



December 18 2025 Glendale Resident Advisory Group Meeting

Location/Time:

- December 18, 2025; Luxton Park Multi-Purpose Room 1-2:30pm

Interpretation Provided:

- Not necessary

Attendees:

- Residents: Four in attendance; total of 15 invited
- MPHA Staff: Laura Dykema, Thomas Watson, Kayse Kruschke, Dega Ali, Rachel Almburg

Summary of Discussion:

- Introductions & Purpose of Resident Advisory Group
 - MPHA staff welcomed residents and distributed the agenda; everyone in attendance introduced themselves.
 - MPHA staff outlined the purpose of the advisory group: provide honest feedback on information presented by MPHA; represent the voices of neighbors and the broader community; advise on the best ways to engage the community throughout the process; and, help shape the resident relocation contract, which will outline resident rights, options, and other information related to relocation and formalize MPHA's commitments to families if they need to move during construction.
 - MPHA staff also outlined its role in this group: facilitate meetings and provide materials; be transparent with information and the process; and, answer questions with facts. When any unknowns are asked, MPHA will seek to find those answers.
- Recent Activities & Updates
 - MPHA staff highlighted broader community engagement events that occurred throughout 2025 and noted materials related to those events are posted online. Staff distributed copies of the "Glendale Visioning Guidelines and Action Items" that was previously sent to all residents and briefly summarized its purpose: formalizes commitments, provides direction for advancing the work, captures what we heard from residents and the improvements they would like to see at Glendale. Staff made it clear that no specific project direction has been selected yet.
 - MPHA staff provided an update on historic designation: the City has not taken action on the local designation; the State Historic Preservation Office has stated it may be eligible for listing on the National Register for Social History; MPHA knows the history is important to some residents and, to

honor this, we will evaluate both rehab and new construction options to determine how each approach is able to meet resident needs, MPHA goals, and other requirements; MPHA has hired a historic consultant to assist with this process.

- MPHA staff noted a design team has also been selected (via a competitive process) to help investigate and design the two approaches and ultimately the project we proceed with. The firm name is UrbanWorks Architecture working alongside Urban Design Perspectives. These are local firms with extensive experience in affordable housing design and construction and historic preservation projects where the community helped inform what those projects ultimately looked like.
- Next Steps
 - MPHA staff noted the next steps would be coming back in the coming weeks (likely January 2026) to talk in more detail how we'll move through the next few months evaluating the two project approaches and how residents will and/or can be involved, and to also get Resident Advisory Group members' feedback on how we can engage with the broader community during these months.
 - MPHA staff also stated future meetings and discussions would focus on the relocation contract and providing more information and education on the Rental Assistance Demonstration (RAD)/Section 18 blend program, but those would come later. For now the focus is on investigating the two approaches and what we can accomplish in each scenario.
- Working Together Moving Forward
 - MPHA staff acknowledged that everyone has different schedules and demands and will do our best to select days/times that work best for most.
 - MPHA staff asked residents for their feedback on future meetings – e.g. agendas in advance, written materials, etc.
- Questions
 - Throughout the meeting, MPHA staff and residents discussed various topics including:
 - Misinformation being spread around the RAD conversion adds stress to the community: staff assured residents that no one is “being kicked out”, MPHA’s mission is to serve our residents, the program allows us to make significant property improvements not otherwise possible, and the RAD conversion comes with federal protections. The group discussed successes and positive resident experiences using this tool at other properties. MPHA staff also noted they provide “concierge-level” relocation services, including meeting with residents one-on-one, determining a relocation option that best meets individual family needs, moving assistance, etc.
 - What it can mean if the property is eligible for the National Register: staff explained the outcome can be rehab or new construction (or a combination of both), multiple factors will be considered and various

parties – residents being first and foremost – will weigh in as we explore both options but ultimately MPHA will decide the direction; if the direction has adverse impacts on historic properties, MPHA, residents, and others will determine ways to mitigate the impacts and honor the history.

- Ideas for engaging with the broader community: residents shared that many community members aren't perceptive to long discussions, they respond better to visual learning and seeing things in action, smaller groups with visuals and more opportunities for one-on-one feedback may be more productive than larger meetings with more dialogue, and suggested MPHA offer more tours to see finished projects at other properties, as these were very effective when we offered these earlier in the year.

Meeting Materials/Handouts:

- *Agenda & Glendale Visioning Guidelines and Action Items* in English

GLENDALE RESIDENT ADVISORY GROUP
December 18, 2025 – 1:00pm

MEETING AGENDA

- Introductions
- Purpose of Resident Advisory Group
- Recent Activities & Updates
- Next Steps
- Working Together Moving Forward
- Final Questions & Wrap Up



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:

Fall 2025	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.
Fall 2025 – Summer 2026	MPHA staff will establish a resident advisory group to help guide the project and host community meetings to discuss progress and gather additional feedback.
Summer 2026	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 handwritten signature in blue ink that appears to read "Abdi Warsame".

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.

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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.