendale kaliya
- Dayavtirka Glendale iyo dib u dhis
- Dib u dhiska Glendale oo lagu kordhiyo guryaha dhinaca isku haya
- Dib u dhiska Glendale oo lagu kordhiyo daaro 3 ama 4 dabaq ka kooban

Dib U Casriyeynta Glen oo kaliya

Faahfaahin

- Dib u casriyeynta hantida ma guurtada ah/guryaha
- Joogteynta naqshadda guriga sida ay aheyd
- Joogteynta tirada guryaha iyo qolalka jiifka/suuliyada
 - 25 – 1 QOL/1 suuli
 - (7 guri oo hal dabaq ku wada yaal)
 - 69 – 2 QOL/1 suuli
 - 70 – 3 QOL/1 suuli
 - 19 – 4 QOL/1 suuli



Waxyaabaha aan kuu qaban karno	Dib u casriyeyn
Casriyeynta dibadda (daaqado cusub, oogada sare ee guryaha, saqafka)	
Casriyeynta kuleylka, biyaha, qabowga, habka hawada	
Dib u casriyeynta qaanadaha, dhulka, biyaha, qalabka suuliyada	
Balaarinta jikada, goobta lagu cunteeyo, qolka fadhiga	
Horumarinta Ku Noolaashada Guriga Ee Naafada	
Suuli kale oo lagu daro dabaqa dhulka la siman	
Qol hurdo oo lagu daro dabaqa dhulka la siman	
Guro dheeraad oo hal dabaq ah	
Ku Daritaanka Guryo Dheeraad Ah	
Ku daritaanka guryo balaaran (5 qol +) iyo guryo yaryar (1 qol) si ay uga faa'iideystaan qoysaska iminka deggan Glendale	
Horumarinta Dhismayaasha	
Joogteynta daarradda guryaha/dhulkka cawska leh ee iminka jira	
ku daritaanka goobo dheeraad ah oo gaadiidka la dhigto	
ku daritaanka goobo dheeraad ah ee waxyaabaha bulshada ka faa'iideysato	

Habka Dib U Dajinta Iyo Dhismaha
• Xaq u yeelashada dib ugu soo noqoshada Glendale haddii qofka loo raro meel dibadda ka ah goobta ee mudada dhismaha. • Waxa deganayaasha khasab ku ah in ay u guuraan guri kale oo Glendale ka tirsan

Maalgelinta
• Ka faa'iideysiga u wareejinta RAD/Section 18 • Dhaqaale meelo kala duwan laga helo oo ay ka mid tahay canshuur dhaafka guryaha dadka dakhligoodu hooseeyo

Tilmaame
 Waxaa lagu gaari karo habka loo marayo
 Waxaa suurogal ah in lagu gaari karaa habka loo marayo
Ma aha mid lagu gaari karo habka loo marayo

Dib U Casriyeynta Guryaha Laga Yaabo In Xagga Dambe Wax Looga Dari Karo

Faahfaahin

- Dib u casriyeynta hantida ma guurtada ah/guryaha
- Qeyb dheeraad ah oo lagu daro xagga dambe ee dhismaha si loo horumariyo naqshadda iyada oo laga qaado qeyb ka mid ah xagga dambe ee dhismaha
- Joogteynta tirada guryaha iyo qolalka jiifka/suuliyada



Waxyaabaha aan kuu qaban karno	Dib U Casriyeyn Lagu Daro Wax Dheeraad Ah
Casriyeynta dibadda (daaqado cusub, oogada sare ee guryaha, saqafka)	
Casriyeynta kuleylka, biyaha, qabowga, habka hawada	
Dib u casriyeynta qaanadaha, dhulka, biyaha, qalabka suuliyada	
Balaarinta jikada, goobta lagu cunteeyo, qolka fadhiga	
Horumarinta Ku Noolaashada Guriga Ee Naafada	
Suuli kale oo lagu daro dabaqa dhulka la siman	
Qol hurdo oo lagu daro dabaqa dhulka la siman	Waxaa lagaa yaabaa in aysan ku filneyn in qol hurdo lagu daro
Guro dheeraad oo hal dabaq ah	
Ku Daritaanka Guryo Dheeraad Ah	
Ku daritaanka guryo balaaran (5 qol +) iyo guryo yaryar (1 qol) si ay uga faa'iideystaan qoysaska iminka deggan Glendale	
Horumarinta Dhismayaasha	
Joogteynta daarradda guryaha/dhulkka cawska leh ee iminka jira	Daaradda oo yar si loogu kordhin karo guryo dheeraad ah, waxaa loo isticmaali karaa goob cagaaran e bulshada
ku daritaanka goobo dheeraad ah oo gaadiidka la dhigto	
ku daritaanka goobo dheeraad ah ee waxyaabaha bulshada ka faa'iideysato	

Habka Dib U Dajinta Iyo Dhismaha

- Xaq u yeelashada dib ugu soo noqoshada Glendale haddii qofka loo raro ee mudada dhismaha.
- Waxa deganayaasha khasab ku ah in ay u guuraan guri kale oo Glendale ka tirsan

Maalgelinta

- Ka faa'iideysiga u wareejinta RAD/Section 18
- Dhaqaale meelo kala duwan laga helo oo ay ka mid tahay canshuur dhaafka guryaha dadka dakhligoodu hooseeyo

Tilmaame

Waxaa lagu gaari karo habka loo marayo

Waxaa suurogal ah in lagu gaari karaa habka loo marayo

Ma aha mid lagu gaari karo habka loo marayo

Dib U Dhiska Guryaha Sida Kuwa Dhinaca Isku Haya

Faahfaahin

- Dib u dhiska guryaha oo loo ekeysiiyo sida kuwa dhinaca isku haya
- Waxa ay la mid yihiin naqshadda kuwa iminka jira ee horay iyo gadaal ku leh albaabada
- Waxaa laga yabaa in ay ka balaaran yahay sida uu iminka yahay marka la yareeyo dhulka daaradda
- Waxaa laga dhisayaa ugu yaraan tirada guryaha uu iminka Glendale ka kooban yahay



Sawir tusaale ah si loo soo bandhigo fikradda



Waxyaabaha aan kuu qaban karno	Dib U Casriyeyn Lagu Daro Wax Dheeraad Ah	
Casriyeynta dibadda (daaqado cusub, oogada sare ee guryaha, saqafka)		
Casriyeynta kuleylka, biyaha, qabowga, habka hawada		
Dib u casriyeynta qaanadaha, dhulka, biyaha, qalabka suuliyada		
Balaarinta jikada, goobta lagu cunteeyo, qolka fadhiga		
Horumarinta Ku Noolaashada Guriga Ee Naafada		
Suuli kale oo lagu daro dabaqa dhulka la siman		
Qol hurdo oo lagu daro dabaqa dhulka la siman		Waa suurogal, taasoo ku xiran naqshadda
Guro dheeraad oo hal dabaq ah		Waa suurogal, taasoo ku xiran naqshadda
Ku Daritaanka Guryo Dheeraad Ah		
Ku daritaanka guryo balaaran (5 qol +) iyo guryo yaryar (1 qol) si ay uga faa’iideystaan qoysaska iminka deggan Glendale		Waa suurogal, taasoo ku xiran inta banaan, lagu bedesho, iyo muhimadda bulshada
Horumarinta Dhismayaasha		
Joogteynta daarradda guryaha/dhulkka cawska leh ee iminka jira		Daaradda oo yar si loogu kordhin karo guryo dheeraad ah, waxaa loo isticmaali karaa goob cagaaran e bulshada
ku daritaanka goobo dheeraad ah oo gaadiidka la dhigto		Suurogal ay tahay in dhismayaasha hoostooda laga dhiso goob gawaarida la dhigto
ku daritaanka goobo dheeraad ah ee waxyaabaha bulshada ka faa’iideysato		

Habka Dib U Dajinta Iyo Dhismaha

- Qaar ka mid ah deganayaasha ayaa jecleystay in ay bu guuraan goob ka baxsan Glendale mudada dhismaha. Deganayaasha waxaa u sii soconayaan adeegga gargaarka guryaha ee ay ka helaan MPHA.
- Xaq u yeelashada dib ugu soo noqoshada Glendale haddii qofka loo raro ee mudada dhismaha.
- Waxa deganayaasha khasab ku ah in ay u guuraan guri kale oo Glendale ka tirsan

Maalgelinta

- Ka faa'iideysiga u wareejinta RAD/Section 18
- Dhaqaale meelo kala duwan laga helo oo ay ka mid tahay canshuur dhaafka guryaha dadka dakhligoodu hooseeyo

Tilmaame	
	Waxaa lagu gaari karo habka loo marayo
	Waxaa suurogal ah in lagu gaari karaa habka loo marayo
	Ma aha mid lagu gaari karo habka loo marayo



Dib u dhiska dhismayaal ka kooban 3-4 dabaq oo guryaha qaar loo socon karo

Faahfaahin

- Dhismayaal ka kooban sadex- ama afar- dabaq oo dabaqa koowaad loo socon karo
- Guryaha dabaqa koowaad waxa loo sameyn karaa albaab dibadda u furan. Guryahaas waxa ay noqon karaan kuwo hal ama laba dabaq ka kooban.
- Guryaha qeybta kore waxa ay wadaagaan meel laga soo galo oo jaranjaro/wiish leh sida guryaha caadiga ah.
- Guryaha kore waxa ay noqon karaan hal dabaq oo ka soo baxa shuruudaha naafada iyo haldabaq oo deganaasho loogu talo galay.



Sawir tusaale ah si loo soo bandhigo fikradda



Waxyaabaha aan kuu qaban karno	Dib U Casriyeyn Lagu Daro Wax Dheeraad Ah
Casriyeynta dibadda (daaqado cusub, oogada sare ee guryaha, saqafka)	
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Horumarinta Dhismayaasha	
Joogteynta daarradda guryaha/dhulkka cawska leh ee iminka jira	Ma laha ama daarradda oo yar si loogu daro kari guryo dheeraad ah, waxaa loo isticmaali karaa goob cagaaran ee bulshada
ku daritaanka goobo dheeraad ah oo gaadiidka la dhigto	Suurogal ay tahay in dhismayaasha hoostooda laga dhiso goob gawaarida la dhigto
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- Qaar ka mid ah deganayaasha ayaa jecleystay in ay u guuraan goob ka baxsan Glendale mudada dhismaha. Deganayaasha waxaa u sii soconaya adeegga gargaarka guryaha ee ay ka helaan MPHA.
- Xaq u yeelashada dib ugu soo noqoshada Glendale haddii qofka loo raro ee mudada dhismaha.
- Waxa deganayaasha khasab ku ah in ay u guuraan guri kale oo Glendale ka tirsan

Maalgelinta

- Ka faa'iideysiga u wareejinta RAD/Section 18
- Dhaqaale meelo kala duwan laga helo oo ay ka mid tahay canshuur dhaafka guryaha dadka dakhligoodu hooseeyo

Tilmaame

Waxaa lagu gaari karo habka loo marayo

Waxaa suurogal ah in lagu gaari karaa habka loo marayo

Ma aha mid lagu gaari karo habka loo marayo



Waxyaabaha aan kuu qaban karno	Dib u casriyeyn	Dib U Casriyeyn Lagu Daro Wax Dheeraad Ah	Guryo cusub oo dhinaca isku haya	Dhismayaal cusub oo ka kooban 3-4 dabaq oo guryaha qaar dhulka la siman yihiin
Casriyeynta dibadda (daaqado cusub, oogada sare ee guryaha, saqafka)				
Casriyeynta kuleylka, biyaha, qabowga, habka hawada				
Dib u casriyeynta qaanadaha, dhulka, biyaha, qalabka suuliyada				
Balaarinta jikada, goobta lagu cunteeyo, qolka fadhiga				
Horumarinta Ku Noolaashada Guriga Ee Naafada				
Suuli kale oo lagu daro dabaqa dhulka la siman				
Qol hurdo oo lagu daro dabaqa dhulka la siman		 Waxaa lagaa yaabaa in aysan ku filneyn in qol hurdo lagu daro	 Waa suurogal, taasoo ku xiran naqshadda	
Lagu daro guryo hal dabaq ah			 Waa suurogal, taasoo ku xiran naqshadda	
Ku Daritaanka Guryo Dheeraad Ah				
Ku daritaanka guryo balaaran (5 qol+) iyo guryo yaryar (1 qol) si ay uga faa’iideystaan qoysaska iminka deggan Glendale			 Waa suurogal, taasoo ku xiran inta banaan, lagu bedesho, iyo muhimadda bulshada	 Sida ugu wanaagsan ee loogu dari karo guryo cusub; tirada iyo nooca waa mid ku xiran wada hadalka mustaqbalka ee deganayaasha
Horumarinta Dhismayaasha				
Joogteynta daaradda guryaha/dhulka cawska leh ee iminka jira		 Daaradda oo yar si loogu kordhin karo guryo dheeraad ah, waxaa loo isticmaali karaa goob cagaaran e bulshada	 Daaradda oo yar si loogu dari karo guryo dheeraad ah, waxaa loo isticmaali karaa goob cagaaran ee bulshada	 Ma laha ama daaradda oo yar si loogu daro kari guryo dheeraad ah, waxaa loo isticmaali karaa goob cagaaran ee bulshada
ku daritaanka goobo dheeraad ah oo gaadiidka la dhigto ee deganayaasha			 Suurogal ay tahay in dhismayaasha hoostooda laga dhiso goob gawaarida la dhigto	 Suurogal ay tahay in dhismayaasha hoostooda laga dhiso goob gawaarida la dhigto
ku daritaanka goobo dheeraad ah ee waxyaabaha bulshada ka faa’iideysato				

Aqoonsiga Taariikheed Waxa uu xadidayaa fursadaha horumarinta

- Dayactir Kaliya iyo Dayactir Lagu Kordhiyo Dheeraad ayaa suurogal ah oo aqoonsi ay hesho .
- Mid kooban oo lagu kordhiyo suuliyada iyo qolalka jiifka .
- Lguma kordhin karo hal dabaq.
- Laguma kordhin karo guryo balbalaaran .
- Laguma kordhin karo guryo yaryar.

Waxyaabaha aan kuu qaban karno	Dib u casriyeyn	Dib U Casriyeyn Lagu Daro Wax Dheeraad Ah	Guryo cusub oo dhinaca isku haya	Dhismayaal cusub oo ka kooban 3-4 dabaq oo guryaha qaar dhulka la siman yihiin
Casriyeynta dibadda (daaqado cusub, oogada sare ee guryaha, saqafka)				
Casriyeynta kuleylka, biyaha, qabowga, habka hawada				
Dib u casriyeynta qaanadaha, dhulka, biyaha, qalabka suuliyada				
Balaarinta jikada, goobta lagu cunteeyo, qolka fadhiga				
Horumarinta Ku Noolaashada Guriga Ee Naafada				
Suuli kale oo lagu daro dabaqa dhulka la siman				
Qol hurdo oo lagu daro dabaqa dhulka la siman		Waxaa lagaa yaabaa in aysan ku filneyn in qol hurdo lagu daro	Waa suurogal, taasoo ku xiran naqshadda	
Lagu daro guryo hal dabaq ah			Waa suurogal, taasoo ku xiran naqshadda	
Ku Daritaanka Guryo Dheeraad Ah				
Ku daritaanka guryo balaaran (5 qol+) iyo guryo yaryar (1 qol) si ay uga faa'iideystaan qoysaska iminka deggan Glendale			Waa suurogal, taasoo ku xiran inta banaan, lagu bedesho, iyo muhimadda bulshada	Sida ugu wanaagsan ee loogu dari karo guryo cusub; tirada iyo nooca waa mid ku xiran wada hadalka mustaqbalka ee deganayaasha
Horumarinta Dhismayaasha				
Joogteynta daaradda guryaha/dhulka cawska leh ee iminka jira		Daaradda oo yar si loogu kordhin karo guryo dheeraad ah, waxaa loo isticmaali karaa goob cagaaran e bulshada	Daaradda oo yar si loogu dari karo guryo dheeraad ah, waxaa loo isticmaali karaa goob cagaaran ee bulshada	Ma laha ama daaradda oo yar si loogu dari karo guryo dheeraad ah, waxaa loo isticmaali karaa goob cagaaran ee bulshada
ku daritaanka goobo dheeraad ah oo gaadiidka la dhigto ee deganayaasha			Suurogal ay tahay in dhismayaasha hoostooda laga dhiso goob gawaarida la dhigto	Suurogal ay tahay in dhismayaasha hoostooda laga dhiso goob gawaarida la dhigto
ku daritaanka goobo dheeraad ah ee waxyaabaha bulshada ka faa'iideysato				

Loo Baahan Yahay dadaalka Degnayaasha

- Degnayaashu waxa ay nala wadaageen waxyaabaha ay dareenka ka qabaan iyo su'aalaha ka qeyb galka ka dib. MPHA way dhageysatay Waxa aad dareenka ka qabtaan
- MPHA waxa ay ku talineysaa ku talo gal horudhac ee deganayaasha si wax looga qabto waxyaabo oo dareen ay ka qabaan oo aad na wadaagteen.
- Waxaanu dooneynaa ra'yigiina.
- Marka la soo gunaando waxa aan balanqaaadkiina u adeegsaneynaa tilmaame aan kuwada shaqeyno - MPHA iyo deganayaasha- si loo abuuro aragti lagu horumarinayo Glendale.

Balanqaadka Deganayasha #1

**Hawlaha MPHA waxaa xudun u
noqonaya aragtida deganayasha**

Balanqaadka Deganayasha #2

MPHA waxa ay sii wadeysaa in ay xaqiiqda dhabta ah u soo bandhigto deganayaasha iyo talaabooyinka la qaadayo

Balanqaadka Deganayasha #3

**Xisaabinta kirada waxa ay
ahaaneysaa 30% ee dakhligaaga**

Balanqaadka Deganayasha #4

MPHA waxa ay 1:1 ula shaqeyneysaa degane kasta si loo tilmaamo fursadaha dib u dajinta oo wax looga qabto baahida gaarka ah. Deganayaasha oo lagu dhaafo goobta degaanka ilaa inta ay suurogal tahay

Balanqaadka Deganayasha #5

**MPHA waxa ay diyaarineysaa heshiiska,
ee deganayasha, oo ay ka mid tahay sida
ay MPHA uga go'an tahay ilaalinta
xuquuqda deganayaasha**

Sida ay uga go'an tahay Dib U dajinta

- Deganayasha ayaa gundhig u ah dhaqan gelinta marxaladaha kala duwan ee dhismaha ee MPHA.
- MPHA waxa ay idinla wadeegeysaa oo ay deganayaasha ka qeyb gelineysaa doorashada wajiyada kala duwan ka hor inta aysan si rasmi ah u noqon doorasho kala la kala doorto.
- Shaqaalaha dib u dajinta ee MPHA ayaa qof qof ula kulmaya qoys kasta si ay u ogaadan baahidooda gaarka ah ee la xiriirta guuritaanka iyo dib u dajinta guryiyeynta iyaga oo kala hadli doona fursadaha ay heli karaan ee suurogalka ah.
- MPHA ayaa idiin diyarineysa dadka idin raraya iyo waxyaabihii aad ku guuri laheydeen ama deganayaasha ayaa dooran kara in ay iskood u guuraanoo la siiyo dhaqaale ay ku guuraan.
- Haddii deganuhu doorto inuu iska tago ama ka tago Glendale inta uu dhismuhu socdo, waxa ay xaq u leeyay in ay uu dib ugu soo noqdo marka uu dhismuhu dhamado.
- MPHA waxa ay idinka caawineysaa wixii ku saabsan bedelidda cinwaanka iyo adeegyada kale ee u baahan in wax laga bedelo mudada guuritaanka .

Mowqifka MPHA ee U Aqoonsiga Glendale Goob Taariikhi Ah

- Waa mid lagu badbaadinayo dhismayaasha iyo dhulka. Laakiin aan waxba ka qabaneyn taariikhda qotada dheer ee deganayasha.
- Waxa ay xadideysaa hawlaha daycatirka taasoo naga hor istaageysa fursad wax laga qaban karo baahida kala duwan oo qaar badan oo deganayasha ah nala wadageen
- Waxa ay naga hor istaageysaa, koox ahaan deganayaasha iyo MPHA, in aan si madax banaan u dajino aragti ku wajahan sida aan ka yeeleyno Glendale. Iyada oo u ogolaaneysa xaafadaha kale iyo Magaalada in ay noo sheegaan sida aan yeeleyno.
- Sidoo kale kama hortageyso dib u dajinta xaaladaha qaarkood ay dhacdo in hawl balaaran laga qabto goobtan mustaqbalka.
- Kama hor istaageyso guryaha dadweynaha ama joojineyso MPHA in ay raadiyaan fursadaha adeegsiga HUD iyo maalgelinta loo adeegsaday mashaariida kale ee horay loogu guuleystay sida Elliots iyo Mashruuca Balaarinta Guryaha Qwoysaska

Waxa aad ra'yigaaga ka dhiiban kartaa kulanka HPC

- Talaado, 8 Abriil ee 4:30 galabnimo
- Room 350, Public Service Center 250 S. 4th St., Minneapolis, MN 55415

Ama iimeyl ugu soo diri kartaa shaqaalaha Magaalada ugu dambeyn 2:00 galabnimo ee Talaado 8 Abriil ee:

Robert.Skalecki@minneapolismn.gov

Kulanka xiga:

Sabti, 3da Maajo (May), 2025 1:30 – 4 Galabnimo

- Ra'yiga Dadweynaha iyo Kala Shaandheyntiisa
- Naqshad Lagu Ururinayo Ra'yida Dadweynaha Iyo Kala Shaandheyntiisa
- Xogtii Ugu Dambaysay ee Aqoonsiga Taariikhiga Ah oo ku saleysan talaabooyinka ay qaado Magaaladu





MPHA's mission is to maintain quality, well managed homes. The needs of the Glendale Townhome community require attention. Since late 2024, MPHA has been holding regular meetings to hear from residents about their likes and dislikes. Improvements are needed to better serve current and future families. In this process we have gathered a list of frequently asked questions (FAQ).

Glendale Townhomes

Frequently Asked Questions (FAQ)

How will changes help my community? What positive effects will happen?

All approaches for updates at Glendale are to improve quality of life. MPHA wants to make your housing better to meet modern needs. This includes improving ventilation systems, air conditioning, and adding amenities (like more bathrooms).

What does Historical Preservation mean for me?

It means options for unit upgrades will become limited. It could also make responding to work orders more expensive & more challenging. Historical preservation protects the bricks and landscape of Glendale—however, it does not provide additional funding or protections for residents.

Will my rent increase from this?

No, rents will continue to be calculated per your lease terms. Each household pays a percentage of their adjusted gross income.

Will I lose my housing because of these improvements?

No. MPHA's mission is to provide housing. Residents will not lose their rent subsidy because of any approach to improvement. Your lease terms still apply. In addition, resident legal rights increase during any rebuild to ensure your housing is protected. This includes protection when moving during the construction period.

What if I'm unable to pack & move, if needed, due to my age/mobility?

MPHA will assist you. A relocation coordinator works with each family to understand their individual needs. This includes talking through the best options for short-term relocation that make you feel safe and secure during the construction period.

How long will it take to complete any project?

Community engagement has only just begun. Creating a clear vision together is step #1. There are then many steps to take before construction can begin. The length of time depends on the scope of work.

How will MPHA decide on what is next?

Together with residents, a set of shared goals and values will be created. MPHA will then seek funding to bring upgrades and/or rebuild the Glendale Townhomes. MPHA will communicate to keep the community informed.

Have additional questions?

Stop by Office Hours at 92 St. Mary's to ask them:

Tuesday 1-4pm; Wednesday 1-4pm; and Friday 8-12pm

You can also fill out a comment card in the laundry room or complete it here:



Your Notes for MPHA



Hadafka MPHA waa inay ilaaliso tayada, guryaha si wanaagsan loo maamulay. Guryaha xafada Glendale Townhome waxay u baahan yihiin fiiro gaar ah. Llaa 2024, MPHA waxa ay qabanaysay shirar joogto ah si ay dadka deegaanka uga maqasho waxa ay jecel yihiin iyo waxa ay neceb yihiin. Hormaarin ayaa loo baahan yahay si wanaagsan loogu adeego qoysaska hadda iyo mustaqbalka. Halkan waxan u ku soo ururinay liiska su'aalaha inta badan la is weydiyo.

Guryaha Magaalada Glendale

Su'aalaha Inta Badan La Isweydiy

Sidee isbaddalka u caawinayaan bulshadayda? Waa maxay saameynta togan ee dhici doona?

Dhammaan hababka cusub ee Glendale waa in la hagaajiyo tayada nolosha. . MPHA waxay doonaysaa inay ka dhigto gurigaaga mid ka wanaagsan baahida casriga ah.. Tan waxaa ka mid ah hagaajinta hababka hawada-qaadista, qaboojiyasha, iyo ku darista wax yaabaha (sida musqulo badan)

Maxay iga dhigan tahay Ilaalinta Taariiqaha ah?

Waxey la micno tahay in guryaha baadalkoda adkan karto. Waxe kale oo ay ka dhigi kartaa ka shaqada guryaha Work order inay adkaato iyo inay Qaali nooqoto. Ilaalinta taariiqda ah waxay ilaalinaysa dhagaxa iyo muuqaalka Glendale- si kastaba ha ahaatee, , ma siiso dhaqaale dheeraad ah ama ilaalin dadka degan.

Kiradaydu miyay ka badnaan doontaa mise Koor aye ukacesa?

Maya , Kirada walagu sii Xisabiin dona sida leaseka hashiska kuqoran. Qoys kastaa wuxuu bixina Qimo kamid ah intay Sameyan incomkoda.

Ma dumin doonaa gurigeyga sababtoo ah horumarinta hagaajinta?

Maya. Hadafka MPHA waa inay bixiso guri. Deganayaashu ma waayi doonaan kabka kirada sababtoo ah hab kasta oo lagu hagaajinayo, . Shuruudaha ijaarkaagu wali waa jiraan. Intaa waxaa dheer, xuquuqda sharciga ah ee dadka degani waxay kordhisaa dib u dhiska kasta si loo hubiyo in gurigaaga la ilaaliyo. Tan waxaa ka mid ah ilaalinta marka la guurayo inta lagu jiro xilliga dhismaha.

Maxaa dhacaya haddii aanan awoodin in aan xirxiro oo guuro haddii loo baahdo, daadeyda mise socodkayga Awgeed?

MPHA ayaa ku caawin doonta. Qof shaaqale aya Qoys kasto lashaqenayo iyo waxkasto ubaahdan. Waxa Kamid ah fursad aad kuwedin kartid waqti ugu fican Guritanga iyo sii nabad ah ugurtan waaqtiga Dismaha socdo.

Intee in le'eg ayay qaadanaysaa in la dhammaystiro mashruuc kasta?

Ka-qaybgalka bulshada ayaa hadda bilowday. In si wadajir ah loo abuuro aragti cad waa tallaabada #1. Waxaa jira tillaabooyin badan oo la qaadayo ka hor inta aan la bilaabin dhismaha. Mudada wakhtigu waxay ku xiran tahay baaxadda shaqada.

Sidee MPHA u go'aansan doontaa waxa soo socda?

Si wadajir ah dadka deegaan xafada , waxa laala Imana Goan iyo Faqir Kadaxeyo. MPHA waxay markaa raadin doontaa maalgelin si ay u soo kordhiso iyo/ama dib u dhismo ku samayso Glendale Townhomes. MPHA way la xiriri doontaa si ay bulshada ula socodsiiis

Su'aalo dheeraad ah ma qabtaa?

Imoow Saacadaha Xafiiska ee 92 St. Mary's si aad u waydiiso:

Talaada 1-4 galabnimo; Arbacada 1-4 galabnimo; iyo Jimcaha 8-12

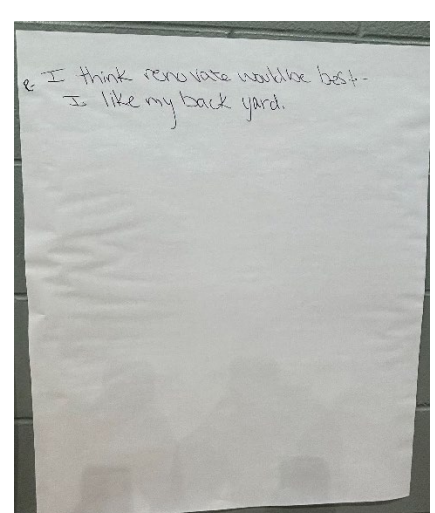
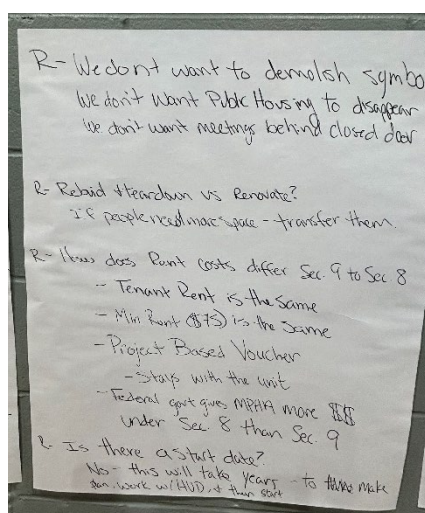
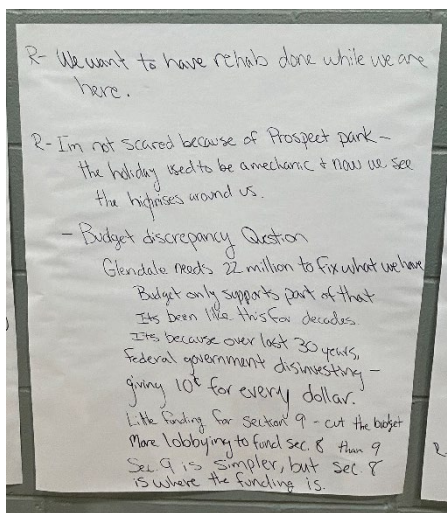
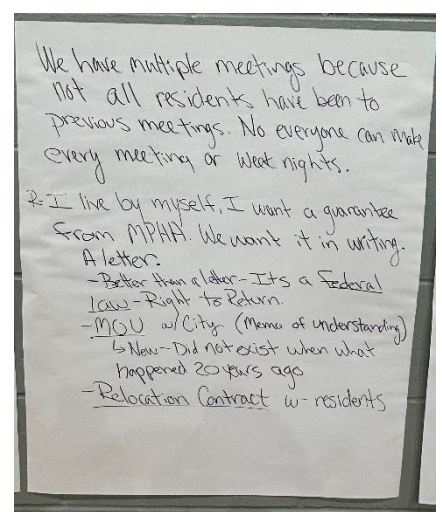
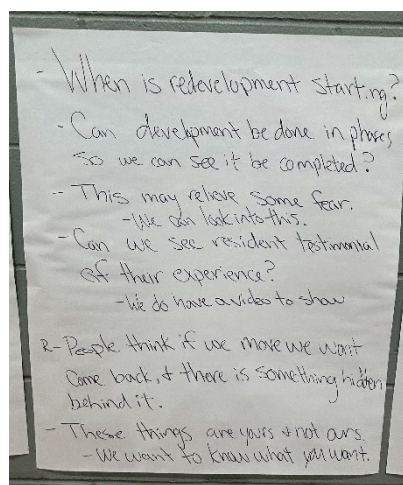
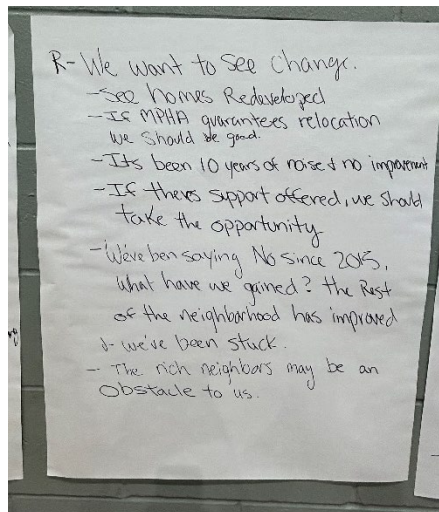
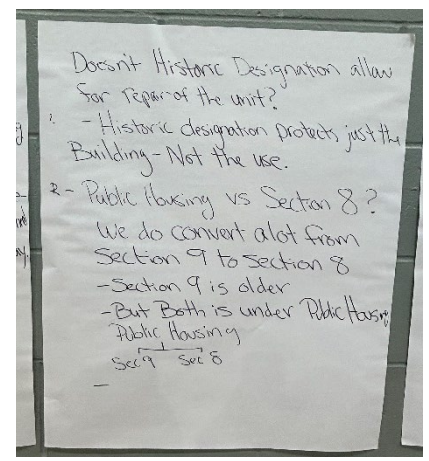
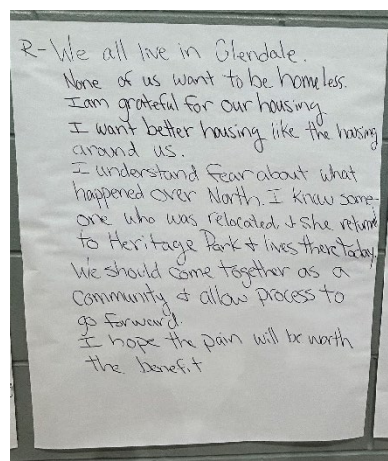
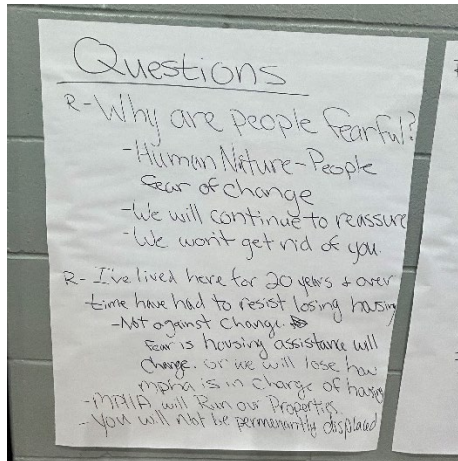
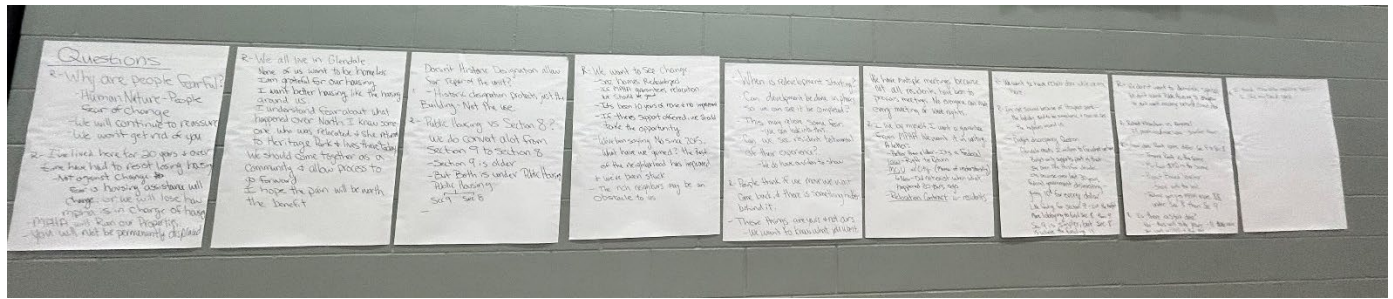
Waxaad sidoo kale ku buuxin kartaa kaarka faallooyinka qolka dharka lagu dhaqdo ama waxaad ku buuxin kartaa halkan:



Qoraaladaada:

Glendale Resident Meeting #4: April 5, 2025

Comments Received



Comments/Questions:

- Q: Why are people fearful?
 - Response:
 - Human nature-people fear change
 - We will continue to reassure
 - We won't get rid of you
- I've lived here for 20 years and over time have had to resist losing housing. Not against change, fear is housing assistance will change or we will lose how MPHA is in charge of housing.
 - Response
 - MPHA will run our properties
 - You will not be permanently displaced
- We all live in Glendale. None of us want to be homeless. I am grateful for our housing. I want better housing like the housing around us. I understand fear about what happened over north [referring to Sumner Field which was demolished as a result of a federal lawsuit on the concentration of poverty (Hollman Consent Decree) and replaced with Heritage Park]. I know someone who was relocated and she returned to Heritage Park and lives there today. We should come together as a community and allow process to go forward. I hope the pain will be worth the benefit.
- Q. Doesn't Historic Designation allow for the repair of the unit?
 - Response
 - Historic Designation protects just the building, not the use.
- Q. Public Housing vs Section 8?
 - Response
 - We do convert from Section 9 to Section 8.
 - Section 9 is older
 - Both Section 8 and 9 are under public housing authority.
- We want to see change. See homes redeveloped. If MPHA guarantees relocation we should be good. Its been 10 years of noise and no improvements. If there is support offered we should take the opportunity. We've been saying no since 2015. What have we gained? The rest of the neighborhood has been improved and we've been stuck. The rich neighbors may be an obstacle to us.
- Q. When is redevelopment starting? Can it be done in phases so we can see it completed? This may relieve some fear.
 - Response
 - Won't happen for a while. We can look into the phases
- Q. Can we see resident testimonial of their experiences?
 - Response
 - We do have a video to show
- People think if we move we won't come back. Is there something hidden behind it?
- These things[buildings] are yours [MPHA] and not ours [Residents]
 - Response:
 - We want to know what you want

- We have multiple meetings because not all residents have been to previous meetings. Not everyone can make every meeting or weeknights.
- I live by myself, I want a guarantee from MPHA. We want it writing. A letter.
 - Response
 - Better than a letter, its federal law- the resident rights to return.
 - Memorandum of Understanding with City- this is new and did not existing 10 or 20 years ago.
 - MPHA will have a relocation contract with residents.
- We want to have rehab done while we are here.
- I am not scared of prospect park. The holiday gas station used to be a mechanic. Now we see highrises all around us.
- Q . Budget question about Glendale's needs and Agency budget
 - Response
 - Glendale needs \$22 million to fix what needs to be fixed today. Budget only supports part of that. [Glendale's need are about 8-10% of Agency wide needs. Which is over \$250 million]
 - Its been like this for decades, its because over the last 30 years the federal government has been disinvesting in public housing. We get 10 cents for every \$1 of need.
 - Little funding for Section 9 and cut the budget more. More private lobbying for Section 8 than Section 9. Section 9 is simpler, but Section 8 is where the funding is.
- We don't want to demolish symbol. We don't want public housing to disappear. We don't want meetings behind closed doors.
- Rebuild and teardown vs renovate. If people need more space [in their unit], transfer them.
- How does rent cost differ between Section 9 and Section 8
 - Response:
 - Tenant rent is same [30% of income]
 - Minimum rent is the same \$75.
 - Project based voucher [Section 8] stays with the building not the tenant.
 - Federal government gives MPHA more money under Section 8 than Section 9 [public housing].
- Is there a start date?
 - Response:
 - No, this will take years to make plan, work with HUD and then start.
- I think renovate would be best. I like my backyard.