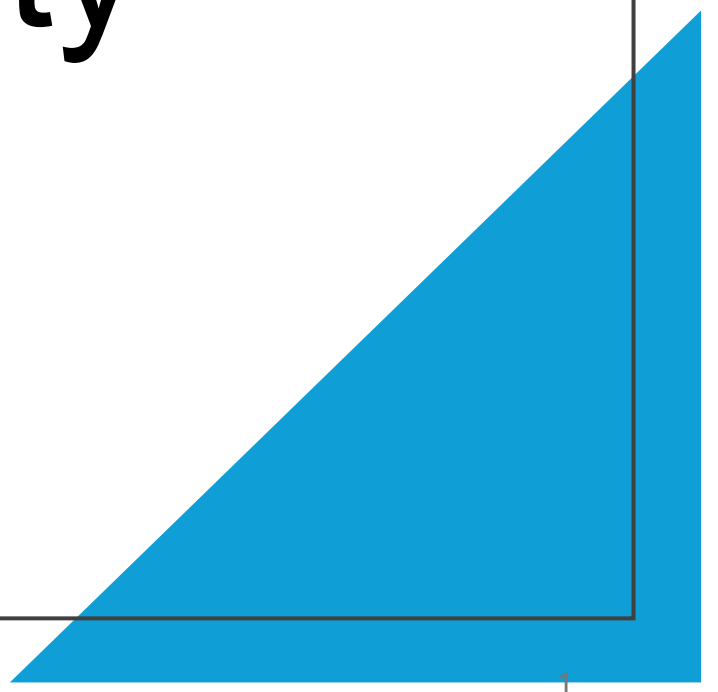


Glendale Community Meeting

June 17, 2026





Today's Meeting Agenda

- Welcome & Introductions
- Selected Project Direction
- HUD & Affordable Housing Tools; MPHA Commitments
- Relocation
- Next Steps
- Break out sessions to learn more about:
 - Site Plan
 - Unit Concepts
 - Relocation Contract - Resident Rights & Assurances
 - HUD & Affordable Housing Tools

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 We've Studied

Option 1: Rehab + Additions



Option 2: Rehab + Additions + New



Option 3: New Construction



Project Direction

New Construction

- One for one replacement of existing homes + 100 new homes
- Total Unit Distribution
 - 1-bedroom: 39
 - 2-bedroom: 98
 - 3-bedroom: 103
 - 4-bedroom: 32
 - 5-bedroom: 12
- Three building types
 - Townhomes
 - 3-story Walkup (all homes have direct access to outside)
 - 4-story elevator building
- ~120 homes with direct unit and outdoor access
- ~300 parking spaces
- Areas for new indoor and outdoor resident amenities
- PICA/Head start & Food Shelf remain



Project Direction

- Best serves the diverse needs of community with multiple building and unit options
 - Accessibility and one-level living in multiple building types
- Most livability improvements
- New construction can more efficiently and effectively address noise transfer between units
- Adds parking and both indoor and outdoor amenity spaces
- Accommodates existing residents at Glendale and their evolving needs, while also allowing for MPHA to serve additional households



Townhomes

- 63 townhomes ranging from 1-5 bedrooms
- One-and two-level units
- Front and back doors
- Parking mostly in surface lots



** Representative image of selected direction for buildings. Building design may change throughout process.*

3-Story Walkup

- 5 buildings with 40 units (8 each/bldg) ranging from 1- 5 bedrooms
- All units have front doors/direct access with their own outdoor space.
- Parking mostly in surface lots

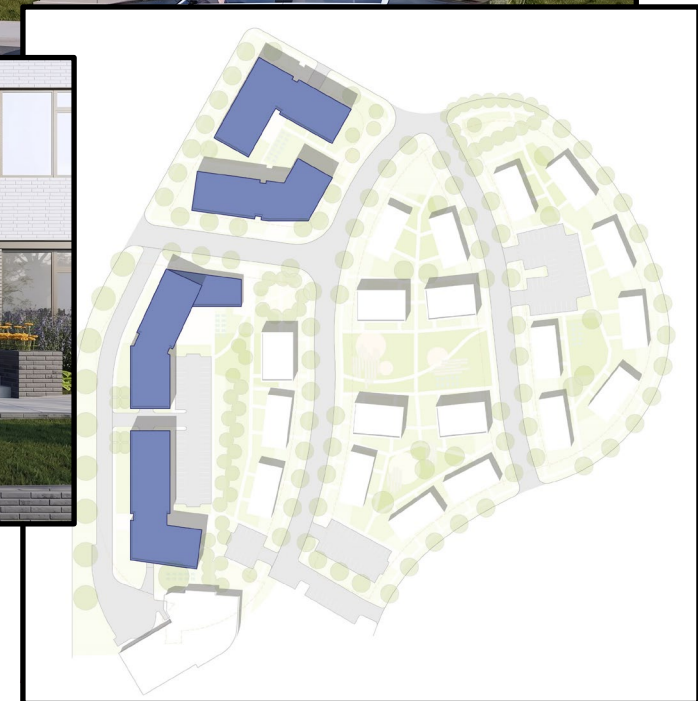


** Representative image of selected direction for buildings. Building design may change throughout process.*

4-Story Elevator

- 4 buildings with less than 50 units each. Units range from 1-4 bedrooms
- Ground floor units have direct access with their own outdoor space
- Management office included in one building
- Buildings include indoor amenity spaces
- Parking mainly in underground parking garages

** Representative image of selected direction for buildings. Building design may evolve throughout process.*



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
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
Community character & connections	Front doors, shared green space, private outdoor spaces, community/site/unit amenities	Partially
Accessibility	Step-free living options, accessible living options	Y
Relocation	Accommodates some on-site relocation, minimizes off-site relocation	Partially
Additional Priorities		
Additional units	Adds more deeply affordable units, including more diverse units	Y
Funding Requirements		
Project financing	Ability to secure financing	Y
Funder requirements	Accessibility standards, MN Housing standards, HUD standards/requirements	Y
Historic preservation	If eligible for National Register, meeting standards for historic rehabilitation	N

Trade Offs & Considerations

CRITERIA	DETAILS
Resident Priorities	
Home condition & performance	All new construction provides best opportunity to provide modern living and address residents' stated priorities of exterior and site improvements, interior updates (flooring, finishes, appliances), updated systems: heating, cooling, ventilation. New construction would have the highest level of sound transfer mitigation. All existing hazardous materials are removed or mitigated.
Livability & functionality	Best option to meet current housing standards. Allows for single level living in some unit types, diverse building types, larger kitchens, living rooms, and additional bathrooms and storage. New construction would allow for additional parking, including covered parking. Would result in the loss of basement storage space.
Community character & connections	Loss of existing buildings. Different building types/outdoor spaces will have different community feel; residents concerned with apartment/elevator buildings; some units would not have direct access/front doors. Best option for new/additional amenities.
Accessibility	All new construction provides best opportunity to improve accessibility and provide step-free living options; best opportunity to fully address residents' stated priorities as well as their health and safety concerns.
Relocation	Best option for accommodating some on-site relocation during construction. Residents retain the right to return to the site.
Additional Priorities	
Additional units	~100 new deeply affordable units and more diverse units; best option to better serve families living at Glendale and provide additional deeply affordable housing in an amenity and transit-rich, affluent neighborhood. MPHA has approximately 3,500 households on its family waitlist. The National Low Income Housing Coalition's annual <i>The Gap</i> report published in 2026 noted Minnesota still needs 97,500 additional homes affordable to extremely low-income renters.
Funding Requirements	
Project financing	Lowest per unit TDC's; financing feasibility more reliant on local resources/soft sources
Funder requirements	Best option for accommodating all accessibility, MN Housing, HUD requirements & standards
Historic preservation	Does not have a historic preservation outcome

HUD & Affordable Housing Tools

- HUD's RAD Section 18 Blend Program
 - Subsidy converts from Public Housing (Section 9) to Project-Based Voucher (Section 8)
 - Subsidy stays with the unit for at least 40 years
 - Tenant rights and protections remain the same
 - Allows the use of traditional affordable housing financing tools: Low-Income Housing Tax Credits, conventional financing, and state and local housing soft sources
- Why the RAD Section 18 Blend Program
 - Increases annual HUD subsidy to support more improvements to the property; federal appropriations for Section 8 program are typically higher and more stable than Section 9 appropriations
 - Public Housing (Section 9) blocks the use of affordable housing financing tools, leaving very limited financial options for addressing MPHA's \$290M backlog in capital needs for its portfolio and improving the quality and livability of homes
 - Use of Low-Income Housing Tax Credits – primary equity source for affordable housing nationwide
 - Use of City, county, state and federal soft funding sources
- What the RAD Section 18 Blend Program Makes Possible
 - Significant and meaningful investments that improve livability, accessibility, and quality of homes, to meet the modern-day needs of our residents

Absent the use of new tools, Glendale stays as it is – aging, inaccessible, inadequate

MPHA Commitments Remain the Same

- MPHA owns the Land
 - Fee title never transfers. 99YR ground lease. MPHA holds throughout
- MPHA controls the ownership entity
 - Managing member throughout. Tax credit investors are passive partners only
- MPHA Manages the Property
 - MPHA continues to operate and manage the property
- Affordability Restrictions
 - Legal covenants on the land – not dependent on annual Congressional appropriations or changes in financing structure
- Residents Pay 30% of Income just like they do now.
 - Every household has project-based voucher attached through a 20-year Housing Assistance Payment contract with automatic 20-year renewal – a specific long-term federal commitment that Section 9 Public Housing does not provide
 - Residents pay 30% of income. Affordability restrictions recorded on the land provide an independent layer of protection
- Relocation & Right to Return
 - MPHA has a proven track record of working one-on-one with its residents to support and carry out relocation efforts; MPHA has consistently stated its commitment to accommodating as much on-site relocation as possible and developing a relocation contract in conjunction with residents with any project approach at Glendale
 - HUD and other funders require a formal relocation plan to be in place ahead of conversion and financial commitments
 - Every current household has the right to return to a home that meets their family's needs. This is both MPHA's commitment and a federal requirement under HUD's RAD program

Relocation

- Relocation required regardless of any project direction.
- MPHA intends to accommodate as many households on site as possible by holding vacant units when families leave.
- MPHA covers all moving expenses.
- We know some families will likely have to leave Glendale during construction.
- If a family must or wants to leave during construction, they have the right return.
- No one will lose their housing benefits due to relocation.

- One-on-One Meetings
 - In late July we will start one on one meetings with you to understand your needs. Hassan, MPHA's Relocation Coordinator, will meet with you in your home to learn about your needs and preferences.

- Relocation Contract
 - Breakout sessions: learn what is outlined including resident rights & assurances.
 - We will start developing a relocation contract with residents in August.

MPHA as a Resource

- You are going to continue to have questions throughout this process.
- MPHA will be available to answer your questions.
- Connect with your Property Manager, Kayse Kruschke, and she will work with us to get you answers.
- The project team will be hosting office hours in the future as well.

Next Steps

- We have a lot of design and planning work to still do. There is a lot to continue to discuss, shape, and decide.
- Resident Advisory Group and House Calls/Office Hours
 - If you're interested in participating in the Resident 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!
- June 18, 2026
 - Section 106 Consultation Meeting: MPHA will share the materials from tonight in that meeting.
- July 2026
 - MPHA begins to pursue financing
 - MN Housing; City support
 - Other funding opportunities under consideration for next year
- Late July 2026
 - Resident One-on-One meetings will begin.
- August 2026
 - Begin Discussing Relocation Contract with Resident Advisory Group and in Open Houses
- September 2026- Summer 2027
 - Additional design, phasing, planning engagement with residents
 - Additional Relocation Contract Engagement
 - Additional engagement on HUD's RAD Section 18 Blend Program

Breakout Sessions

- Four topics for you to engage deeper on, ask questions, and provide comments.
- Each table will have a topic. You can come and go to each table as you want to.

Table 1: Site Plan, Renderings, and Amenities

- Learn more about the different types of buildings, where they are on the site, and our initial design plans for the buildings.
- Discuss the different amenity areas within the project.

Table 2: Unit Design & Layout

- Learn more about how the design for new units and the existing units compare including their sizes, storage, and layouts.

Table 3: Relocation

- Learn about the Relocation Contract that MPHA developed with residents for another project.
- Learn more about what goes into a relocation plan.

Table 4: HUD & Affordable Housing Tools

- Learn more about how MPHA uses HUD's RAD Section 18 Blend Tool.
- Learn more about how MPHA uses low-income housing tax credits and other affordable housing financing tools.

REHAB + ADDITIONS



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
Livability & functionality	MN Housing standards for new construction affordable housing: sizes of kitchen/dining room/living room, # of baths; off-street parking & additional storage	Partially
Community character & connections	Front doors, shared green space, private outdoor spaces, community/site/unit amenities	Partially
Accessibility	Step-free living options, accessible living options	N
Relocation	Accommodates some on-site relocation, minimizes off-site relocation	Partially
Additional Priorities		
Additional units	Adds more deeply affordable units, including more diverse units	N
Funding Requirements		
Project financing	Ability to secure financing	Y
Funder requirements	Accessibility standards, MN Housing standards, HUD standards/requirements	Partially
Historic preservation	If eligible for National Register, meeting standards for historic rehabilitation	Y

TRADE-OFFS & CONSIDERATIONS

CRITERIA	DETAILS
Resident Priorities	
Home condition & performance	Exterior and site improvements guided by federal historic preservation standards and guidelines, which would inform material choices, addition location, and other exterior changes; updated building systems and interiors; ~75-year-old buildings remain, potentially contributing to higher future maintenance and operating costs. Noise transfer between units can be reduced but not eliminated. Accessible hazardous materials mitigated.
Livability & functionality	Living room unchanged; number and size of baths do not meet new construction standards in all units (4 BR units); no change to or additional parking; additional storage in upper levels limited; basements and stairs remain; majority of bedrooms remain the same size.
Community character & connections	Private outdoor spaces (backyards) reduced by ~50% to accommodate addition in a way that meets historic preservation guidelines; no new community/site/unit amenities.
Accessibility	Limited accessibility updates; if required to comply with HUD minimums, bedroom distribution at site changes and approaches cost of replacement. Existing site grading does not accommodate an accessible pedestrian route throughout site or from site arrival points; stairs are utilized as part of the pedestrian route and existing sidewalks do not meet accessibility requirements. No step-free living options - this poses health and safety risks, as some residents have cited they have fallen down the stairs or have been unable to climb stairs to use bathroom.
Relocation	Accommodating on-site during construction may be limited, given no new units. Residents retain the right to return to the site.
Additional Priorities	
Additional units	No new affordable units and no new larger units or one-bedroom units, eliminating the opportunity to better serve families living at Glendale or for MPHA to provide additional deeply affordable housing in an amenity and transit-rich, affluent neighborhood.
Funding Requirements	
Project financing	Ability to secure Historic Tax Credits (HTCs) dependent on historic eligibility; approach has the highest per unit Total Development Costs (TDCs) which could impact available resources for other site improvements and amenities.
Funder requirements	Unable to meet all accessibility, MN Housing (for new construction), HUD requirements & standards
Historic preservation	Can meet

REHAB + ADDITIONS + NEW CONSTRUCTION



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
Livability & functionality	MN Housing standards for new construction affordable housing: sizes of kitchen/dining room/living room, # of baths; off-street parking & additional storage	Partially
Community character & connections	Front doors, shared green space, private outdoor spaces, community/site/unit amenities	Partially
Accessibility	Step-free living options, accessible living options	Partially
Relocation	Accommodates some on-site relocation, minimizes off-site relocation	Partially
Additional Priorities		
Additional units	Adds more deeply affordable units, including more diverse units	Partially
Funding Requirements		
Project financing	Ability to secure financing	Y
Funder requirements	Accessibility standards, MN Housing standards, HUD standards/requirements	Partially
Historic preservation	If eligible for National Register, meeting standards for historic rehabilitation	?

TRADE-OFFS & CONSIDERATIONS

CRITERIA	DETAILS
Resident Priorities	
Home condition & performance	Existing Units: Same as Rehab with Additions Approach New Units: Multifamily elevator building would achieve goals of updated units
Livability & functionality	Existing Units: Same as Rehab with Additions Approach New Units: Multifamily elevator building designed to meet MN Housing Standards and would include some below ground and new surface parking.
Community character & connections	Existing Units: Same as Rehab with Additions Approach New Units: Different building types/outdoor spaces will have different community feel; some residents concerned with apartment/elevator buildings; limited new community/site/unit amenities
Accessibility	Existing Units: Same as Rehab with Additions Approach New Units: Accessibility requirements accommodated within new buildings.
Relocation	Better option than just rehab with additions for accommodating some on-site during construction, depending on number of new units. Residents retain the right to return to the site.
Additional Priorities	
Additional units	Number of new affordable/diverse units may be limited, limiting MPHA's largest opportunity to better serve families living at Glendale or provide additional deeply affordable housing in an amenity and transit-rich, affluent neighborhood.
Funding Requirements	
Project financing	Ability to secure HTC's dependent on historic eligibility and number of new units will likely need to be reduced
Funder requirements	Existing Units: Same as Rehab with Additions Approach
Historic preservation	May be able to meet, depending on extent of new units

ALL NEW CONSTRUCTION



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
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
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TRADE-OFFS & CONSIDERATIONS

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Project financing	Lowest per unit TDC's; financing feasibility more reliant on local resources/soft sources
Funder requirements	Best option for accommodating all accessibility, MN Housing, HUD requirements & standards
Historic preservation	Does not have a historic preservation outcome