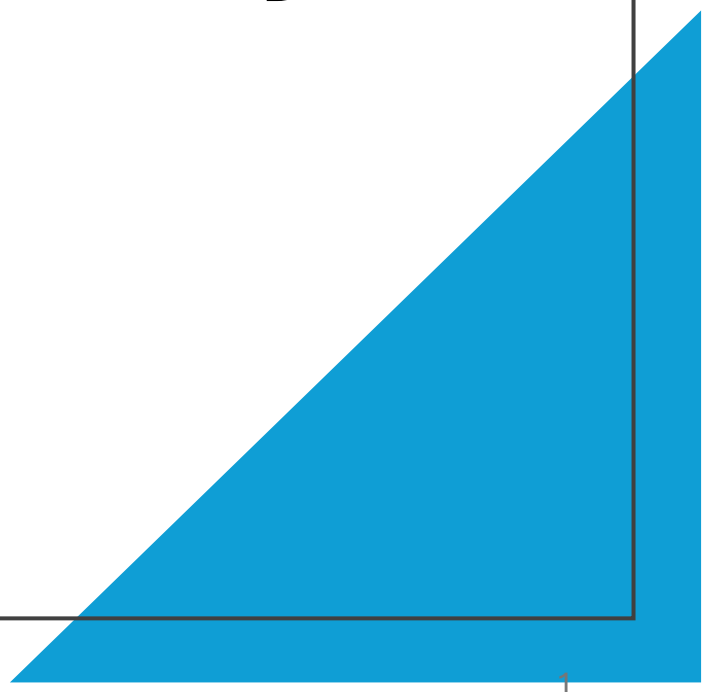


# Glendale Community Meeting

May 3, 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 past meetings; review FAQs & MPHA's commitments to residents
- Initial resident questions/feedback
- Review longer-term timeline & shorter-term next steps
- Additional time for resident questions/feedback
- Wrap and adjourn

# Need for Resident Commitments

- MPHA has heard your concerns and questions.
- MPHA is sharing commitments to help us work together to get the improvements you want completed.
- We want to be in conversation with you, to keep this community one to be proud of.

# 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 meets their needs.  
Keeping residents on-site during construction will be done to the extent possible.**



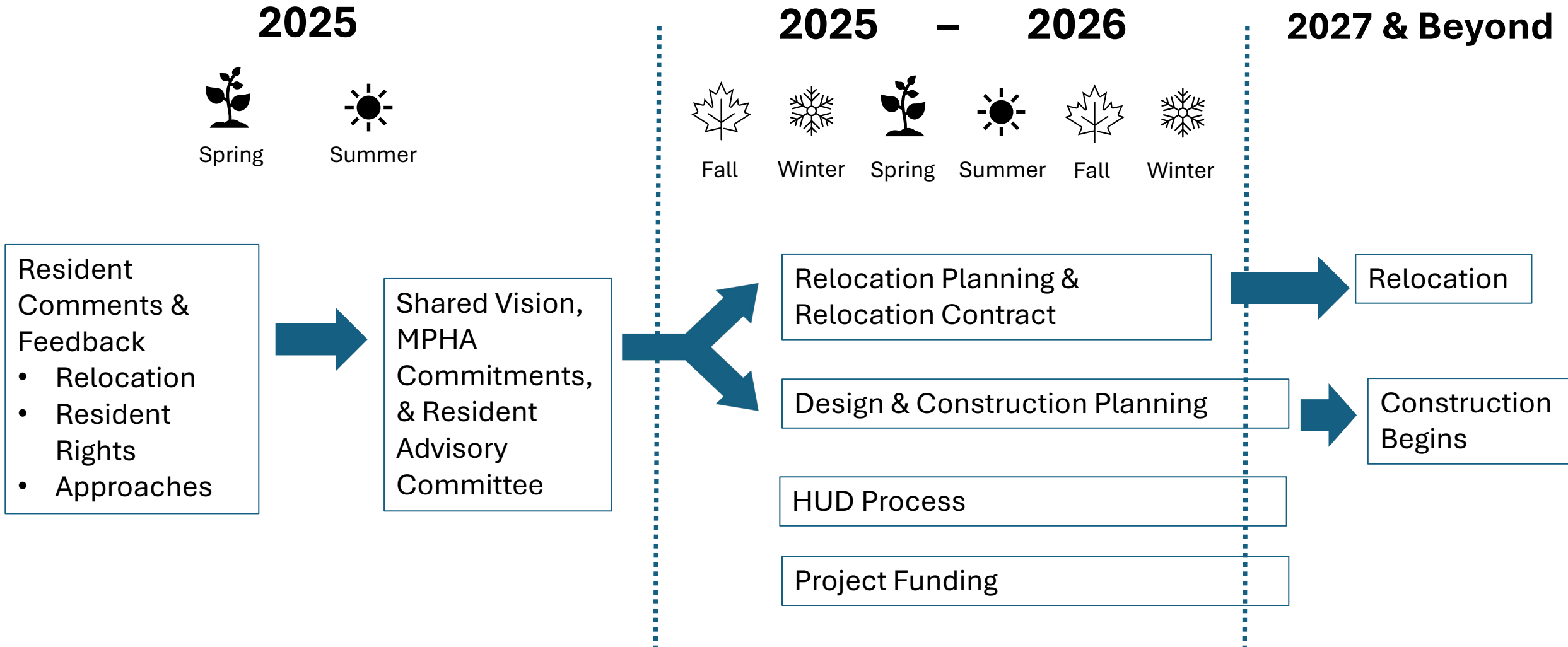
# Resident Commitments #5

































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

# Relocation & MPHA's Commitments

- Relocation means: moving out of your current home into another unit at Glendale or another property off-site, then moving back into a different unit at Glendale, after construction.
- MPHA will center resident considerations in construction and relocation phasing.
- 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.

# Potential Steps & Timeline



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				
<b>Accessibility Improvements</b>				
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	
<b>Adding Units</b>				
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
<b>Property Improvements</b>				
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				

# Next Meeting: Thursday, May 29 4-6pm

- Updated Resident Commitments
- Resident Experiences from Past Projects
- Improvement Priorities at Glendale

