



July 30 2025 Glendale Resident Meeting

Location/Time:

- July 30, 2025; Luxton Park Gym 4-6:30pm

Interpretation Provided:

- Somali, Oromo, Hmong, Arabic, Vietnamese

Summary Outline of Meeting:

- MPHA welcomed residents and reviewed the meeting ground rules
- MPHA reviewed agenda and noted that the order of the agenda will be different to accommodate the schedule of some of the residents from the Family Housing Expansion Project who had a hard stop.
- MPHA reviewed the Resident Commitments and Project Timeline
- A Glendale resident stopped the meeting to share their perspective on MPHA and its approach to this project. That person was given space to share and then left the meeting on their own.
- MPHA then introduced a family from the Family Housing Expansion Project to speak about their experience with relocation. The family spoke and questions and comments were asked of and provided to MPHA.
- Another resident from the Family Housing Expansion Project spoke about their experience with relocation and their new unit.
- Additional resident comments and questions were provided.
- A resident from the Elliots spoke about their experience with relocation and the RAD conversion.
- MPHA then returned back to the agenda to discuss its intent to use HUD's RAD/Section 18 Blend tool and its inclusion in the soon to be released draft of its annual plan. Staff provided dates, times, and locations of meetings and public hearings related to the plan.
- MPHA opened up the meeting for more questions and comments.
- MPHA shared about the engagement activities its done at the Family Neighborhood Nights at Luxton Park in June and July. It invited residents to partake in similar activities at the back of the room. MPHA also stated they will display the feedback received at the August 6th final Family Neighborhood Night event.
- MPHA noted it will have a draft vision and commitments available for resident feedback in September.
- MPHA noted opportunities to sign up if interested in future tours of the Family Housing Expansion Project and the Elliots. MPHA also asked the residents who were interested in participating in a Resident Advisory Group for the project also sign up.

Meeting Materials/Handouts:

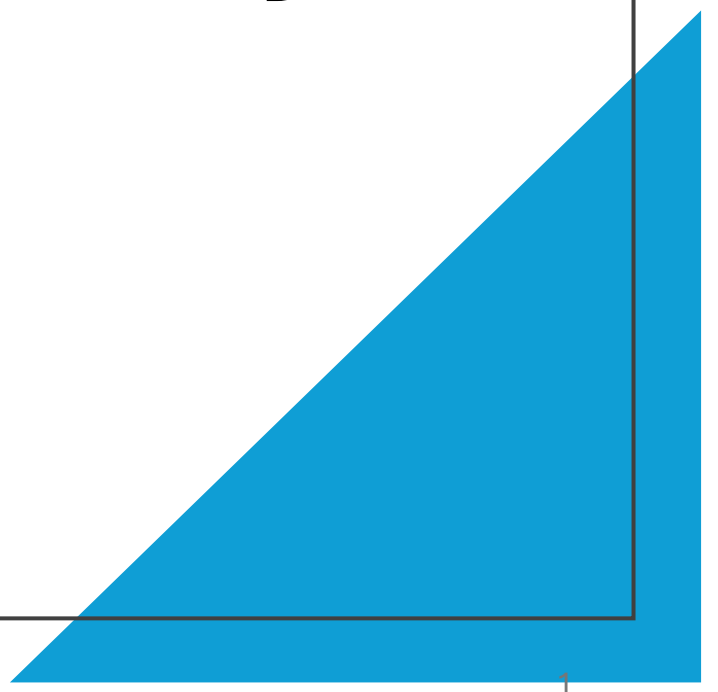
- Meeting Presentation in English and Somali

Meeting Notes:

- Notes from the meeting are enclosed.

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

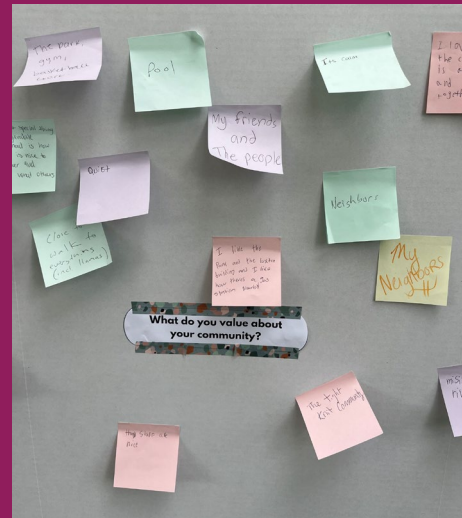
Tuesday, June 17th
4 – 6PM

- 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!

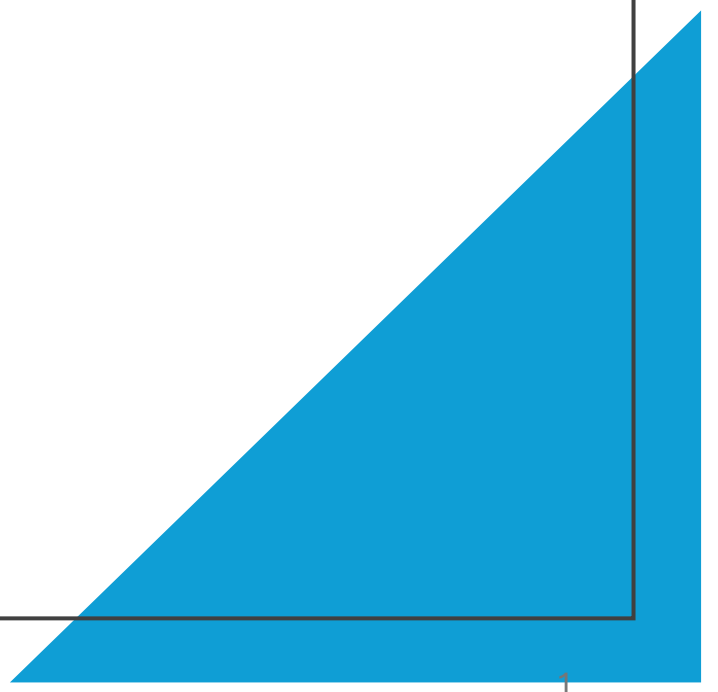
FREE EVENTS

Questions? Call Luxton Park 612.370.4925

Logos: Minneapolis Park & Recreation Board, Hennepin County Library

Kulanka Bulshada Ee Glendale

July 30, 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

- Waxa aan samaynay iyo halka aan u soconno
- Ujeedada MPHA ee ah in ay adeegsaneyso RAD/Section 18 Blend ee HUD si ay uga caawiso maalgelinta horumarinta
- Ujeedada MPHA ee ah in ay adeegsaneyso RAD/Section 18 Blend ee HUD si ay uga caawiso maalgelinta horumarinta
- Waad ku mahadsan tahay inaad maqashaan ka socda Qoyska Ballaarinta Guryaha iyo Deganeyaasha Elliots.
- Tallaabada xigta iyo jaangooynta

Ballanqaadka Dadka Deegaanka & Jadwalka Mashruuca

Ballanqaadyo: MPHA waxay horumarisay 5 ballanqaad si ay u hagto shaqadeena wadajirka ah

Waqtiga: Waxaan sii wadeynaa inaan raadsano jawaab celin iyo faallooyin ku saabsan horumarinta Glendale. Waxaan qorsheyneynaa inaan la wadaagno naqshad hordhac ah oo dood iyo faallooyin loogu talagalay bisha Setembar.



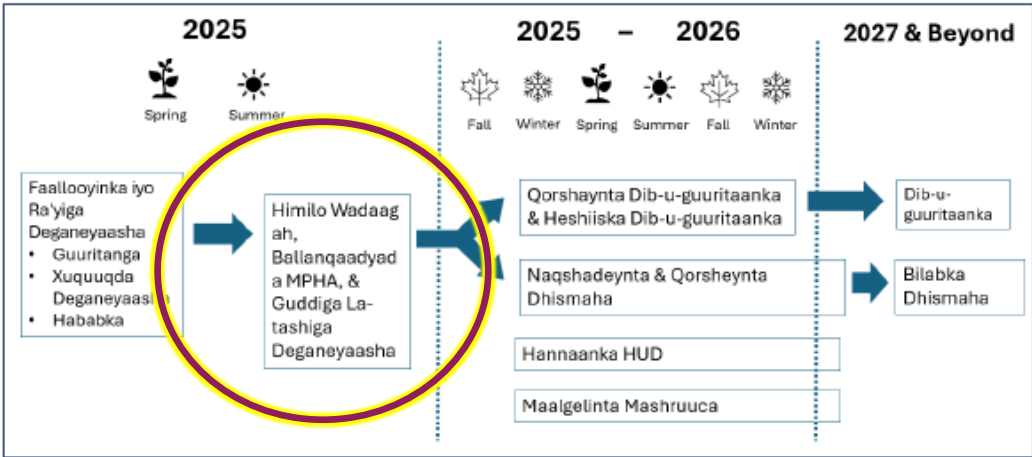
Glendale Townhomes Ballanqaadka Dadka Deegaanka & Jadwalka Mashruuca

Baahiyaha Glendale Townhome ayaa mudan in la tixgeliyo. Ila dhamaadki 2024, MPHA waxay la kulmayeen dadka deggan bil kasta. MPHA waxay maqashay welwelkiina iyo su'aalihiina. MPHA waxay horumarisay ballanqaadyo deggan si ay u hagaan shaqadeena. Kuwa soo socda ayaa horey loogu wadaagay shirarkii April iyo May.

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



Mudnaanta suurtagalka ee Dayactirka Glendale

- 11 Mudnaan ayaa la aqoonsa day markii lasoo koobay jawaab celinta dadka deegaanka ah ee shirarkii Diisambar iyo Jan aayo
- MPHA ayaa sii wadaysa inay raadiyo jawaab celin ka timid dadka deggan Glendale si loo hagaajiyo mudnaantaan.

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
Jooigteynta 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

HUD Tools: RAD/Section 18 Blend

- **Bannaanbaxa Caawinta Kirada (RAD) & Qaybta 18 Isku-dhafka ah**

- Waxay u ogolaataa MPHA inay maalgeliso hagaajinta dhismaha waaweyn oo ay dejiso maalgelinta federaalka muddada dheer. Waxay kordhin kartaa qaddarka kabida Glendale ee HUD in ka badan \$850,000 sannadkii. Ku dhawaad 50% korodhku waa qadarka kabidda HUD.

Barnaamijkan waxaa ku jira:

Ma jiro barakaca degane

- Ma lumin Faa'iidooyinka Guriyeynta
- Calculation Wax Isbadal Ah Oo Ku Yimid Xisaabinta Kirada Ku Salaysan Dakhliga
- Wax Isbadal Ah Oo Ku Yimid Maaraynta Hantida

- **Debt / Dhibcaha Canshuurta Guryaha ee Dakhliga Hoose**

- RAD/Qaybta 18 isku darka waxay u ogolaataa MPHA inay la shaqeeyso la-hawlgalayaasha maalgeliya horumarinta dhismaha

- **Qorshaha MPHA ee 2026 MTW**

- Isticmaalka Qalabka HUD ee Glendale wuxuu ku jiraa qabyo qoraalka Qorshaha MPHA ee 2026 MTW. Qorshaha MTW waxa la daabacay Agoosto si dib loogu eego loogana faalloodo ka hor inta aan la ansixin Guddiga MPHA bisha Sebtembar.

Khibrada degane ee mashaariicda kale
ee MPHA

Mashruuca Balaadhinta Guriyeynta Qoyskat

- Dib-u-habaynta 16 goobood/21 unug oo jira oo leh baahiyo raasumaal oo sarreeya, si loo abuuro 84 unug oo cusub.
- Waxay ka kooban tahay dhismayaal 4-iyo 6 ah oo isugu jira 2-iyo 3- qolal jiif; waxaa ku jira 16 unug oo si buuxda loo heli karo.
- Qaybta 18-aad ee laga faa'ideystay, Dhibcaha Canshuurta Guryaha ee Dakhliga Hoose, amaahda guryaha, iyo lacagaha MPHA.



Elliot Twins Rehab

- Laba dabaq oo dhaadheer oo wadartoodu tahay 174 unug, oo la dhisay 1961. Waxaa lagu daray 10 qaybood oo la heli karo iyo dhismo cusub oo leh adeegyo dadka deggan.
- Waxaa la dhameystiray \$27M oo dib u habeyn ah, oo ay ku wargeliyeen codadka dadka deegaanka
- La Isticmaalay RAD/Qaybta 18 Isku-dhafka, Dhibcaha Canshuurta Guryaha ee Dakhliga Hoose, Amaahda, iyo lacagaha MPHA.



Khibradda Kiraystaha Balaadhinta Guriyeynta Qoyska

- Deganayaashu waxay u guureen qayb kale oo ay maamusho MPHA inta lagu jiro dhismaha waxaana la siiyay fursad ay dib ugu guuraan ama ay si joogto ah ugu joogaan unuggooda ku meel gaarka ah.
- MPHA waxay qoys walba kala shaqeysay sidii ay u heli lahayd unug ku meel gaar ah oo daboolay baahiyahooda
- MPHA waxay qoys walba kala ilaalin sidii ay u heli lahayd unug ku meel gaar ah oo daboolay baahiyahooda
- Tenant's portion of rent remained the same (30% of AMI) throughout all moves.



Waayo-aragnimada Kiraystaha Dib-u-habaynta Elliot Twin

- MPHA waxay bilawday inay qabato qaybo banaan sanad ka hor inta aan la bilaabin dhismuhu si loo hubiyo in dadka degan ee raba inay goobta joogaan inta uu dhismuhu socdo
- MPHA waxay dhamaystirtay mashruuca wejiyo. Inta badan dadka deegaanka ayaa guuray hal mar. Ka guurista unuggoodii asalka ahaa una guuray qayb cusub oo la cusboonaysiiyay.
- Sameeyay Guddiga Xuquuqda Deganeyaasha & Dib-u-dejinta si ay ugala taliyaan xulashooyinka raritaannada & ballanqaadyada dadka deegaanka.
- MPHA waxay bixisay kharashaadka guuritaanka dhammaan dhaqdhaqaaqyada
- Qaybta kirada kiraystaha waxa ay ahaan jirtay isku mid (30% AMI) dhammaan dhaqdhaqaaqyada.



Su'aalo & faallooyin ku saabsan waayo-
aragnimada guuritaanka dadka
deegaanka

Habeenka Xaafadda Qoyska #1

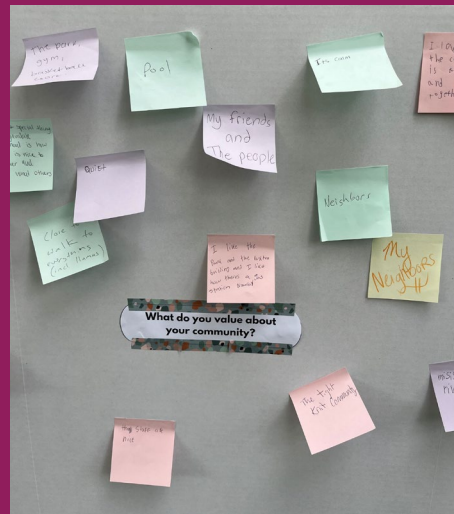
**Talaado, June 17 keeda
4 – 6PM**

- Carlon's Lovable Llamas
- Maktabadda Farshaxanka Minneapolis
- Maktabadda Pop-up ee Hennepin County Libraries

Waxqabadka MPHA ay hogaamiso

- Wax aan macno lahayn!
- Maxaad ugu jeceshahay bulshadaada?

*"Waxaan jeclahay sida
qof kastaa uu midba
midka kale ugu
daryeelo bulshada"*



Habeenka Xaafadda Qoyska #2

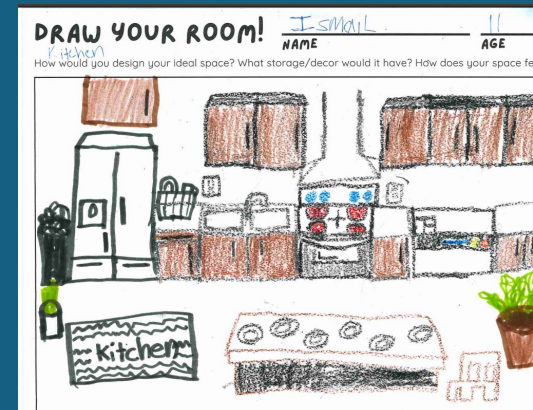
Talaado, Luulyo 8da
4 – 6PM

- DJ Jacques Elate Joss
- Mamako Farshaxan
- Beerta Pop-up ee Minneapolis Parks
- Maktabadda Pop up ee Hennepin County Libraries

Waxqabadka MPHA ay hogaamiso

- **Naqshada Qolka**

"Waxaan jeclaan lahaa inaan helno weel dhaqda waxaanan dareemayaa inaan u baahanahay boos badan oo ka mid ah goobta lagu cunteeyo miiska jikada. Waxaan haysanaa meel dhexdhexaad ah oo aan wax ku karsano, waxaan u baahanahay boos badan oo aan ku wareegno"



Aragtida: Tallaabooyinka Xiga

- Agoosto 6-deeda xilliga Madadaalada Qoyska ee Luxton Park, MPHA waxay soo bandhigi doontaa wixii aan ka maqalnay dadka deegaanka caawa, iyo dhacdooyinkii hore ee Juun iyo Luulyo.
 - MPHA waxay soo bandhigi doontaa wixii aan ka maqalnay dadka deegaanka caawa, dhacdooyinka
 - Bisha Sebtembar MPHA waxay bixin doontaa aragti qabyo ah oo ku saabsan ballanqaadyada jawaab-celinta dadka deggan Glendale. ?

YOU ARE INVITED!

FAMILY NEIGHBORHOOD NIGHTS LUXTON PARK

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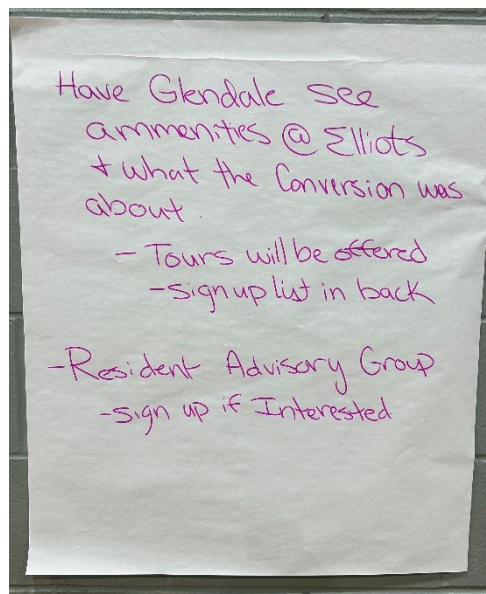
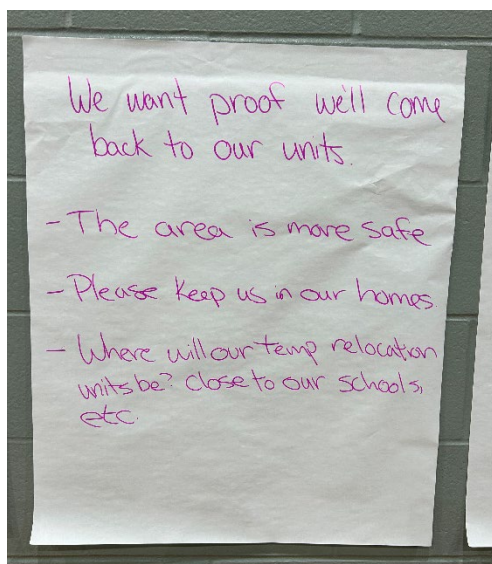
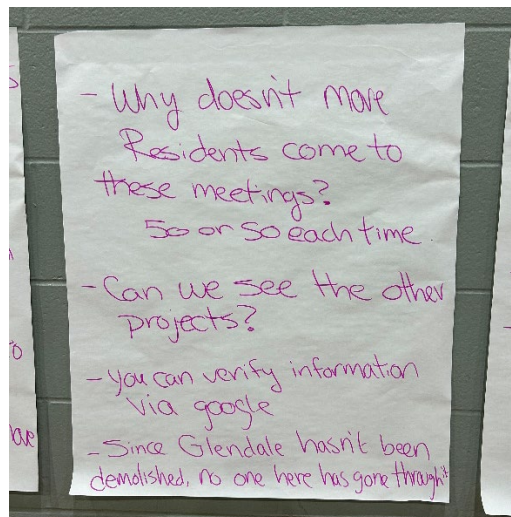
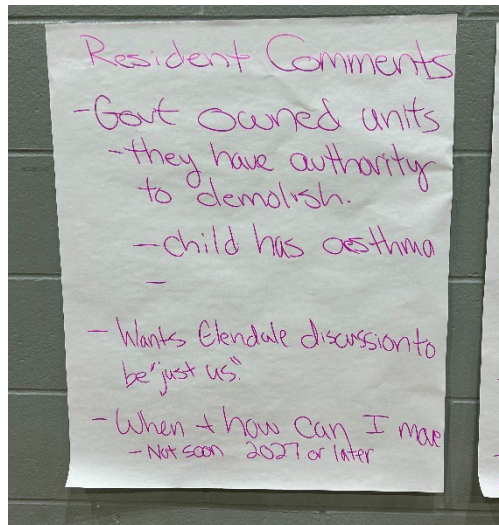
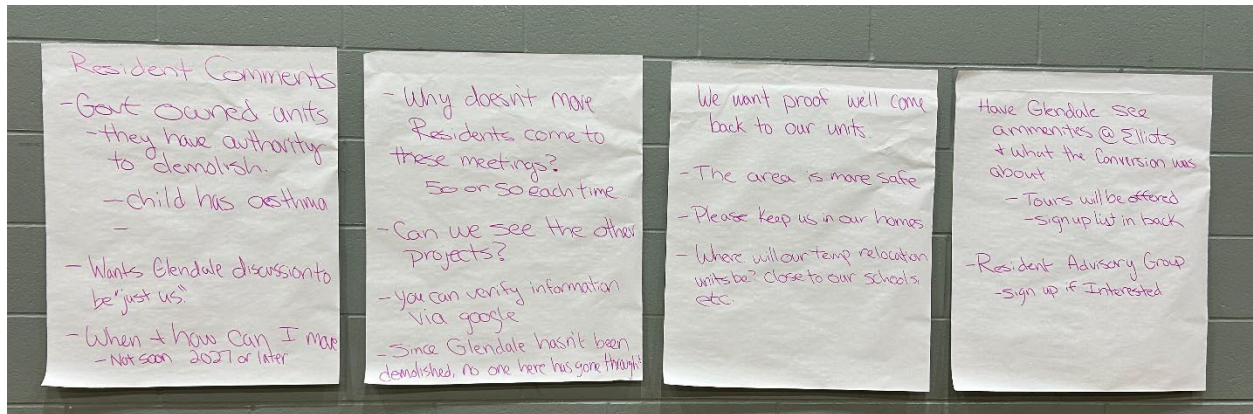
FREE EVENTS

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Questions? Call Luxton Park 612.370.4925

Glendale Resident Meeting #7: July 30, 2025

Comments Received



Comments/Questions:

- Government owns the units, they have the authority to demolish [why do you keep asking us?]
- [My] child has asthma.
- Wants Glendale discussion to be 'just us' [in response to having residents from the Family Housing Expansion Project come to the meeting to speak about their experience in working through relocation with MPHA].
- Q. When and how can move?
 - A. Relocation for the project would not start until 2027 or later
- Why don't more residents come to these meetings. We see 50 or so each time.
- Can we see the other projects [Elliot, Family Housing Expansion Project]
- You can verify information via google [One resident in response to a resident earlier in the meeting prior to the comment portion stating MPHA was lying and misleading residents].
- Since Glendale hasn't been demolished, no one here has gone through the process [One resident in response to a resident stating that residents from the MPHA Family Housing Expansion Project outside of Glendale should not come to speak to the group]
- We want proof we'll come back to our units
- The area is more safe
- Please keep us in our homes
- We will our temp relocation units be? Close to our schools, etc
- Q. Have Glendale see amenities at the Elliot and what the conversion was about?
 - A. We have a sign up in the back to arrange tours of the Elliot and Family Housing Expansion.
- Staff also mentioned you can sign up for the Resident Advisory Group if interested.