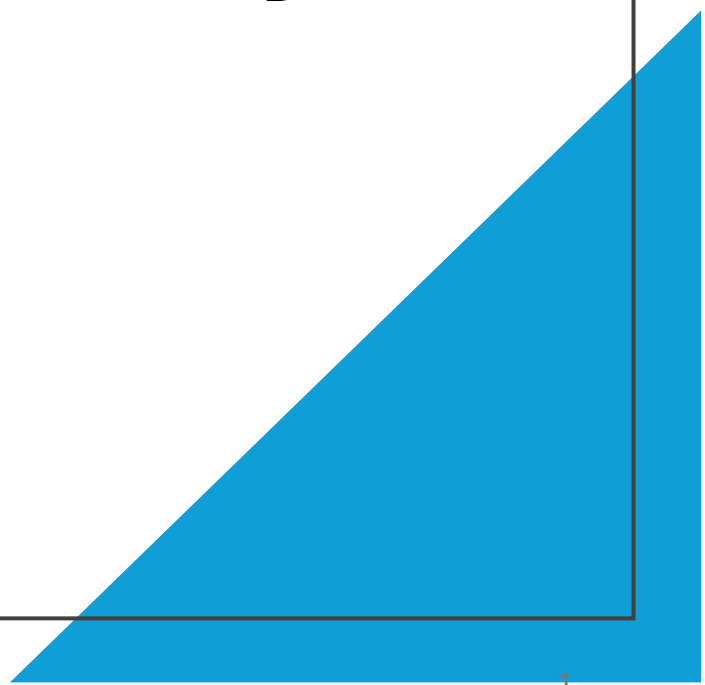


Glendale Community Meeting

May 29, 2025



Meeting Ground Rules

We want to hear from you today. To ensure that we can have everyone participate we will follow these rules:

- Act in a respectful way.
- Everyone behaves 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 on.
- To give everyone a chance to speak, we may ask you to finish your comment withing 3 minutes.



Today's Meeting

- Recap of past meetings
- Update on local historic designation at the City
- Discuss the improvements you want at Glendale
- Wrap and adjourn

Potential Priorities for Glendale Improvements

- Initially shared with Glendale residents in February
- 11 Priorities identified based on summary of resident feedback in December and January meetings

What we could do

Update Exterior (new windows, siding, roofing)

Update Heating, plumbing, cooling, ventilation

Update Kitchen cabinets, flooring, plumbing, bathroom fixtures

Livability & Accessibility Improvements

Increase livability of kitchen, dining, living room

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

Frequently Asked Questions (FAQ)

- Initially shared with Glendale residents in April and May
- Shared to provide responses to many of the questions MPHA has received throughout the process



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.

English 1 of 2

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animator works with each family to understand going through the best options for short-term care during the construction period.

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goals and values will be created. MPHA will for rebuild the Glendale Townhomes. MPHA informed.

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English 2 of 2

Resident Commitments and Project Timeline



Glendale Townhomes

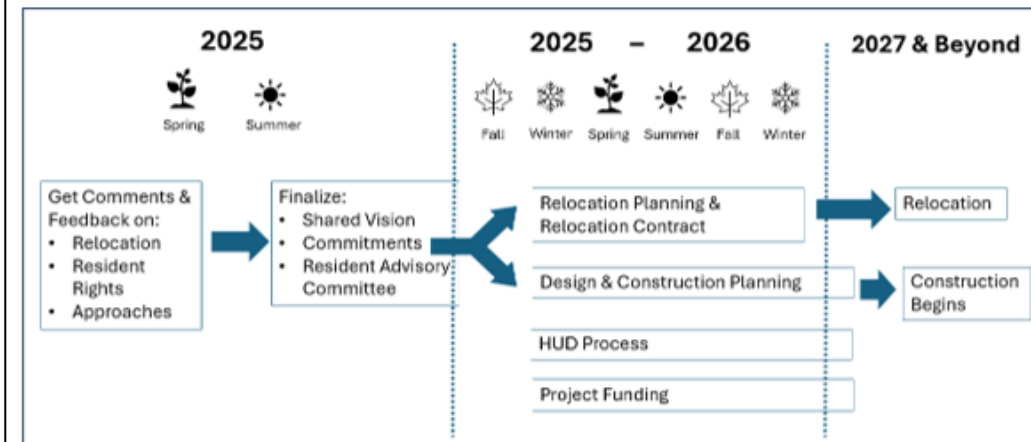
MPHA Resident Commitments and Project Timeline

The needs of the Glendale Townhome's deserve attention. Since late 2024, MPHA has been meeting with residents every month. MPHA has heard your concerns and questions. MPHA has developed resident commitments to guide our work. The following were shared previously at the April and May meetings.

The Minneapolis Public Housing Authority will:

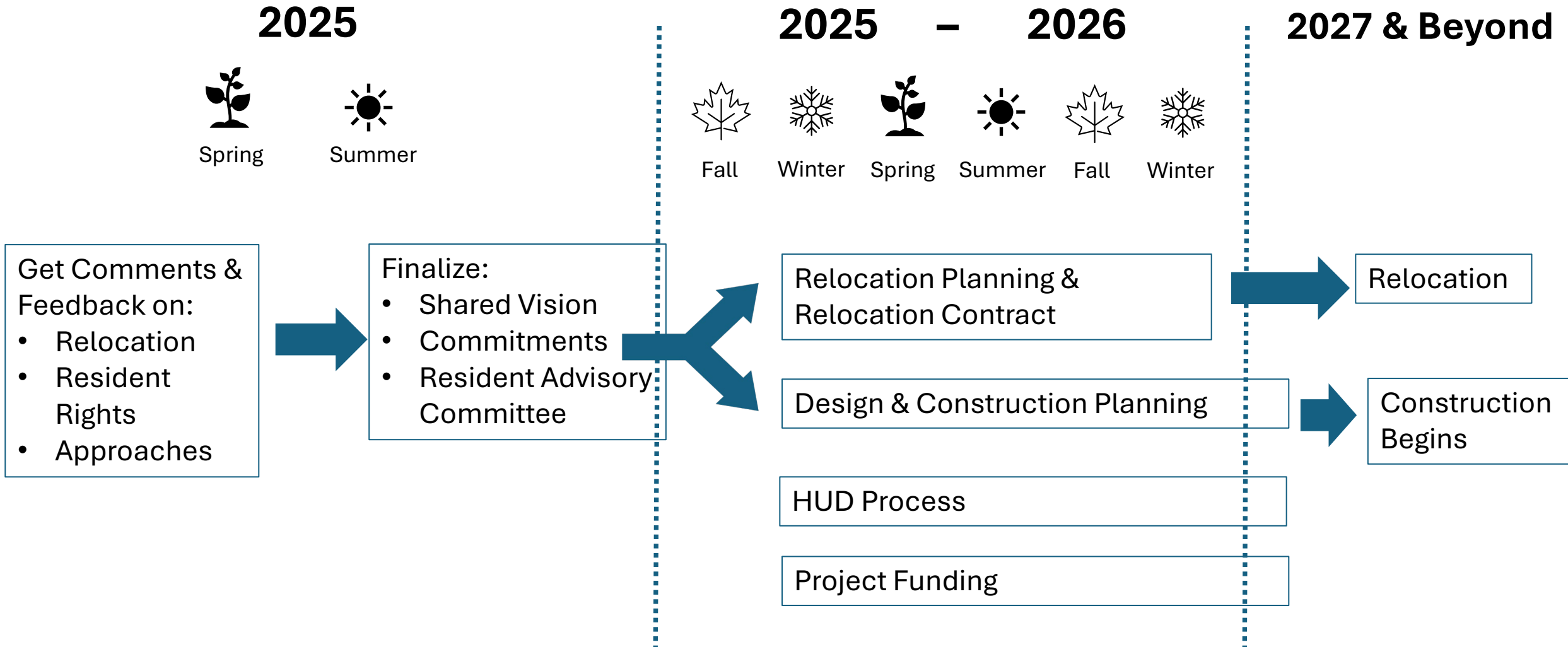
1. Center resident voices.
2. Continue to provide facts to residents at every step along the way.
3. Rent calculation will remain at 30% of your income.
4. Work 1:1 with every resident to identify a relocation option that meets their needs. Keeping residents on-site during construction will be done to the extent possible.
5. Develop a relocation contract, with residents, that includes MPHA commitments and resident rights.

Steps & Timeline



Local Historic Designation Update

Potential Steps & Timeline



Potential Priorities for Glendale Improvements

These 11 priorities were identified based on summary of resident feedback in December and January meetings

What we could do

Update Exterior (new windows, siding, roofing)

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Update Kitchen cabinets, flooring, plumbing, bathroom fixtures

Livability & Accessibility Improvements

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Adding Units

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Property Improvements

Keep existing yards/grass areas

Add more parking for residents

Add community amenity spaces

Interactive Responses

- We want to hear from you today.
 - You can either raise your hand in response to questions or
 - Use your smart phone's camera to click on the QR code to respond to questions online
- We will show the results after each question or set of questions.
- This is not a vote. Your responses today do not lock us into a direction. We want to better understand how you feel about the priorities.
- Here is a test. Open your smart phone camera. Then, Focus on the image, the click on the link that pops up



Building Improvements Priorities

- Updated Exterior (new windows, siding, roofing)
- Updated plumbing, heating, cooling, ventilation
- Update kitchen cabinets, flooring, bathroom fixtures



Livability & Accessibility Improvements Priorities

1. Do you want more space for cooking and having meals together for your family?
2. Do you want a bigger living room for your family?
3. Do you want an additional bathroom on the first floor?
4. Do you want a bedroom on the first floor?
5. Do you want one level living?



Accommodating Smaller and Larger Households

1. Is having additional smaller (1-bedroom) units to accommodate households that need to downsize important at Glendale?
2. Is having additional larger (5 bedroom +) units to accommodate larger households important at Glendale?



Property Improvements

1. Is keeping existing tenant back yards and porches important?
2. Is keeping the green space between buildings important?
3. Is adding more parking for residents important?
4. Is adding community amenity spaces important? If yes, what amenities should be added?



Next Meeting: To be determined

