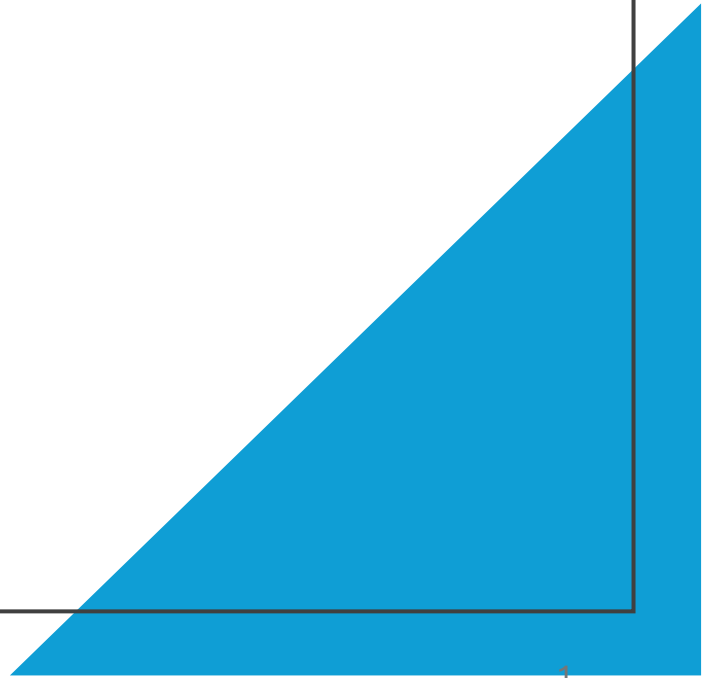


# Glendale Community Meeting

April 8, 2026





# Today's Meeting Agenda

- What Has Happened
- What We've Heard & Where We Are Going
- How We Are Evaluating Approaches
- Approaches We Are Considering
- Feedback on Approaches & Amenities
- Next Steps
- Tell Us What You Think

# Meeting Ground Rules

We want to hear from you today. To ensure that we can have everyone participate we will follow these rules:

- Act in a respectful way.
- Everyone behaves 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 wait to speak until they are called on.
- To give everyone a chance to speak, we may ask you to finish your comment within 3 minutes.

# 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.*

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### **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.

###

*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, Project Closing and Construction Start 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?
<b>Resident Priorities</b>		
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
<b>Additional Priorities</b>		
Additional units	Adds more deeply affordable units, including more diverse units	Y/N/Partially
<b>Funding Requirements</b>		
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

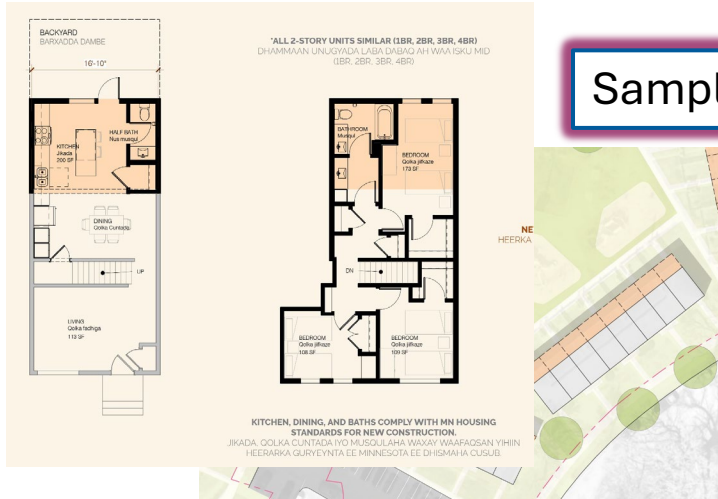
# Approaches We Are Considering

- Rehabilitation with additions to the rear of units and, in some cases, to the sides of units
- New construction with a variety of building types
- Potential to combine rehabilitation with additions and new construction
- Please note that rehabilitation without additions does not meet enough of the criteria; this is not something under consideration moving forward

# Tell Us What You Think at the Stations

## REHABILITATION WITH ADDITIONS

DAYACTIR IYO KU DARIS



## NEW CONSTRUCTION

DHISMO CUSUB

### Sample Floor Plans



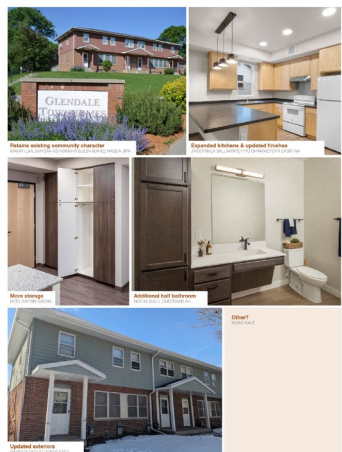
## AMENITIES

ADEEGYO



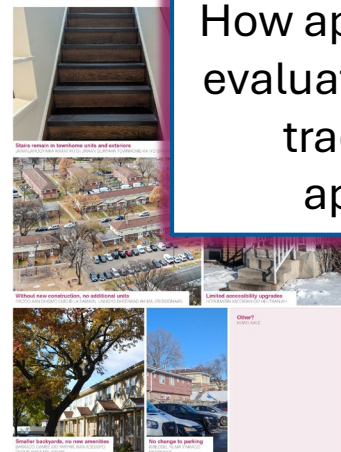
### EVALUATION CRITERIA MET

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### TRADE-OFFS

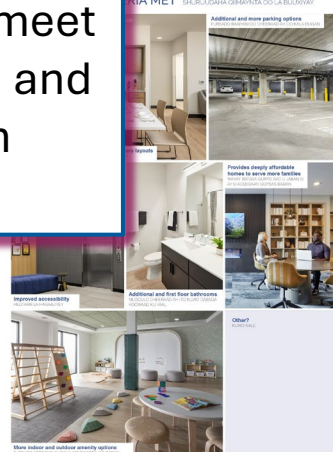
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How approaches meet evaluation criteria and trade-offs with approaches.

### EVALUATION CRITERIA MET

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### TRADE-OFFS

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Staff will meet you at the stations to take notes and answer questions. Tell us what you like, dislike, and what's missing!

# Next Steps

- Your feedback tonight will influence designs that we'll share at our May 6<sup>th</sup> Meeting.
- Resident Advisory Group and House Calls/one-on-one meetings
  - If you're interested in participating in the Advisory Group or more house calls/ one-on-one conversations with MPHA and the design team, please let Kayse know.
- After you provide feedback, you're welcome to leave, if you have specific questions feel free to ask MPHA staff at the stations.

THANK  
YOU!