



February 2, 2026 Glendale Resident Advisory Group Meeting

Location/Time:

- February 2, 2026; Luxton Park Large Meeting Room 1:30-2:30pm

Interpretation Provided:

- Not necessary

Attendees:

- Residents: Six in attendance; total of 14 invited
- MPHA Staff: Laura Dykema, Brian Schaffer, Thomas Watson, Kayse Kruschke, Dega Ali
- Others: David Miller (UrbanWorks Architecture), Alicia Belton (Urban Design Perspectives)

Summary of Discussion:

- MPHA Welcome and Introductions
 - MPHA staff welcomed residents and distributed meeting materials; everyone in attendance introduced themselves. Residents were asked to share things they liked about their homes and living at Glendale, and also things they would like to see improved.
 - MPHA recently retained a design team – UrbanWorks Architecture & Urban Design Perspectives – to work with the agency and residents on project options/investigations and they will also be a partner in advancing a project direction. Design team members in attendance provided a brief background of their firms, experience, and their excitement around working on this effort.
- What Has Happened
 - MPHA staff highlighted broader community engagement events that occurred throughout 2025 and noted those engagements and feedback received informed the “Glendale Visioning Guidelines and Action Items” document that was previously sent to all residents. Staff 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. As noted at the previous meeting, staff reiterated that no specific project direction has been selected yet; staff and their design/construction partners will continue exploring options, conducting site investigations, and obtaining resident feedback in the coming months to inform potential project approaches.
 - MPHA staff also recapped on the formation of the Resident Advisory Group, its purpose, and the group’s essential team role as we move through project exploration, advancing a design direction, planning/implementing

construction, relocation planning, and advising on broader engagement activities.

- What We Have Heard
 - The design team outlined key recommendations and feedback obtained from resident engagement activities that have been shared with them, that they are being mindful of as they begin their design explorations.

- Where We Are
 - The design team explained where we are at in the process and the steps we will take over the next few months to get to a design decision early this summer. The design team and staff provided some details around the steps and how decisions will be informed.

- What We Need From You
 - The design team explained this will be a community-centered process and outlined what the Resident Advisory Group can do to assist with this:
 - Share information they receive with the broader community.
 - Provide input on how often we meet and what information is important.
 - Provide additional insights on resident's lived experience and how best to engage with them.
 - Assist with prioritizing project outcomes: what is most important?
 - The design team asked residents to participate in an interactive activity to help us understand what they feel is most important: candy in a jar activity.
 - Four categories of priorities were presented: community, functionality, socially, and privacy.
 - Residents were provided with different candies based on their household size and were asked to place different quantities of candies in the jars based on their priorities.
 - The functionality jar had the most candy in comparison to others, while the other three jars/priorities were fairly even.
 - As part of discussing the results of the Candy in the Jar exercise, residents shared their thoughts on unit improvements including entrance into the unit, storage, bathroom location and size, kitchen size, noise transfer from unit to unit.
 - The design team next presented an engagement idea (house call visits), with the purpose of obtaining a deeper understanding of resident lived experiences and priorities, explained how they would work, and asked residents' thoughts on this approach. The group also discussed alternative ideas we could utilize to obtain as much feedback as possible.

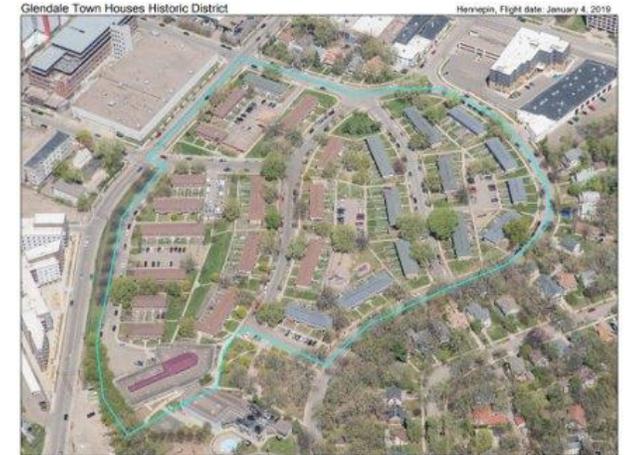
- What Do You Need From Us?
 - Residents were provided with an opportunity to ask any final questions (none were asked) and the design/MPHA team concluded with recapping next

steps which will include scheduling house calls and another advisory meeting and larger community meeting, likely in March. Residents were thanked for their participation and feedback.

Meeting Materials/Handouts:

- Resident Advisory Group handout provided by UrbanWorks/Urban Design Perspectives, in English.

Resident Advisory Group Meeting 2 February 3, 2026



Agenda

- MPHA Welcome and Introductions
- What Has Happened
- What We Have Heard
- Where We Are in the Process
- What We Need from You
- What Do You Need from Us



Who We Are

- Architecture
- Community Engagement

URBANWORKS



What Has Happened

- Hosted a Series of Listening Sessions (2024-2025)
- Family Neighborhood Nights (2025)
 - Design A Room
 - Pop Up Art Gallery
- Glendale identified as a potential historic site (2025)
- Visioning Guidelines for Development (2025)
 - 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.
 - Principle #2: Center Resident Priorities and Voices in Every Project Phase— Concept to Completion.



➔ Creation of a Resident Advisory Group (Dec 2025 - Present)

- Represent the broader community
- Work with MPHA through planning and construction, relocation, and broader resident engagement activities

What We Have Heard

- Key Recommendations from Residents (2025)
 - Accommodate Family Size and Aging in Place
 - Increase Space Across Room Types
 - Upgrade Appliances and Fix Aging Infrastructure
 - Continue to Invest and Strengthen Partnerships of On-Site Organizations
 - 11 Priorities for Future Improvements
 - Concerns about Relocation



What We Heard: The Need for Functional Space

A consistent theme across conversations was the need for space. Residents explained that the lack of functional space in their homes affected their ability to take pride in their home.

Kitchen

Cramped conditions prevent families from cooking and eating together. There is not enough counter space for side-by-side cooking, nor for a dining table.

Needs: more space to move without feeling in the way, storage, upgraded appliances, and ventilation

Bathroom

A single bathroom per unit causes overcrowding for many families. This adds stress to the systems and individuals in the household.

Needs: more bathrooms, functional storage, better moisture control, improved lighting.

Bedroom

Lack of space for privacy, storage, and play affects dignity and self-expression, especially for growing children. Adults often sacrifice their own space (closet, bed, storage) for their kids needs.

Living Room

This central gathering point is often too small, forcing family members into separate rooms and limiting shared time. For some, it's the only place for meals. In addition, there is no 'entry' rather the front door opens into the living space.

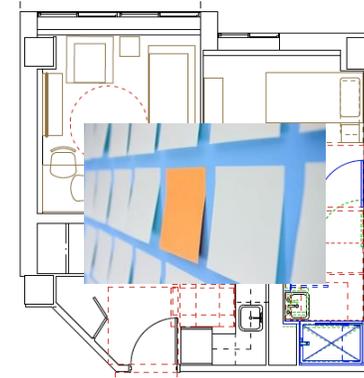
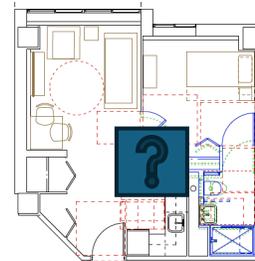
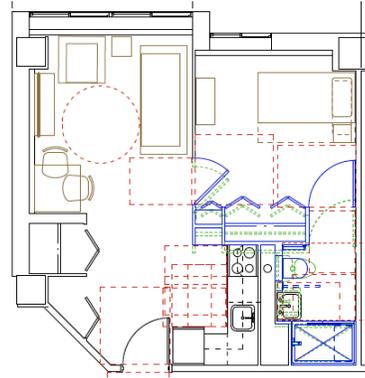
Outdoor Space

Porches and yards feel small, limiting how families use them and connect. Stoops are only wide enough for one person to sit, and spaces are not inclusive to those who have limited mobility.

Where We Are

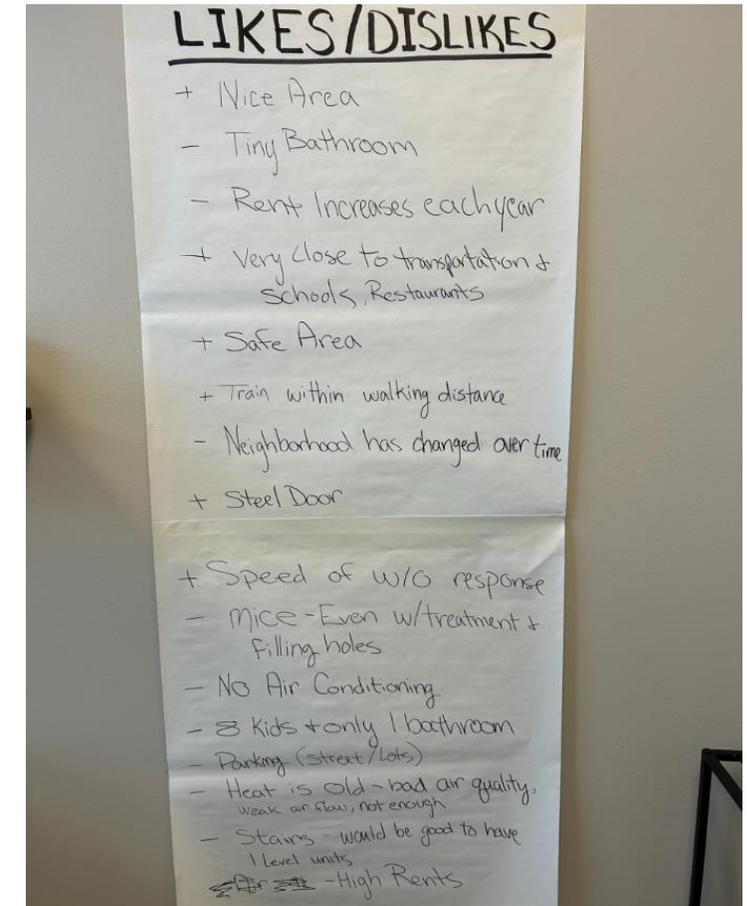


Month	Task
January	Information Gathering and Analysis
February	Information Review and Sharing
March	Analysis and Design Options
April	Testing and Refining Design
May	Integration and Direction
June	Summary and Resolution



What We Need from You - Centering the Community

- Share with broader community
- Meeting frequency and feedback
- Additional insights on resident's lived experience and how to engage with them
- Prioritize desired outcomes like functional space



What's Most Important?

Candy in a Jar Activity

- Community (walkability, access to green space, sense of community)
- Functionality (Kitchen, Bathroom, Storage)
- Socially (Sharing meals, Indoor gathering space, Family oriented outdoor space)
- Privacy



What Do You Think – Engagement Idea Neighborhood House Call Visit

- Casual conversation about their lived experience at Glendale Townhomes
- Deeper understanding of how homes are working; Separate some visits by gender and by age to focus discussion
- Bring a thank you gift (l.e. tea cookies for adults, after school snacks for kids purchased from local Somali bakery)



Neighborhood House Call Visits

Sample Questions

- Everyone
 - Share about your family mealtime

- Women
 - Describe your storage needs for food, clothing and household supplies.

- Children
 - Are there spaces where you like to play inside or outside your home?

- Youth
 - Tell me about how and where you like to study.



What Do You Need From Us?

- Questions
- Next Steps
 - Schedule House Call Visits
 - Schedule RAG Meeting
 - Schedule Glendale Community Meeting

