



## **April 16, 2026 Glendale Resident Advisory Group Meeting**

### *Location/Time:*

- April 16, 2026; Luxton Park Large Meeting Room 1:00-2:00pm

### *Interpretation Provided:*

- Not necessary

### *Attendees:*

- Residents: Eight in attendance; total of 15 invited
- MPHA Staff: Laura Dykema, Brian Schaffer, Thomas Watson, Dega Ali
- Others: David Miller & Gabby Hanssen (UrbanWorks Architecture)

### *Summary of Discussion:*

- MPHA Welcome and Introductions
  - MPHA staff welcomed residents and everyone in attendance introduced themselves.
- What We've Heard – Recent Engagement
  - Staff outlined recent resident engagement efforts including the community open house held on 4/8, a second round of house calls on 4/14, and open office hours on 4/15. At these engagements MPHA staff and the design team have shared more details on potential unit layouts, different new construction building typologies, options for amenities, and what can be accomplished in terms of resident priorities (and tradeoffs) for each scenario under consideration. Feedback from these engagements include:
    - Relocation continues to be a concern
    - Resident alignment on larger kitchens & additional bathrooms
    - Concerns around noise transfer between units, need for additional parking
    - Many residents like their front doors; some have shared concerns with elevator buildings, while others feel this typology may be a good option for those with mobility issues; there is a continued interest in single-level & accessible living options
    - Potential of community (and more) amenities is appealing
- Approaches We Are Considering
  - As noted at the previous meeting, staff reiterated that no specific project direction has been selected yet; staff and their design/construction partners continue to explore options and obtain resident feedback to inform potential project approaches.
  - Staff shared approaches under consideration:

- Rehabilitation with additions to the rear of units and, in some cases, to the sides of units
    - New construction with a variety of building types
    - Potential to combine rehabilitations with additions and some new construction
  - Staff noted rehabilitation without additions is not something under consideration moving forward, as it does not meet enough of the evaluation criteria MPHA is considering when determining which option to advance. The evaluation criteria are largely comprised of resident priorities shared throughout engagement dating back to December 2024.
- Site Design Options & Building Typologies; Unit Characteristics
  - The design team then presented images of the site to give residents a better visual understanding of the approaches and how those could look on the site.
    - Aerial image and site plan of existing: residents were asked to place a sticker on the image of where they currently live, as a way to orient themselves and better understand what they are viewing.
    - Rehab with additions: the design team explained additions to the rear of all units and in some cases, to the sides of the end units, could be possible and outlined what these additions do & do not accomplish (larger kitchens, a dining area, some additional storage, a second half bath on the first floor could be accommodated; stairs and living rooms remain). Questions/feedback from residents included:
      - How much backyard is lost? *On Average roughly half based on conceptual designs shared at the community open house, but every backyard varies in size.*
      - Why can't additions to the fronts happen? Not doing so feels odd, half done. *The design team explained that due to the site being considered potential eligible for the National Register of Historic Places that the additions were planned considering the Secretary of the Interior's Standards for Rehabilitation, which typically discourages additions to front of buildings.*
      - Can side additions be extended to enlarge the living room? I live in a one-bedroom unit and it's at the end - the side addition would change the bedroom count. Will I still be eligible to live in that unit? *The design team explained the side additions and their feasibility at every unit needs to be studied further; it is already known they won't be possible at every location. MPHA staff also noted changes that resulted in the loss of the existing count of one-bedroom units would not be considered further.*
      - If historic preservation holds true, does option 1 become the only choice? *MPHA staff explained if deemed eligible for the National Register of Historic Places, preservation isn't the only possible outcome.*

- Some rehab with additions, some new construction: the design team showed an option where some of the existing townhomes with additions remain, with new construction of elevator buildings along 27<sup>th</sup> Avenue. Primary questions were around how relocation/lease up would work in that scenario. MPHA staff explained much more planning needs to occur before answering.
- Two options for all new construction of different building typologies including 4-story apartment elevator buildings, walk-up flats with no elevator, and townhomes. These two options were also utilized to illustrate different approaches to site amenities/green space – one being more centralized with a variety of amenities and another that had green spaces and amenities dispersed throughout the site.

Questions/feedback from residents included:

- Front entrances to units or shared entrance? *Front entrances could be incorporated into each building type, with some residents in apartment buildings (on upper levels) having a shared entrance.*
- Backyards eliminated? *Some building types could still have backyards or, as an alternative, front porches or a similar private space at the entrances of individual buildings may be possible.*
- Some concerns were voiced about the central green space and visibility to children; others liked the idea of a variety of spaces and amenities to have options for everyone.
- Other questions/feedback throughout the conversation:
  - Bedroom mixes for the different building types? Where would they be located on the site? *There could be a mix/variety, location TBD; MPHA understands there is a desire for a variety including smaller (one) bedrooms and larger (five) bedrooms.*
  - Some residents like basements for the storage the existing units offer. Its understood and *with new construction, storage may just look different.*
  - Washers and dryers? *MPHA provides in the new construction scenario.*
  - What happens to the existing trees? Existing topography? *With new construction landscaping features may change, but the plan is to work with the existing topography.*
  - Ongoing concerns expressed with mice on the rehab option; a resident expressed their concern about bed bugs from their time in an MPHA highrise building. *MPHA noted new construction allows us to build in a way that helps reduce these issues, though pests can still be present in any scenario.*
  - Ongoing concerns related to noise transfer. *MPHA and the design team noted this is more easily addresses with the new construction scenario.*

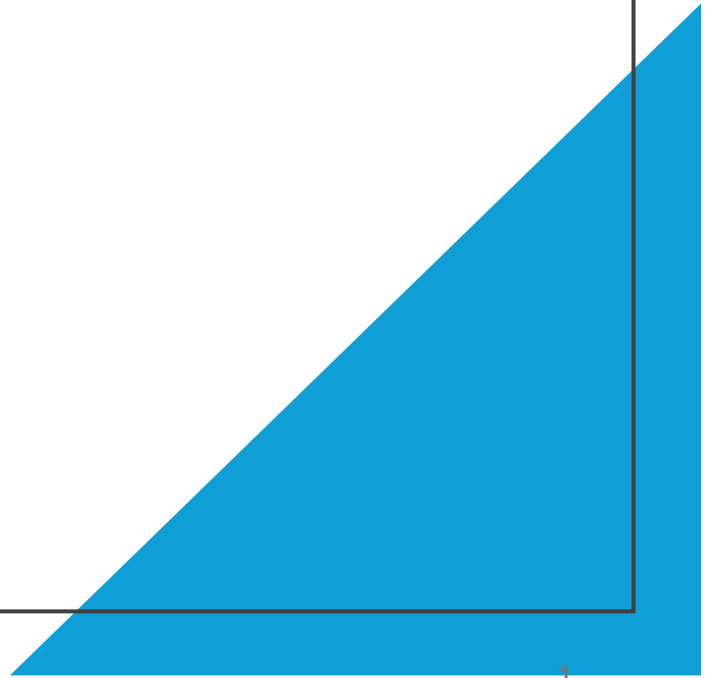
- The design team asked residents to select their top option of those presented.
  - Rehab with additions: 1 vote
  - Combination of rehab with additions and some new construction: 1, as a secondary option
  - New construction: 4 votes, with 2 votes for the central green and 2 votes for dispersed green space
  
- Next Steps
  - Community Open House on May 6
  - Resident Advisory Group on May 14
  - Feedback from meetings will be used to develop a preferred approach to improvements at Glendale, presented on June 17 Community Open House.
  - This summer and fall, MPHA will develop a Relocation Contract with residents

*Meeting Materials/Handouts:*

- Powerpoint presented by MPHA and UrbanWorks/Urban Design Perspectives, in English. Large format printed site plans, for the purposes of discussion. No handouts.

# Resident Advisory Group Meeting

April 16, 2026





# Today's Meeting Agenda

- What We've Heard – Recent Engagement
- Approaches We Are Considering
- Site Design Options & Building Typologies
- Unit Characteristics
- Next Steps

# What We've Heard

- Relocation continues to be a concern
- Alignment on larger kitchens & additional bathrooms
- Noise transfer between units is a concern
- Front doors: convenient access to unit/outdoors; allows greater visibility
- Interest in single-level & accessible living options
- Parking remains a concern; any new units requires more
- Some concerns with elevator buildings/visibility to children in larger buildings
- Potential of community (and more) amenities is appealing

# Approaches We Are Considering

- Rehabilitation with additions to the rear of units and, in some cases, to the sides of units
- New construction with a variety of building types
- Potential to combine rehabilitation with additions and new construction
- Note: rehabilitation without additions is not something under consideration moving forward

**EXISTING**



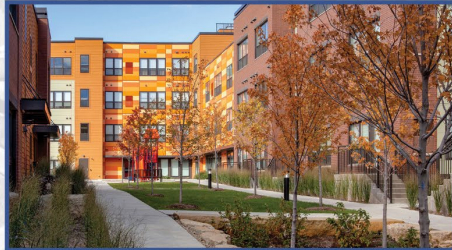
# EXISTING



# OPTION 1



# OPTION 2



# OPTION 3



# OPTION 4



# Unit Characteristics

- What unit/building type meets your/your family's needs best?
- Storage: coat closet? Kitchen pantry? Linen storage?
- Bedrooms – clustered together or some separation?
- Private front door or shared lobby?
- Backyard or shared community spaces?
- Open floor plan or closed?
- Surface/outdoor parking or covered parking/garage?
- One level vs. two level; stairs or no stairs; elevator access?
- What's missing?

# Next Steps

- Community Open Houses & Resident Advisory Group meetings
- Feedback used to develop a preferred approach to improvements at Glendale, presented on June 17 Community Open House
- 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 program throughout 2026 and 2027
- RAD/S18 Conversion, Project Closing and Construction Start on Phase I around August 2027, depending on available funding