



March 12, 2026 Glendale Resident Advisory Group Meeting

Location/Time:

- March 12, 2026; Luxton Park Large Meeting Room 1:00-2:00pm

Interpretation Provided:

- Not necessary

Attendees:

- Residents: Four 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 shared how long they had lived at Glendale and their unit type.
- What Has Happened
 - 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.
 - For those new to the meetings, MPHA staff summarized 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.
 - 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.
- 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. March activities include gathering more detailed feedback from residents on priorities and design features that are important to them. The team is currently exploring design options given information and feedback received to date.

- Overview of Engagement to Date
 - The design team summarized the interactive activity we asked residents to participate in at the February Resident Advisory Group meeting and the results. Four categories of priorities were presented: community, functionality, socially, and privacy. The functionality category ranked highest, illustrating unit attributes are of great importance.
 - The design team next provided an overview of recent engagement – House Calls – that had taken place at the site on March 5-6, 2026. The purpose of the visits was to have casual conversations about families and residents lived experiences and gain a deeper understanding of how their homes work for them. Thirteen families were visited which were representative of all home types and varied household makeups. An overview of the specific feedback heard was provided and residents were asked to provide any additional insights.
 - Residents in attendance agreed with some of the house call feedback
 - Love of the community
 - Parking is very challenging
 - Units are small, not a lot of storage
 - Other feedback provided
 - Stairs are ok- carpeting would help
 - Bathroom needs better flooring
 - Issues with mice getting in/foundation isn't up to date
 - It's an old property/just outdated, anything being done now is just a band-aid
- Evaluation Criteria
 - Staff provided an overview of the criteria MPHA will utilize to evaluate project approaches:
 - What We Have Heard: feedback obtained from residents at larger community engagements initiated in 2024 and those that will continue through this spring; what residents share during Resident Advisory Group meetings; and house calls/any alternative engagements we may advance through this spring.
 - Minnesota Housing Standards: these are established standards for affordable housing that address sizes of rooms, features in those rooms, etc. These are standards that apply to new construction; however, MPHA is applying them as evaluation criteria with any project approach, as MPHA believes they represent the minimums for contemporary affordable housing. Staff provided an overview of these (details also outlined in the handout).

- MPHA and Funding Considerations: these include the agency’s ability to secure financing, as various sources are contingent on funders’ priorities; various funder’s requirements such as meeting accessibility; and, adding more units and more diverse units, to serve more families on MPHA’s waiting list.
- Unit Design Characteristics
 - The design team presented three potential unit rehab scenarios that include building additions, to illustrate what may be possible with this project approach. This included an overview of the design benefits as well as constraints, based on what residents have stated is important. Residents were asked to provide feedback, which included
 - Like separation of bedrooms and living area, don’t mind stairs
 - Important to have outdoor space for kids playing, gardening, BBQ; more outdoor privacy/more controlled access to back yard; a porch would be nice
 - Would be nice to not have to go to common laundry
 - If displacement/relocation is necessary to update the existing units may as well re-do everything
- Amenity Prioritization
 - The design team then shifted to resident priorities outside of units. Residents were asked to participate in two exercises:
 - Community amenity prioritization: rank eight different amenities (plus a ninth, write in option), from 1 to 9, with 1 being the most important and 9 being the least important. Many residents ranked indoor/outdoor play areas and gathering/gardening areas higher, with quiet spaces and community gathering room ranking lower, though responses varied.
 - Front and back yard amenity prioritization: rank five different amenities (plus a sixth, write in option), from 1 to 6, with 1 being the most important and 6 being the least important. Responses varied, with porches and gardening important to some and play and BBQ areas important to others. One resident suggested a dog park.
- Next Steps
 - Residents were thanked for attending and providing feedback. Staff outlined the various meetings/upcoming engagements over the next few months and noted a written community update with all meeting dates/times would be provided to all Glendale residents in the coming weeks.

Meeting Materials/Handouts:

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

Resident Advisory Group Meeting 3 March 12, 2026



Agenda

- MPHA Welcome and Introductions
- What Has Happened
- Where We Are
- Overview of Engagement to Date
- Evaluation Criteria
- Unit Characteristics
- Amenity Prioritization
- Next Steps



Who We Are

- Architecture
- Community Engagement

URBANWORKS



What Has Happened

- Hosted a Series of Listening Sessions (2024)
- Family Neighborhood Nights (2025)
 - Design A Room
 - Pop Up Art Gallery
- Site - accessibility, functionality, historic relevance (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.

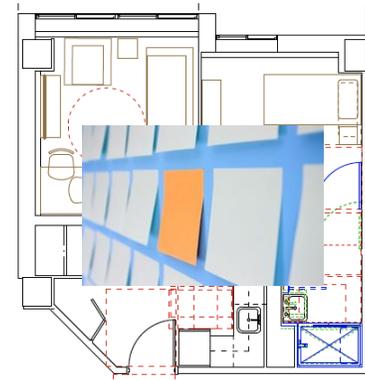
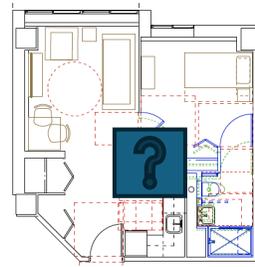
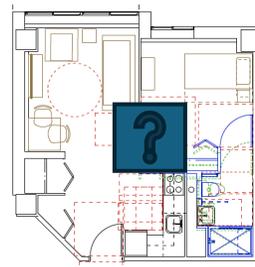
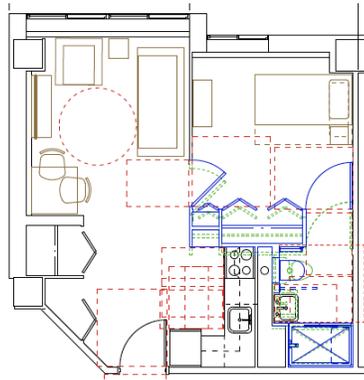
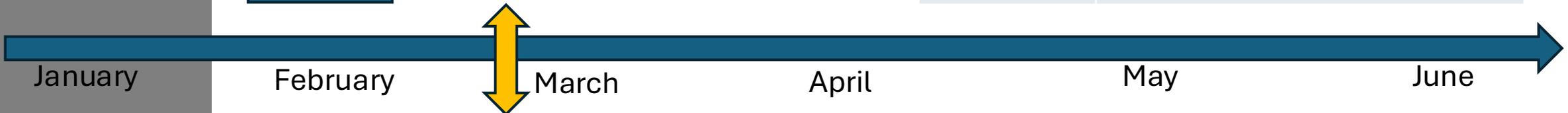


- ➔ Creation of a Resident Advisory Group (Dec 2025 - Present)
- Represent the broader community
 - Work with MPHA through planning and construction, relocation, and broader resident engagement activities

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's Most Important?

Candy in a Jar Activity Results

Functionality was ranked as most important.

Bathroom – Need more than one

Kitchen – Too small

Storage – Not enough

Socially

Sharing meals, Indoor gathering space, Family oriented outdoor space

Community

Walkability, Access to green space, Sense of community

Privacy



House Call Visit Purpose

- Casual conversation about families lived experience at Glendale Townhomes
- Meet busy families where they are
- Deeper understanding of how their homes are working
- Visited 13 families (March 5 and 6)
 - All home types
 - 2-8 people/home
 - 0-2 cars/home



House Call Visit Highlights



Are there specific features or aspects of the community that excite you the most?

“Neighbors, the community”
“Don’t want to leave”



If you drive, where do you park your car?

“Parking lot or street, hard to find”

House Call Visit Highlights

ONE SPACE OR SEPARATE ZONES? (Main Living Area)

ONE BIG OPEN SPACE



DEFINED SEPARATE ZONES



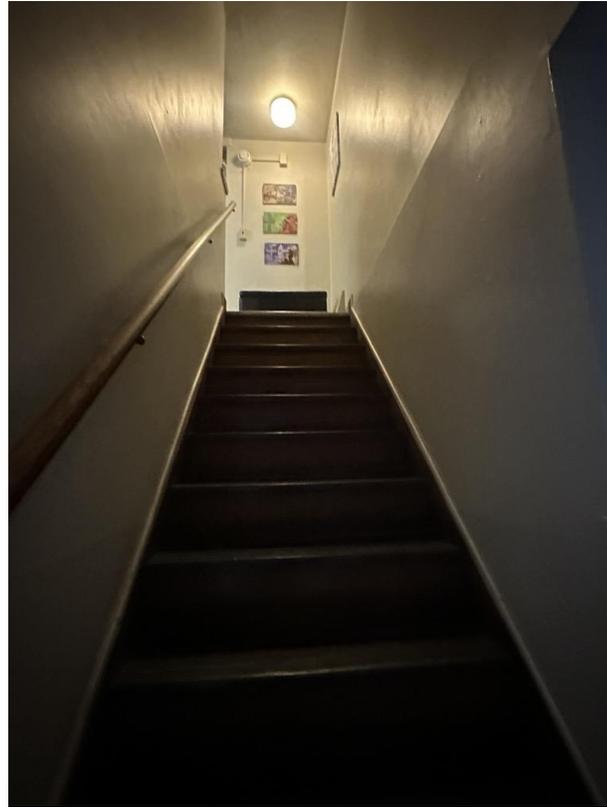
For your main living area, do you picture one big open space for all activities, or slightly defined separate zones for living, dining and kitchen?

“Don’t like for guests, especially male ones to see me cooking as I need to keep fixing hijab”

Is it important to have all bedrooms on the same level?

“Not necessary”

House Call Visit Highlights



As we think about new construction, would you prefer to have stairs within your unit to access different floors or potentially walk up stairs to access your unit and then have one-level living?

“Hard to get upstairs quickly”
”No stairs”

House Call Visit Highlights



Share about your family mealtime preparation and gathering.

“I use table in kitchen to prep”

What challenges, if any, have you faced in settling in your home? Is there anything you wish you had known before moving in?



Where in your home do you go for quiet relaxation, meditation or prayer?

“Pray in my room or Living Room”



House Call Round 1 – Key Takeaways

Unit Characteristics

- Parking – families enter their homes closest to where they park which could be the back or front door; Door not used, often blocked
- No space to gather for families to socialize or eat –eating in shifts or place mat on Living Room floor
- Stairs are challenging for residents with health and mobility issues – one level or no stairs preferred by many
- Preference for closed plan on first level for privacy and cultural reasons – keep Kitchen and Living Room separate
- Bathroom on first floor for large families and families with health and mobility issues – difficulty to get to second floor; significant need for more than one bathroom

Evaluation Criteria

- What We Have Heard
 - Resident Engagement Meetings, RAG, House Calls
- MN Housing Standards
 - Kitchen, Dining, Bedroom Bathroom
- MPHA and Funding Considerations



Evaluation Criteria

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.

Evaluation Criteria

MN Housing Standards New Construction (Minimum)

MN Housing establishes standards for affordable housing that address the size of rooms and features in those rooms. The following apply to new construction, however, MPHA is applying them as an evaluation criteria for both new construction and rehabilitation, as MPHA believes they represent the minimums for contemporary affordable housing.

Kitchen

Counter length 6' (1BR), 7' (2-3BR), 8' (4BR)

3BR+ have an eat-in Kitchen or 4' counter snack bar

Dining Area (Separate or in Kitchen)

2BR – table with 4 chairs

3BR – table with 6 chairs

4BR – table with 7 chairs

Bedroom

Primary - 115 sq ft

Secondary – 100 sq ft

Evaluation Criteria

MN Housing Standards New Construction (Minimum)

<i>Unit Type</i>	<i>Minimum # of Bathrooms required</i>
Sleeping Units	$\frac{3}{4}$ Bath
Efficiency Units	$\frac{3}{4}$ Bath
1 BR Dwelling Units	$\frac{3}{4}$ Bath
2 BR Dwelling Units	1 Full Bath
3+ BR Dwelling Units	1 Full Bath + $\frac{3}{4}$ Bath
2 story Townhouse with <u>no</u> bedrooms on Ground level	$\frac{1}{2}$ Bath Ground Level and 1 Full Bath Upper Level
2 story Townhouse with at least one Ground level bedroom	$\frac{3}{4}$ Bath Ground Level and 1 Full Bath Upper Level

Evaluation Criteria: MPHA and Funding Considerations

CRITERIA	DETAILS	MEET THIS?
Resident Priorities		
Home condition & performance	Exterior and site improvements, interior updates (flooring, finishes, appliances), updated systems: heating, cooling, ventilation	Y/N/Partially
Livability & functionality	MN Housing standards for new construction affordable housing: sizes of kitchen/dining room/living room, # of baths; off-street parking & additional storage	Y/N/Partially
Community character & connections	Front doors, shared green space, private outdoor spaces, community/site/unit amenities	Y/N/Partially
Accessibility	Step-free living options, accessible living options	Y/N/Partially
Relocation	Accommodates some on-site relocation, minimizes off-site relocation	Y/N/Partially
Additional Priorities		
Additional units	Adds more units, including more diverse units	Y/N/Partially
Funding Requirements		
Project financing	Ability to secure financing	Y/N/Partially
Funder requirements	Accessibility standards, MN Housing standards, HUD standards/requirements	Y/N/Partially
Historic preservation	If eligible for National Register, meeting standards for historic rehabilitation	Y/N/Partially

Unit Design Characteristics

Option A (Rehab)

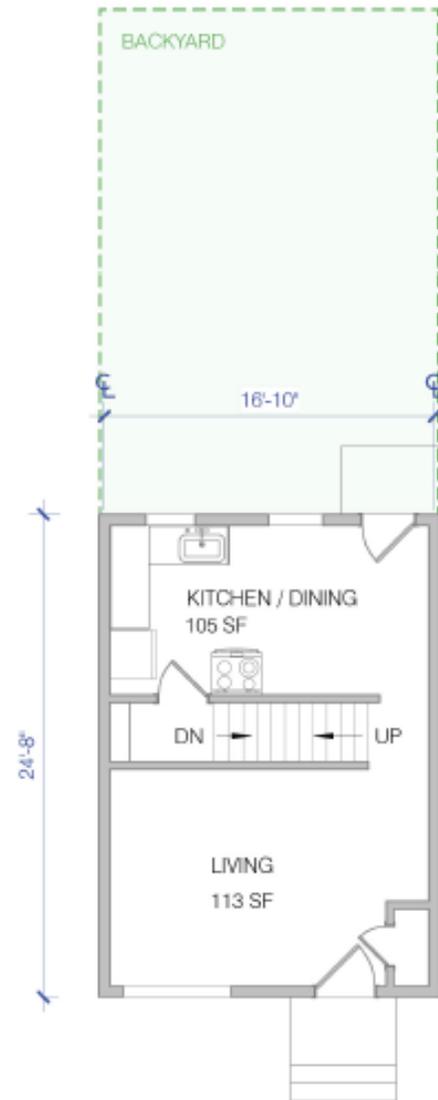
DESIGN BENEFITS

- NEW BATHROOM
- BACK ENTRY / STORAGE
- LARGER KITCHEN / DINING

DESIGN CONSTRAINTS

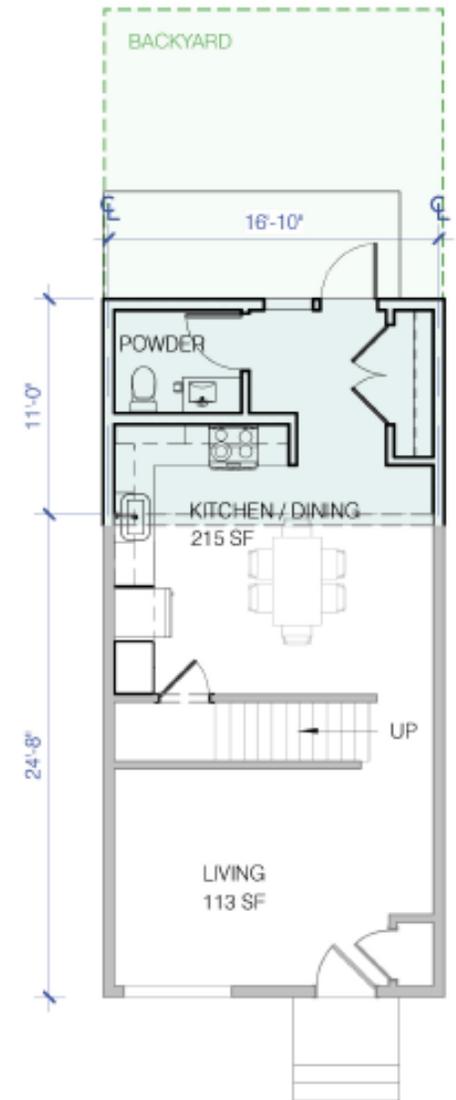
- STAIR REMAINS
- SMALLER BACKYARD
- NO ISLAND / EAT-IN KITCHEN
- SMALL LIVING AREA REMAINS
- FRONT CLOSET AND ENTRY REMAINS THE SAME

NOTE: THIS IS A CONCEPT OPTION THAT REQUIRES FURTHER STUDY BY ENGINEERING TO DETERMINE IF POSSIBLE.



LEVEL 1
383 SF

EXISTING



LEVEL 1
562 SF

OPTION A

Unit Design Characteristics

Option B (Rehab)

DESIGN BENEFITS

- NEW BATHROOM
- BACK ENTRY / STORAGE
- LARGER KITCHEN WITH ISLAND
- SEPARATE DINING AREA

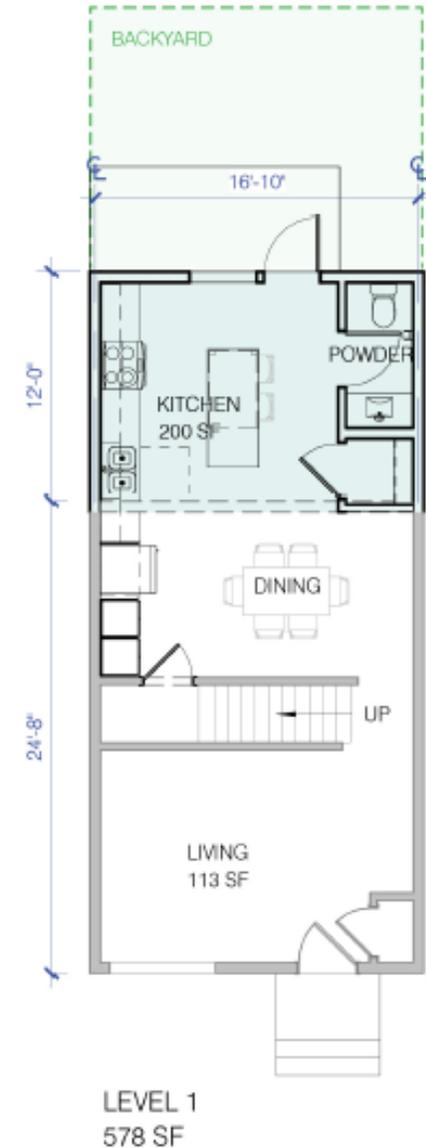
DESIGN CONSTRAINTS

- STAIR REMAINS
- SMALLER BACKYARD
- SMALL LIVING AREA REMAINS
- FRONT CLOSET AND ENTRY REMAINS THE SAME

NOTE: THIS IS A CONCEPT OPTION THAT REQUIRES FURTHER STUDY BY ENGINEERING TO DETERMINE IF POSSIBLE.



EXISTING



OPTION B

Unit Design Characteristics

Option C (Rehab)

DESIGN BENEFITS

- NEW MAIN FLOOR BEDROOM AND FULL BATHROOM
- BACK ENTRY / STORAGE
- LARGER KITCHEN WITH ISLAND
- SEPARATE DINING AREA

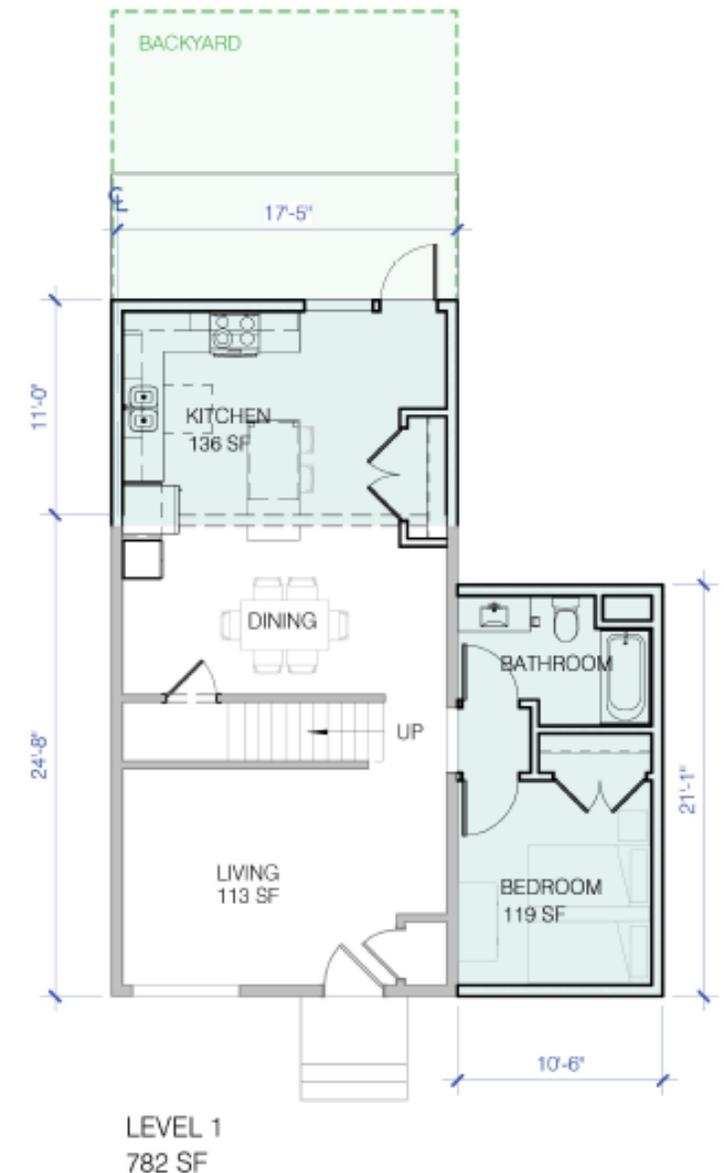
DESIGN CONSTRAINTS

- STAIR REMAINS
- SMALLER BACKYARD
- SMALL LIVING AREA REMAINS
- ONLY POSSIBLE ON ENDS OF SOME BUILDINGS
- FRONT ENTRY AND CLOSET REMAIN THE SAME

NOTE: THIS IS A CONCEPT OPTION THAT REQUIRES FURTHER STUDY BY ENGINEERING TO DETERMINE IF POSSIBLE.



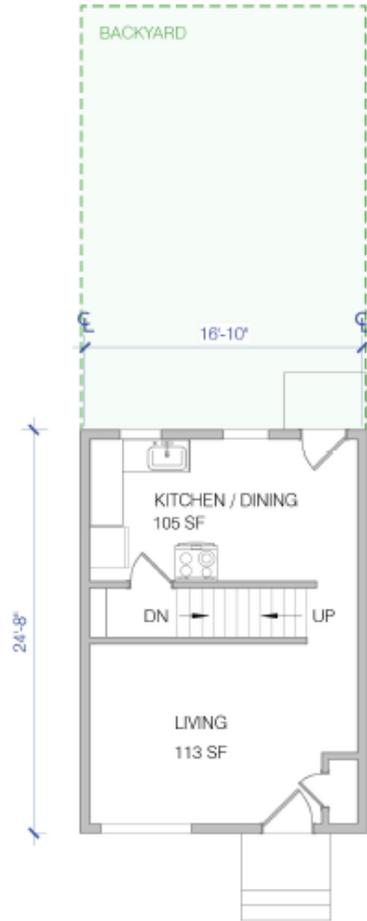
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OPTION C

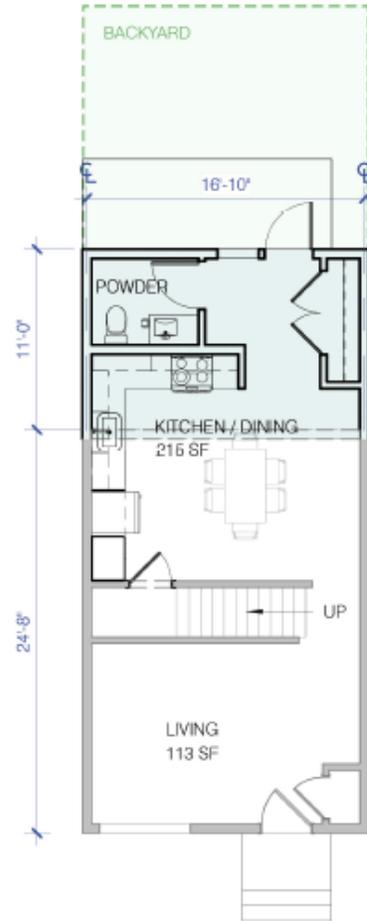
Unit Design Characteristics Summary

NOTE: CONCEPT OPTIONS REQUIRE FURTHER STUDY BY ENGINEERING TO DETERMINE IF POSSIBLE.



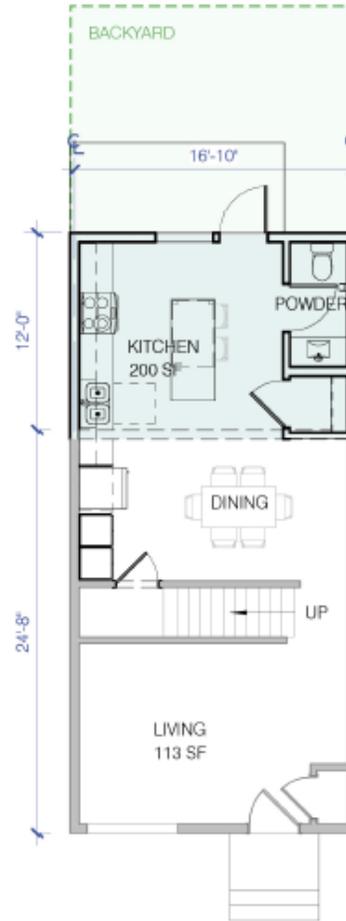
LEVEL 1
383 SF

EXISTING



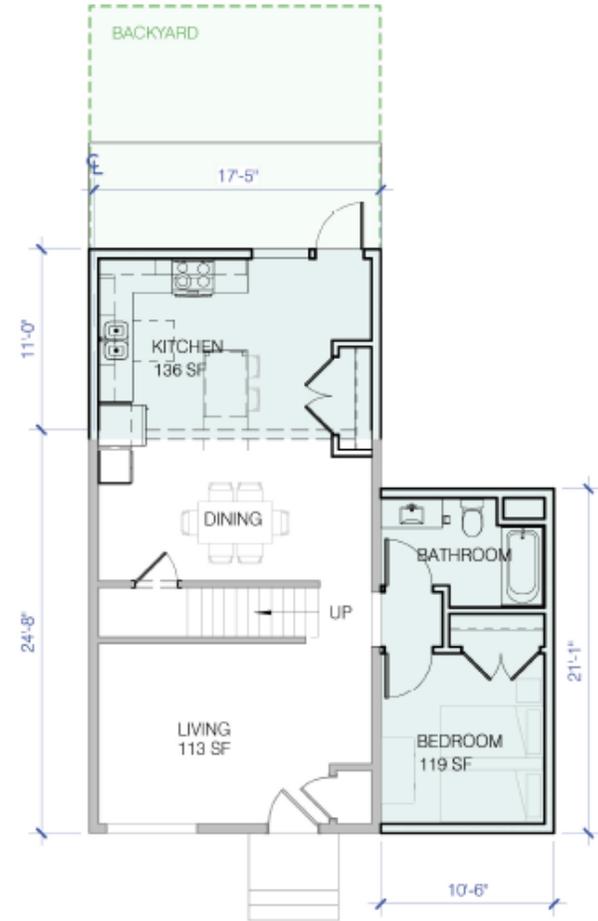
LEVEL 1
562 SF

OPTION A



LEVEL 1
578 SF

OPTION B



LEVEL 1
782 SF

OPTION C

Unit Design Characteristics Summary

NOTE: CONCEPT OPTIONS REQUIRE FURTHER STUDY BY ENGINEERING TO DETERMINE IF POSSIBLE.

DESIGN SOLUTIONS	DESIGN BENEFITS	DESIGN CONSTRAINTS
OPTION A	<ul style="list-style-type: none">•New bathroom•Back entry Storage•Larger kitchen/dining	<ul style="list-style-type: none">•Stair remains•Smaller backyard•No island / eat-in kitchen•Small living area remains•Front entry and closet remains
OPTION B	<ul style="list-style-type: none">•New bathroom•Back entry storage•Larger kitchen with island•Separate dining area	<ul style="list-style-type: none">•Stair remains•Smaller backyard•Small living area remains•Front entry and closet remains
OPTION C	<ul style="list-style-type: none">•New main floor bedroom and full bathroom•Back entry storage•Larger kitchen with island•Separate dining area	<ul style="list-style-type: none">•Stair remains•Smaller backyard•Small living area remains•Only possible on ends of some buildings

Community Amenities Prioritization - Rank 1 to 9

Tot Lot	Outdoor Space - Gathering Gardening	Teen Space - Watch TV Craft Play Games
Quiet Space – Reading	Community Gathering Room (To Reserve)	Food Shelf
Indoor/ Outdoor Play Area – Basketball, Soccer Sports Court	Meditation	Write In Your Suggestion

Rank these types of spaces that you would like to see happen in shared community space at Glendale Townhomes with 1 being the most important and 9 being the least important.

Front and Back Yard Amenities Prioritization

Gardening	Play Area
BBQ Area	Clothesline
Write in Your Suggestion	Porch

Which of these activities would you like to see at your home?
Check all that apply.

What Do You Need From Us?

➤ Questions

➤ Next Steps

- Resident Advisory Group, Thursdays 1:00 -2:00 pm
April 16, May 14 and June 4
- House Calls and/or potential other resident engagement week of April 13th
- Glendale Community Meetings
Luxton Recreation Center 5:30 – 7:30 pm
April 8, May 6 and June 17
- Historic Consultation Meetings
April 9, May 7 and June 18

