



April 8, 2026 Glendale Resident Meeting Summary

Location/Time:

- April 8, 2026; Luxton Park Gym 5:30-7:30pm

Interpretation Provided:

- Somali, Oromo, Hmong

Summary Outline of Meeting:

- MPHA welcomed residents, reviewed agenda, and reviewed meeting ground rules
- MPHA reviewed the Resident Commitments and Project Timeline
- MPHA reviewed what has happened so far with the project. Centered in the review was the Glendale Visioning Guidelines and Action Steps, delivered to residents in October 2025, which outlines how MPHA will be approaching the current work. MPHA also restated that no approach to the project has been selected, that a design and general contractor team has been hired to explore both rehab and new construction, and that MPHA continues to see input from residents to inform potential approaches to the project.
- MPHA reiterated what we have heard from residents throughout engagement.
- MPHA then outlined where we are going with the work. Future open house meetings were outlined as well as how feedback from each meeting will be used to advance the design to develop a preferred approach. Also discussed was future engagement related to a Relocation Contract with residents, future meeting and engagement on the design, amenities, programming for the project as well as future information on the use of HUD's RAD Section 18 Blend. Finally, MPHA outlined the earliest the HUD subsidy conversion and project closing would occur, which is August 2027-dependent upon funding.
- MPHA introduced the Evaluation Criteria that will be used for the project. MPHA believes the criteria are important to provide transparency and accountability in decision making in evaluation of approaches. The criteria reflect resident priorities including home condition & performance; livability & functionality; community character & connections, accessibility; and relocation. The criteria also reflect additional MPHA priorities and funding requirements including additional units; project financing; funder requirements; and historic preservation.
- MPHA outlined the approaches to work at Glendale that are being considered. These include 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. MPHA also noted that rehabilitation without additions does not meet enough of the evaluation criteria and is not something under consideration.

- MPHA introduced the engagement activity which consisted of three stations of boards related to rehabilitation with additions; new construction; and amenities and evaluation criteria.
- MPHA outlined next steps before breaking for the stations including how feedback from the meeting will be use, soliciting interest in the Resident Advisory Group and House calls. Each station was staffed by at least one MPHA staff member and one member of the design team. Translators floated between stations providing both translation for small groups and for individuals.
- No resident feedback was provided during the meeting presentation and all feedback occurred at the stations.

Meeting Materials/Handouts:

- Meeting Presentation in English and Somali
- Station Boards with English and Somali text

Meeting Notes:

- Notes from the engagement at the stations are enclosed as well as images of the feedback provided directly on the boards at each station.

April 8, 2026: Resident Feedback received at the Stations

Structure of Activity

- Each station was staffed by MPHA staff and a member of the design team. Interpretation floated between stations and was provided in small groups and one-on-one.
- Residents were given green stickers to put next to items they liked.
- If residents had a more specific comment, staff wrote it on a post-it and resident and staff placed on the board.

Overall Notes

The following summary is based on staff recounting their conversations at the stations. In addition to post-its that were written and placed on the boards.

- Some residents had questions regarding the use of HUD's RAD Section 18 Blend tool and if it was going to be used for the project. Staff explained that regardless of the project approach (rehab with additions or new construction) the RAD Section 18 Blend toll will be used to support the project.
- Staff spoke with residents about the pending National Register nomination and what may be allowed to the buildings if it site was deemed eligible for the National R Register of Historic Places. Many residents did not know that additions may be allowed if the site was deemed eligible for National Register of Historic Places.
- There was strong alignment around larger and updated kitchens, additional bathrooms.
- Relocation remains a concern for residents, though residents seemed to better understand why relocation may be necessary after seeing boards and discussing the approaches. Residents had questions about where they might have to move and for how long, and when.
- Noise transfer between existing units and in the various new construction options was a common concern. This may be accentuated with single residents living next to families and the locations of common space and bedrooms in the existing units.
- Front doors and convenient access to their unit and the outdoors were appreciated by residents. Front doors were also cited as safety and security concerns allowing residents to have better visibility of who is coming and going.
- Resident interest in more single-level or accessible living options
- Parking is a concern. Some worry additional units could increase parking pressure.
- A few families raised concerns about elevators in buildings and the potential for unsupervised play or difficulty in monitoring children.

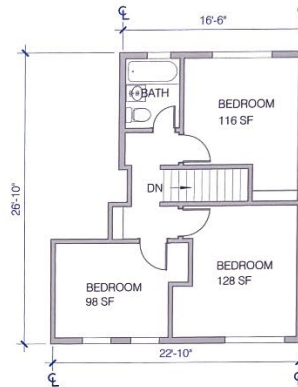
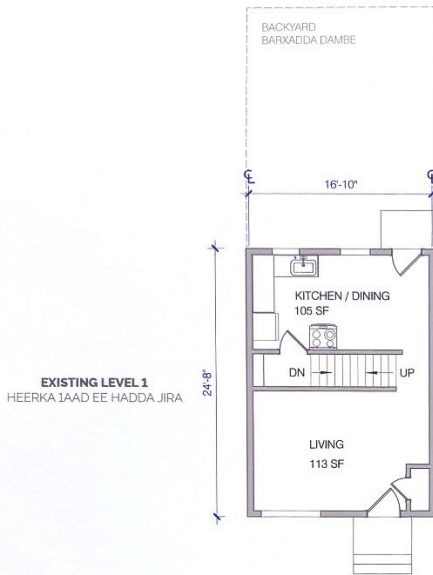
Existing Layout of Glendale (no feedback on this board was provided)



Rehab with Additions

REHABILITATION WITH ADDITIONS

DAYACTIR IYO KU DARIS



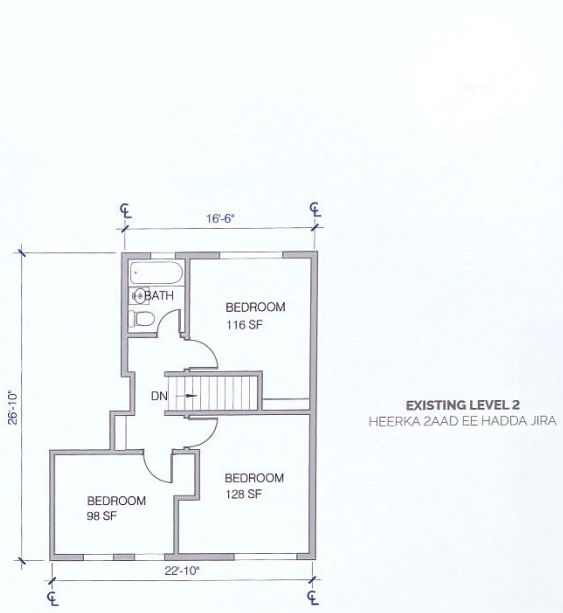
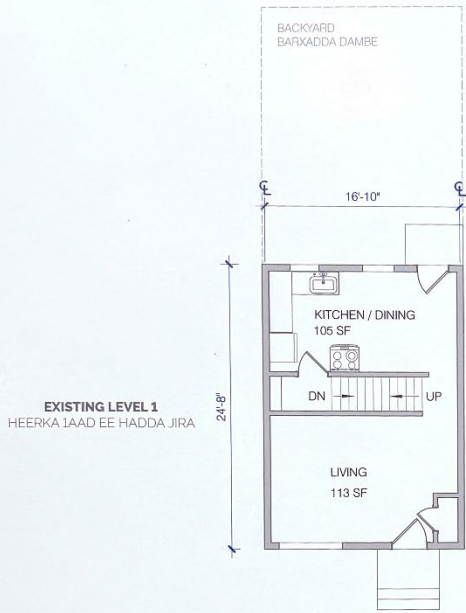
*ALL 2-STORY UNITS SIMILAR (1BR, 2BR, 3BR, 4BR)
DHAMMAAN UNUGYADA LABA DABAQ AH WAA ISKU MID
(1BR, 2BR, 3BR, 4BR)



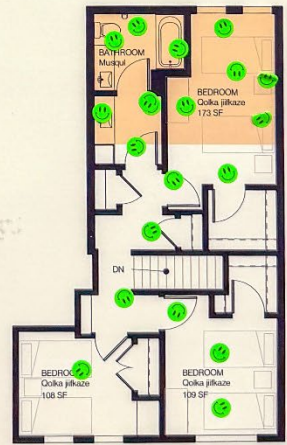
KITCHEN, DINING, AND BATHS COMPLY WITH MN HOUSING
STANDARDS FOR NEW CONSTRUCTION.
JIKADA, OOLKA CUNTADA IYO MUSJULAHA WAXAY WAAFAQSAN YIHIIN
HEERARKA GURYEYNTA EE MINNESOTA EE DHISMAHA CUSUB.

REHABILITATION WITH ADDITIONS - END UNITS

DAYACTIR IYO KU DARIS - UNUGYADA GEESAHA



***ALL 2-STORY END UNITS SIMILAR (1BR, 2BR, 3BR, 4BR)**
DHAMMAAN UNUGYADA LABA DABAQ AH EE
GEESAHA WAA ISKU MID



KITCHEN, DINING, AND BATHS COMPLY WITH MN HOUSING STANDARDS FOR NEW CONSTRUCTION.
JIKADA, QOLKA CUNTADA IYO MUSQULAHA WAXAY WAAFAQSAN YIHIIN
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REHABILITATION WITH ADDITIONS

DAYACTIR IYO KU DARIS



REHABILITATION WITH ADDITIONS

DAYACTIR IYO KU DARIS

EVALUATION CRITERIA MET

SHURUUDAHA QIIMEYNTA WAA LA BUUXIN

Like it here



Retains existing community character
WAXAY KAALININ SAA ASTAAMAHA BULSHADA EE HADDA JIRA



Expanded kitchens & updated finishes
JADIDYIN LA BALLAARIYETIYO DHAMMAYETIIR DASTI AHI

Big kitchen!



More storage
MEELO DAWOON BACDANI



Additional half bathroom
MEELO TUJUGAAL QHEESTO AHI



Updated exteriors
DIBACDA OO LA CASIYETIYETI

Other?
KAWO KALE

more bathrooms

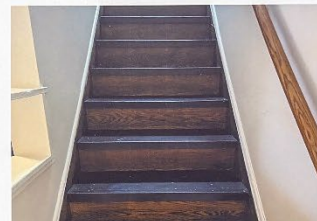
Front Doors

Like being on the end (not in the middle)

Big bathroom (2) are big & one small

TRADE-OFFS

IS-DHAAFSI



Stairs remain in townhome units and exteriors
JIRANJARGOYINKA WAXAY KII SHUJAWAN GURWANA TOWAN-OMEKA IYO BANNAMUKAIBA



Living rooms and front closet are unchanged
OOLALKA PACHIGA IYO ATRAAALJOYINKA HORRE LAMA BEDEDELIN

would like bigger living room



Without new construction, no additional units
WADDO AAN QHEESTO DULUS LA SAWA'IN, SHUGO'IN QHEESTO AHI MA JIRI DOONAN



Limited accessibility upgrades
HORNAMBIN KACDAN OO HEELEWAN AHI

prefer one floor

likes gardens & backyards



Smaller backyards, no new amenities
BARTOOL DAWOON OO TAYIRI, WAA KAREEDO
DULUS AHI MA JIRAN



No change to parking
BEEDDIN KAMA TAYIRI
BAARINKA

Other?
KAWO KALE

Don't care about smaller backyard

doesn't use backyard - "night"

More bldgs = more parking

parking is terrible in area

noise & bedrooms w/er living area

more windows

better sound proofing

would like to see new const. w/o elevators

more consideration for style living

New Construction

NEW CONSTRUCTION

BUILDING TYPES

DHISMO CUSUB

NOOCYADA DHISMAYAASHA

NEED MORE PARKING FOR BIKES (TOWNHOMES) (MAGAZINE)

CAN SEE KIDS

Townhomes
GURIYO GOONI OO HADANE IKAU DHEGAN



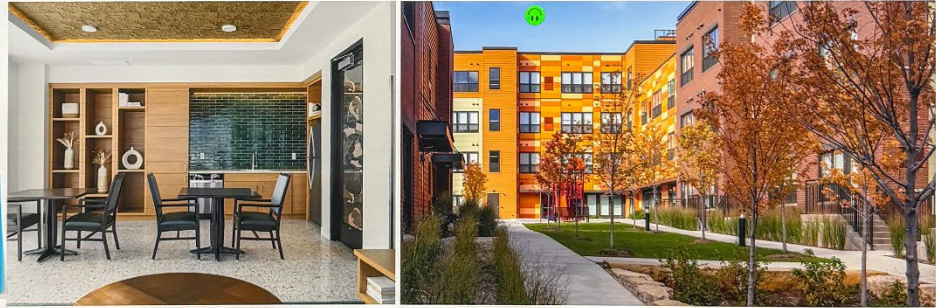
Walk-Up Apartments (No Elevator)
GURIYO DABAO AH OO JARANLARO LAGU GALO (WIISH L'AAN)

Likes home feel of walk-ups



Multi-Story Apartments Up to Four Stories (With Elevator)
GURIYO DABAYO BADAN LEH ILAA AFAR DABAO (OO LEH WISH)

GOOD NO SHOW SHEVEL



Likes having a front door



	OWNHOME <small>GURYO GOONI OO HADANE ISKU DHEGAN</small>	WALK-UP APARTMENT <small>DABAQYO JARANJARO LAGU GALO</small>	ELEVATOR APARTMENT <small>DABAQYO WIIISH LEH</small>
ONE FLOOR LEVEL <small>HAL HEER DABAQ</small>	●	X	X
TWO FLOOR LEVELS <small>LABA HEER DABAQ</small>	X	X	X
PARKING LOT <small>GOOB BAARKIN</small>	X	X	X
PARKING GARAGE <small>GARAASH BAARKIN</small>			X ●
PRIVATE YARD <small>BARXAD GAAR AH</small>	X	X	
SHARED OUTDOOR SPACE <small>MEEL BANNAANKA WADAAG AH</small>	X	X	X

LIKE TOWNHOMES
BETTER THAN
APP - DON'T
LIKE HEADING
ALL THE WAYS
FROM
POSTOFFICE

like townhomes
bc I can
see who is
coming & going
safely
like
townhome
side by side
crv'ing

like
walkup
3 story/3 unit
papa

DON'T WANT
NEEDS TO
WATCH KIDS
- CAN'T SEE
IN ELEVATOR

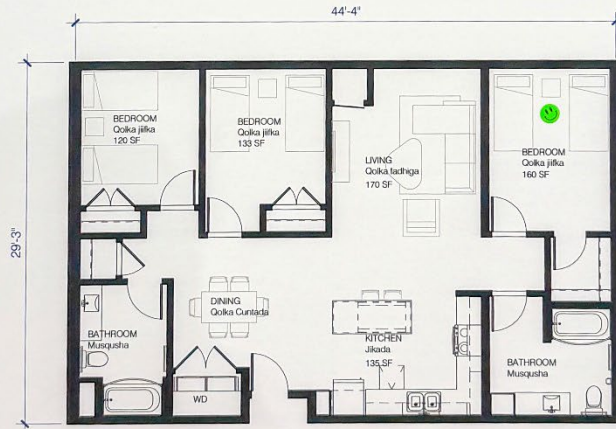
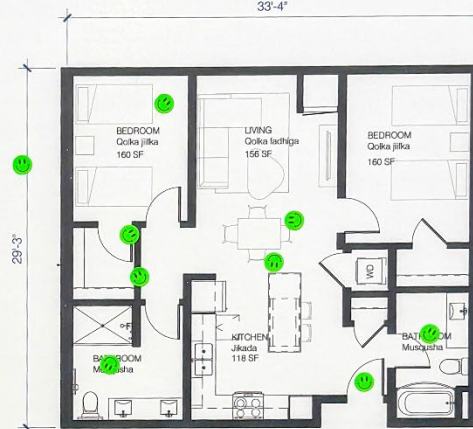
Don't like
xz

Dislike
underground
parking

1 BEDROOM
1 OOL JIIF



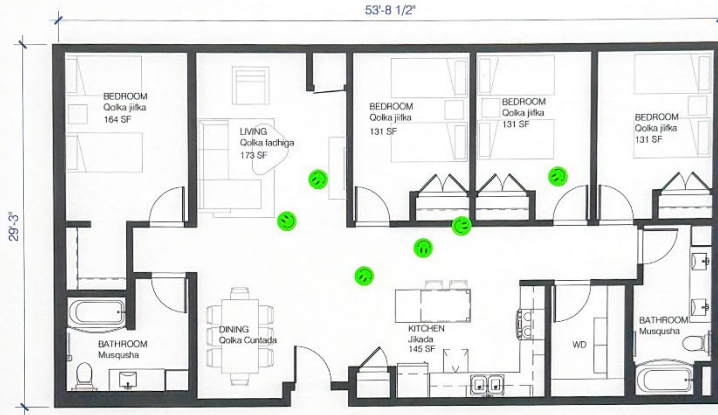
2 BEDROOM
2 OOL JIIF



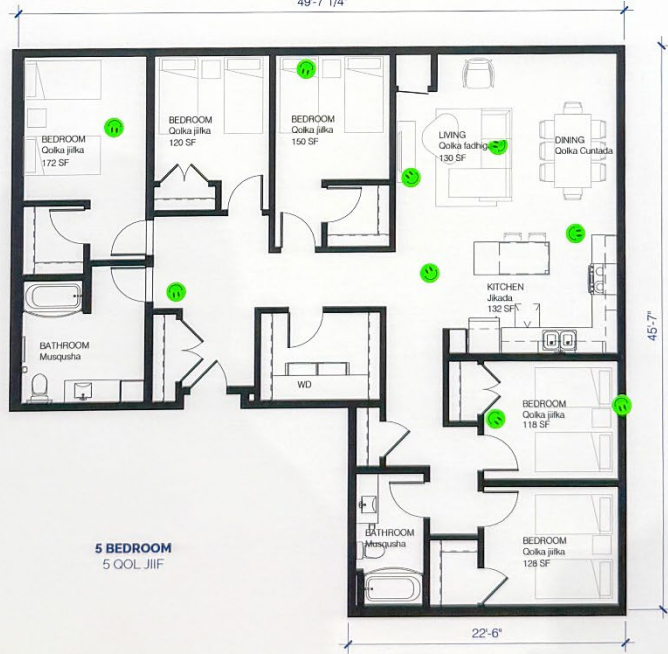
3 BEDROOM
3 OOL JIIF

COMPLIES WITH MN HOUSING STANDARDS FOR NEW CONSTRUCTION.
WAXAY WAAFAQSAN TAHAY HEERARKA GURYEYNTA EE MINNESOTA EE
DHISMaha CUSUB.

4 BEDROOM
4 OOL JIIF



49'-7 1/4"



5 BEDROOM
5 OOL JIIF

HURRY UP!
WE NEED
A 5
BEDROOM

COMPLIES WITH MN HOUSING STANDARDS FOR NEW CONSTRUCTION.
WAXAY WAAFAOASAN TAHAY HEERARKA GURVEYNTA EE MINNESOTA EE
DHISMaha CUSUB.

NEW CONSTRUCTION

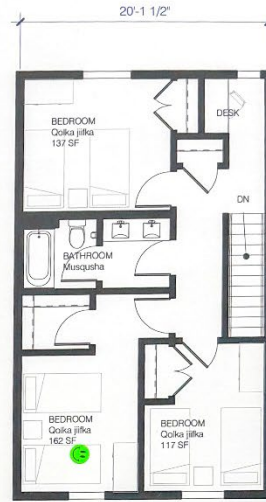
SAMPLE TWO-LEVEL UNITS

DHISMO CUSUB

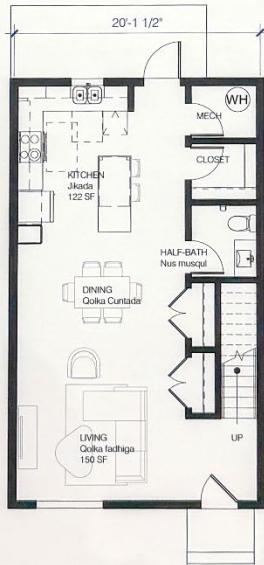
TUSAALE UNUGYO LABA-HEER AH

Exit door on each level is a must!

3 BEDROOM TOWNHOME: OPTION A
GURI TOWNHOME AH 3 QOL JIIF:
IKHTIYAARKA A



3 BEDROOM TOWNHOME: OPTION B
GURI TOWNHOME AH 3 QOL JIIF:
IKHTIYAARKA B

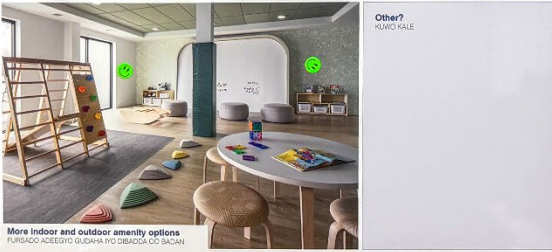
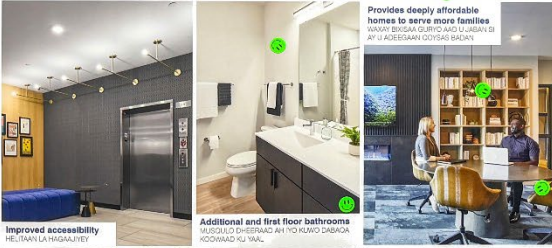
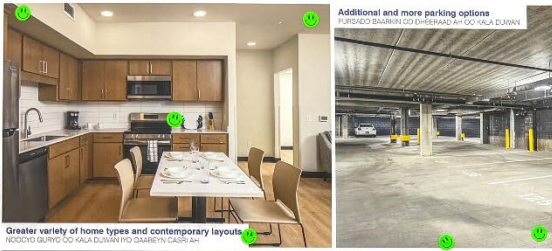


COMPLIES WITH MN HOUSING STANDARDS FOR NEW CONSTRUCTION.
WAXAY U HOGGAANSAN TAHAY HEERARKA GURYAHA MN EE DHISMAHA CUSUB.

NEW CONSTRUCTION

DHISMO CUSUB

EVALUATION CRITERIA MET SHURJUDAH QIMAYNTA OO LA BUUXIYAY



TRADE-OFFS IS-DHAAFSI



Garden space

LIKE AREA FOR LITTLE KIDS - MOMS CAN WATCH THEM PLAY



Amenities

AMENITIES

ADEEGYO

WHITE APPLIANCES



Community rooms
GOLAL SUJESH



Outdoor play areas
GOORO CHAKY SHAKOJA AH



Health and wellness
ZAKIRMAKO TO FANCY ONE

Sports court
GAPPOON CHANREED



Indoor play areas
GOORO CHAKY SHAKOJA AH



Indoor/Outdoor connections
SILU KIRNAHITA GLOMA IYO DIBAZOJA

Bicycle storage
KAYENTIA SHAKOJA LADA



Gardening
SEER PALASHO



Indoor/Outdoor connections
SILU KIRNAHITA GLOMA IYO DIBAZOJA



Gathering places
GOORO KULAVINO



Co-working area
MEELO WADA SHADETH

Evaluation Criteria (no feedback on the board was provided)

EVALUATION CRITERIA

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

SHURUUDAHA QIIMEYNTA

SHURUUDAHA	FAAHFAAHIN	BUUXIYAA?
Mudnaanta Deganayaasha		
Xaaladda guriga & waxqabadkiisa	Horumarinta dibadda iyo goobta, cusboonaysiinta gudaha (dabaqyada, dhammeystirka, qalabka), iyo nidaamyada la cusboonaysiiyey: kuleylinta, qaboojinta, iyo hawo-wareejinta	Haa/Maya/Qayb
Ku-noolaanshaha & shaqeynta	Heerarka guryeynta Minnesota ee dhismaha cusub ee guryaha la awoodi karo: cabbirrada jikada/qolka cuntada/qolka fadhiga, tirada musqulaha; baarkin ka baxsan waddada iyo meel kaydin dheeraad	Haa/Maya/Qayb
Astaamaha bulshada iyo xiriirrada	Albaabbada hore, meel cagaaran oo wadaag ah, meelaha bannaanka ee gaarka ah, iyo adeegyada bulshada/goobta/unugga	Haa/Maya/Qayb
Helitaan	Ikhtiyaarro nolol aan jaranjaro lahayn, ikhtiyaarro nolol helitaan leh	Haa/Maya/Qayb
Dib u dejin	Waxay qaadaysaa qaar ka mid ah dib-u-dejinta goobta gudaheeda, waxayna yaraynaysaa dib-u-dejinta goob ka baxsan	Haa/Maya/Qayb
Mudnaanta Dheeraadka ah		
Unugyo dheeraad ah	Waxay ku darsataa unugyo dheeraad ah oo si weyn loo awoodi karo, oo ay ku jiraan unugyo kala duwan	Haa/Maya/Qayb
Shuruudaha Maalgetinta		
Maalgetin	Awoodda lagu heli karo maalgetin	Haa/Maya/Qayb
Shuruudaha maalgeliyaha	Heerarka helitaanka, heerarka guryeynta Minnesota, heerarka/shuruudaha HUD	Haa/Maya/Qayb
Ilaalinta taariikhiga ah	Haddii uu u qalmo Diiwaanka Qaranka, buuxinta heerarka dayactirka taariikhiga ah	Haa/Maya/Qayb