



May 6, 2026 Glendale Resident Meeting Summary

Location/Time:

- May 6, 2026; Luxton Park Gym 5:30-7:30pm

Interpretation Provided:

- Somali, Oromo, Hmong

Summary Outline of Meeting:

- Upon arrival, residents were assigned a table to sit at. The tables were used to organize conversations on topics.
- While residents arrived and waited for the meeting to start, they were invited to take a poll. *Questions can be found in meeting presentation.*
- MPHA welcomed residents, reviewed agenda, and reviewed meeting ground rules
- Results of the poll were reviewed.
- MPHA reviewed what has happened so far with the project. MPHA indicated that no approach has been selected and we are exploring rehab of existing townhomes with rear additions, rehab of the existing townhomes with rear additions and some new construction, and all new construction. Additionally, MPHA reminded residents of the evaluation criteria it shared in the last meeting.
- MPHA reiterated what we have heard from residents throughout engagement.
- MPHA then outlined where we are going with the work. This included letting residents know that their feedback from this meeting and past meetings will inform the selection of a preferred approach to improvements that MPHA will share on the June 17th meeting. This summer, MPHA and its design team will begin to develop detailed designs and plans for construction that will include phasing plans and approaches to relocation. 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 summer/fall 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 night's engagement activity- round table discussions led by the project team which were: site options 1 & 2 which were rehabilitation with additions and rehabilitation with additions plus new construction; Site option 3 & 4 which were new

construction; landscape approaches for all four options; New multifamily walk up and elevator buildings and single level unit floor plans; and townhome floor plans for both rehab and new construction.

- An additional 6th table was staffed by MPHA's Historical Consultants with the intent to answer any questions residents have regarding historic preservation and the project.
- 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.
- Table conversations occurred for roughly 10-15 minutes. Then staff rotated to the next table. Each table of residents had a chance to go through each of the five table topics as well as connect with the historic consultants, if they wanted to. For the engagement activity translation was separated by table- for instance all who needed Somali translation were at one table, same for Oromo, and Hmong.

Meeting Materials/Handouts:

- Meeting Presentation in English and Somali
- Station materials included large print outs. See meeting notes for images of materials with some of the comments received.

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.

May 6, 2026: Resident Feedback received at the Stations

Structure of Activity

- Residents were assigned a table. A member of the design team and a staff member from MPHA rotated from table to table. Each rotation was between 12 and 15 minutes. The project team guided conversations on five topics. Staff took notes on large print outs and residents provided feedback and asked questions.
- At any time during the activity residents had the opportunity to go to a historic preservation table to ask questions or get an update related to the required Section 106 review related to historic preservation.

Existing

Some residents put a sticker on where they currently live.



Site options 1 & 2 which were rehabilitation with additions and rehabilitation with additions plus new construction

OPTION 1

REHAB WITH ADDITIONS
IKHTIYAARKA 1
DAYACTIR IYO KU DI

Notes:

- Lots being converted to neighbors
- Do more people = less space?
- Covered like older park, will still break
- Leaves better & easier to park?
- Less parcel is worth getting more space!
- Likes / wants 2nd Bath!
- Like that it gets bigger units
- I like keeping some things but making it bigger longer
- More parking
- 4th floor

Photos:

- Existing brick building with a porch.
- Proposed two-story brick building.
- Proposed two-story brick building with a porch.

OPTION 2

REHAB WITH ADDITIONS + NEW CONSTRUCTION
IKHTIYAARKA 2
DAYACTIR LEH KU-DAROOYIN + TO CUSUB

Notes:

- Full overhaul is more game by to big
- This 1 floor living would help my money's worth
- AWAY! One level!
- It would be good for the offer to be centrally located x2
- Want a larger living room! x2
- Prefer the New Center (table #2) - saw that 1st
- Parking close to the back door especially for winter - would be great!
- 1st floor
- 2nd floor
- 3rd floor
- 4th floor
- 5th floor
- 6th floor
- 7th floor
- 8th floor
- 9th floor
- 10th floor
- 11th floor
- 12th floor
- 13th floor
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- 39th floor
- 40th floor
- 41st floor
- 42nd floor
- 43rd floor
- 44th floor
- 45th floor
- 46th floor
- 47th floor
- 48th floor
- 49th floor
- 50th floor

Photos:

- Existing brick building with a porch.
- Proposed two-story brick building.
- Proposed two-story brick building with a porch.
- Proposed multi-story brick building.
- Proposed multi-story brick building.

- Option 1
 - Loves being connected to neighbors
 - Likes that it gets bigger units
 - Less yard is worth getting more [unit] space
 - Likes/needs 2nd bath
 - I like keeping front stoop, backyard and basement and getting larger kitchen
 - More privacy
 - Does more people = less safe?
 - Concerned that the older parts [of buildings] will still break
 - Feels easier and quicker
 - Fix fence
- Option 2
 - Full overhaul. If you are going big, go big
 - The one-level living situation would help my mom's sciatica
 - One-level
 - Don't like elevator
 - I want a larger living room (said twice)
 - Prefer new construction (Site option 3 and 4)
 - It would be good for the office to be centrally located (said twice)
 - Like back door w/access to yard
 - Go big
 - Parking closer to the back door, especially for winter- would be great
 - Parking close to door
 - basement

Site option 3 & 4 which were new construction

OPTION 3 NEW CONSTRUCTION

IKHTIYAARKA 3 DHISMO CUSUB

40-50 units

family tree design - outdoor lounge units included

Micro market - open mind to new construction

no need to drive and park - bike

YES sep. arts, less rounded

is one big community

12 units

Likes town-homes - privacy - noise - no elevator

27TH AVE SE

ESSEX ST SE

ST MARYS PL

DELAWARE ST SE

WILLIAMS AVE SE

OPTION 4 NEW CONSTRUCTION

IKHTIYAARKA 4 DHISMO CUSUB

Excited for round new homes

Likes larger outdoor amenity

Likes one community garden centralized

private garden at main home

play area for kids style

on site sports - soccer - basketball

Excited about New construction!

bigger community is good!

like one-level living

Kids water feature - picnic tables to watch kids

27TH AVE SE

ESSEX ST SE

ST MARYS PL

DELAWARE ST SE

WILLIAMS AVE SE

- Option 3
 - Multifamily elevator buildings with 40-50 units
 - Family size separation- larger units grouped together
 - Too much, open minded to new construction, just less
 - Less space to gather and cause trouble
 - Likes separate parks, but with one big community garden
 - Walk up multi-family building with 12 units
 - Likes townhomes, privacy, noise, no elevator. Privacy and safety
- Option 4
 - Excited for brand new homes
 - Likes larger outdoor amenity
 - Likes one centralized community garden
 - Private garden at townhomes
 - Like one-level living
 - Play area for kids under 5 years old
 - Outdoor sports, soccer and basketball
 - Bigger community is good
 - Kids water feature with picnic tables to watch kids
 - Excited about new construction

Landscape approaches for all four options

OPTION 1 LANDSCAPE

IKHTIYAARKA 1 EE DHUL-BEEREEDKA

WHEN WILL STREET REPAIR HAPPEN?

WHY CAN'T WE USE EXISTING VACANT MPHA LOTS?
↓
BUILD/FUNDING IS CHALLENGING

LIKE WHERE THEY LIVE NOW

DON'T LIKE BEARING NO ROOM WITH CAN'T SEE

27TH AVE SE
ESSEX ST SE
ST MARYS AVE SE
DELAWARE ST SE
WILLIAMS AVE SE
ST MARYS PL

1
2
3
4

5
6

OPTION 2 LANDSCAPE

IKHTIYAARKA 2 EE DHUL-BEEREEDKA

OPEN SPACE

TRAMPOLINE

27TH AVE SE
ESSEX ST SE
ST MARYS AVE SE
DELAWARE ST SE
WILLIAMS AVE SE
ST MARYS PL

1
2
3
4
5
6

OPTION 3 LANDSCAPE

IKHTIYAAR 3 EE DHUL-BEEREEDKA



OPTION 4 LANDSCAPE

IKHTIYAAR 4 EE DHUL-BEEREEDKA



- Option 1 Landscape
 - Like where they live now
 - Don't like elevator- no kids in/out can't see
 - When will street repair happen?
 - Why can't use existing vacant MPHA lots?
 - Building/funding is challenging
 -
- Option 3 Landscape
 - All one level, private entry
- Option 4 Landscape
 - Vehicle Damage- vandalism
 - More Green, more problems, more security at Luxton
 - Too much open- Teens/"POKE"/Security
 - Can you add an outdoor gym – like one at U of M
 - No

New multifamily walk up and elevator buildings, Single level unit floor plans, and Amenities

NEW CONSTRUCTION BUILDING TYPES (EXAMPLE IMAGES)

NOOCYADA DHISMAYAASHA CUSUB (SAWIRRO TUSALLE AH)

Townhomes
GURYO GOON OO HAJANE ESKUDHEBAN

★ ★

Multi-Story Apartments Up to Four Stories (With Elevator)
GURYO DABAQYO LEH LAA AFAR DAA LEH

HOW DO I ENTER MY HOME?

Can we add this style + keep old ones? MN.

Privacy and safety is most important for elderly people

Can I access the inside of building if I have this front door entry?

Like private front door

SAMPLE SINGLE-LEVEL UNITS

UNUGYO HAL-DABAQ OO AH TUSAALE

Example Elevator Apartment
TUSAALE GURYO LEH WISH

Example Walk-Up Apartment
TUSAALE GURYO WAAJURO LAQO GULO

Example Elevator Apartment
TUSAALE GURYO LEH WISH

Concerns about shared "lobby" entrance

Distinction between front entries + lobby

Concerns about no basement - stairs - storage

COMPLIES WITH MN HOUSING STANDARDS FOR NEW CONSTRUCTION.
WAXAY U HOGGAANSAN TAJAW HEERARKA GURYADA MN EE DHISMAYASHA CUSUB

SAMPLE SINGLE-LEVEL UNITS

UNUGYO HAL-DABAQ OO AH TUSAALE



Example Elevator Apartment
TUSAALE GUPT LEH WASH



Example Walk-Up Apartment
TUSAALE GUPT JARANBARO BAQI GALD



Example Elevator Apartment
TUSAALE GUPT LEH WASH

COMPLIES WITH MN HOUSING STANDARDS FOR
NEW CONSTRUCTION.
WAXAY U HOGGAANSAN TARAAY HEERARKA
GURYAHA MN EE DI ISMAA'A CUSUB

Life increased
of baths
Laundry!!!

4 BEDROOM
4 COOL JIF



5 BEDROOM
5 COOL JIF



AMENITIES

ADEEGYO

Safety
concerns about
shared space

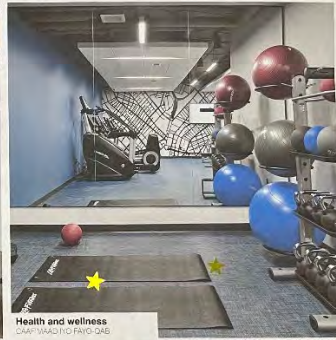


Community rooms
DIDAL BULSHO

Arts and crafts
FALS XAWANKA IYO FARSAMO GACMEED



Indoor play areas
GOOBO CYAAR GLUJA WAAH

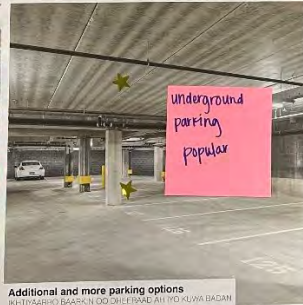


Health and wellness
CAAF WAD IYO PAYO QAB

Bicycle storage
KAYDIN BAAS KULLA

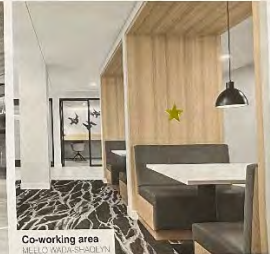


Lockable storage
KAYDIN QOULLEH



underground
parking
popular

Additional and more parking options
KINTAARIHO BARRAHO QO DULCADA W/ IYO KUWA BADAAN



Co-working area
BILLOO WAD IYO BILLYN



Indoor/Outdoor connections
ISRU XIRIJAANTA GLUJA IYO DABAQA

- New Construction Building Types
 - Townhomes
 - Can we add this style [townhomes] and keep old one
 - Privacy and safety is most important for older people
 - People who want us gone may be more happy with townhomes than taller buildings.
 - Like townhomes, more freedom to move around compared to apartment- access to outdoors.
 - Multi-story Apartments- Walk up
 - Can I access the inside of the building if I have this front door entry
 - Like walk up apartments
 - Multi-story Apartments- Elevator
 - How do I enter my home?
 - Like private front door.
 - First floor preference, don't want elevator
 - Like the underground parking
- Sample Single-Level Units: 1 to 3 bedroom
 - One and two bedroom units needs more storage
 - Concerns about shared lobby entrance
 - Distinction between front entries and lobby
 - Concerns about no basement- storms and storage.
- Sample Single-Level Units: 4-bedroom and 5 bedroom
 - Likes increased number of baths and laundry
 - Side-by-side washer/dryer with shelving above
 - Five-bedroom units should have more than 2 bathrooms.
 - Like the more storage in the bigger units. Have a basement now concerned about storage.
- Amenities
 - Safety concerns about shared space
 - Under parking popular
 - Want rooftop patio
 - Shared amenities across buildings might be tough- tenants not sure they can use.

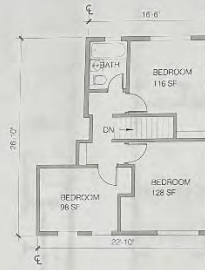
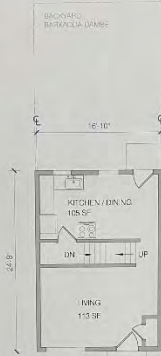
Townhome floor plans for both rehab and new construction

TOWNHOME REHABILITATION WITH ADDITIONS (SITE OPTION 2 ONLY)

DAYACTIR GURYO IS-XIRAN OO LAGU WAXYAABO CUSUB (XULASHADA GOOBTA 2 KELIYA)



EXISTING LEVEL 1
HEERKA 1AAD EE HADDA JIRA



EXISTING LEVEL 2
HEERKA 2AAD EE HADDA JIRA

NEW LEVEL 1
HEERKA CUSUB EE 1AAD



NEW LEVEL 2
HEERKA CUSUB EE 2AAD

KITCHEN, DINING, AND BATHS COMPLY WITH MN HOUSING STANDARDS FOR NEW CONSTRUCTION. (KATA OOLKA CUNTALE IYI MUSQULAAH, WAXAA XAWAANSAAN IYI IYI HEERKA CUSUB EE 1AAD EE MINNESOTA EE DHAAMAHA CUSUB.)

NEW CONSTRUCTION TOWNHOME

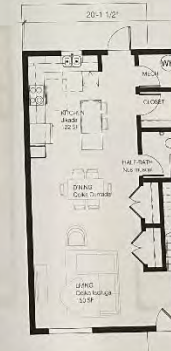
GURI IS-XIRAN OO CUSUB



3 BEDROOM TOWNHOME: OPTION A
GURI TOWNHOME AH 3 OOL JIIF (KHITIAARKA A)



3 BEDROOM TOWNHOME: OPTION B
GURI TOWNHOME AH 3 OOL JIIF (KHITIAARKA B)



NEW TOWNHOMES
MORE POPULAR
THAN MULTI-
STORY

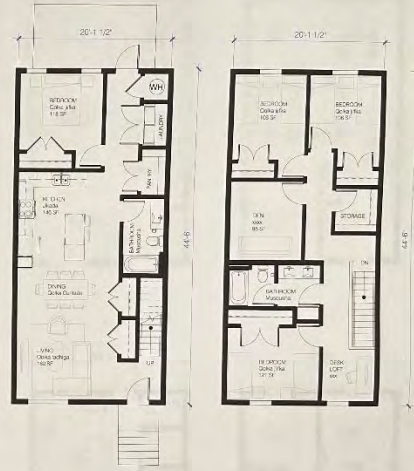
COMPLIES WITH MN HOUSING STANDARDS FOR NEW CONSTRUCTION. (WAXAA U HOGGAANSAN TAHAY HEERKA GURUHA MN EE DHAAMAHA CUSUB.)

NEW CONSTRUCTION TOWNHOME

GURI IS-XIRAN OO CUSUB



4 BEDROOM TOWNHOME: OPTION C GURI TOWNHOME AH 4 OOL JIF IKHTYAARKA C

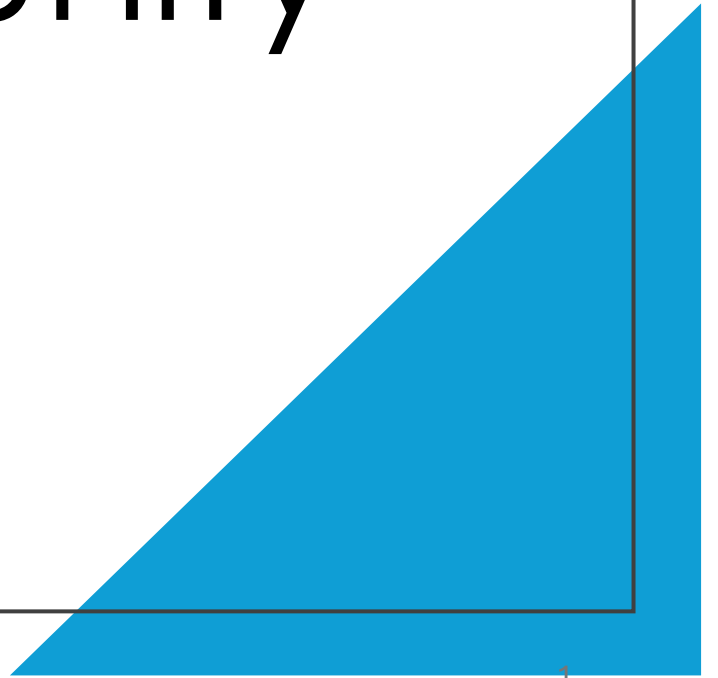


COMPLIES WITH MIN HOUSING STANDARDS FOR
NEW CONSTRUCTION.
YAKAY LI HOGGAANSAN TAPAY HEEBARKA
CUSUBA MIN EE QHSAKAA JA CUSUB

- New townhomes more popular than multi-story buildings

Glendale Community Meeting

May 6, 2026



While we wait to start the meeting, please take an online poll

- Answer the questions by scanning the QR code below with your phone.
- It is an opportunity to provide anonymous feedback to us.
- Results will be utilized to refine the plans for improvements.



We want to know more about your household and what is important to you!

1. Have you attended a previous Open House?
 - Yes or no
2. How long have you lived in the Glendale community?
 - Less than 1 year, 2-5 years, 6-9 years, More than 10
1. How many people live in your household?
2. How many children under the age of 10 are in your family?
3. Where at Glendale do your kids play?
 - Back yard, Park, Neighbor's House, Other place
6. Rate the importance of having one level living. I.e. No stairs in your home.
 - Strongly agree, Agree, No Preference, Disagree, Strongly Disagree
7. For storage solutions, what is your most urgent need?
 - Clothing, Food, Household items, Other.
8. How often do you have need for a large space to host family and friend gatherings?
 - Once a week, Once a month, Once a year, Other
9. Use one word to describe what you love about Glendale.



Today's Meeting Agenda

- Welcome & Introductions
- Review Poll Results
- What Has Happened
- What We've Heard From Residents
- Where We Are Going
- Passport: Round Table Talks on Approaches/Site Options, Amenities, Landscaping Options, and Building Types
- Next Steps

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.

Poll Results

What Has Happened

- **No approach has been selected** – we are still exploring options with you:
 - Rehab of existing townhomes + adding rear additions
 - Rehab of existing townhomes + adding rear additions + new units
 - All new construction
- MPHA has hired a design and construction team to further explore what may be possible at Glendale.
- MPHA has developed and shared criteria we are considering when evaluating approaches; many reflect resident priorities
- We continue to seek input from residents to inform potential approaches

What We've Heard From Residents

- **Relocation remains a concern & question**
- 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

Where We Are Going

- Resident feedback obtained tonight and throughout May will be considered by MPHA with the selection of a preferred approach to improvements at Glendale, to be announced at the June 17 community meeting.
- This summer, MPHA and its design and construction team will begin to develop detailed designs and plans for construction. This will include phasing plans and approaches to relocation.
- MPHA will work with residents to develop a relocation contract that includes MPHA commitments and resident rights.
- MPHA will continue to seek your input on design details.
- MPHA will provide information of HUD's RAD/Section 18 Program.
- The soonest any construction would start is summer/fall 2027, depending on funding availability.

Passport to Provide Feedback!

- You received a “passport” when you checked in tonight.
- For each of the five round tables, you will receive a stamp on your passport.
- Turn in your stamped passport as you leave and you will be entered in a drawing for an opportunity to win a prize!
- We will spend 10 minutes at each table and then staff will move to the next table.
- We have a sixth, optional table called “Historic Preservation” that is staffed by MPHA’s historic consultant, Tamara Halvorsen. She is available to answer questions you may have on Glendale’s potential historic designation.

Visit Each of the Roundtables

TABLE 1

SITE OPTIONS 1 & 2 (REHABILITATION WITH ADDITIONS)
IKHTIYAARADA 1 & 2 (DAYACTIR IYO KU DARIS)



TABLE 2

SITE OPTIONS 3 & 4 (ALL NEW CONSTRUCTION)
IKHTIYAARADA 3 & 4 (DHISMAHA CUSUB OO DHAN)



TABLE 3

LANDSCAPE OPTIONS
IKHTIYAARADA ASTAAMAHA DIBADDA



TABLE 4

NEW CONSTRUCTION BUILDING & UNIT TYPES
DHISMAHA CUSUB NOOCYADA DHISMAYAASHA
IYO CUTUBYADA



TABLE 5

TOWNHOMES
GURYO GOONI OO HADANE ISKU DHEGAN



Staff will guide 10-minute-long discussions at the tables, then they will switch to the next table. Tell us what you like, dislike, and what's missing!

Next Steps

- Your feedback tonight will influence the selected project approach for improvements at Glendale that we'll share at our June 17 Meeting.
- Resident Advisory Group and House Calls/Office Hours
 - If you're interested in participating in the Advisory Group or more house calls with MPHA and the design team, please let Kayse know. We will also be hosting office hours again – notices will be provided!
- After you provide feedback, turn in your passport as you leave, for an opportunity to win a prize!

THANK
YOU!