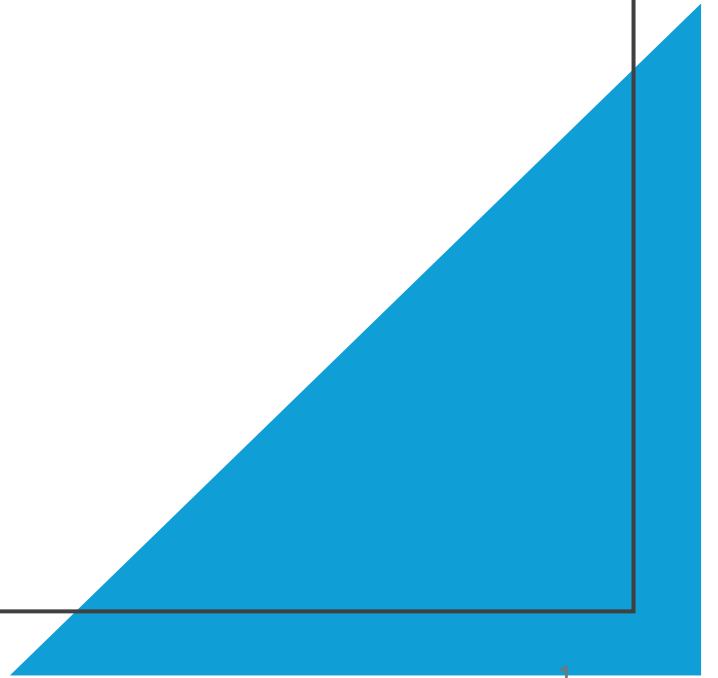


Glendale Community Meeting

July 30, 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

- What we've done and where we are going
- MPHA's intention of utilizing HUD's RAD/Section 18 Blend to help fund improvements
- Hear from Family Housing Expansion and Elliots Residents
- Next steps and adjourn

Resident Commitments and Project Timeline

Commitments: MPHA developed 5 commitments to guide our work together

Timeline: We continue to seek feedback and comments on improvements to Glendale. We plan to share a draft vision for discussion and comment in September.



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



Potential Priorities for Glendale Improvements

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

MPHA continues to seek feedback from Glendale residents to refine these priorities.

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

HUD Tools: RAD/Section 18 Blend

- **Rental Assistance Demonstration (RAD) Program & Section 18 Blend**

- Allows MPHA to fund major building improvements and stabilize federal funding for the long term. It can increase the amount of subsidy Glendale receives from HUD by over \$850,000 a year. Nearly a 50% increase is the amount of HUD subsidy.

With this program there is:

- No Resident Displacement
- No Loss of Housing Benefits
- No Change in Income Based Rent Calculation
- No Change in Property Management

- **Debt / Low Income Housing Tax Credits**

- RAD/Section 18 Blend Allows MPHA to work with partners that invest in building improvements

- **MPHA's 2026 MTW Plan**

- Use of HUD Tools at Glendale is in a draft of MPHA's 2026 MTW Plan. MTW Plan is published in August for review and comment prior to adoption by MPHA Board in September.

Resident Experience from other MPHA projects

Family Housing Expansion Project

- Redeveloped 16 existing sites/21 units with high capital needs, to create 84 new units.
- Consists of 4- and 6-unit buildings with a mix of 2- and 3- bedroom units; includes 16 fully accessible units.
- Utilized Section 18, Low-Income Housing Tax Credits, mortgage, and MPHA funds.



Elliot Twins Rehab

- Two high-rises with a total of 174 units, built in 1961. Added 10 accessible units and new building with resident amenities.
- Completed \$27M in renovations, informed by resident voices
- Utilized RAD/Section 18 Blend, Low-Income Housing Tax Credits, mortgage, and MPHA funds.



Family Housing Expansion Tenant Experience

- Residents moved to another MPHA managed scattered-site unit during construction and were given the opportunity to move back or stay permanently in their temporary unit.
- MPHA worked with each family to find a temporary unit that met their needs.
- MPHA paid for moving expenses for all moves.
- Tenant's portion of rent remained the same (30% of AMI) throughout all moves.



Elliot Twin Renovation Tenant Experience

- MPHA began holding vacant units a year before the construction started to ensure that residents who wanted to stay on-site during construction could.
- MPHA completed the project in phases. Most residents moved once. Moving from their original unit to a newly renovated unit.
- Created a Resident Rights & Relocation Committee to advise on relocation options & resident commitments.
- MPHA paid for moving expenses for all moves.
- Tenant's portion of rent remained the same (30% of AMI) throughout all moves.



Questions & Comments on Resident Relocation Experiences

Family Neighborhood Night #1

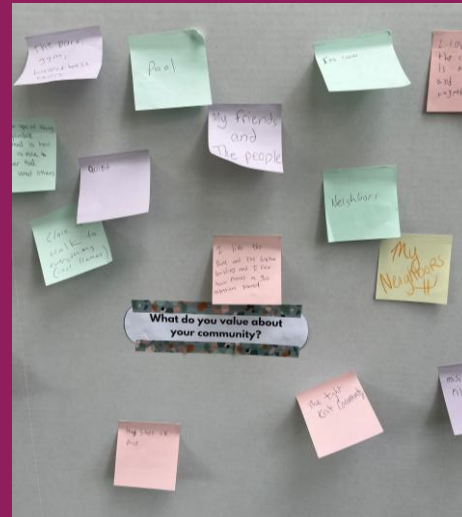
Tuesday, June 17th
4 – 6PM

- Carlon's Lovable Llamas
- Minneapolis Institute of Arts
- Pop-up library by Hennepin County Libraries

MPHA Led Activity

- **Trivia!**
- **What Do You Like the Most About Your Community?**

"I like how everyone cares about each other in the community"



Family Neighborhood Night #2

Tuesday, July 8th
4 – 6PM

- DJ Jacques Elate Joss
- Mamako Art
- Pop-up Park by Minneapolis Parks
- Pop-up library by Hennepin County Libraries

MPHA Led Activity

- **Design a Room**

"I wish we had a dishwasher and I feel we need more space in the dining area for our kitchen table. We have a medium amount of space to cook, we need more space to move around"



Vision: Next Steps

- On August 6th at the Family Fun Night at Luxton Park, MPHA will display what we heard from residents tonight, and in the past events in June and July.
- In September MPHA will provide a draft vision and commitments for feedback by Glendale residents.

YOU ARE INVITED!

FAMILY NEIGHBORHOOD NIGHTS LUXTON PARK

TUES. JUNE 17 4-6 PM	TUES. JULY 8 4-6 PM	WED. AUGUST 6 4-7 PM
<ul style="list-style-type: none">• Carlson's Llovable Llamas• Minneapolis Institute of Arts• Pop-up library by Hennepin County Libraries	<ul style="list-style-type: none">• DJ Jacques Elate Joss• Mamako Art• Pop-up Park by Minneapolis Parks• Pop-up library by Hennepin County Libraries	<ul style="list-style-type: none">• Twin Cities Mobile Jazz Project• Parcel Arts• Pop-up library by Hennepin County Libraries• Ice cream & backpack giveaway!

FREE EVENTS

HENNEPIN COUNTY LIBRARY

Minneapolis Park & Recreation Board

Questions? Call Luxton Park 612.370.4925