

Glendale Townhomes Section 106 Consultation Kick-Off Meeting Notes

Location/Time:

- April 9, 2026, 11am-12:30pm, Luxton Park Multi-Purpose Room #213

Interpretation Provided:

- Somali and Oromo available

Attendees:

- Consulting parties: Kaaha Kaahiye and Ladon Yusuf (Defend Glendale), Joseph Ring and Steve Brackett (Prospect Park Association), residents, and members of the public.
- City of Minneapolis: Matthew Bower and Rachel Kennedy Boehm
- MPHA Staff: Laura Dykema, Brian Schaffer, Thomas Watson
- Others: David Miller (UrbanWorks Architecture), Mary Barnett (UrbanWorks Architecture), Laurel Fritz (Pigeon Consulting), Tamara Halvorsen (Pigeon Consulting)

Summary of Discussion:

- Welcome and Introductions: Tamara welcomed everyone and explained that she is a historical consultant working for MPHA and that she would be facilitating the meeting. Everyone in attendance introduced themselves. Tamara explained that the meeting was intended to introduce everyone to the Section 106 process as it may be unfamiliar to some participants.
- Defend Glendale noted that MPHA had not notified all residents of Section 106. Tamara provided an overview of how consulting parties are identified and that the 106 Review process is led by federal agencies or their appointed agents. It was also explained that historic preservation has been introduced in broader resident engagement meetings. Groups or individuals interested in becoming consulting parties can send a letter of interest in historic preservation and Glendale Townhomes to [Matt Bower](#) at the City of Minneapolis.
- The goals for the meeting were:
 - To introduce the Glendale Townhomes project and explain what factors and goals are guiding the study phase and will inform the ultimate project direction.
 - To gain a common understanding of the Section 106 Review process.
- We established ground rules for the meeting.
- MPHA and its project team explained that this project is in a study phase and that a number of scenarios for updating the Glendale Townhomes are being considered, including: rehabilitation of the existing buildings with additions, new construction at the site, and a combination of rehabilitation of the existing buildings with additions and new construction. No project approach has been selected at this time.
- The project team and MPHA confirmed that an application for funding or approval has not yet been submitted to the Department of Housing and Urban Development, but that

Glendale Townhomes Section 106 Consultation Kick-Off Meeting Notes

federal funding sources from HUD are anticipated. The use of federal funds will necessitate a Section 106 Review.

- RAD/Section 18 blend conversions were briefly discussed as a HUD program/tool that brings higher federal subsidy to the project. MPHA noted that such a conversion would also allow MPHA to participate in housing tax credit programs, such as the Low Income Housing Tax Credit, that other nonprofit affordable housing organizations typically access to finance their developments.
 - *Author's Note: A similar structure would be required for MPHA to participate in the Historic Tax Credit Program.*
- Section 106 Overview. Tamara provided an overview of Section 106 of the Historic Preservation Act of 1966. The overview explained the Section 106 process, the role of consulting parties, defined "historic properties," and explained the means by which project impacts to historic properties are evaluated under Section 106.
 - A National Register of Historic Places nomination is in progress for the Glendale Townhomes. Tamara explained that nomination is being written by an outside consultant and will be reviewed by the State Historic Preservation Office (SHPO). Until review of the nomination is complete, the project is treating Glendale Townhomes as eligible for the National Register of Historic Places with the longest period of significance that we could identify based on site construction history. The period of significance, historic features, and historic materials may change once the nomination review is complete.
 - We discussed that impacts to historic resources are largely measured through physical change to the buildings and landscapes and we went over the Secretary of the Interior's Standards.
 - It was acknowledged that a project approach that understands the Glendale Townhomes as a potential historic resource is a change in approach from earlier engagement, as previous studies of the property had resulted in SHPO recommendations that the property was not eligible for the National Register of Historic Places. The project team acknowledged that new research is in progress and that the project approaches under consideration have adjusted accordingly.
- MPHA introduced the Glendale Townhomes project.
 - 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.
 - Staff introduced the "Glendale Visioning Guidelines and Action Items" document that was developed through engagement with residents, and which had previously been shared with all residents.

Glendale Townhomes Section 106 Consultation Kick-Off Meeting Notes

- Staff briefly summarized what has been heard from residents about the improvements they would like to see at Glendale.
- MPHA staff provided an overview of the criteria MPHA will utilize to evaluate project approaches.
- Approaches under consideration were introduced.
 - Rehabilitation with additions. We discussed how rehabilitation of the existing townhomes might be able to accommodate additions while meeting the Secretary of the Interior's Standards for Rehabilitation. Strategies to meet the Standards include:
 - Rear additions that are the same height as the existing townhome buildings and which mimic the rectangular massing but are differentiated through siding or windows.
 - Single-story additions on end units that are differentiated from the single-story townhome units through a smaller footprint or different siding.
 - Prospect Park Association noted that these proposals change the original design intent and asked if preservation approaches should conform to the original concept. We discussed that the Secretary of the Interior's Standards and preservation best practices want new features to read as new so that we can identify and understand them as a change.
 - We discussed that a combination of rehabilitation and new construction are also under consideration as new construction could accommodate some resident needs – such as single-level living – and MPHA priorities – such as adding additional units. It was explained that new construction would require removal of some of the existing townhome buildings.
 - Tamara noted that there is not an exact metric for how much demolition is “too much.” She noted that some cities allow for as much as 40% of an existing building to be demolished with the building still being historic, but that percentage seemed too high here.
 - Attendees were asked to look at an aerial photograph and consider where, if anywhere, on the site it felt like new construction might feel appropriate. If the answer was nowhere, attendees were asked to put a black sticker on the photograph. (*Author's Note: Some attendees applied black stickers to the townhome buildings and colored stickers to other parts of the site. Those attendees explained that they felt the areas with colored stickers might be appropriate for new construction*)
 - Some attendees felt that new construction might fit at the northeast portion of the site near Williams Avenue SE.

Glendale Townhomes Section 106 Consultation Kick-Off Meeting Notes

- Some attendees felt that new construction might fit near 27th St. where the current Head Start building is located. *Author's Note: This proposal would likely be an adverse effect to a historic resource.*
- A solution was not proposed. Rather, the discussion was focused on explaining how change and improvements can be accommodated within preservation parameters.

Resources

A handout with the Secretary of the Interior's Standards and the Criteria of Adverse Effects was provided in English and Somali.

The following resources were recommended to help people learn more about Section 106:

[A Citizens Guide to Section 106](#)

[The Secretary of the Interior's Standards for Rehabilitation](#)

[Criteria of Adverse Effects](#)

These resources are prepared by the federal government and are currently available in English and Spanish.

MEETING AGENDA

Location: Luxton Park, Multi-Purpose Room #213

Date: April 9, 2026

Time: 11:00 am

AGENDA DETAILS

1. Welcome and Introductions
2. Overview of Section 106 and Consultation
3. Overview of the Glendale Townhomes Project Study Phase
4. Next Steps

LINKS TO USEFUL RESOURCES

[A Citizens Guide to Section 106](#)

[The Secretary of the Interior's Standards for Rehabilitation](#)

[Criteria of Adverse Effects](#)

GLENDALE TOWNHOMES SECTION 106 CONSULTATION KICK-OFF



Aug. 13, 1952 No. 132
Glen Dale
Low Rent Housing
Proj. Minn. 2-1
View Looking N. W. on
Delaware from Williams Ave.

WELCOME & INTRODUCTIONS

GOALS FOR TODAY'S MEETING



Glendale Townhomes, c. 1960s.

- To introduce the Glendale Townhomes project and explain what factors and goals are guiding the study phase and will inform the ultimate project direction.
- To gain a common understanding of the Section 106 Review process.

GROUND RULES FOR MEETINGS



Glendale Townhomes, c. 1950s.

- Act in a respectful way
- Everyone will behave 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 will wait to speak until they are called on
- To give everyone a chance to speak, comments will be limited to 3 minutes.

WHY ARE WE HERE?

- MPHA is exploring options for updating the Glendale Townhomes and is currently gathering input and feedback.
- No project approach has been selected. Rehabilitation of the existing buildings, new construction, and a combination of the two are being studied.
- A future project may use federal funding and would need to complete a Section 106 Review.



Glendale Townhomes, 1952.

SECTION 106 OVERVIEW

SECTION 106 OF THE HISTORIC PRESERVATION ACT OF 1966

“The head of a Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking, prior to the issuance of any license, **shall take into account the effect of the undertaking on any historic property.**”

–Section 106 of the Historic Preservation Act of 1966

HOW DO WE “TAKE INTO ACCOUNT THE EFFECT OF THE UNDERTAKING ON HISTORIC PROPERTIES”?

- Gather information on properties in the area of potential effect to determine if they are “historic”
- Determine if/how those properties might be affected by the project
- Explore measures to avoid or minimize “adverse effects” to the historic properties
- If adverse effects cannot be avoided or minimized, reach an agreement to mitigate the adverse effect.



Proposed Area of Potential Effect

WHAT ARE “HISTORIC PROPERTIES”?

Properties that are listed in or determined eligible for the National Register of Historic Places.

Currently known historic and potentially historic properties in the area of potential effect:

- Prospect Park Residential Historic District - listed in the NRHP in 2015
- Prospect Park Water Tower and Tower Hill Park - listed in the NRHP in 1997*
- Malcolm Willey House - listed in the NRHP in 1984*
- Glendale Townhomes - NRHP nomination is currently being prepared. While that is in process, we are treating the property as eligible for the National Register for the purposes of Section 106. For the purposes of this review, we have proposed using a Period of Significance of 1952-1995. This may change once the SHPO’s review of the nomination is complete.



**also contributing to the Prospect Park Residential Historic District*

WHAT IS CONSULTATION?

The process of seeking, discussing, and considering the views of consulting parties about how project effects should be handled.

We will work together to **“avoid, minimize, or mitigate adverse effects to historic properties.”**

MAKING THE MOST OF CONSULTATION

Consultation will vary depending on the federal agency's planning process and the nature of the project and its effects.

Often consultation involves participants with a wide variety of concerns and goals. While the focus of some may be preservation, the focus of others may be time, cost, and the purpose to be served by the project.

Effective consultation occurs when you:

- ▶ keep an open mind;
- ▶ state your interests clearly;
- ▶ acknowledge that others have legitimate interests, and seek to understand and accommodate them;
- ▶ consider a wide range of options;
- ▶ identify shared goals and seek options that allow mutual gain; and
- ▶ bring forward solutions that meet the agency's needs.

Creative ideas about alternatives—not complaints—are the hallmarks of effective consultation.



WHAT ARE PROJECT EFFECTS?

Simply put, effects are outcomes. We measure effects in a few ways:

- The Secretary of the Interior's Standards for Rehabilitation
- The Criteria of Adverse Effects (from 36 VIII Part 800)
- Feedback from consulting parties about whether proposed changes "diminish characteristics qualifying a property for inclusion in the National Register of Historic Places."

ASSESSING EFFECTS TO HISTORIC PROPERTIES



Examples of “adverse effects”:

- Physical destruction or damage
- Alteration not consistent with the Secretary of the Interior's Standards
- Relocation of a property
- Change of use or physical features of a property's setting
- Visual, atmospheric, or audible intrusions
- Neglect resulting in deterioration
- Transfer, lease, or sale of a property out of Federal ownership or control without adequate protections

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CHARACTER DEFINING FEATURES

Character-defining features are the physical or spatial features that define the historic character of a building, including, but not limited to, the shape and massing of a building, its materials, craftsmanship, decorative details, and features, as well as various aspects of its site and environment that convey its historic significance.



CHARACTER DEFINING FEATURES



The proposed character defining features of the Glendale Town Houses Historic District include:

- Low rise buildings that are rectangular in plan
- Brick veneer cladding at the first level and lapped siding at the second level
- Historic window openings and aluminum window frames at the first level
- Entry portico locations
- Landscape features that include areas of grass lawn, playgrounds, and parking lots
- Site topography and curvilinear circulation patterns

GLENDALE TOWNHOMES PROJECT

What Has Happened

- **No approach has been selected** - we are still exploring options with you.
- We've hired a design and general contractor team to further explore both rehab and new construction to understand what may be possible at Glendale.
- We continue to seek input from residents to inform potential approaches.



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.

What We Have Heard

- Relocation is a concern
- Improve the condition and performance of homes
- Improve the livability and functionality of homes
- Maintain and improve community character and connections
- Improve accessibility
- Add larger and smaller units to Glendale to accommodate changing families

Where We Are Going

- Open House Community Meetings:
April 8, May 6, June 17
- Feedback from each community meeting used to develop a preferred approach to improvements at Glendale, presented on June 17
- After June, MPHA will develop detailed designs and plans for construction
- This summer and fall, MPHA will develop a Relocation Contract with residents
- MPHA will continue to seek your feedback on design, amenities, and other programming, as well as provide information on the use of HUD's RAD Section 18 Blend tool throughout 2026 and 2027
- RAD Section 18 Blend Conversion and Project Closing around August 2027, depending on available funding

Evaluation Criteria

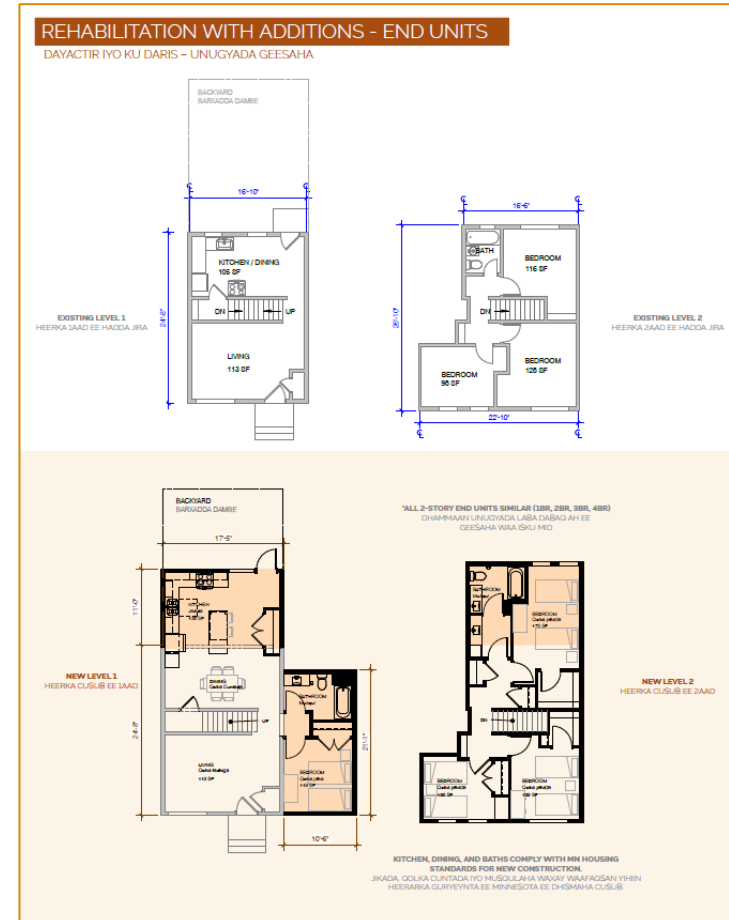
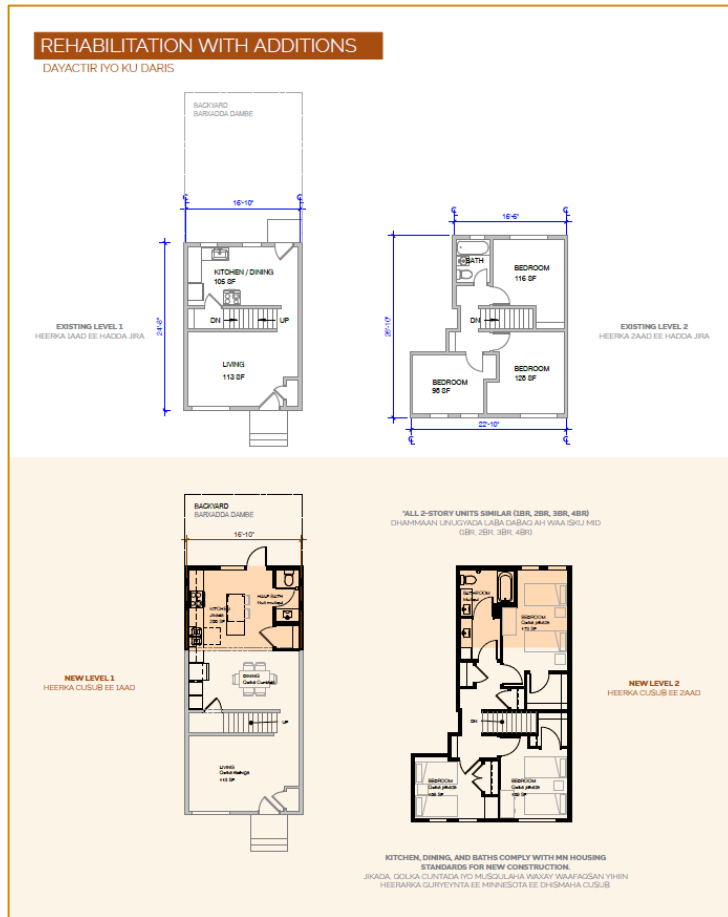
- Criteria used to evaluate approaches to improvements
- Intent: Provide transparency and accountability
- Criteria reflects:
 - Resident priorities
 - MPHA priorities
 - Funding requirements from HUD, State of Minnesota, and others

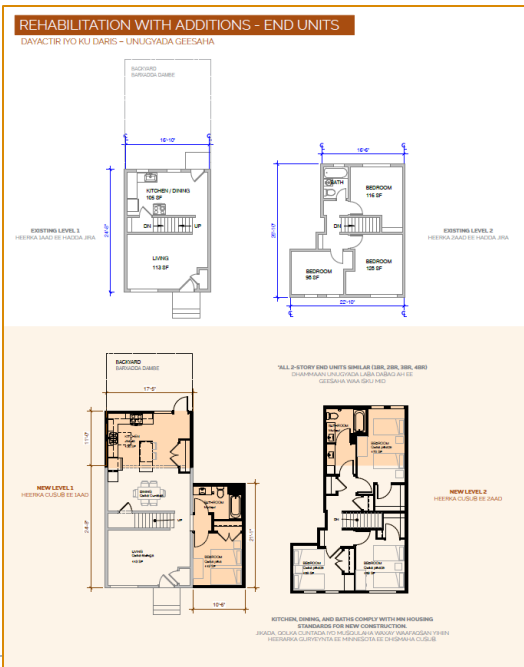
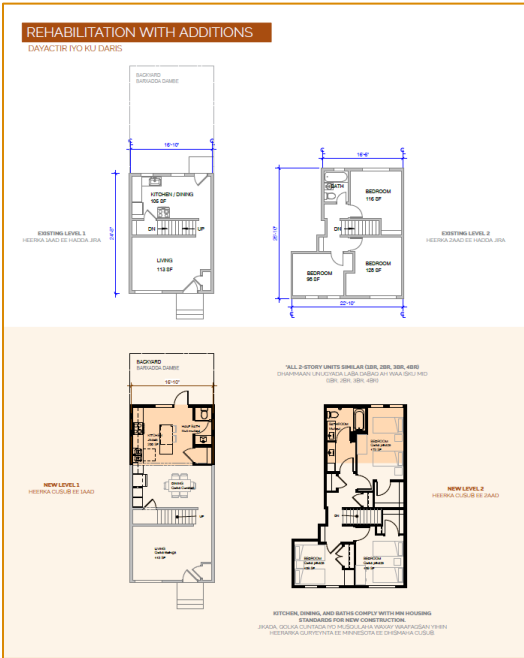
CRITERIA	DETAILS	MEET THIS?
Resident Priorities		
Home condition & performance	Exterior and site improvements, interior updates (flooring, finishes, appliances), updated systems: heating, cooling, ventilation	Y/N/Partially
Livability & functionality	MN Housing standards for new construction affordable 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 deeply affordable 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

Approaches We Are Considering

- Rehabilitation with additions to the rear of units and, in some cases, to the sides of units
- New construction with varying building types
- Potential to combine rehabilitation with additions and new construction

WHAT WE ARE CONSIDERING – REHABILITATION WITH ADDITONS





REHABILITATION WITH ADDITIONS

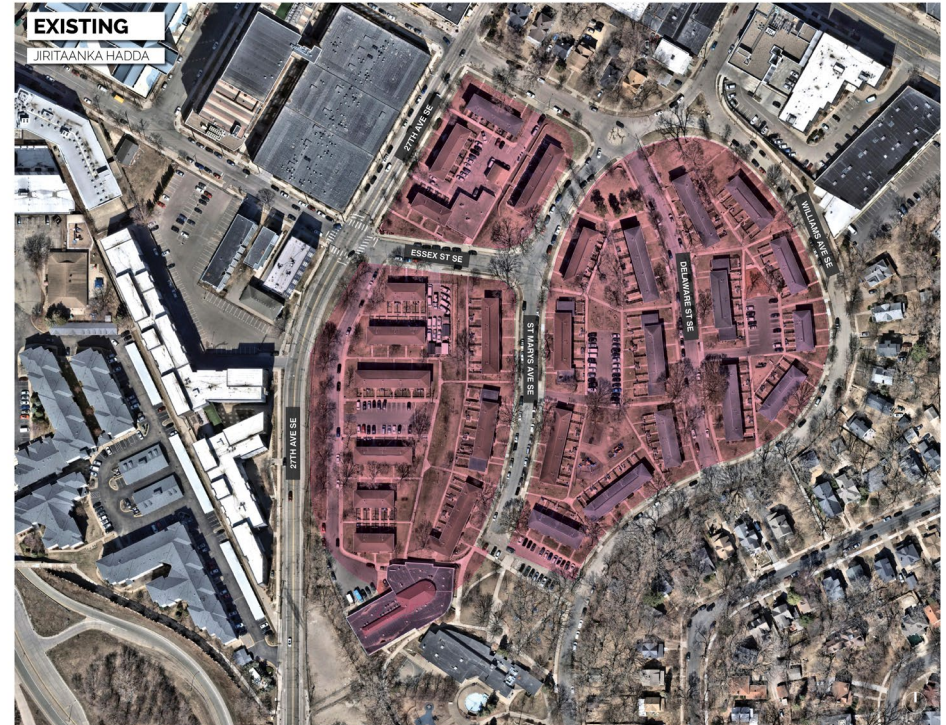
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WHAT WE ARE CONSIDERING – REHABILITATION WITH ADDITONS + NEW CONSTRUCTION

REHABILITATION WITH ADDITIONS

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NEXT STEPS

- Your feedback today will influence the materials that we share at the May 6th resident open house and the May 7th consultation meeting.
- If you have feedback on the materials sent by the City of Minneapolis on March 13th, please send that feedback in writing to Matt Bower at Matthew.Bower@minneapolismn.gov by the end of the day on Monday, April 13th.
- We will post these meeting slides to the project website.

USEFUL RESOURCES

Click on the links below:

- [Citizens Guide to Section 106](#)
- [Advisory Council on Historic Preservation](#)
- [Secretary of the Interior's Standards for Rehabilitation](#)

Examples of “Adverse Effects” [\(from 36 VIII Part 800\)](#)

Adverse effects on historic properties include, but are not limited to:

- (i) Physical destruction of or damage to all or part of the property;
- (ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's standards for the treatment of historic properties ([36 CFR part 68](#)) and applicable guidelines;
- (iii) Removal of the property from its historic location;
- (iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- (v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- (vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- (vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

The Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior’s Standards for Rehabilitation are intended to “provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to beginning work.” Rehabilitation is “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historic cultural, or architectural values” – otherwise known as the “character-defining features.”

“Character-defining features” are the physical or spatial features that define the historic character of a building, including, but not limited to, the shape and massing of a building, its materials, craftsmanship, decorative details, and features, as well as various aspects of its site and environment.

The ten “Standards” are listed on the next page.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would