



May 29 2025 Glendale Resident Meeting

Location/Time:

- May 29, 2025; Luxton Park Gym 4-6pm

Interpretation Provided:

- Somali, Oromo, Hmong

Summary Outline of Meeting:

- MPHA welcomed residents and reviewed agenda
- MPHA recapped the materials it has previously shared
 - MPHA reviewed the 11 priorities for improvements to Glendale. This was initially shared in February based on feedback received in the December and January meetings.
 - MPHA reviewed the Frequently Asked Questions (FAQ)s that were developed in response to a significant number of repeated questions and concerns received in the December, January, and February meetings.
 - MPHA reviewed the five resident commitments that it develop in response to resident concerns. These commitments were shared in the April and May 3rd meetings. MPHA also reviewed the project timeline it shared in the May 3rd meeting.
- MPHA acknowledged the ongoing concerns and fears around displacement, rent increases and relocation. It restated the commitments its shared. In acknowledging the concerns MPHA also asked resident to focus today on the building improvements they want to see at Glendale.
- MPHA shared an update on the local designation of Glendale. MPHA repeated that it is against the local designation of Glendale. MPHA stated the following:
 - MPHA believes the designation puts too many limitations on the vision we can develop together.
 - This does not mean MPHA doesn't value the history of Glendale and its residents.
 - MPHA doesn't think retaining the buildings is the best way to honor that history.
 - Designation limits or prevents several of the priorities for improvements we developed together in this process. And limits the vision we can build together.
- MPHA also provided clarity around potential misconceptions of local designation:
 - Local designation does not stop MPHA from pursuing HUD tools like RAD or Section 18.
 - Local designation does not stop any temporary relocation necessary for updating units at Glendale.
 - MPHA can and will maintain units at Glendale if it is locally designated. We can still make interior upgrades.

- However, exterior changes require review using federal and local guidelines. Those guidelines will limit where we can make changes to buildings, especially the location and size of additions. This will control and limit the ability to add bathrooms, bedrooms or other improvements to increase the livability of units.
- MPHA let residents know the City Council will take action on June 5th.
- MPHA revisited the project timeline. Let residents know we are still in a learning phase and will use today's feedback to help develop a vision for Glendale.
- MPHA discussed it developed the 11 potential priorities based on resident feedback and wanted to get more feedback on those priorities in the meeting.
- MPHA led an interactive process where residents would either raise their hand or use a QR code to state whether they felt priorities were important at Glendale. This included the 11 priorities stated as the following:
 - Updated Exterior (new windows, siding, roofing)
 - Updated Heating, plumbing, cooling, ventilation
 - Update Kitchen cabinets, flooring, plumbing, bathroom fixtures
 - Do you want more space for cooking and having meals together for your family?
 - Do you want a bigger living room for your family?
 - Do you want an additional bathroom on the first floor?
 - Do you want a bedroom on the first floor?
 - Do you want one level living?
 - Is having additional smaller (1 bedroom) units important at Glendale?
 - Is having additional larger (5 bedroom +) units important at Glendale?
 - Is keeping existing tenant back yards and porches important?
 - Is keeping the green space between buildings important?
 - Is adding more parking for residents important?
 - Is adding community amenity spaces important? If yes, what amenities should be added?
- MPHA paused after groupings of priorities to understand ask residents to share why they were in favor or against priorities. As well as providing time to ask additional questions or provide comments.
- Residents provided comments and feedback during this time.

Meeting Materials/Handouts:

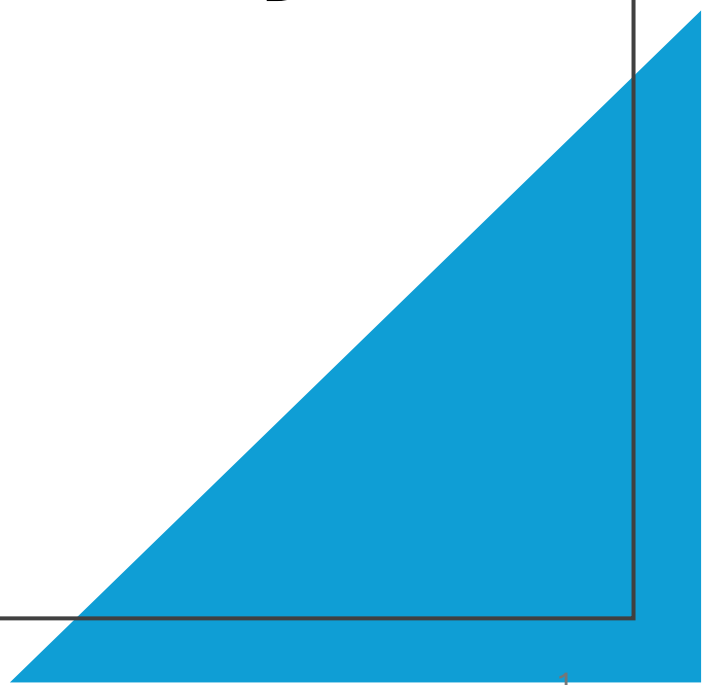
- Meeting Presentation in English and Somali
- Resident Commitments and Timeline

Meeting Notes:

- Notes from the meeting are enclosed.

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

if needed, due to my age/mobility?

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

y project?

gun. Creating a clear vision together is step before construction can begin. The length of

xt?

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

k them:

m: and Friday 8-12pm

e laundry room or complete it here:



English 2 of 2

Resident Commitments and Project Timeline



Glendale Townhomes

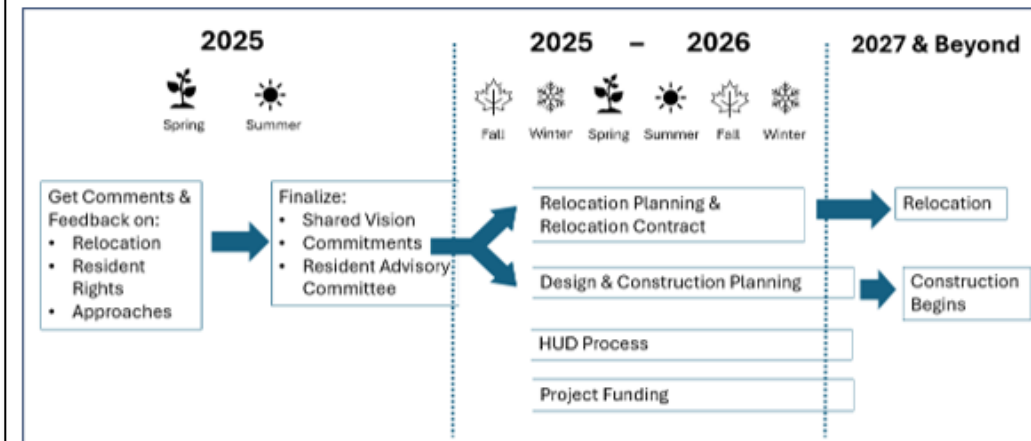
MPHA Resident Commitments and Project Timeline

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:

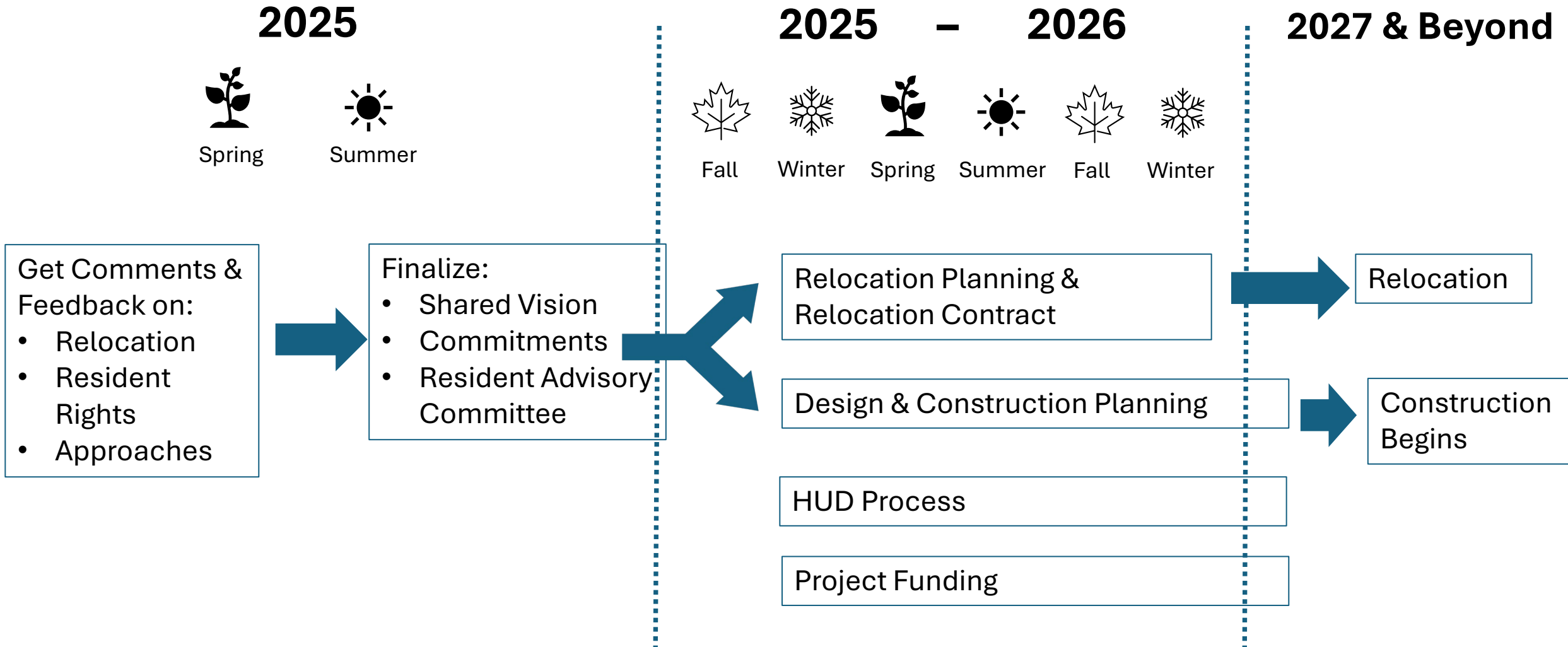
1. Center resident voices.
2. Continue to provide facts to residents at every step along the way.
3. Rent calculation will remain at 30% of your income.
4. Work 1:1 with every resident to identify a relocation option that meets their needs. Keeping residents on-site during construction will be done to 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)

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

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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

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?

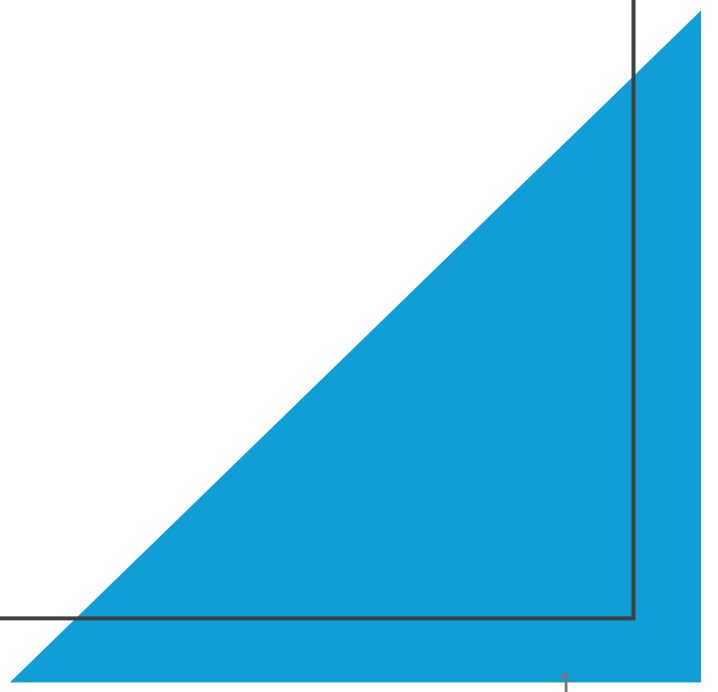


Next Meeting: To be determined



Kulanka Bulshada Ee Glendale

May 29, 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 isuku 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 ama qashaqashaad
- Haada rabtit ina Aad ka qeyb gashid waa ina sugta ilaa looga ka yeero si ay u hadhashid . 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

- Dib u koobista shirkii hore
- Xog cusub oo kusaabsan magacaabista taariikhiga ah deegaanka magaalada.
- Kawada hadalka dayactirka aad la rabto Glendale.
- Gunta iyo Gunaanadka

Mudnaanta suurtagalka ee Dayactirka Glendale

- Markii hore waxaa lala wadaagay dadka degan Glendale bishii Febraayo
- 11 Mudnaan ayaa la aqoonsaday markii lasoo koobay jawaab celinta dadka deegaanka ah ee shirarkii Diisambar iyo Janaayo

Waxyaabaha aan kuu qaban karno

Casriyeynta dibadda (daaqado cusub, oogada sare ee guryaha, saqafka)

Casriyeynta kuleylka, biyaha, qabowga, habka hawada

Dib u casriyeynta qaanadaha, dhulka, biyaha, qalabka suuliyada

Horumarinta Ku Noolaashada Guriga Ee Naafada

Balaarinta jikada, goobta lagu cunteeyo, qolka fadhiga

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

Property Improvements

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

Su'aalaha Inta Badan La Iswaydiiyo (FAQ)

- Markii hore waxaa lala wadaagay dadka degan Glendale bilihii Abriil iyo Maajo
- Waxaana loola wadaagay si looga jawaabo su'aalo badan ay MPHA heshay intii ay hawshan socotay.



Hadafka MPHA waa inay ilaaliso tayada, guryaha si wanaagsan loo maamulay. Guryaha xafada Glendale Townhome waxay u baahan yihiin fiir 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 ukacese?

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.

Somali 1 of 2

in aan xirxiro oo guuro haddii loo vgeed?

e aya Qoys kasto lashaqenayo iyo aad kuwedin kartid waqti ugu fican maha socdo.

ammaystiro mashruuc kasta?

in si wadajir ah loo abuuro aragti cad an oo la qaadayo ka hor inta aan la xiran tahay baaxadda shaqada.

oo socda?

ala Imana Goan iyo Faqir Kadaxeyo. n si ay u soo kordhiso iyo/ama dib u LA way la xiriri doontaa si ay bulshada

d u waydiiso:

nimo: iyo Jimcaha 8-12

ooyinka qolka dharka lagu



Somali 2 of 2

Ballanqaadka Dadka Deegaanka & Jadwalka Mashruuca



Glendale Townhomes

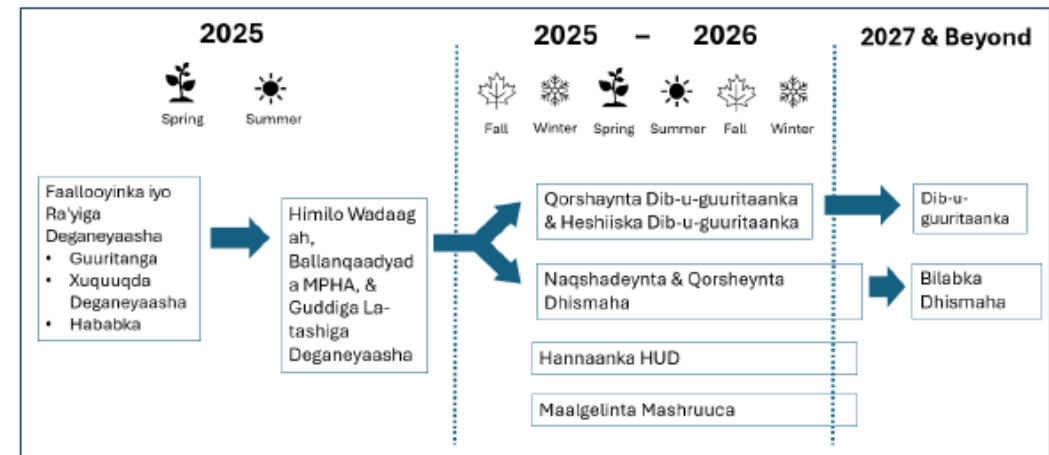
Ballanqaadka Dadka Deegaanka & Jadwalka Mashruuca

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Hay'adda Guryaha Dadweynaha Minneapolis waxay sameyn doontaa:

- No. 1** Codadka degganayaasha shacabka
- No. 2** Si wadatashi leh u sii wadi macluumaad dadka deggan mar walba oo socdaalka ah
- No. 3** Xisaabinta kirada waxay ahaan doontaa 30% dakhalahaga
- No. 4** La shaqee 1:1 dhammaan dadka deggan si aad u ogaato xulasho guuritaan oo ku habboon baahidooda. Deganaanshaha dadka oo joogaya goobta inta lagu jiro dhismaha ayaa la samayn doonaa sida ugu suuragalka ah
- No. 5** Samee heshiis dib-u-dejin ah oo lala galo dadka deggan, kaasoo ka koobnaanaya ballanqaadyada MPHA iyo xuquuqda dadka deggan

Waqtiga



Xogta Cusub ee Magacaabidda taariikhiga

Tallaabooyin Suurtagal ah & Waqtiga

2025



Spring



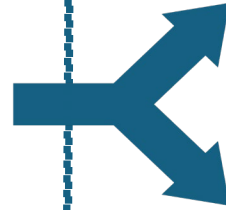
Summer

Faallooyinka iyo
Ra'yiga
Deganeyaasha

- Guuritanga
- Xuquuqda
Deganeyaasha
- Hababka



Himilo Wadaag
ah,
Ballanqaadyad
a MPHA, &
Guddiga La-
tashiga
Deganeyaasha



2025 – 2026



Fall



Winter



Spring



Summer



Fall



Winter

Qorshaynta Dib-u-guuritaanka
& Heshiiska Dib-u-guuritaanka

Naqshadeynta & Qorsheynta
Dhismaha

Hannaanka HUD

Maalgelinta Mashruuca



2027 & Beyond

Dib-u-
guuritaanka



Bilabka
Dhismaha

Mudnaanta suurtagalka ee Dayactirka Glendale

11 kan Mudnaan ayaa la aqoonsaday kadib markii lasoo koobay jawaab celinta dadka deegaanka ah ee shirarkii Diisambar iyo Janaayo.

Waxyaabaha aan kuu qaban karno

Casriyeynta dibadda (daaqado cusub, oogada sare ee guryaha, saqafka)

Casriyeynta kuleylka, biyaha, qabowga, habka hawada

Dib u casriyeynta qaanadaha, dhulka, biyaha, qalabka suuliyada

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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

Property Improvements

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

Jawaabaha Isdhexgalka ah

- Waxaan rabnaa inaan manta idinka war maqalno.
 - Gacanta ayaad kor u taagi kartaa si aad uga jawaabto su'aalaha ama
 - Isticmaal kamerada telefonkaaga casriga si aad u gujiso koodka QR si aad ooga jawaabto su'aalaha khadka.
- Waanu idin muujin doonaa natijada kadib su'aal kasta ama su'aalo kasta.
- Tani maahan codayn. Jawaabahaaga maanta naguma qufulayaan jhayn cayiman. Waxaan rabnaa kaliya inaan si fiican u fahanno sidaad u aragto mudnaanta.
- Kan waa tijaabo. Fur kamerada telefonkaaga casriga. Kadib, diirada saar sawirkan, kadib guji xiriirka soo baxaya.



Mudnaanta Dayactirka ee Dhismaha

- Casriyeynta dibadda (daaqado cusub, oogada sare ee guryaha, saqafka)
- Casriyeynta kuleylka, biyaha, qabowga, habka hawada.
- Dib u casriyeynta qaanadaha, dhulka, qalabka suuliga.



Noolashaha iyo Helitaanka Mudnaanta Dayactirka

1. Ma dooneysaa nafaas dheeraad ah oo aad wax ku karsato ama ku wada cunteysaan qoyskaaga?
2. Ma u rabtaa qol fadhiga u wayn qoyskaaga?
3. Ma dooneysaa suuli dheeraad ah oo ku yaala dabaqa koowaad?
4. Ma dooneysaa qol dabaqa koowaad ku yaal?
5. Ma rabtaa inaad ku noolaato hal heer?



Meelaynta Qoysaska iyo Kuwa Wayn

1. Haysashada qolal yaryar oo dheeri ah (1-qol jiif)si ay u dejiyaan qoysaska u baahan in la dhimo miyay muhiim u tahay Glendale?
2. Haysashada qolal wa weyn oo dheeraad ah (5 qol jiif +) si loo dejiyo qoysaska waaweyn miyay muhiim u tahay Glendale?



Property Improvements

1. Muhiim ma tahay in la ilaaliyo daarada dambe iyo balabalada?
2. Ma muhiim bay tahay in Meesha bmooyinka la ilaaliyo?
3. Ku darka baarkin dheeraadka ah muhiim ma tahay?
4. Ku daridda meelaha adeegyada bulshada muhiim ma tahay? Hadday jaa tahay, waa maxay adeegya kordhinaayo?



Next Meeting: To be determined





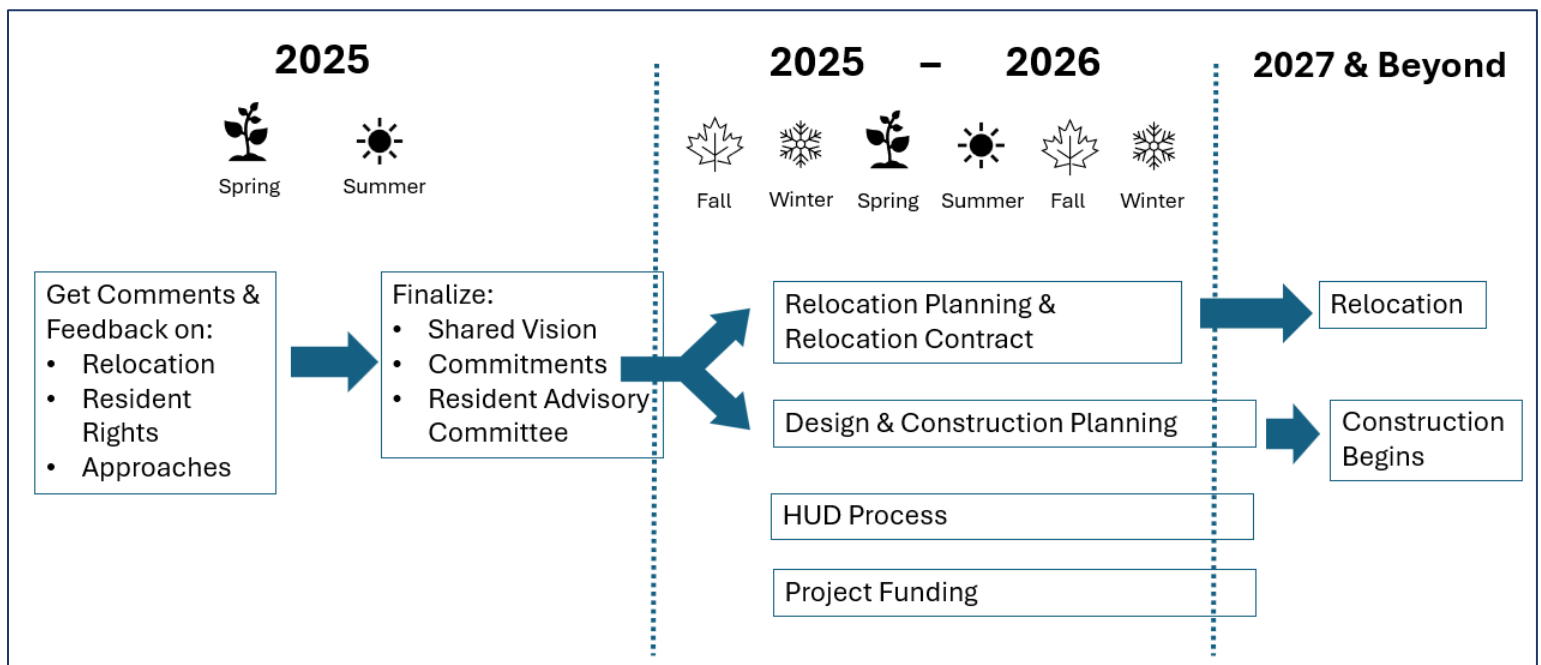
Glendale Townhomes Resident Commitments & Project Timeline

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Timeline





Glendale Townhomes

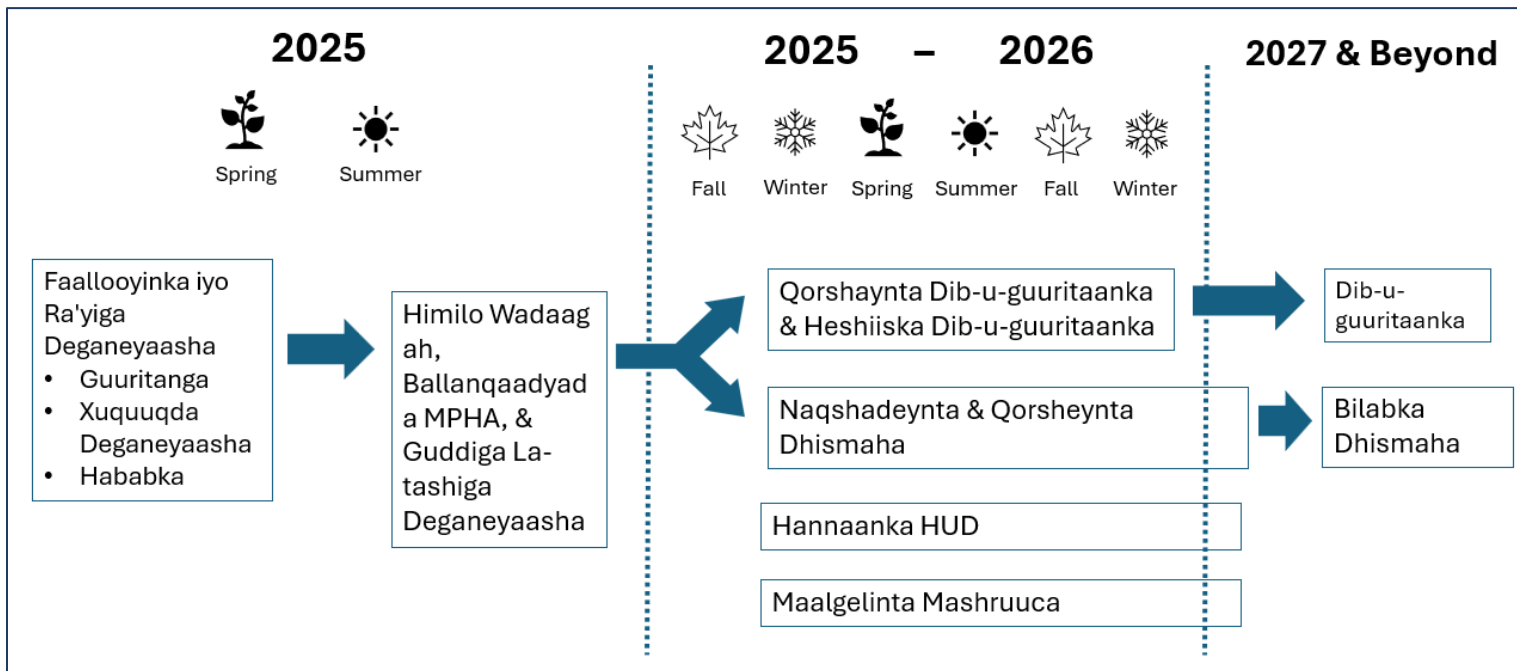
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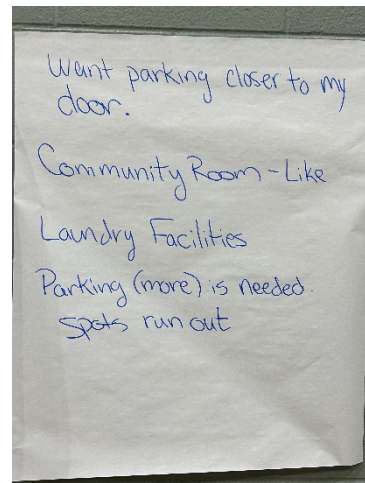
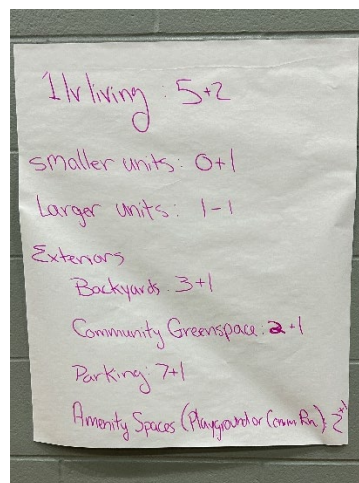
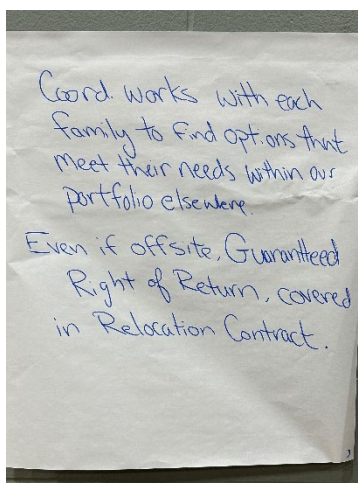
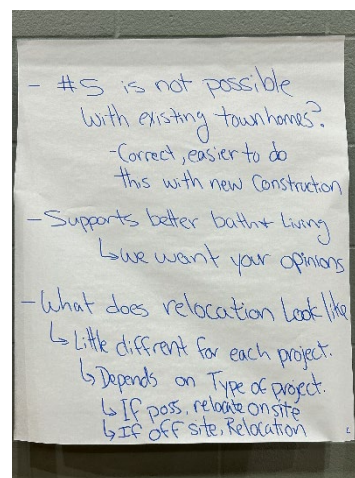
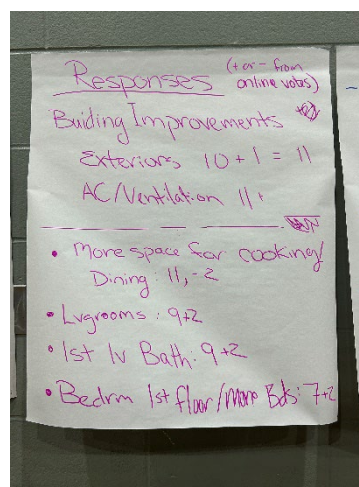
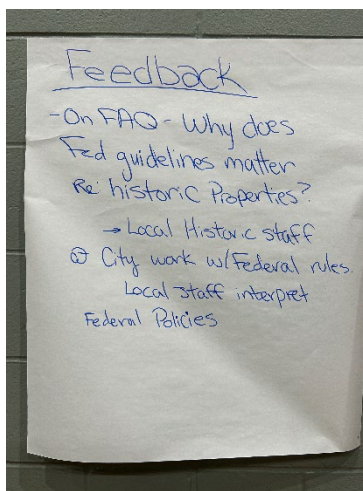
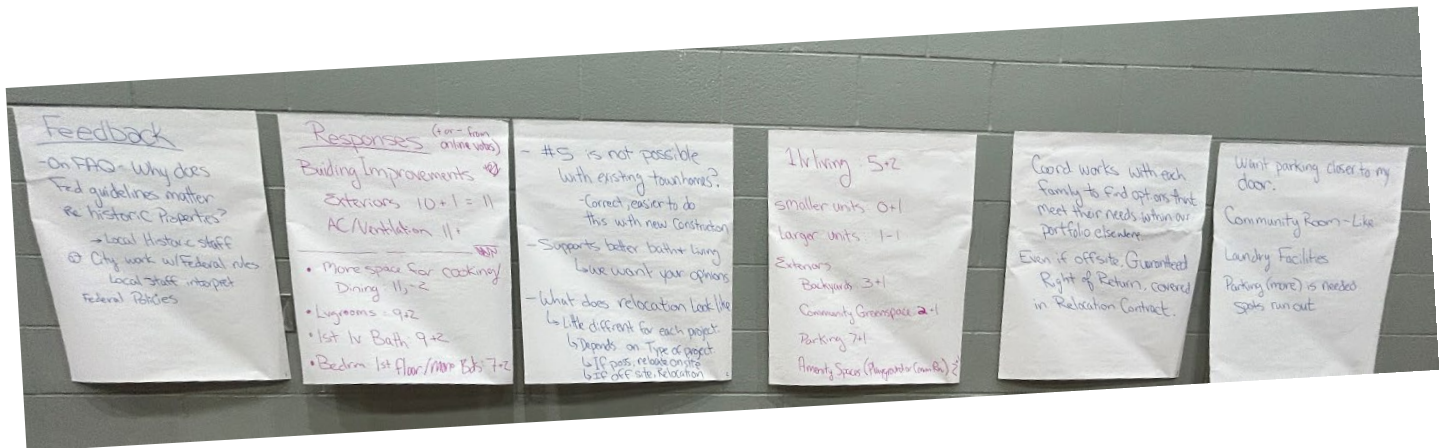
- No. 1** Codadka degganayaasha shacabka
- No. 2** Si wadatashi leh u sii wadi macluumaad dadka deggan mar walba oo socdaalka ah
- No. 3** Xisaabinta kirada waxay ahaan doontaa 30% dakhalahaga
- No. 4** La shaqee 1:1 dhammaan dadka deggan si aad u ogaato xulasho guuritaan oo ku habboon baahidooda. Degenaanshaha dadka oo joogaya goobta inta lagu jiro dhismaha ayaa la samayn doonaa sida ugu suuragalka ah
- No. 5** Samee heshiis dib-u-dejin ah oo lala galo dadka deggan, kaasoo ka koobnaanaya ballanqaadyada MPHA iyo xuquuqda dadka deggan

Wagtiga



Glendale Resident Meeting #5: May 3, 2025

Comments Received



Comments/Questions:

- Q: On FAQ [actually was on MPHA update on local historic district designation] Why does federal guidelines matter regarding historic properties when designation is local with City staff?
 - A: City has to work with federal rules [Secretary of the Interior Standards for Historic Preservation]. Local staff interpret federal policies.
- Responses to Building Improvement Priorities:
Attendees raised their hand or responded online using a QR code
 - Do you want:
 - Updated Exterior (new windows, siding, roofing)
 - 10 attendees raised their hand, 1 online yes response. 11 yes
 - Updated Heating, plumbing, cooling, ventilation & Update Kitchen cabinets, flooring, plumbing, bathroom fixtures
 - 11 attendees raised their hand, 1 online yes response 12 yes
 - Do you want more space for cooking and having meals together for your family?
 - 11 attendees raised their hand, 2 online no responses. 11 yes, 2 no
 - Do you want a bigger living room for your family?
 - 9 attendees raised their hand, 2 online yes responses. 11 yes
 - Do you want an additional bathroom on the first floor?
 - 9 attendees raised their hand, 2 online yes responses. 11 yes
 - Do you want a bedroom on the first floor?
 - 7 attendees raised their hand, 2 online yes responses. 9 yes
 - Do you want one level living?
 - 5 attendees raised their hand, 2 online yes responses. 7 yes
 - Comments/Questions on Improvement Priorities:
 - Q: #5 [one level living] is not possible with existing townhomes
 - A: Correct easier to do with new construction
 - Support for better bathroom and living
 - Q.: What does relocation look like
 - A: Little different for each project, depends on type of project. If possible relocate onsite. If off site relocation then staff works individually with each household to understand their needs and find a comparable unit within MPHA portfolio. Even if relocated off site, resident guaranteed right of return, which is covered in relocation contract.
 - Is having additional smaller (1 bedroom) units important at Glendale?
 - 0 attendees raised their hand, 1 online yes responses. 1 yes
 - Is having additional larger (5 bedroom +) units important at Glendale
 - 1 attendees raised their hand, 1 online no responses. 1 yes, 1 no
 - Is keeping existing tenant back yards and porches important?
 - 3 attendees raised their hand, 1 online yes responses. 4 yes
 - Is keeping the green space between buildings important?

- 2 attendees raised their hand, 1 online yes responses. 3 yes
- Is adding more parking for residents important?
 - 7 attendees raised their hand, 1 online yes responses. 8 yes
- Is adding community amenity spaces important? If yes, what amenities should be added?
 - 2 attendees raised their hand, 1 online yes responses. 3 yes
 - "Grocery stores, city bus closer"
- *Residents continue to ask questions. No additional notes were taken at this point.*