

May 7, 2026 Glendale Townhomes Section 106 Consultation Meeting #2

Location/Time:

- May 7, 2026, 11am-1pm, Luxton Park Multi-Purpose Room #213

Attendees:

- Consulting parties: Ladon Yusuf (Defend Glendale), Joseph Ring and Steve Brackett (Prospect Park Association), Leslie Coburn and Catherine Sandlund (MN State Historic Preservation Office), residents, and members of the public.
- City of Minneapolis: Matthew Bower and Rachel Kennedy Boehm
- MPHA Staff: Laura Dykema, Brian Schaffer, Thomas Watson
- Others: Alicia Belton (Urban Design Perspectives), Laurel Fritz (Pigeon Consulting), Tamara Halvorsen (Pigeon Consulting)

Summary of Discussion:

Welcome and Introductions

Recap of last meeting

- Attendees were reminded of what was covered in the April consultation meeting.
 - The April meeting notes and slides were also provided by email from the City of Minneapolis and posted to the MPHA project website.
- Historic Resource Survey Update
 - Pigeon Consulting provided an update on the historic resource survey.
 - The Architecture/History survey is still in process.
 - The Archeological Literature Review is complete and fieldwork was recommended. The report will be reviewed by the State Historic Preservation Office and the Office of the State Archeologist. Pigeon Consulting explained that if both agencies agree with the recommendations in the report, the fieldwork will take place at a future date as it will require that pits be dug on site and resident safety will need to be accounted for. Consulting parties will be kept apprised of the fieldwork schedule as it is developed.
- Overview of and Updates on the Glendale Townhomes Project Study Phase
 - Design concepts that were shared at the May 6th resident open house were shared with consulting parties.

- The concepts being studied are:
 - Rehabilitation of the existing townhomes with rear additions. Pigeon Consulting noted that the project team anticipates that this concept can be achieved without an “adverse effect to historic properties.”
 - Rehabilitation with additions + new construction at the site. This concept may result in an “adverse effect” to the Glendale Townhomes as it would require some amount of demolition and the construction of new buildings. It may also be possible to avoid or minimize an adverse effect through the consultation and design process. In order to determine if there would be an adverse effect to the Glendale Townhomes, the project team would need to understand what the historic significance of the site is as defined by the in-progress National Register of Historic Places nomination (which is being prepared by a consultant retained by Defend Glendale) and design would need to progress beyond the study phase. *Note: As of June 1, 2026 the NRHP nomination had not been submitted to the State Historic Preservation Office.*
- New construction at the site. Under Section 106, this would result in an adverse effect to the Glendale Townhomes as it would require demolition of the existing townhomes.
- The resident engagement process to date was discussed. Alicia Belton of Urban Design Perspectives has been meeting with residents, and she explained that resident feedback has evolved over the course of the study phase. Some residents have expressed a desire for single level living and main level bathrooms; some residents shared that they struggled to climb the stairs to access the bathroom. Consistent resident feedback has been a desire for dedicated dining space, larger kitchens, more storage, additional parking, and second bathrooms on the main level.
- Defend Glendale asked why a preservation only approach was not being studied. The project team explained that, at a minimum, to meet [residents ll stated priorities for Glendale](#) and the [project evaluation criteria](#), any rehabilitation scheme requires an addition to include dining space, additional storage, and a main level bathroom.
- Open green space was discussed. Residents expressed concern that large amounts of open space could attract unintended negative effects and behavior.

Other Discussion:

- Questions were raised about the status of federal funding requests and the answers provided at the April meeting. In April consulting parties asked if federal funding applications had been made to HUD and MPHA and its consultant confirmed that federal funding applications had not been made. Defend Glendale noted a recent MPHA

announcement that state funding was being sought for projects, including Glendale Townhomes. Funding from the State of Minnesota is different from funding from HUD. The Section 106 Review process is tied to federal funding. The SHPO confirmed this.

- Questions were raised about the other financial tools that MPHA will pursue to complete work at the Glendale Townhomes. MPHA explained HUD's RAD/Section 18 Blend program, vouchers, and other sources. With any project approach, MPHA is committed to creating a relocation contract with residents and HUD's RAD/Section 18 program guarantees the right to return to the site post-construction.
- The need for additional units for large families was discussed; Glendale currently has 1-, 2-, 3- and 4-bedroom units. Different concepts in the study phase also include 5-bedroom units. Defend Glendale stated that Glendale should not have to bear the needs of MPHA's waitlist and that MPHA could accommodate larger families in North Minneapolis and in other existing properties. Defend Glendale asserted that MPHA has significantly reduced the number of single-family homes it owns and operates, many of which were larger bedroom sizes and could have accommodated larger families. *Note: MPHA continues to operate and maintain over 800 scattered site family homes of varying bedroom sizes across Minneapolis. At sites where properties have been redeveloped, additional units have been added, and these have included larger (3 and 4) bedroom sizes. A project currently in the planning phase includes five, 5-bedroom units across five sites.*
- Prospect Park Association provided a handout on the Jackson Family and the [Jackson Family Project](#).
- Defend Glendale and Prospect Park Association noted that MPHA accused them of using local landmark designation as "redlining" and that MPHA owed them an apology.
- Prospect Park Association expressed frustration that the project had not yet been presented at a PPA meeting. MPHA explained that it planned to present at the June Land Use Committee meeting. PPA noted that it would be better to present at the June 22nd PPA meeting. *Note: The project will also be presented at the June 11th PPA Land Use Committee meeting.*

Resources*

A handout with the Secretary of the Interior's Standards and the Criteria of Adverse Effects was provided in English and Somali.

The following resources were recommended to help people learn more about Section 106:

[A Citizens Guide to Section 106](#)

[The Secretary of the Interior's Standards for Rehabilitation](#)

[Criteria of Adverse Effects](#)

**These resources are prepared by the federal government and are currently available in English and Spanish.*

GLENDALE TOWNHOMES SECTION 106 CONSULTATION

MAY 7, 2026



WELCOME & INTRODUCTIONS

GROUND RULES FOR MEETINGS



Glendale Townhomes, c. 1950s.

- Act in a respectful way
- Everyone will behave 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 will wait to speak until they are called on
- To give everyone a chance to speak, comments will be limited to 3 minutes.

GOALS FOR TODAY'S MEETING



Glendale Townhomes, c. 1950s.

- To provide an update on the historic resource survey
- To provide an update on the design studies and concepts under consideration

WHY ARE WE HERE?

- MPHA is exploring options for updating the Glendale Townhomes and is currently gathering input and feedback.
- No project approach has been selected. Rehabilitation of the existing buildings, new construction, and a combination of the two are being studied.
- A future project may use federal funding and would need to complete a Section 106 Review. No application for federal funding or approval has been made at this time.



Glendale Townhomes, 1952.

WHEN WE MET IN APRIL...

- We introduced the study phase and explained that three project options are being studied: rehabilitation of the existing townhomes with additions, new construction, and a combination of rehabilitation and new construction
- We went over Section 106 of the Historic Preservation Act of 1966, “historic resources” under Section 106, the Secretary of the Interior’s Standards for Rehabilitation, “Adverse Effects,” how effects to historic properties are assessed, and “character defining features.”
- MPHA introduced the resident engagement process, what they have heard to date, their decision-making criteria, and noted potential federal funding paths.



Glendale Townhomes, c. 1970

SECTION 106 OF THE HISTORIC PRESERVATION ACT OF 1966

“The head of a Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking, prior to the issuance of any license, **shall take into account the effect of the undertaking on any historic property.**”

–Section 106 of the Historic Preservation Act of 1966

WHAT IS CONSULTATION?

The process of seeking, discussing, and considering the views of consulting parties about how project effects should be handled.

We will work together to **“avoid, minimize, or mitigate adverse effects to historic properties.”**

MAKING THE MOST OF CONSULTATION

Consultation will vary depending on the federal agency's planning process and the nature of the project and its effects.

Often consultation involves participants with a wide variety of concerns and goals. While the focus of some may be preservation, the focus of others may be time, cost, and the purpose to be served by the project.

Effective consultation occurs when you:

- ▶ keep an open mind;
- ▶ state your interests clearly;
- ▶ acknowledge that others have legitimate interests, and seek to understand and accommodate them;
- ▶ consider a wide range of options;
- ▶ identify shared goals and seek options that allow mutual gain; and
- ▶ bring forward solutions that meet the agency's needs.

Creative ideas about alternatives—not complaints—are the hallmarks of effective consultation.



HISTORIC RESOURCE SURVEY UPDATE

Properties that are listed in or determined eligible for the National Register of Historic Places.

- Prospect Park Residential Historic District -listed in the NRHP in 2015
- Prospect Park Water Tower and Tower Hill Park - listed in the NRHP in 1997*
- Malcolm Willey House -listed in the NRHP in 1984*
- Glendale Townhomes - NRHP nomination is currently being prepared. While that is in process, we are treating the property as eligible for the purposes of Section 106.

**also contributing to the Prospect Park Residential Historic District*



NOT EVALUATED AS PART OF THIS SURVEY

Address	Date of Construction	MnSHIP Inventory Number	Previous Determination and Date of Determination	2026 Survey Recommendation
117 27 th Ave SE	2001	N/A	N/A	Too recent to survey
2618 Essex St SE	2017	N/A	N/A	Too recent to survey
2624 Essex St SE	2020	N/A	N/A	Too recent to survey
2630 Essex St SE	2019	N/A	N/A	Too recent to survey
2650 University Ave SE	2023	N/A	N/A	Too recent to survey
2600 University Ave SE	2006	N/A	N/A	Too recent to survey
2800 University Ave SE	2021	N/A	N/A	Too recent to survey
2812 University Ave SE	2016	N/A	N/A	Too recent to survey
2900 University Ave SE	2007	N/A	N/A	Too recent to survey
3020 University Ave SE	2012	N/A	N/A	Too recent to survey



NOT EVALUATED AS PART OF THIS SURVEY

Property Name	Address	Date of Construction	MnSHIP Inventory Number	Previous Determination and Date of Determination
Prospect Park Residential Historic District	Roughly bounded by University & Williams Aves. SE, Emerald St. SE, and I-94	1884-1968	HE-MPC-10690	Listed in the NRHP in 2015.
Prospect Park Water Tower and Tower Hill Park	55 Malcolm Ave SE	1914	HE-MPC-03052	Listed in the NRHP in 1997. Also contributes to the Prospect Park Residential Historic District.
Malcolm Willey House	255 Bedford St SE	1934	HE-MPC-03012	Listed in the NRHP in 1984. Also contributes to the Prospect Park Residential Historic District.
Office Building	3036 University Ave SE	1953	HE-MPC-02979	Not Eligible for the NRHP, 2022
Glendale Townhomes /Glendale Town Houses Public Housing Historic District	2700 Essex St SE, 28-90 Saint Mary's Ave, 2801 St. Mary's Place, 100 27th Ave SE, 10-80 Williams Ave SE	1952	HE-MPC-22791, HE-MPC-18030	Intensive Survey Recommended, 2024. NRHP nomination in process.

HISTORIC RESOURCE SURVEY UPDATE

Address	Date of Construction	MnSHIP Inventory Number	Previous Determination and Date of Determination
150 26 th Ave SE	1917, expanded 2014-2021	HE-MPC-05269	Recommended for further research (2011)
2701 Delaware St SE	1910. Moved to lot in 1954.	HE-MPC-23109	N/A
2707-2709 Delaware St SE	1902. Repairs after fires 1956, 1968, 1972.	HE-MPC-23110	N/A
2711 Delaware St SE	1892	HE-MPC-03026	No recommendation (1980)
2713 Delaware St SE	1907	HE-MPC-23111	N/A
2717 Delaware St SE	1909	HE-MPC-23112	N/A
2721-2723 Delaware St. SE	1909	HE-MPC-23113	N/A
2828 University Ave.	1922, 1928, 1945	No number assigned yet.	
215 St Mary's Ave	1915	HE-MPC-23108	N/A
734 Williams Ave SE – Luxton Park	Est. 1912; building constructed 1969; expanded c. 1990, new siding 2020.	HE-MPC-03070	No recommendation (1980)
18 Arthur Ave SE	1963	HE-MPC-02401	N/A
26 Arthur Ave SE	c.1970-1973	HE-MPC-02403	N/A
30 Arthur Ave SE	1958	HE-MPC-02404	N/A
3000-3006 University Ave SE	1929	HE-MPC-02970	N/A
3014 University Ave SE	1911	HE-MPC-02973	N/A
3018 University Ave SE	1945	HE-MPC-02974	N/A

GLENDALE TOWNHOMES STUDY PHASE UPDATE

- **No approach has been selected** – we are still exploring options with residents:
 - 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.
- MPHA and the project team continue to seek input from residents to inform potential approaches.

GLENDALE TOWNHOMES STUDY PHASE UPDATE

What we have heard from residents to date:

- 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

ASSESSING EFFECTS TO HISTORIC PROPERTIES



Under 106, we need work to “avoid, minimize, or mitigate adverse effects to historic properties”

Examples of “adverse effects”:

- Physical destruction or damage
- Alteration not consistent with the Secretary of the Interior's Standards
- Relocation of a property
- Change of use or physical features of a property's setting
- Visual, atmospheric, or audible intrusions
- Neglect resulting in deterioration
- Transfer, lease, or sale of a property out of Federal ownership or control without adequate protections

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CHARACTER DEFINING FEATURES

Character-defining features are the physical or spatial features that define the historic character of a building, including, but not limited to, the shape and massing of a building, its materials, craftsmanship, decorative details, and features, as well as various aspects of its site and environment that convey its historic significance.



CHARACTER DEFINING FEATURES



The character defining features of the Glendale Town Houses Historic District include:

- Low rise buildings that are rectangular in plan
- Brick veneer cladding at the first level and lapped siding at the second level
- Historic window openings and aluminum window frames at the first level
- Entry portico locations
- Landscape features that include areas of grass lawn, playgrounds, and parking lots
- Site topography and curvilinear circulation patterns
- Site design

WHAT WE ARE CONSIDERING

- Rehabilitation with additions
- Rehabilitation with additions + new construction
- New construction

EXISTING

JIRA



OPTION 1

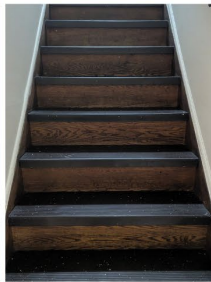
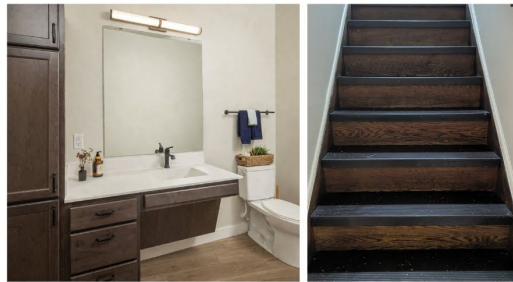
REHAB WITH ADDITIONS
DAYACTIR IYO KU DARIS

IKHTIYAAR 1

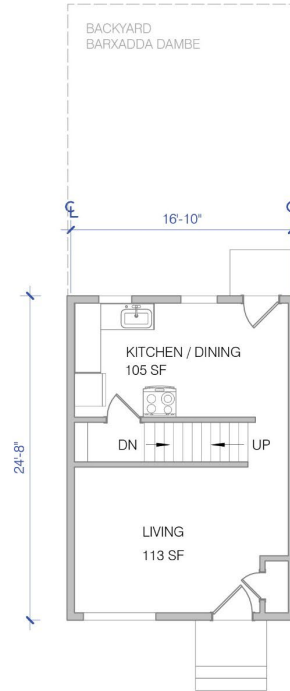


TOWNHOME REHABILITATION WITH ADDITIONS

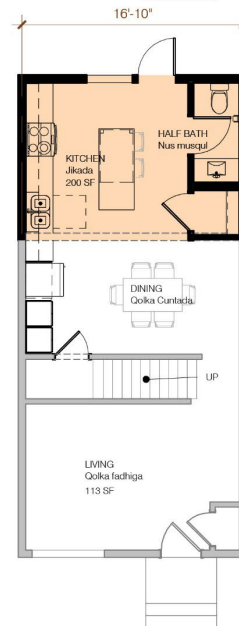
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EXISTING LEVEL 1
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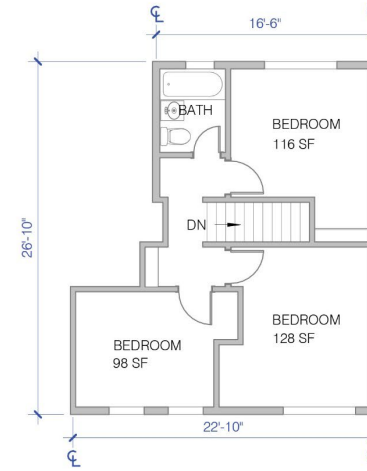


NEW LEVEL 1
HEERKA CUSUB EE 1AAD

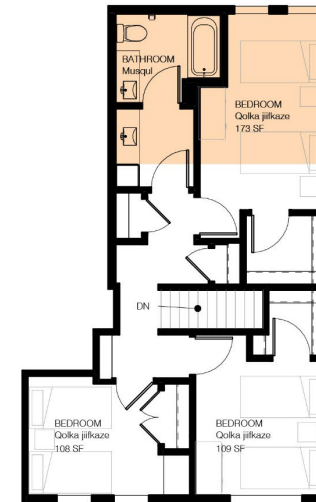


***ALL 2-STORY UNITS SIMILAR (1BR, 2BR, 3BR, 4BR)**
DHAMMAAN UNUGYADA LABA DABAQ AH WAA ISKU
MID (1BR, 2BR, 3BR, 4BR)

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



EXISTING LEVEL 2
HEERKA 2AAD EE HADDA JIRA



NEW LEVEL 2
HEERKA CUSUB EE 2AAD

OPTION 1 LANDSCAPE

IKHTIYAAR 1 QURXINTA DHULKA

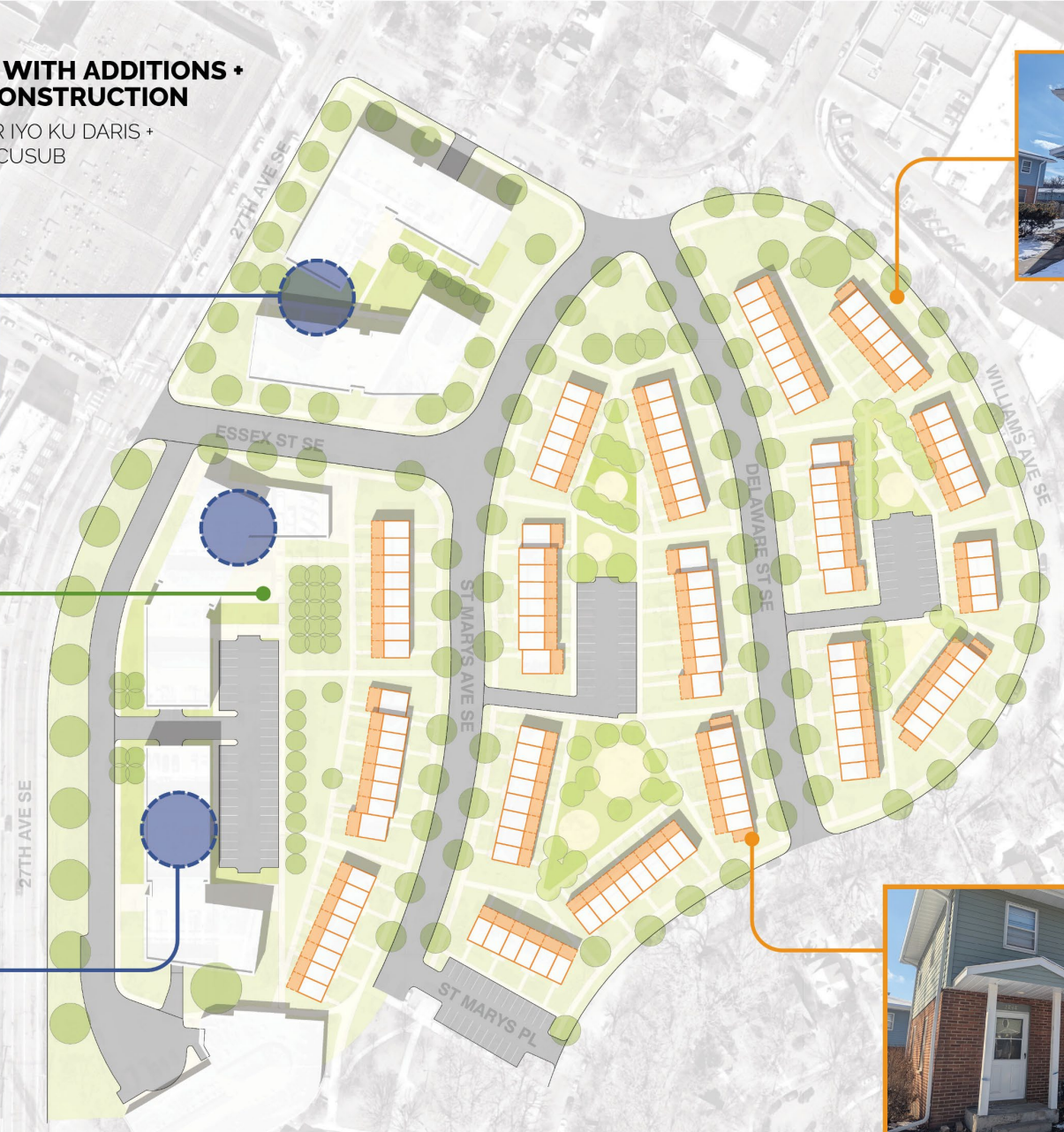
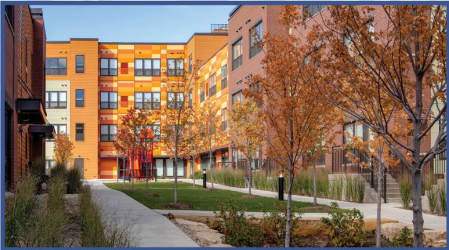


OPTION 2

REHAB WITH ADDITIONS + NEW CONSTRUCTION

IKHTIYAAR 2

DAYACTIR IYO KU DARIS +
DHISMO CUSUB



OPTION 2 LANDSCAPE

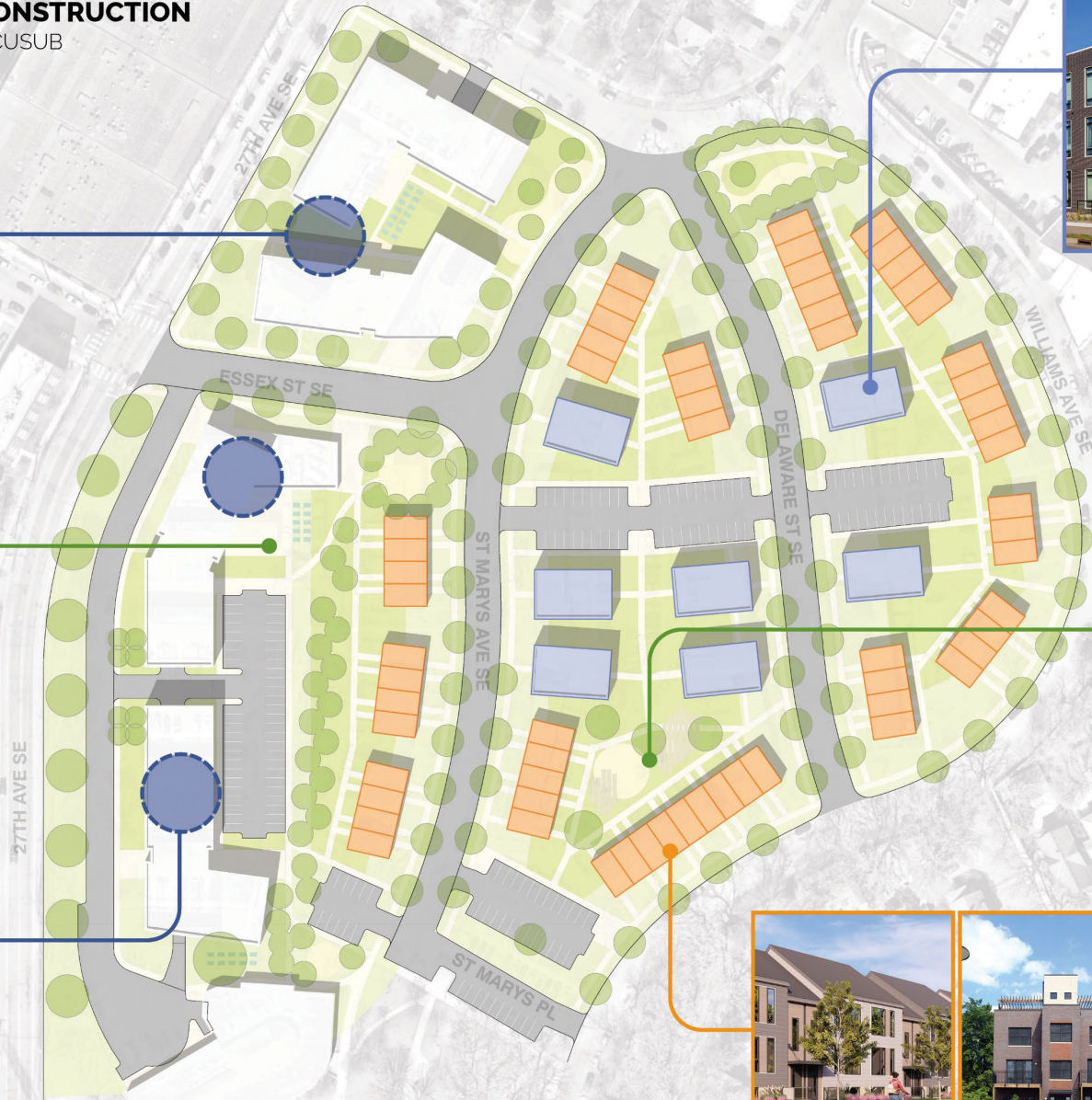
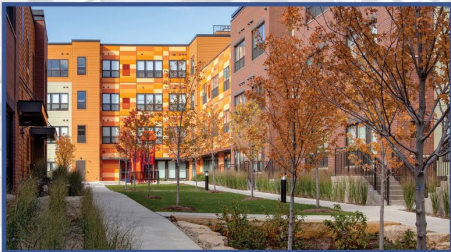
IKHTIYAAR 2 QURXINTA DHULKA



OPTION 3

NEW CONSTRUCTION DHISMO CUSUB

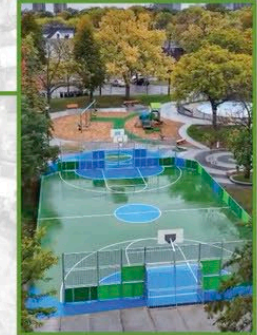
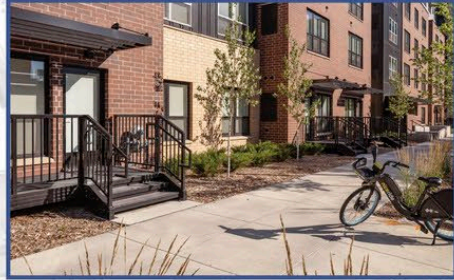
IKHTIYAAR 3



OPTION 4

NEW CONSTRUCTION DHISMO CUSUB

IKHTIYAAR 4



NEW CONSTRUCTION BUILDING TYPES (EXAMPLE IMAGES)

DHISMO CUSUB NOOCYADA DHISMAYAASHA (SAWIRRO TUSAALE AH)

Townhomes
GURYO GOONI OO
HADANE ISKU DHEGAN



**Walk-Up Apartments
(No Elevator)**
GURYO DABAQ AH OO
JARANJARO LAGU GALO
(WIISH LA'AAN)

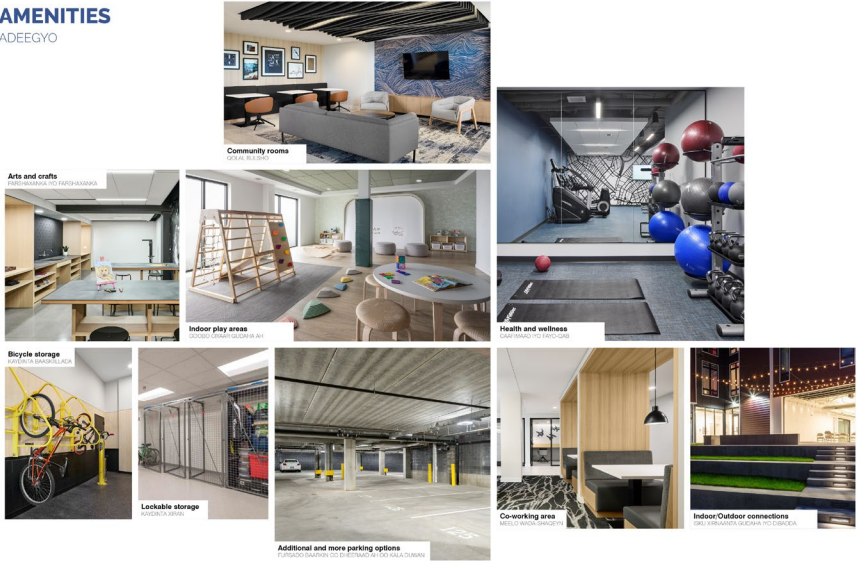


**Multi-Story
Apartments
Up to Four Stories
(With Elevator)**
GURYO DABAQYO BADAN
LEH ILAA AFAR DABAQ (OO
LEH WIISH)



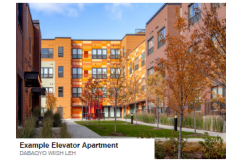
OTHER FACTORS THAT WILL INFORM PROJECT DIRECTION

AMENITIES ADEEGYO



SAMPLE SINGLE-LEVEL UNITS

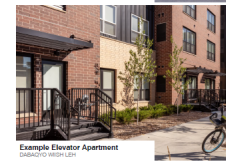
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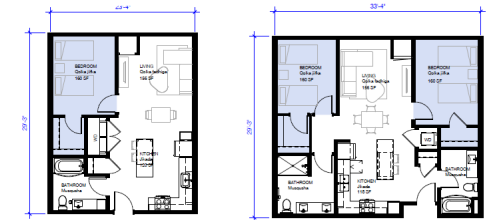
Example Elevator Apartment
DASHOUC WEST LDP



Example Walk-Up Apartment
DASHOUC WEST LDP

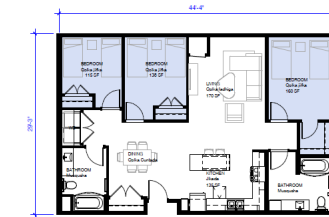


Example Elevator Apartment
DASHOUC WEST LDP



1 BEDROOM
1 QOL, JIF

2 BEDROOM
2 QOL, JIF



3 BEDROOM
3 QOL, JIF

COMPLIES WITH MN HOUSING STANDARDS FOR NEW CONSTRUCTION
WAXAY UJECGAANAN TAKSI HE ERABKA
QURAYIA WALEE DEDAMA CUSUB

OPTION 1 LANDSCAPE

IKHTIYAAR I QURXINTA DHULKA



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?
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

NEXT STEPS

- **We will complete the historic resource survey and submit it to the consulting parties and the SHPO for review. This will be the next written submission to consulting parties and will include copies of correspondence received to date and responses to that correspondence.**
- **Resident feedback obtained through engagement throughout May will be considered by MPHA with the selection of a preferred approach to improvements at Glendale, to be announced in mid June.**
- 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 resident input on design details. Consultation will continue based on the project approach selected.**
- MPHA will provide residents information on HUD's RAD/Section 18 Program.
- The soonest any construction would start is summer/fall 2027, depending on funding availability.