



## An Update About Future Construction and Improvement at Glendale

### **English**

This information is important. If you do not understand it, please call your MPHA representative for free language assistance.

### **Hmong**

Yog koj tsi to taub txog cov nqi lust seem ceeb no, thov hu mus rau ntawm tsev luam qhov chaw ua hauj lwm MPHA peb yuav pab ntxhais rau nej.

### **Somali**

Halkan waxaa ku qoran war ama akhbaar aad u muhim ah, haddii aad fahmi kari weydo, fadlan ula tag wakiilka hay'adda MPHA, si aad tarjumaad bilaash ah uga hesho.

### **Oromo**

Beeksifni kun hedduu barbaachisaa dha. Yaadni isaa hoo isiniif hin galle ta'e, bakka bu'aa "MPHA" (Bulchiinsa Mana Mootummaa Magaalaa Minneapolis) akka afaan isiniif hiikamu gargaarsa tolaa gaafadhaa.

### **Amharic (Ethiopian)**

ይህ መረጃ በጣም አስፈላጊ ነው። ምን እንደሚል የማይገባዎ ከሆነ፣ ከዚህ MPHA (የሚንያፖሊስ የመንግስት የመኖሪያ ቤቶች ባለስልጣን) ጋር ተገናኝተው በጸ የሚሰጥ የቋንቋ[ማስተርጎም] እርዳታ እንዲሰጥዎ ይጠይቁ።

### **Laotian**

ຖ້າຫາກວ່າທ່ານບໍ່ເຂົ້າໃຈໃນຂໍ້ຄວາມຂ້າງນີ້, ທ່ານດ້ອງໂທໂປຫາທັງ ຫ້ອງການເຮືອນຫລວງ MPHA ຫວກເຮົາຈະຊ່ວຍອະທິບາຍໃຫ້ທ່ານ.

### **Spanish**

Esta información es importante, si usted no lo entiende, por favor póngase en contacto con MPHA para asistencia lingüística gratuita.

**If you need language assistance, a reasonable accommodation due to a disability, or want more information about this update, contact your Property Manager, Kayse Kruske, at (612) 342-1556**



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April 1, 2026

Dear Glendale Residents:

Since late 2024, MPHA has hosted a series of resident meetings to discuss the future of Glendale. During these conversations, residents shared their love of the Glendale community, a deep appreciation for their homes, and a recognition that their homes do not meet their current needs and require improvements. Following those conversations, MPHA developed visioning guidelines and action items to guide the next steps at Glendale. This was mailed to residents last October and is included with this letter for reference.

Since October, MPHA has hired both an architect and construction team to continue exploring project approaches and design options. This includes conducting in-depth site investigations and studying what rehabilitation with additions to existing homes could look like and what kind of new buildings could be built at Glendale. **At this time, a final approach to Glendale’s future has not yet been selected.**

The agency also established the Glendale Resident Advisory Group in December 2025 to help further explore resident priorities and discuss ideas on how best to engage with the community. **If you are interested in joining the Glendale Resident Advisory Group, please contact your property manager.**

MPHA has planned a series of springtime resident engagement activities to gather more detailed feedback from residents on their lived experiences and priorities for future improvements. In addition to continuing regular meetings of the Glendale Resident Advisory Group, MPHA and its design team will seek feedback through one-on-one resident conversations and community open house events in the coming months.

**Please join us to provide your feedback!**

<b>Date</b>	<b>Location</b>	<b>What We Will Cover</b>
April 8, 2026 5:30 – 7:30pm	Luxton Park Rec Center	How MPHA is evaluating project approaches; approaches under consideration/how they align with priorities. Will seek input on different building types and desired amenities.
May 6, 2026 5:30 – 7:30pm	Luxton Park Rec Center	Refined and preferred project approaches and details; potential construction phasing; preliminary cost estimates. Will seek input on preferred project approaches, to inform a final selection.
June 17, 2026 5:30 – 7:30pm	Luxton Park Rec Center	MPHA’s recommended project approach that it intends to advance (and why); refined phasing and costs; next steps including timing. Will seek final input on the recommendation.

We look forward to your continued input as we continue co-creating a plan for Glendale’s future.



## 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.

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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.*