



January 2025 Glendale Resident Listening Session

Location/Time:

- January 28, 2025; Luxton Park Gym 4:30-6 PM

Interpretation Provided:

- Somali, Oromo

Summary Outline of Meeting:

- MPHA reviewed what they heard from residents in last meeting about likes, dislikes, wants, needs, and concerns.
- MPHA shared information about Glendale's physical needs and information gathered from reviewing work orders, transfer requests, and MPHA's family housing waitlist.
- MPHA shared information on its budget and how MPHA is using the resources its securing.
- The meeting paused to allow for a prayer break around 5:15
- Residents provided comments and questions.






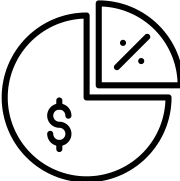
Meeting Materials/Handouts:

- Comments received in December 2024 meeting
- Capital Needs of Glendale and Agency

Meeting Notes:

- Notes from the meeting are enclosed.

YOUR VOICE MATTERS!
HERE IS WHAT WE HEARD AT THE DECEMBER RESIDENT MEETING:

<p align="center">Likes</p> 	<ul style="list-style-type: none"> • Feels safe • Close to schools, buses, train, and stores • Work orders are fast • Strong doors 
<p align="center">Needs</p>	<ul style="list-style-type: none"> • More or bigger bathrooms • Better air quality • Air conditioning • Single-level units • Affordable rent 
<p align="center">What You Want</p>	<ul style="list-style-type: none"> • Repairs on cabinets, plumbing, etc... • No evictions • Stay in place • More parking 
<p align="center">Resident Questions</p> 	<ul style="list-style-type: none"> • Will someone buy Glendale? • How is MPHA money spent? • Will this be different than past projects? 

Notes from December Meeting

WANTS/NEEDS

Promised Renovation
 Everyone to Return to their units
 Follow through - on Repairs
 Fix what's needs fixing
 Don't Evict us
 Don't ask us to move - Rent in units
 Central Air/Air Conditioning
 More Bathrooms
 More Parking
 Cabinets

LIKES/DISLIKES

+ Nice Area
 - Tiny Bathroom
 - Rent increases each year
 + Very close to transportation & schools/amenities
 + Safe Area
 - Train when walking distance
 - Neighborhood has changed over time
 + Street Door
 + Support of MPHA response
 - MPHA - Even with treatment & filling holes
 - No Air Conditioning
 - 20 kids in one bathroom
 - Noisy - even in next air quality
 - Noisy - even in next air quality
 - Noisy - even in next air quality
 - Noisy - even in next air quality

QUESTIONS/CONCERNS

Losing Housing
 Timeline
 Concerns about prior discussions of Relocation - only a chance for rent
 Can we get upgrades without moving?
 Disasters?
 What will new residential mean for past tenants?
 Will there be a transfer of power?
 How will MPHA be involved?
 Health & Safety
 Does this fit with the long-term vision?
 How will the community be involved?
 How will the community be involved?

Moving Forward:

- Keep talking!
- Define together, what this community can be
- Next Meeting - February 25th

Let's Work Together!

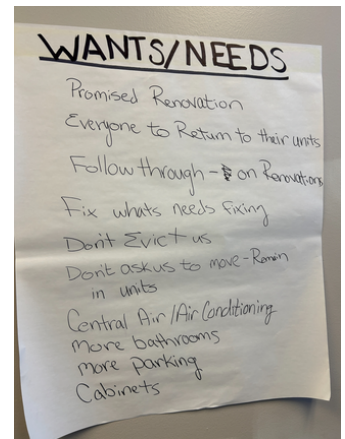
Have questions or ideas? Contact Malik Yusuf at 612-490-0022



WRITTEN NOTES FROM DECEMBER MEETING

WANTS/NEEDS

- Promised Renovation
- Everyone to return to their units
- Follow through on renovations
- Fix what needs fixing
- Don't evict us
- Don't ask us to move – remain in units
- Central air/air conditioning
- More bathrooms
- More parking
- Cabinets

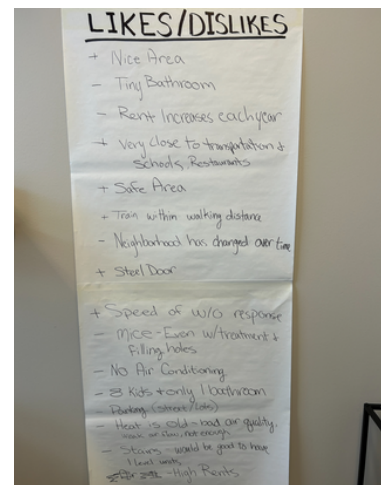


DISLIKES

- Tiny bathroom
- Rent increases every year
- Neighborhood has changed over time
- Mice - even with treatment and filling holes
- No air conditioning
- 8 kids and only 1 bathroom
- Parking (street/lots)
- Heat is old - bad air quality, weak air flow, not enough
- Stairs - would be good to have 1 level units
- High rents

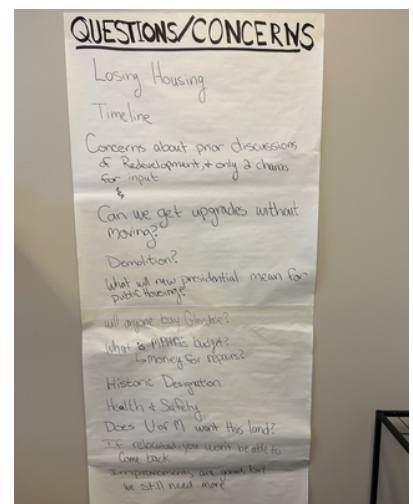
LIKES

- Nice area
- Very close to transportation, schools, restaurants
- Safe area
- Train within walking distance
- Steel door
- Speed of work order response

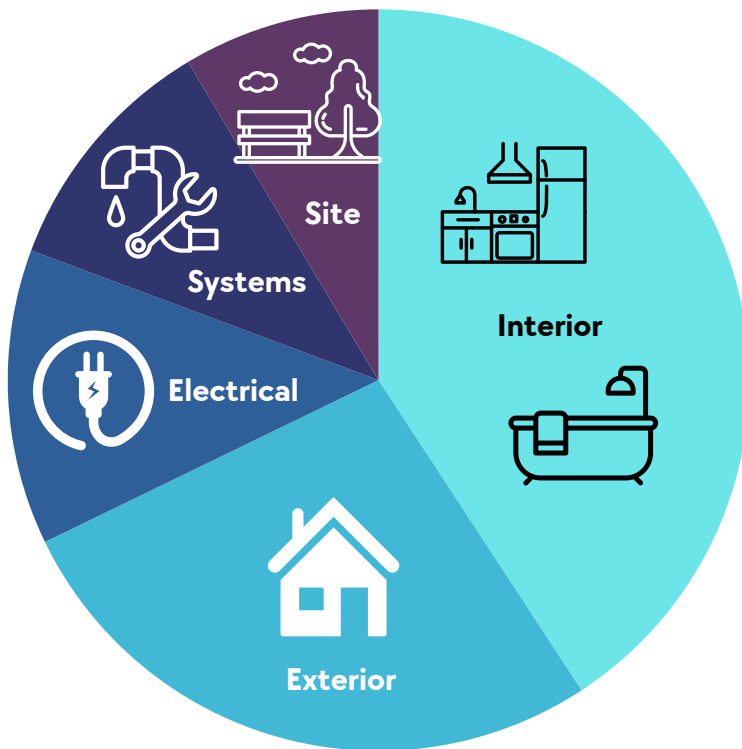


QUESTIONS/CONCERNS

- Losing housing
- Timeline
- concerns about prior discussions of redevelopment, only 2 chances for input
- Can we get upgrades without moving?
- Demolition?
- Concerns about the same thing as Sumner happening to Glendale
- Getting rid of public housing
- People did not go back to their units in Chicago
- What will new presidential mean for public housing?
- Will anyone buy Glendale?
- What is MPHA's budget?
 - Money for repairs?
- Historic Designation
- Health + Safety
- Does the U of M want this land?
- If relocated, you won't be able to come back
- Improvements are good, but we still need more



2025 Glendale Capital Needs = \$22 Million



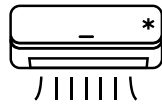
Glendale Capital needs fit into the following five categories:

- Site
- Systems
- Electrical
- Exterior
- Interior

 **Capital needs do not include costs to make improvements** 



Fire sprinklers



Air conditioning

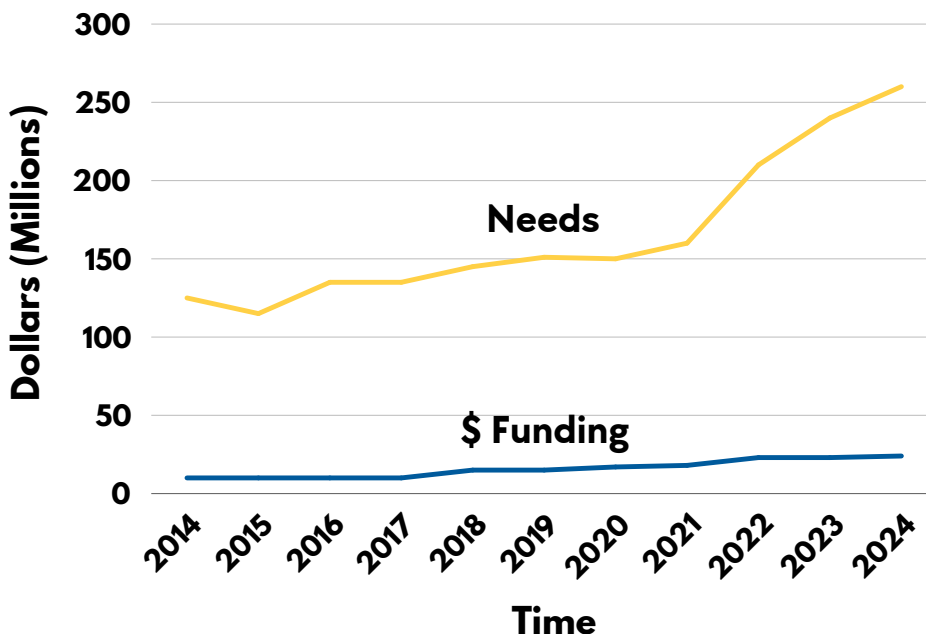


Additional bathrooms or bedrooms



Better finishes & fixtures

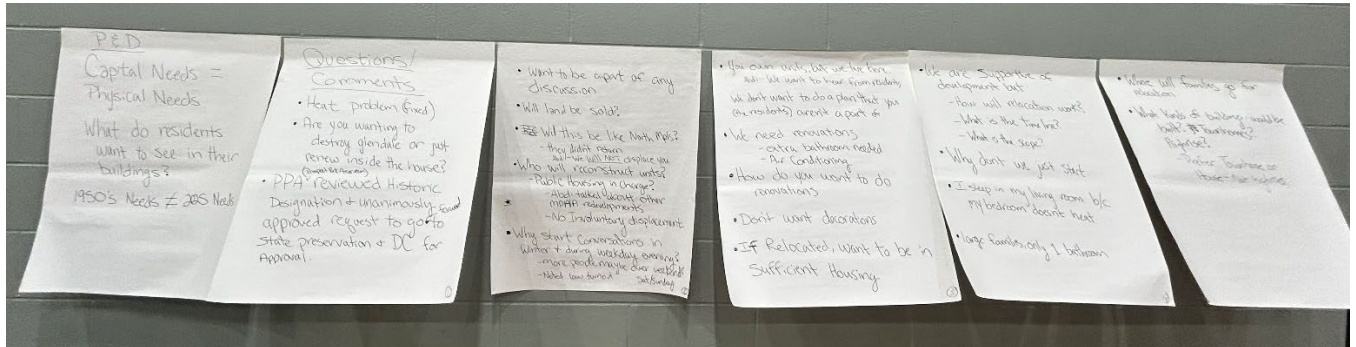
Agency Wide Needs Keep Growing



- The largest threat to MPHA is the growing capital needs.
- MPHA needs more state and local funding to preserve and produce housing.

Glendale Resident Meeting #2: January 28, 2025

Comments Received



Approach/Scope

- Are you wanting to destroy Glendale or just renew inside of the houses?
- We are supportive of development but:
 - How will relocation work?
 - What is the timeline?
 - What is the scope?
- Why don't we [MPHA] just start.
- You own the units, but we live here. (Abdi Warsame responded- we want to hear from residents. We don't want to do a place plan that you [the residents] aren't a part of)
- What kinds of buildings would be built? Townhomes? Highrises? – Prefer townhomes or house not highrises.
- How do you [MPHA] want to do renovations?
- If relocated, want to be in sufficient housing.

Improvements

- We need renovations- extra bathroom needed; air conditioning
- Don't want decorations
- Large families only 1 bathroom
- Heating problems in unit
- I sleep in my living room, because my bedroom doesn't heat.

Other

- PPA (Prospect Park Association) representative shared that they reviewed historic designation and unanimously approved request to go forward to state preservation and DC for approval of national designation.

Comments from Glendale Residents who could not attend the meeting, but wanted their comments shared by MPHA Property Management.

- I know you guys have the desire to replace the piping. Will the resident be moved out during the job. Because this is a very safe neighborhood for us and the children and the neighborhood and us at Glendale we have been very close family friends. This is what we know and this is the place we have known to be like a home for us and for our children.
- Are there any programs for residents who wants to transition into home ownership true public housing?
- Prospect Park does not have our best interest. I remember meetings held 2014/2015? Someone who is a wealthy homeowner made a comment which made me feel very uncomfortable. They said they wanted Glendale not to be changed because they showed there kids around the neighborhood the immigrants and the low income poor familiar. This made me feel like Glendale was a zoo and we were the animals
- I fell down 2 times now do to the hills and slopes of Glendale. Currently I cannot come to this meeting because I can't leave my home because I broke my leg. I have to rely on my young children to make food for me instead of the other way around. If I stay in the living room I might be able to go to the kitchen and make food for them but then I can't use the restroom because its upstairs and it requires someone to carry me.
- Can we get rid of the stairs if we rebuild because it is hard on a lot of us
- Will MPHA sell Glendale and does the university buy the land
- If MPHA wants to rebuild can they do that while we are still residents if we yes what does that look like. If no what does that look like.