



## An Update About Future Construction and Improvement at Glendale

### English

This information is important. If you do not understand it, please call your MPHA representative for free language assistance.

### Hmong

Yog koj tsi to taub txog cov nqi lust seem ceeb no, thov hu mus rau ntawm tsev luam qhov chaw ua hauj lwm MPHA peb yuav pab ntxhais rau nej.

### Somali

Halkan waxaa ku qoran war ama akhbaar aad u muhim ah, haddii aad fahmi kari weydo, fadlan ula tag wakiilka hay'adda MPHA, si aad tarjumaad bilaash ah uga hesho.

### Oromo

Beeksifni kun hedduu barbaachisaa dha. Yaadni isaa hoo isiniif hin galle ta'e, bakka bu'aa "MPHA" (Bulchiinsa Mana Mootummaa Magaalaa Minneapolis) akka afaan isiniif hiikamu gargaarsa tolaa gaafadhaa.

### Amharic (Ethiopian)

ይህ መረጃ በጣም አስፈላጊ ነው። ምን እንደሚል የማይገባዎ ከሆነ፣ ከ MPHA (የሚንገሥት የመንግሥት ቤቶች ባለስልጣን) ወኪል ጋር ተገናኝተው በጽኑ የሚሰጥ የቋንቋ[ማስተርጎም] እርዳታ እንዲሰጥዎ ይጠይቁ።

### Laotian

ຖ້າຫາກວ່າທ່ານບໍ່ເຂົ້າໃຈໃນຂໍ້ຄວາມສໍາຄັນນີ້, ທ່ານຕ້ອງໂຕໂປຫາທັງ ຫ້ອງການເຮືອນຫລວງ MPHA ພວກເຮົາຈະຊ່ວຍອະທິບາຍໃຫ້ທ່ານ.

### Spanish

Esta información es importante, si usted no lo entiende, por favor póngase en contacto con MPHA para asistencia lingüística gratuita.

If you need language assistance, a reasonable accommodation due to a disability, or want more information about this update, contact your  
**Property Manager, Kayse Kruske, at (612) 342-1556**



[This page is intentionally left blank]



October 3, 2025

Dear Glendale Residents:

Since late 2024, MPHA has hosted a series of resident meetings to discuss the future of Glendale. During these conversations, residents shared their love of the Glendale community, a deep appreciation for their homes, and a recognition that their homes do not meet their current needs and require improvements.

Residents shared the things they like about their homes including the front doors, backyards, community green spaces, and nearby parks, transit, schools, and amenities. But residents also shared stories about the lack of accessibility limiting mobility-impaired residents, large families with a single bathroom, kitchens that are too small, and needing better indoor air quality and air conditioning.

Through these conversations it is clear: **Glendale residents deserve better.**

That's why, following several months of community meetings, **MPHA staff are taking the next steps in creating a plan for Glendale's future.** This includes agency staff beginning to work with architects and design teams to explore future construction options that center resident priorities, increase the livability of homes, maintain neighborhood amenities, and enhance the Glendale community.

Over the coming months, MPHA will take a variety of steps advancing this work, including:

<b>Fall 2025</b>	MPHA will hire an architect and design team to explore design options. These teams will begin studying Glendale to understand what rehabilitation with additions to existing homes could look like or what kind of new buildings could be built on site.
<b>Fall 2025 – Summer 2026</b>	MPHA staff will establish a resident advisory group to help guide the project and host community meetings to discuss progress and gather additional feedback.
<b>Summer 2026</b>	MPHA staff will begin seeking necessary city, state, and federal approvals to advance a major construction project at Glendale.

On the back of this letter are visioning guidelines MPHA will use to advance the project over the coming months. These guidelines are built from the resident commitments MPHA staff shared with residents this spring. **Please review these materials and call your property manager with questions you might have.**

In the coming months, you can look for regular updates to keep you informed of the agency's progress. Agency staff are excited to take these next steps in co-creating Glendale's future.

Thank you,

A blue ink signature, likely of Abdi Warsame, the Executive Director/CEO.

Abdi Warsame  
Executive Director/CEO  
Minneapolis Public Housing Authority



## **Glendale Visioning Guidelines and Action Items**

*MPHA developed the following principles and action steps from the feedback Glendale residents provided during resident meetings in recent months. It reflects both the desires and hopes for improvements at Glendale and the concerns residents have repeatedly shared about relocation, displacement, and their ability to return to Glendale as a part of any major construction project. These principles and action steps serve as a framework for guiding the next steps at Glendale.*

---

### **Principle #1: Create Dignified Housing for the Existing 600 Glendale Residents That Reflect Their Priorities and Will Help Meet the Needs of Families on MPHA's Family Housing Waitlist.**

#### **Action Steps:**

- Explore the rehabilitation with additions to existing homes and building new homes.
- Ensure any project design increases the livability of homes and center resident priorities.
- Ensure project design maintains neighborhood amenities and fosters a connected community.
- Explore options to add homes with more and less bedrooms and single-story accessible homes.
- Explore construction phasing approaches to limit the need for off-site relocation during construction.
- Ensure project design meets state and federal accessibility standards to the greatest extent feasible.
- Explore every option available to help MPHA get more ongoing federal funding to support Glendale, including using HUD's Rental Assistance Demonstration (RAD) and Section 18 programs.
- Explore city, county, state, and federal financing available to help fund future construction at Glendale.

### **Principle #2: Center Resident Priorities and Voices in Every Project Phase—Concept to Completion.**

#### **Action Steps:**

- Create and engage a resident advisory group that will represent the broader community and work with MPHA through planning and construction, relocation, and broader resident engagement activities.
- Encourage the formation of a Glendale resident council, and support during and after construction.
- Develop a resident relocation contract detailing MPHA's commitments to residents and resident's federally protected rights.
- Work one-on-one with every resident to develop a relocation option that meets their family's needs.
- Ensure the following resident protections are honored as a part of any future construction:
  - Residents will continue to pay rent equal to 30 percent of their adjusted income.
  - Residents relocated off-site during construction are guaranteed the right to return.
  - To the extent possible, residents will be offered an option to remain on-site during construction.

###

*Find more information including past meeting materials and summaries at the project webpage:*  
<https://mphaonline.org/mpha-housing/portfolio/glendale-townhomes>

*If you are interested in joining the resident advisory group to help shape the future of Glendale, contact your property manager, Kayse Kruske, at (612) 342-1556.*