



## **June 17, 2026 Glendale Resident Meeting Summary**

### *Location/Time:*

- June 17, 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 what we've studied so far: Rehab + additions; Rehab + additions + new construction; and New construction.
- MPHA presented the project direction, which is new construction. MPHA outlined vital information on what is included in new construction and why MPHA selected this option (see presentation for details). The project direction includes three different building types- MPHA walked through each of these types with residents.
- MPHA walked residents through how the project direction met the evaluation criteria. The evaluation criteria had been shared with residents in April 2026. During this part of the presentation staff pointed out six board stations on the far side of the room. The evaluation criteria for all three options that were extensively studied would be located there in both English and Somali. The evaluation criteria and trade-offs were posted when breakout sessions began.
- MPHA outlined the use of HUD's RAD Section 18 Blend tool and what it makes possible for the project including the use of low-income housing tax credits. MPHA discussed its commitment under the use of those funding tools including financing structures.
- Relocation was discussed. Relocation is 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. MPHA 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 will start in late July with residents and the development of a relocation contract with residents will begin in August.
- MPHA reiterated it and its staff are here as a resource to residents. Resident will continue to have questions and those should be directed to their property manager, Kayse Kruschke.
- MPHA also noted that a flyer had been recently distributed. MPHA noted that it clarified some of the points in the presentation and will be distributing a response to clarify any misinformation.
- MPHA outlined next steps including the upcoming Section 106 Consultation meeting on June 18, 2026 and that it will begin applying for funding in July.

- MPHA staff introduced the four topics for the breakout sessions. Residents had approximately an hour to visit each table session to ask questions and receive more information. The topics were:
  - 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.

*Meeting Materials/Handouts:*

- Meeting Presentation in English and Somali
- Topic session 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 table sessions are enclosed as well as images of the feedback provided directly on the boards at each station.

## June 17, 2026: Resident Feedback received at breakout sessions

### **Structure of Activity**

- Residents were given approximately one hour to visit any of the four table stations they wanted to ask questions and provide comments. Somali and Oromo interpreters were at each table.
- The table breakout sessions were:
  - 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.

### **Table 1: Site Plan, Renderings, and Amenities**

- No notes were provided on the boards. The following is a summary of the feedback and items discussed regarding the three building typologies.
  - Elevator buildings
    - There was interest in the building type
    - Underground parking in the winter
    - No need to care for snow, lawns
    - No steps
    - Apartments with extra bathrooms were a good tradeoff to a townhome
  - Townhomes:
    - Some felt strongly about their own front door/access
    - Minimal/no steps to entry preferred
    - Backyard/personal outdoor space for gardening
    - More separation from smells/noises than in an elevator building
    - For families with young children, stairs less of an issue; prefer all bedrooms on the same level (upper)
    - Concerns about visibility from the exterior into the kitchen (open vs. enclosed concepts)

- Seen by some as safer for kids
- Walk-up/Non-elevator buildings:
  - Concern about taking trash up and down stairs
  - Liked units with extra storage
  - For families with young children, stairs less of an issue; prefer all bedrooms on the same level (upper)

**Table 2: Unit Design & Layout**

**ONE BEDROOM STORAGE COMPARISON**

Design	Level	Closets	Bathrooms	Kitchen	Lineal Counter
Single story existing 1 bedroom townhome	LEVEL 1	12.5 SF	3.5 SF	19 SF	5'-7"
2-story existing 1 bedroom townhome	LEVEL 1 & 2	10.5 SF	2.75 SF	23 SF	4'-5"
1 bedroom (no stairs)	LEVEL 1	32.5 SF	7.5 SF	41 SF	15'-9"
1 bedroom walk-up unit (no elevator)	LEVEL 1	42 SF	7.5 SF	36 SF	13'-2"
1 bedroom apartment unit (elevator building)	LEVEL 1	25 SF	10 SF	28 SF	12'-9"

*Handwritten notes:*

- No stairs - mobility concerns
- Will washer & dryer be provided? (before move-in)
- Likes underground parking in winter
- needs own door
- pictures help!
- Which units are next to each other? needs backyard
- Tracy W. move 100%

- No stairs- mobility concerns
- Will washer and dryer be provided before move-in
- Likes underground parking in winter
- Which units are next to each other
- Needs backyard
- Needs own door
- Pictures help



- Prefers townhome. Likes backyard for fresh air and gardening
- Prefers separated kitchen
- Concerns about visibility and safety while working in kitchen
- Prefers separation from smell and noise in townhome vs apartment
- Likes extra bathroom

**THREE BEDROOM STORAGE COMPARISON**

**EXISTING 3 BEDROOM TOWNHOME**

CLOSETS	19 SF
BATHROOMS	2.75 SF
KITCHEN	18 SF
8'-0" LINEAL COUNTER	

**3 BEDROOM TOWNHOME**

CLOSETS	16 SF
BATHROOMS	16 SF
KITCHEN	42 SF
14'-9" LINEAL COUNTER	

**3 BEDROOM WALK-UP UNIT (NO ELEVATOR)**

CLOSETS	73 SF
BATHROOMS	26 SF
KITCHEN	42 SF
13'-2" LINEAL COUNTER	

**3 BEDROOM APARTMENT UNIT (ELEVATOR BUILDING)**

CLOSETS	36 SF
BATHROOMS	20 SF
KITCHEN	43 SF
16'-2" LINEAL COUNTER	

*Handwritten notes:*

- prefers all bedrooms on same level to watch kids
- Trash - stairs, can't get out. How?
- Like having elevator in building
- Doesn't like color of the building

- Prefers all bedrooms on same level to watch kids
- Liked this unit due to children yard and play space
- Trash- stairs can't get out. How?
- Taking out trash is hard with front steps
- Like having elevator in building
- Doesn't like color of the building

### FOUR BEDROOM STORAGE COMPARISON

**EXISTING 4 BEDROOM TOWNHOME**

CLOSETS	90 SF
BATHROOMS	2.73 SF
KITCHEN	19 SF

6'-0" LINEAL COUNTER

**4 BEDROOM TOWNHOME**

CLOSETS	78 SF
BATHROOMS	17 SF
KITCHEN	41 SF

14'-10" LINEAL COUNTER

**4 BEDROOM APARTMENT UNIT (ELEVATOR BUILDING)**

CLOSETS	50 SF
BATHROOMS	26 SF
KITCHEN	40 SF

15'-2" LINEAL COUNTER

- Feels like the townhomes are safer for kids
- Like larger unit, kitchen, bathroom, living area, and open layout



**Table 3: Relocation**

- MPHA distributed the relocation contract and assurance from the Elliots project as an example of what could be done with residents at Glendale.

Project design questions included:

- Will parking spaces be assigned or are they first come first serve. Right now they are first come first serve and some tenants cannot get a space due to the hours they return home after work.

Relocation questions/discussion included:

- Q. Resident does not want to go to highrise during construction. They lived in highrise units in the past and had challenges. Where else can a resident in a one-bedroom go, if not highrise?
  - A. MPHA will look into options. MPHA does have several low-rise smaller buildings that have one-bedroom units.
- Q. During construction can I move in with a family member instead of going to another apartment.
  - A. In past projects we have made that option available. We can probably do that again. It will require some additional coordination and communication throughout.

- Q. If I go from a 1-bedroom townhome at Glendale to a one-bedroom unit in a highrise temporarily for construction, there will be a significant size change in the unit. I will likely have to put some of my possessions in storage or sell them. Can MPHA help with that?
  - A. MPHA, good question. We will look into ways to best support you. Not sure what that looks like yet.
- Q. We have a one-bedroom now and due to medical issues we may need a two-bedroom unit. Can we get a two-bedroom unit?
  - A. This request is likely something MPHA will need to consider through its Reasonable Accommodation (RA) process. Talk to Kayse, your property manager, about the RA process and we can discuss more.
- Q. If I have to leave, when will I know, how long will I be gone? I want to stay here.
  - A. We will give you at least 90 days notice of when you will have to move. You will know where you are going before that date though. We do not know how long construction will take, though we know it will not take more than 18 months. We will learn more about the construction process over the next 6 months and can better answer the question.
- Q. If we want a mobile voucher for temporary relocation, can we get a mobile voucher?
  - A. We have had that requested by residents and as such have offered that option in the past. We currently have a project where we offered that option based on resident requests and four tenants have utilize that option. MPHA's preference is to find housing for households in our portfolio and will work to find that option for you. At the same time, we want to accommodate requests and needs. We will have to discuss this more to determine if this is an option that we can offer here.

**Table 4: HUD & Affordable Housing Tools**

- Q. How do Low-Income Housing Tax Credits work?
  - A. Banks and other institutions invest in tax credits to offset other taxable income and/or meet Community Reinvestment Act responsibilities. Its like a tax write off. The tax credit comes to the project as an equity contribution. The credit is received for 10 years by the bank or institution. After 15 years, the bank or institution leaves the deal and MPHA's entity is sole ownership member.
- Q. Why does this not work with existing Public Housing (Section 9)?
  - A. Public housing has a Declaration of Trust (DOT). This DOT makes it impossible for to utilize debt or low-income housing tax credits. Under RAD, the Declaration of Trust is replaced by a Land Use Restriction Agreement

(LURA) that outlines the use of the property as affordable housing and allows for taking on debt and the use of low-income housing tax credits.

- Q. Will my rent increase? What about example stated with rents going up for a scattered site resident?
  - A. It will remain at 30% of your income. We cannot speak directly toward another resident's experience. Just like in Public Housing, we note that rent certifications are regularly done and if you or your household have increases or decreases in rent they should be reported outside of regular certifications.
- Q. Can you privatize Glendale?
  - A. Couldn't. There is 99 year ground lease, there is Land Use Restriction Agreement (LURA), there is HAP contract with property for at least 40 years. MPHA is the controlling member of the ownership entity. It is also the property manager.
- Q. How is this different than New York or Chicago?
  - A. MPHA would have to look at the structure of those projects to be sure. The main difference is that MPHA is the developer and controlling ownership entity at Glendale and not working with another developer or owner like many of the New York or Chicago project may be doing.



# PROJECT DIRECTION

## NEW CONSTRUCTION

DHISMO CUSUB

JIHADA MASHRUUCA



# NEW CONSTRUCTION BUILDING TYPES

NOOCYADA DHISMAYAASHA CUSUB

## Townhomes

GURYO GOONI OO  
HADANE ISKU DHEGAN



## Walk-Up Apartments (No Elevator)

GURYO DABAQ AH OO  
JARANJARO LAGU GALO  
(WIISH LA'AAN)



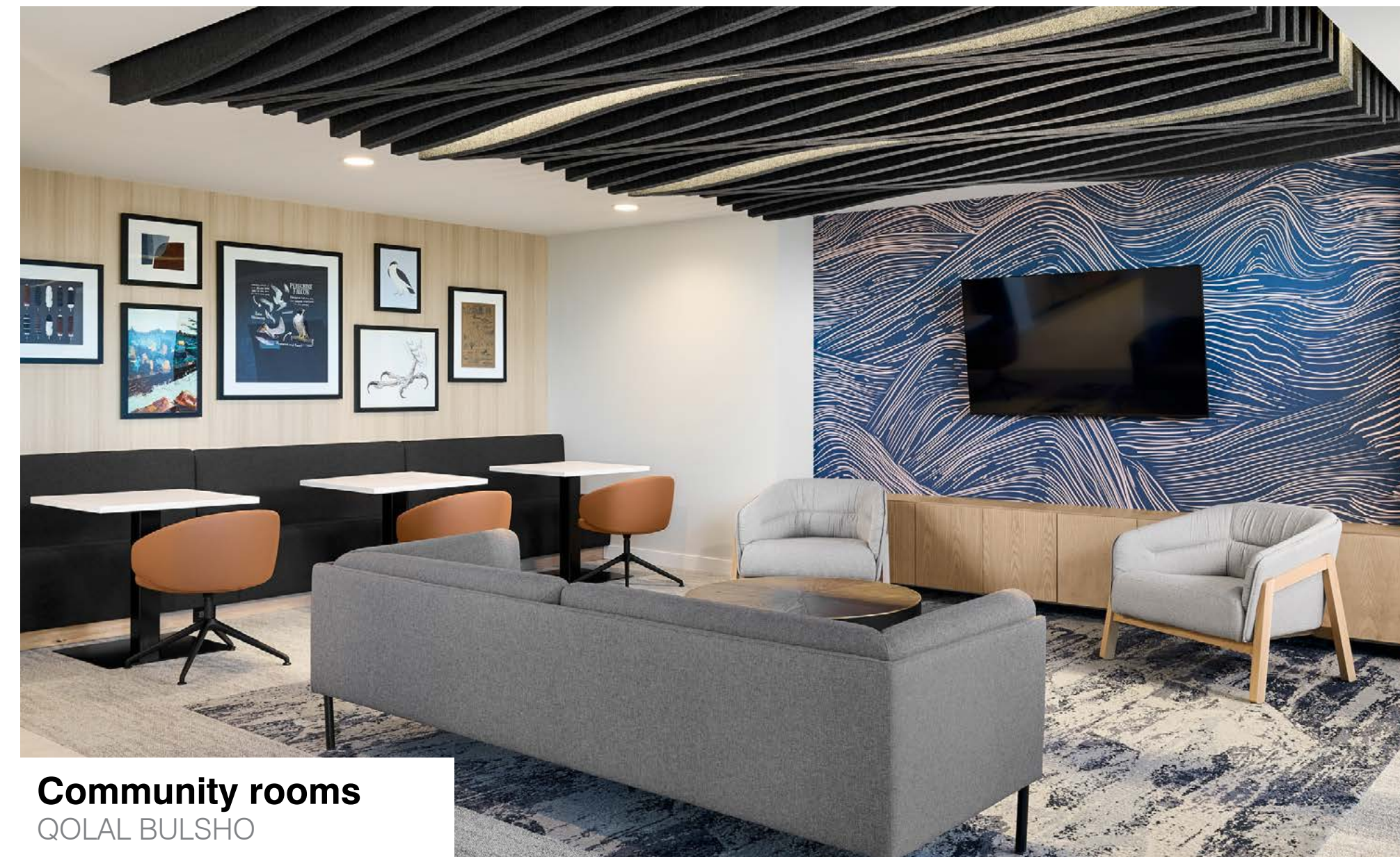
## Multi-Story Apartments Up to Four Stories (With Elevator)

GURYO DABAQYO BADAN  
LEH ILAA AFAR DABAQ (OO  
LEH WIISH)



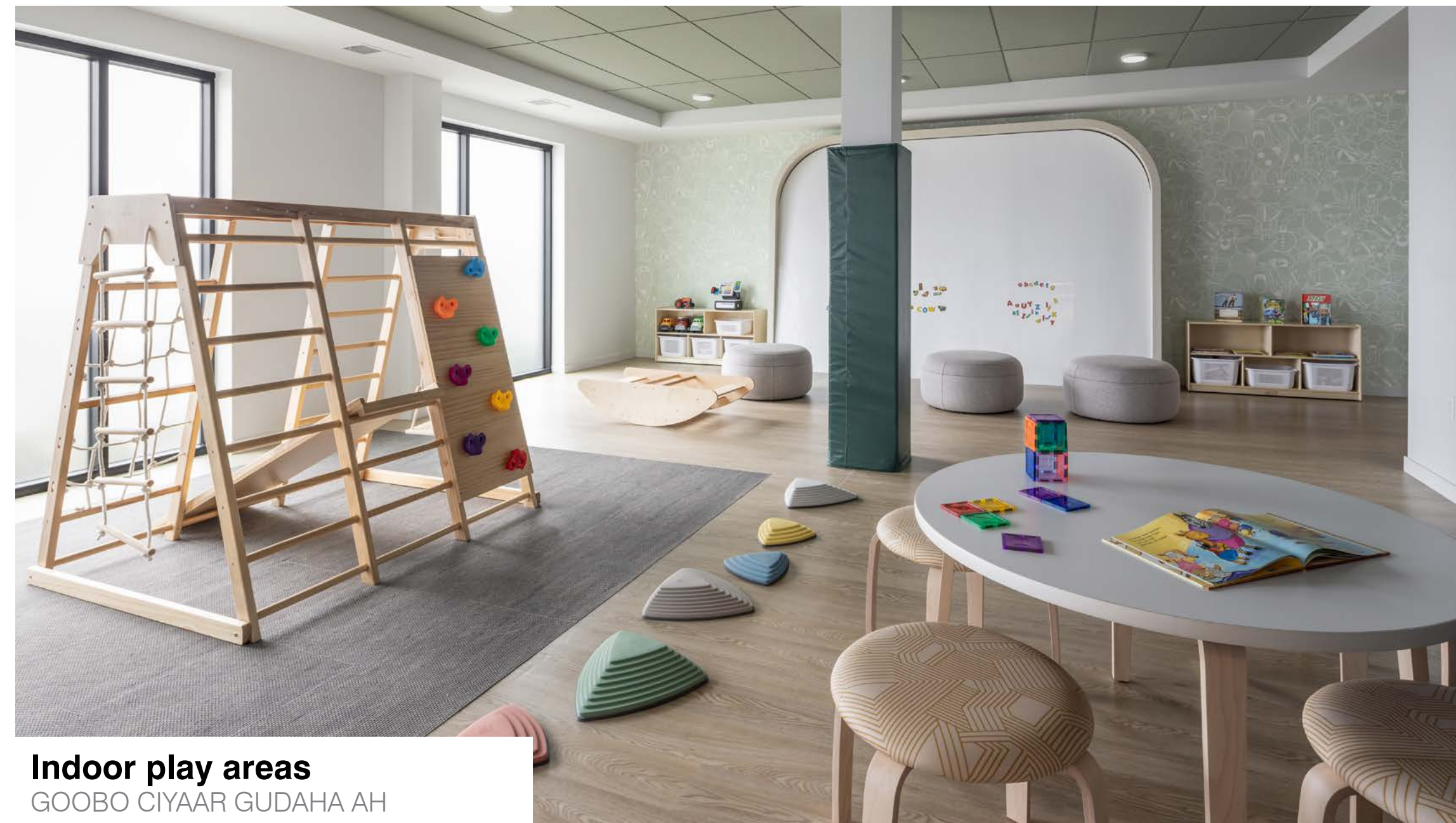
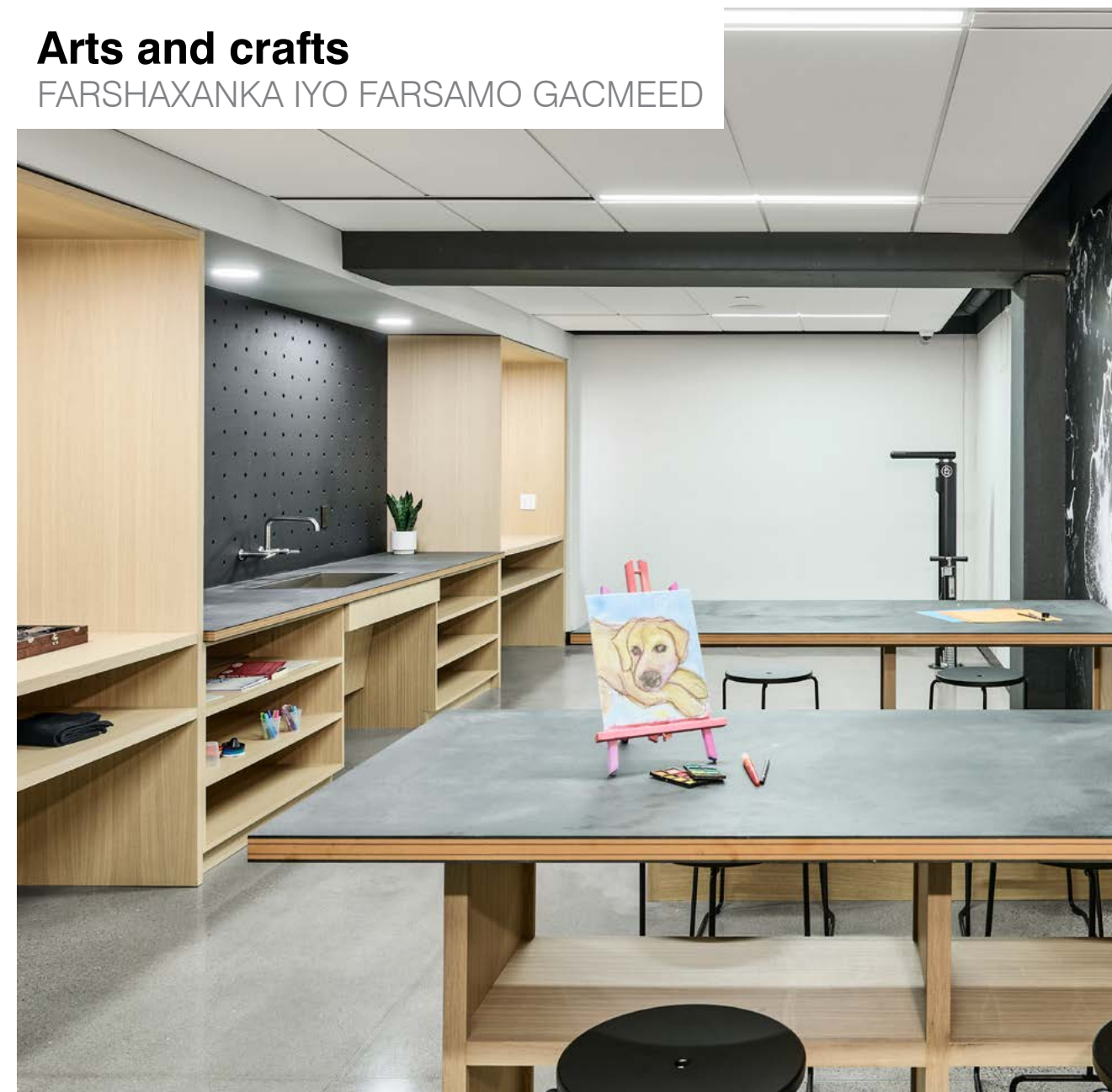
# AMENITIES

ADEEGYO

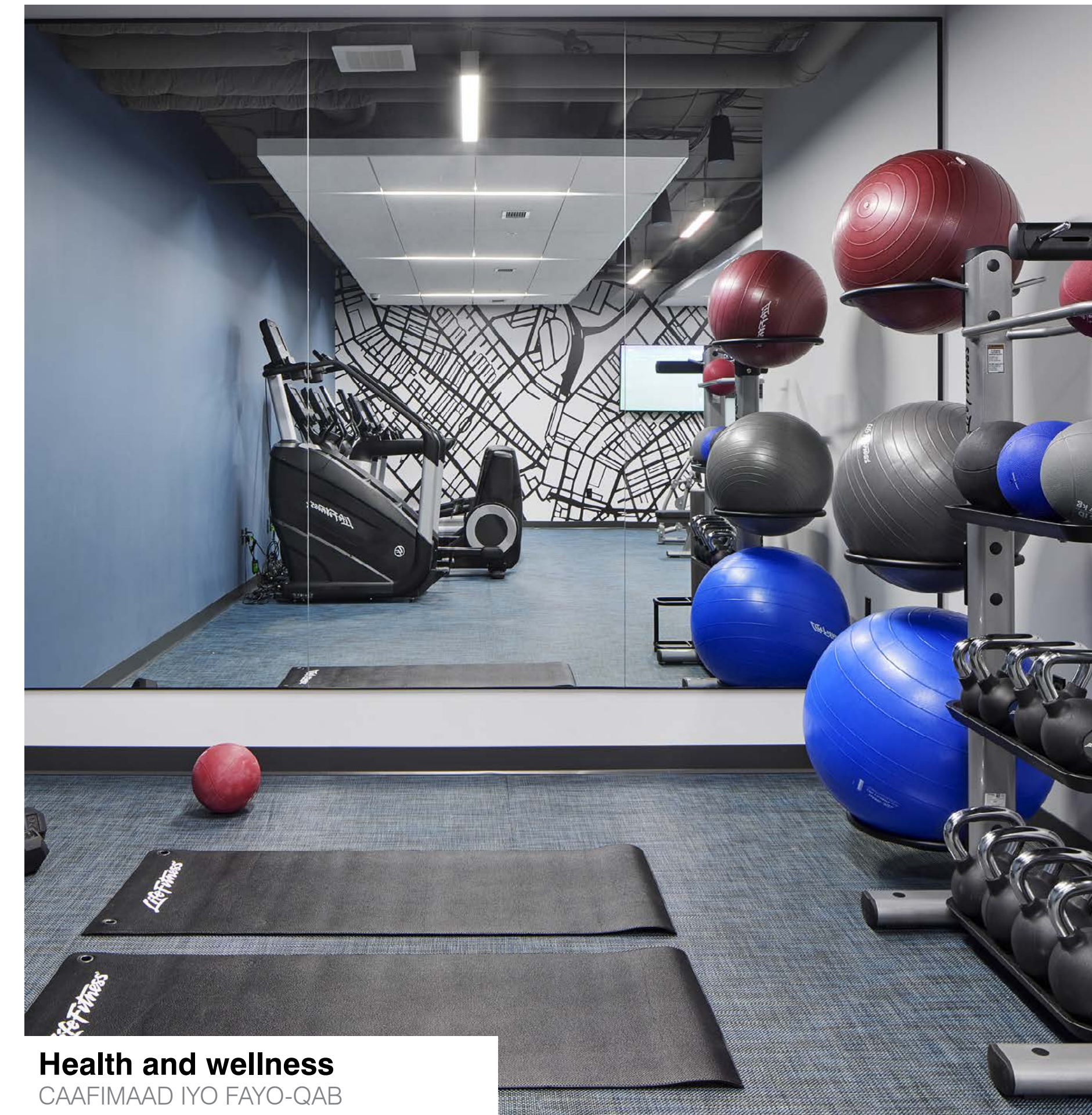


**Community rooms**  
QOLAL BULSHO

**Arts and crafts**  
FARSHAXANKA IYO FARSAMO GACMEED

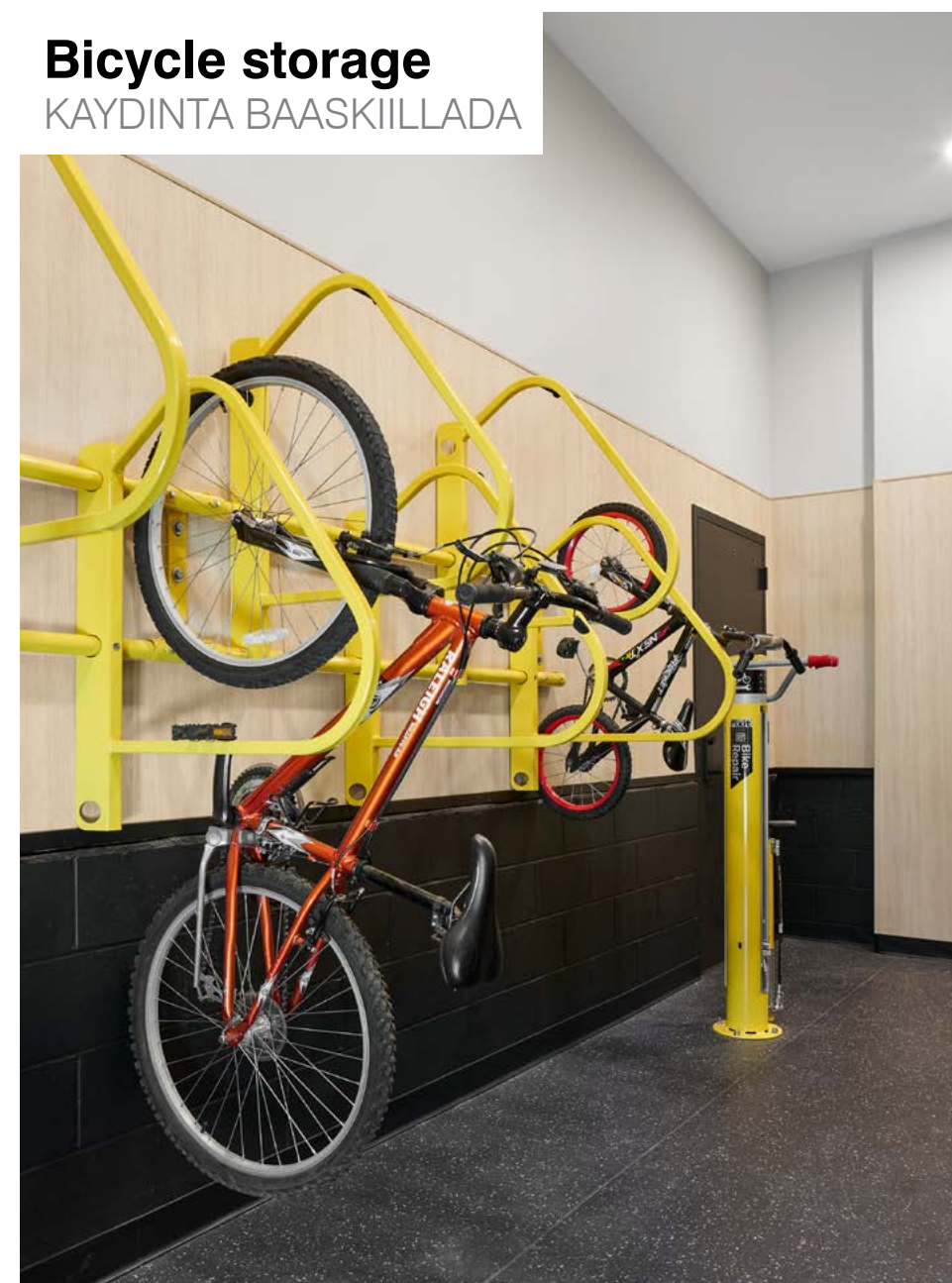


**Indoor play areas**  
GOOBO CIYAAR GUDAHA AH

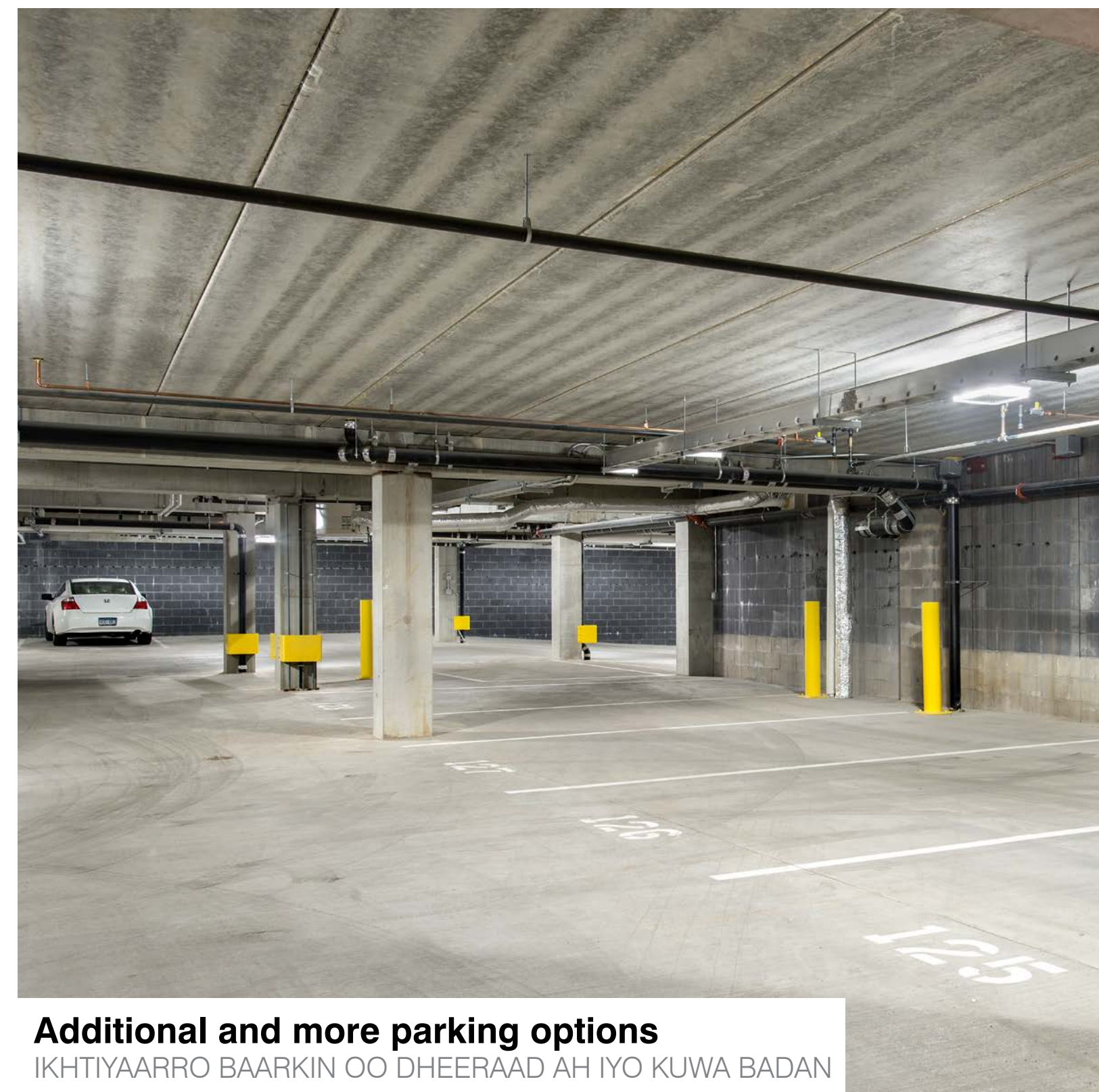


**Health and wellness**  
CAAFIMAAD IYO FAYO-QAB

**Bicycle storage**  
KAYDINTA BAASKILLADA



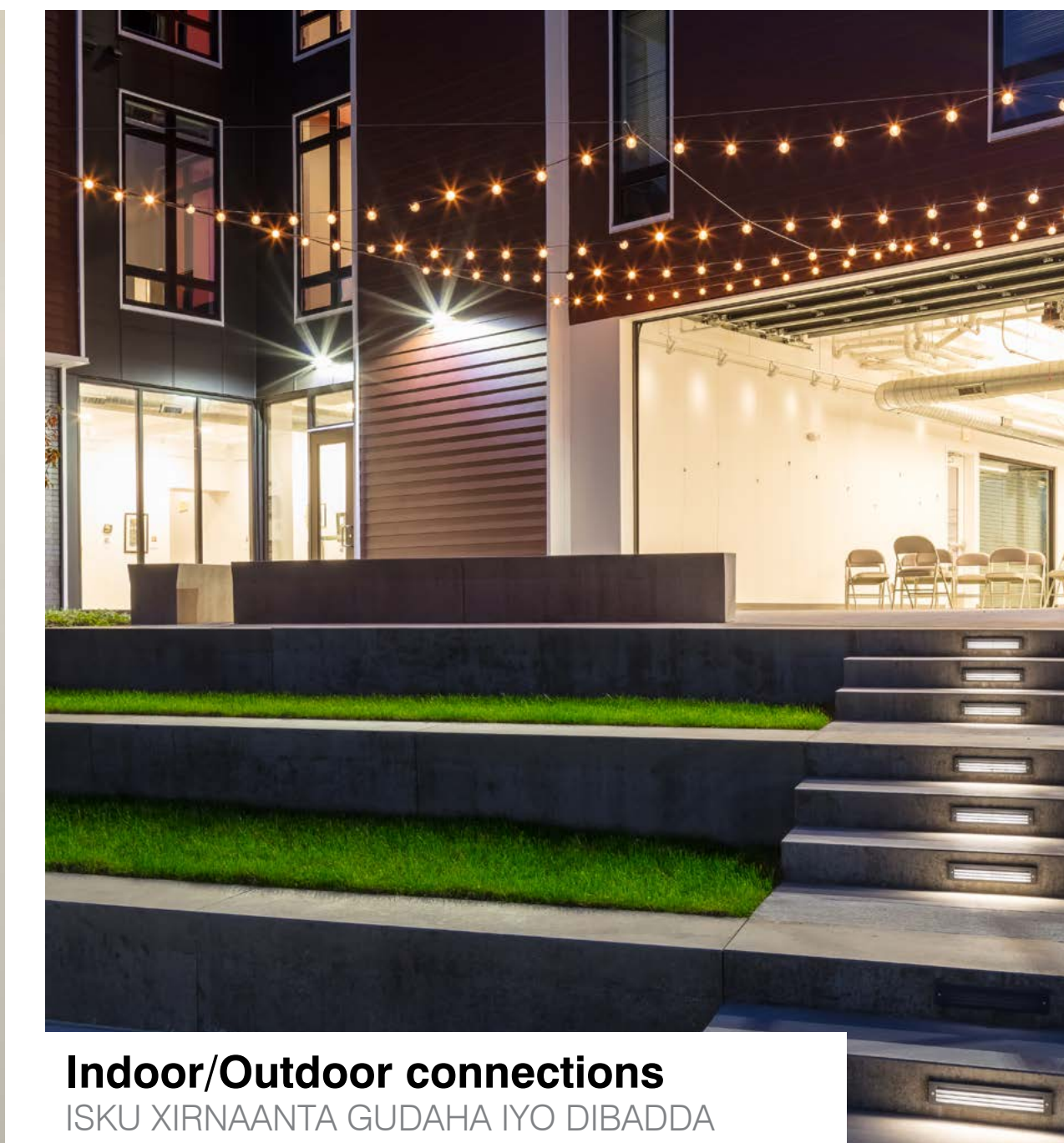
**Lockable storage**  
KAYDIN QUFUL LEH



**Additional and more parking options**  
IKHTIYAARRO BAARKIN OO DHEERAAD AH IYO KUWA BADAN

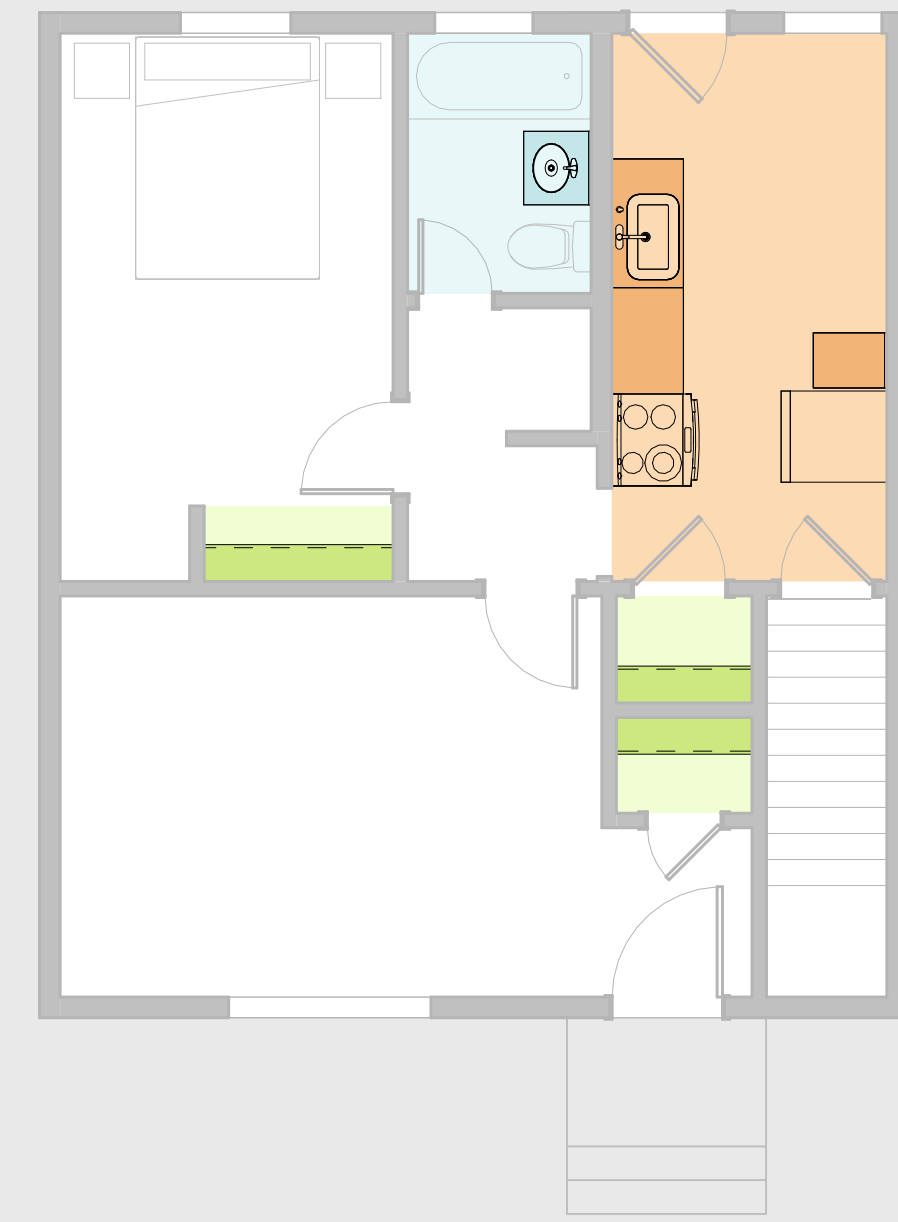


**Co-working area**  
MEELO WADA-SHAQEYN

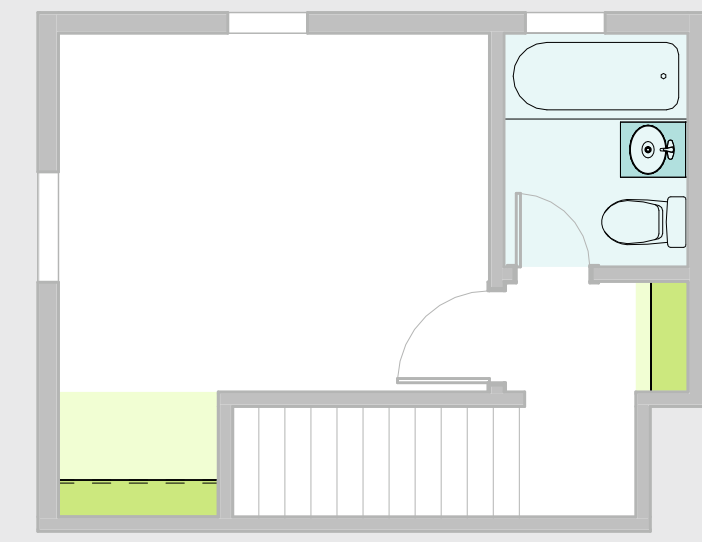


**Indoor/Outdoor connections**  
ISKU XIRNAANTA GUDAHA IYO DIBADDA

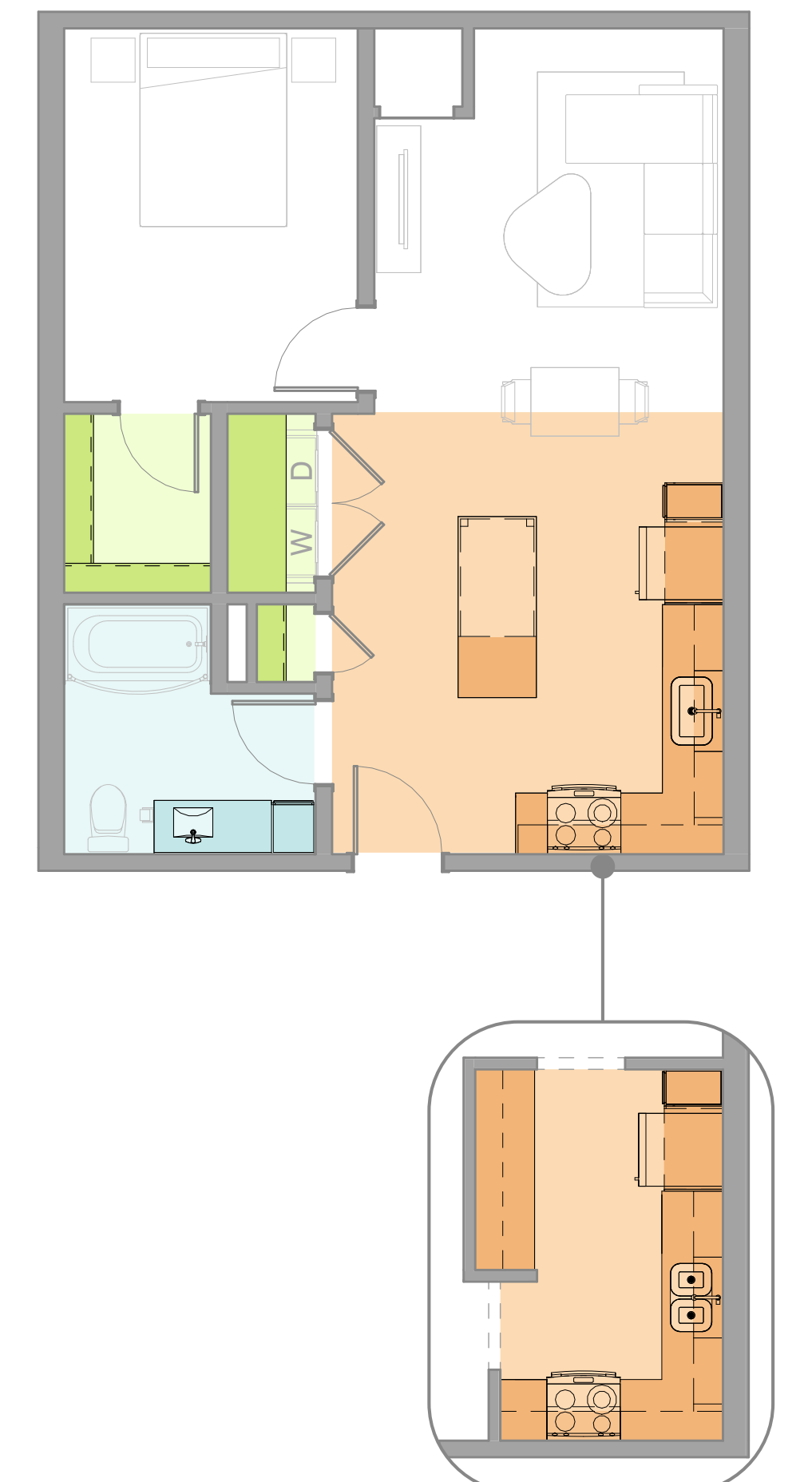
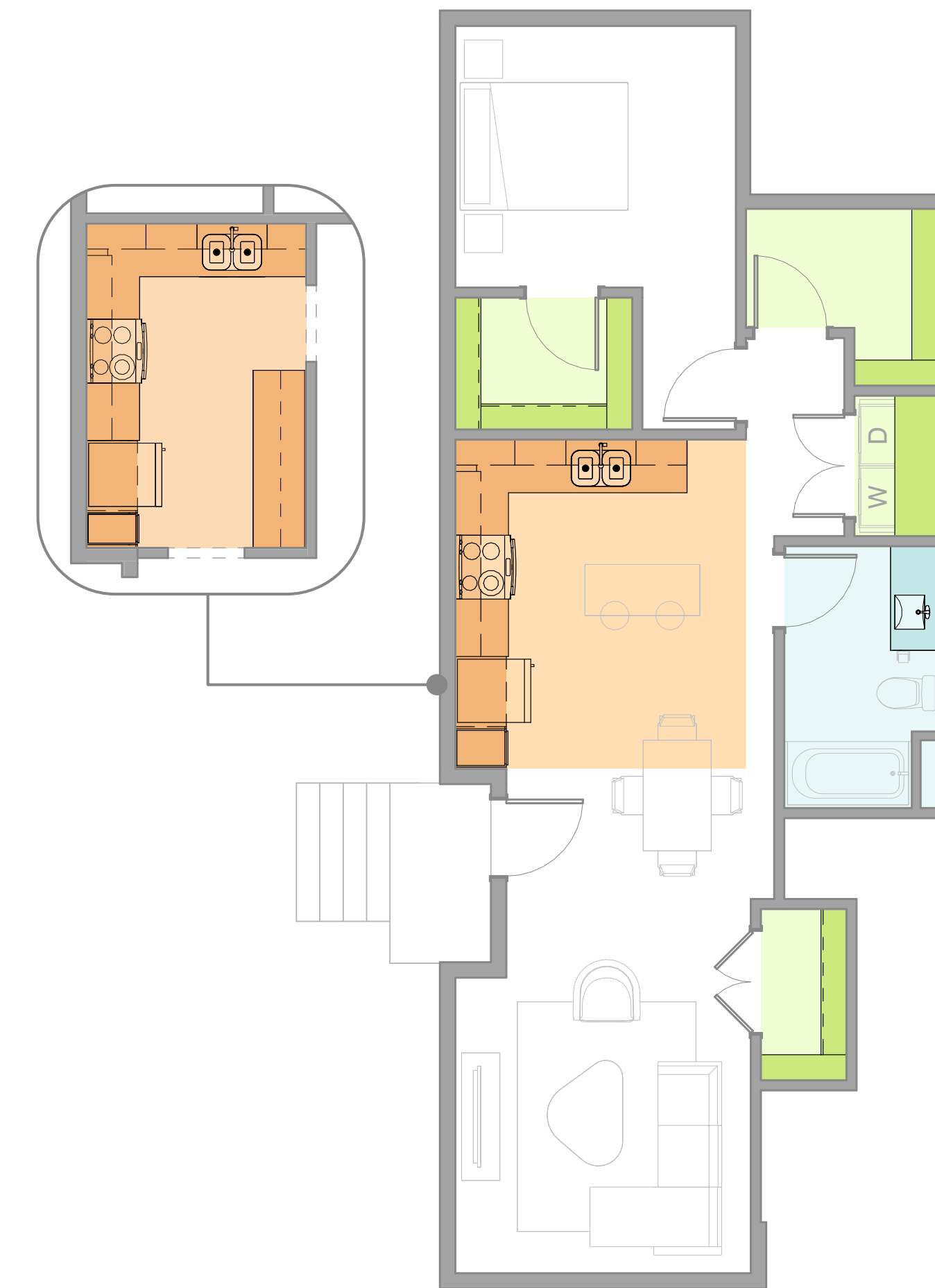
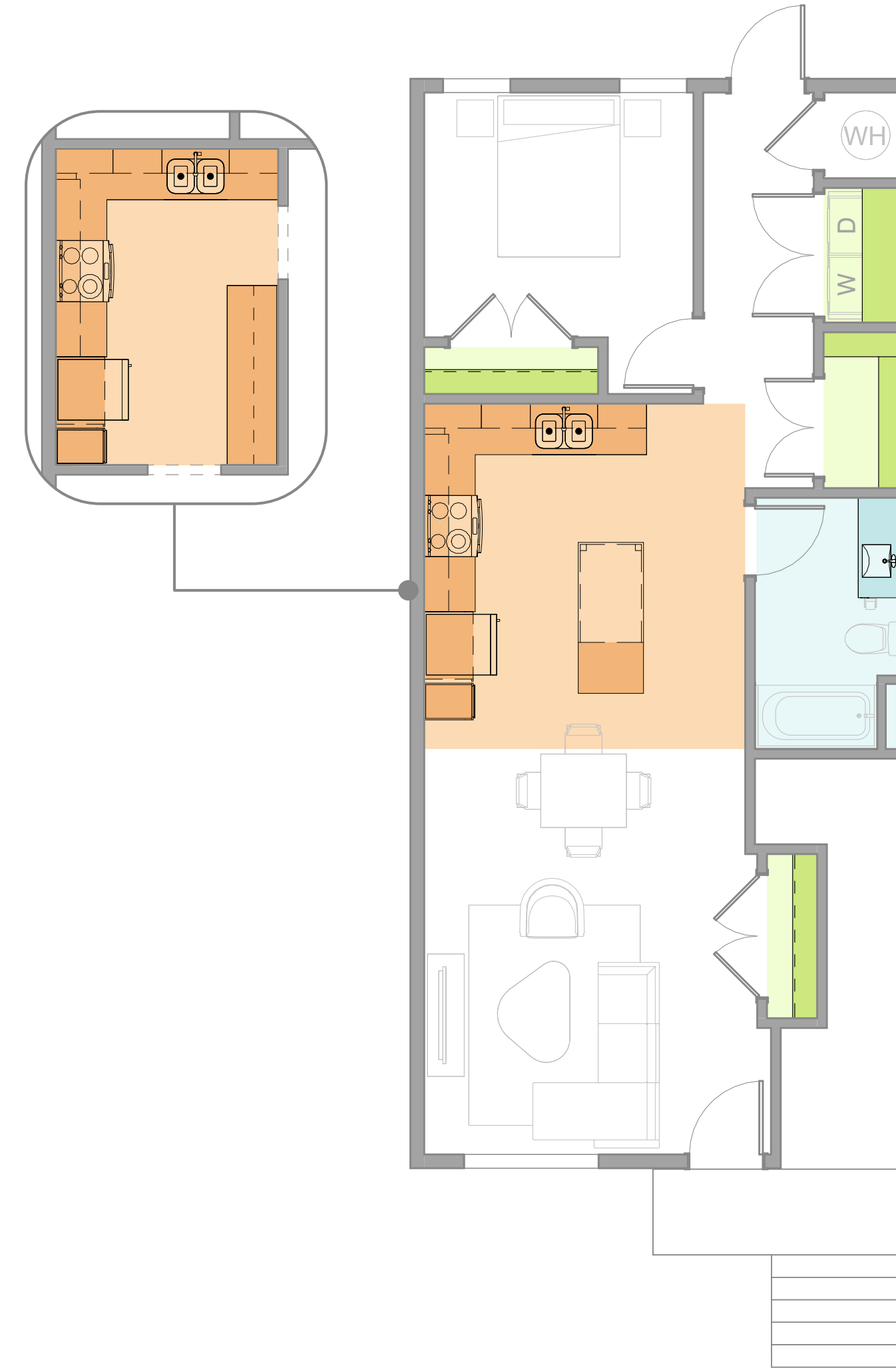
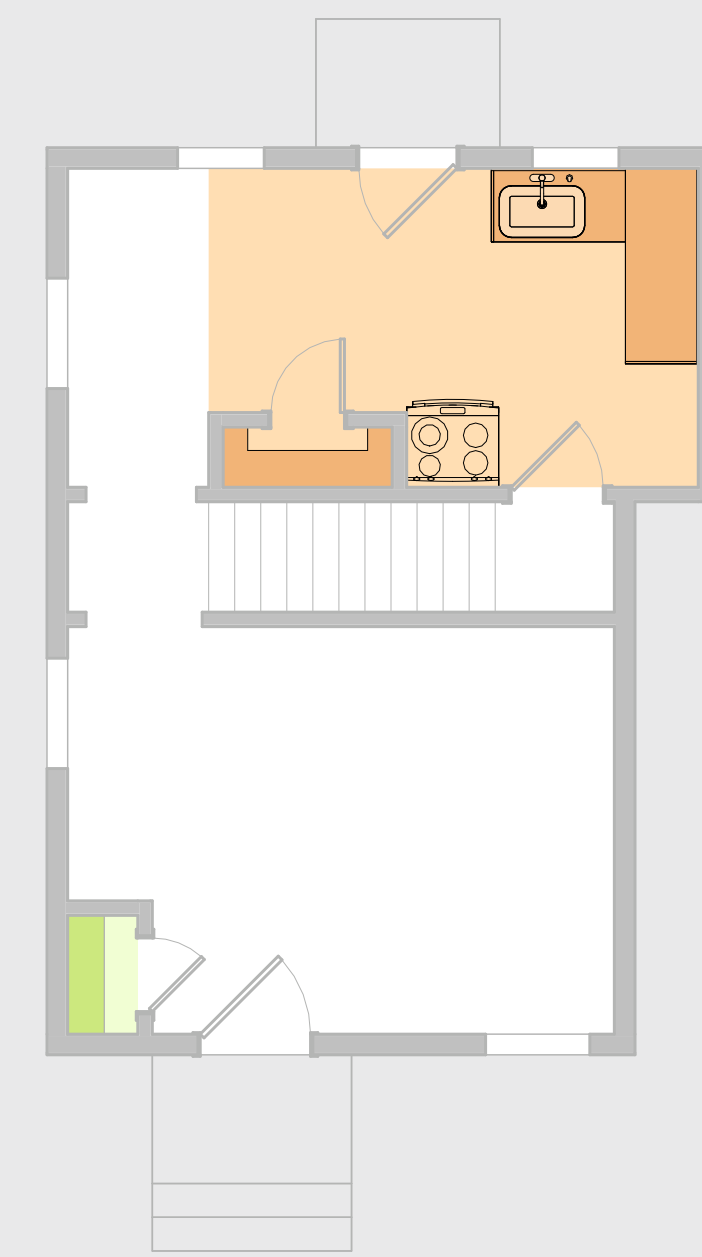
# ONE BEDROOM STORAGE COMPARISON



LEVEL 2



LEVEL 1



## SINGLE STORY EXISTING 1 BEDROOM TOWNHOME

CLOSETS	12.5 SF
BATHROOMS	3.5 SF
KITCHEN	15 SF
<i>5'-7" LINEAL COUNTER</i>	

## 2-STORY EXISTING 1 BEDROOM TOWNHOME

CLOSETS	10.5 SF
BATHROOMS	2.75 SF
KITCHEN	23 SF
<i>4'-5" LINEAL COUNTER</i>	

## 1 BEDROOM TOWNHOME

CLOSETS	32.5 SF
BATHROOMS	7.5 SF
KITCHEN	41 SF
<i>15'-9" LINEAL COUNTER</i>	

## 1 BEDROOM WALK-UP UNIT (NO ELEVATOR)

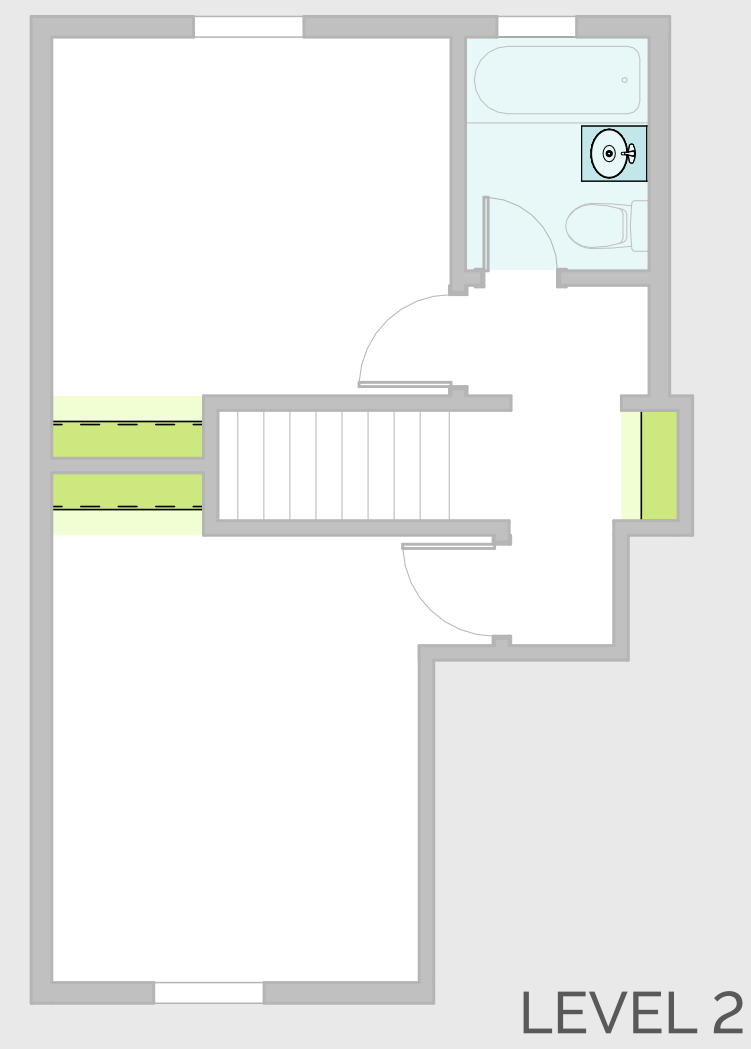
CLOSETS	42 SF
BATHROOMS	7.5 SF
KITCHEN	36 SF
<i>13'-2" LINEAL COUNTER</i>	

## 1 BEDROOM APARTMENT UNIT (ELEVATOR BUILDING)

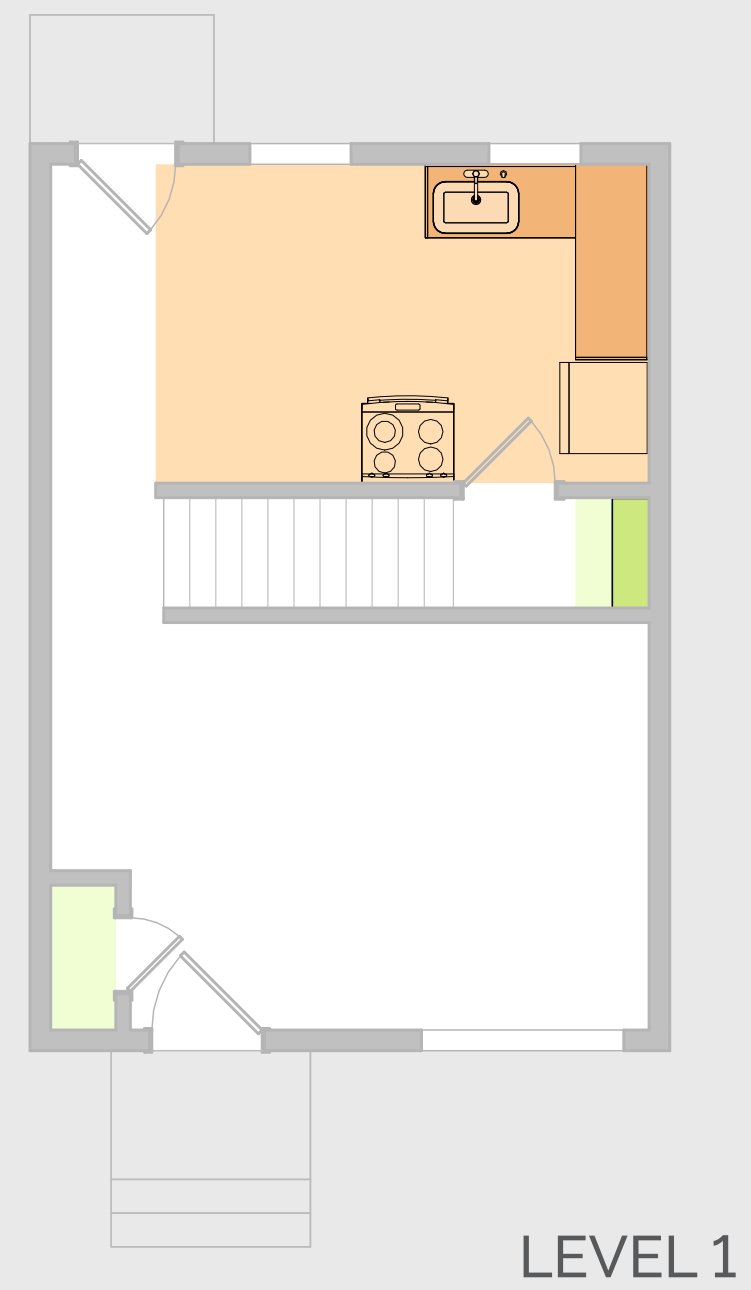
CLOSETS	25 SF
BATHROOMS	10 SF
KITCHEN	26 SF
<i>12'-9" LINEAL COUNTER</i>	



# TWO BEDROOM STORAGE COMPARISON



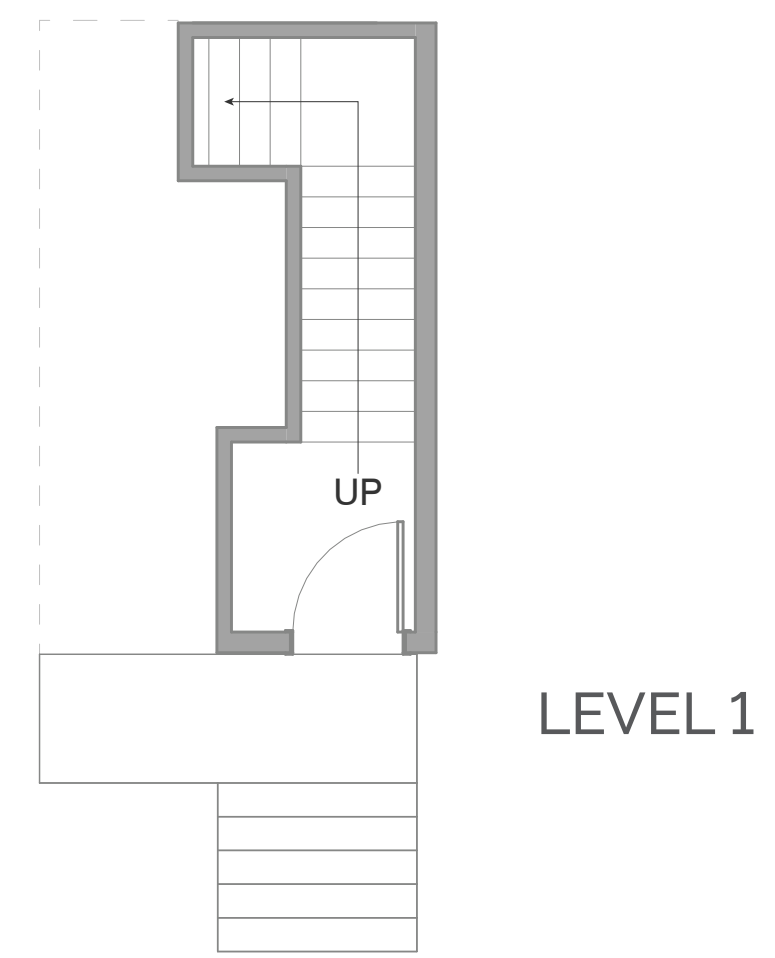
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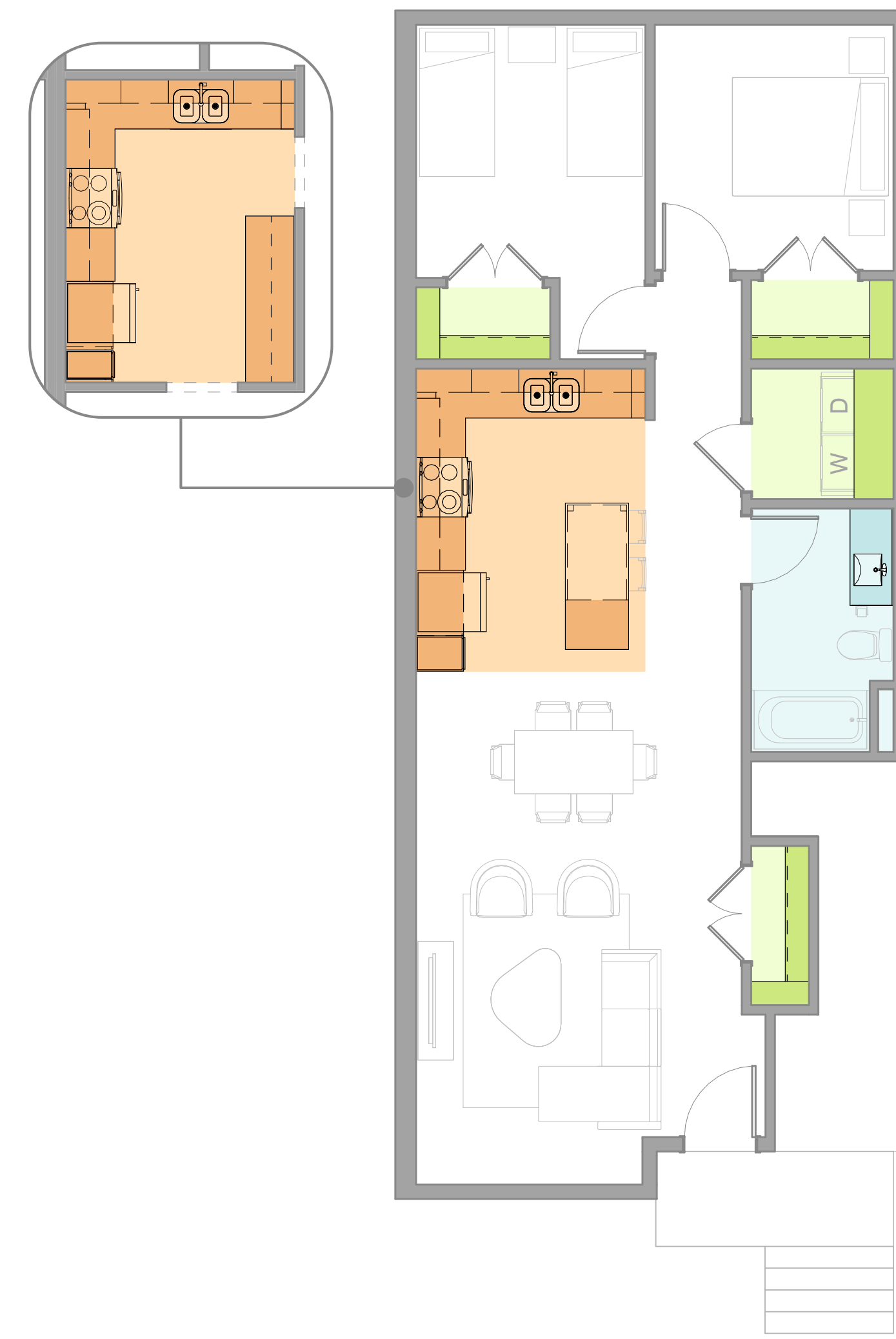
LEVEL 1



LEVEL 2



LEVEL 1



2 BEDROOM WALK-UP UNIT  
(NO ELEVATOR)



2 BEDROOM APARTMENT UNIT  
(ELEVATOR BUILDING)

## EXISTING 2 BEDROOM TOWNHOME

CLOSETS	18 SF
BATHROOMS	2.75 SF
KITCHEN	18.5 SF
5'-0" LINEAL COUNTER	



## 2 BEDROOM TOWNHOME

CLOSETS	40 SF
BATHROOMS	7.5 SF
KITCHEN	30 SF
7'-0" LINEAL COUNTER	



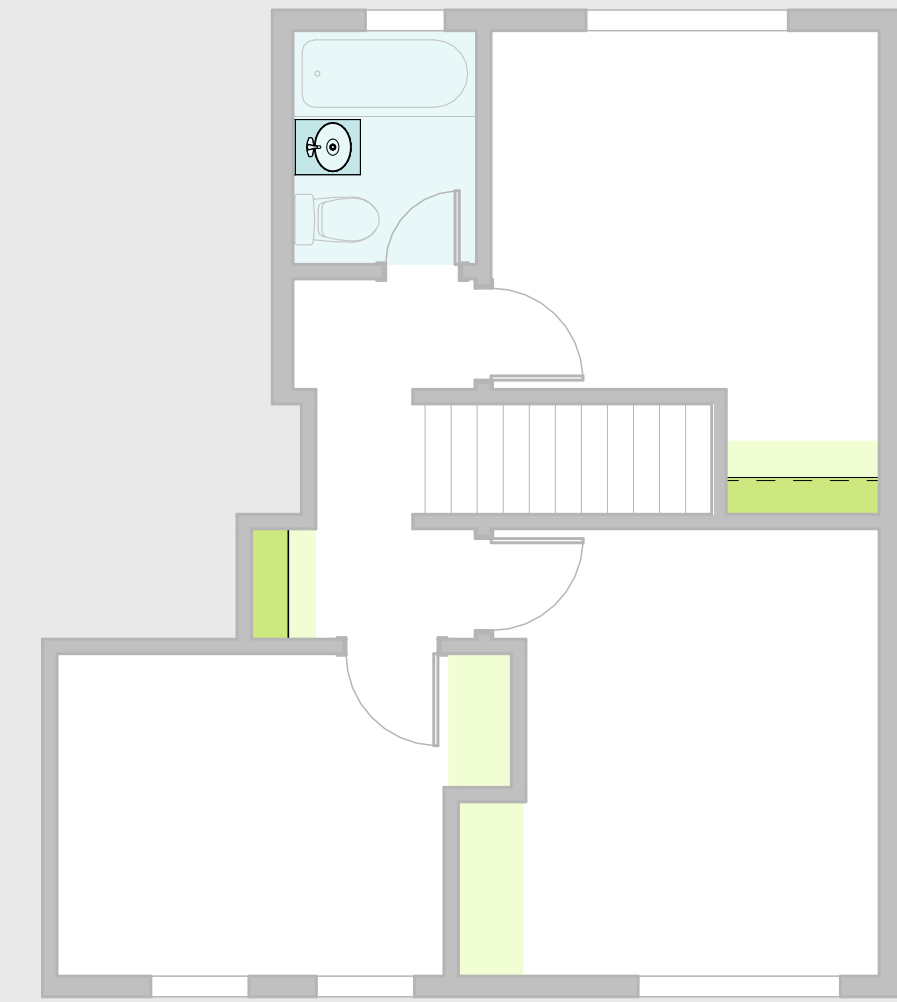
CLOSETS	33 SF
BATHROOMS	7.5 SF
KITCHEN	42 SF
15'-5" LINEAL COUNTER	



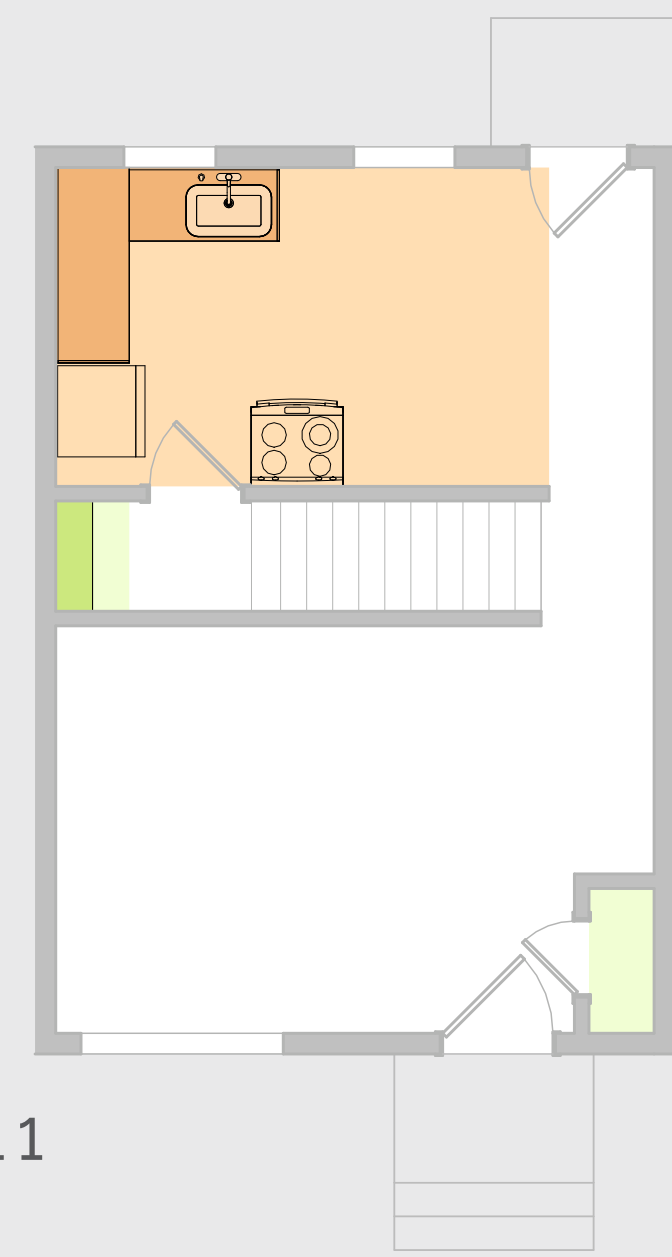
CLOSETS	32 SF
BATHROOMS	19.5 SF
KITCHEN	40 SF
14'-0" LINEAL COUNTER	



# THREE BEDROOM STORAGE COMPARISON



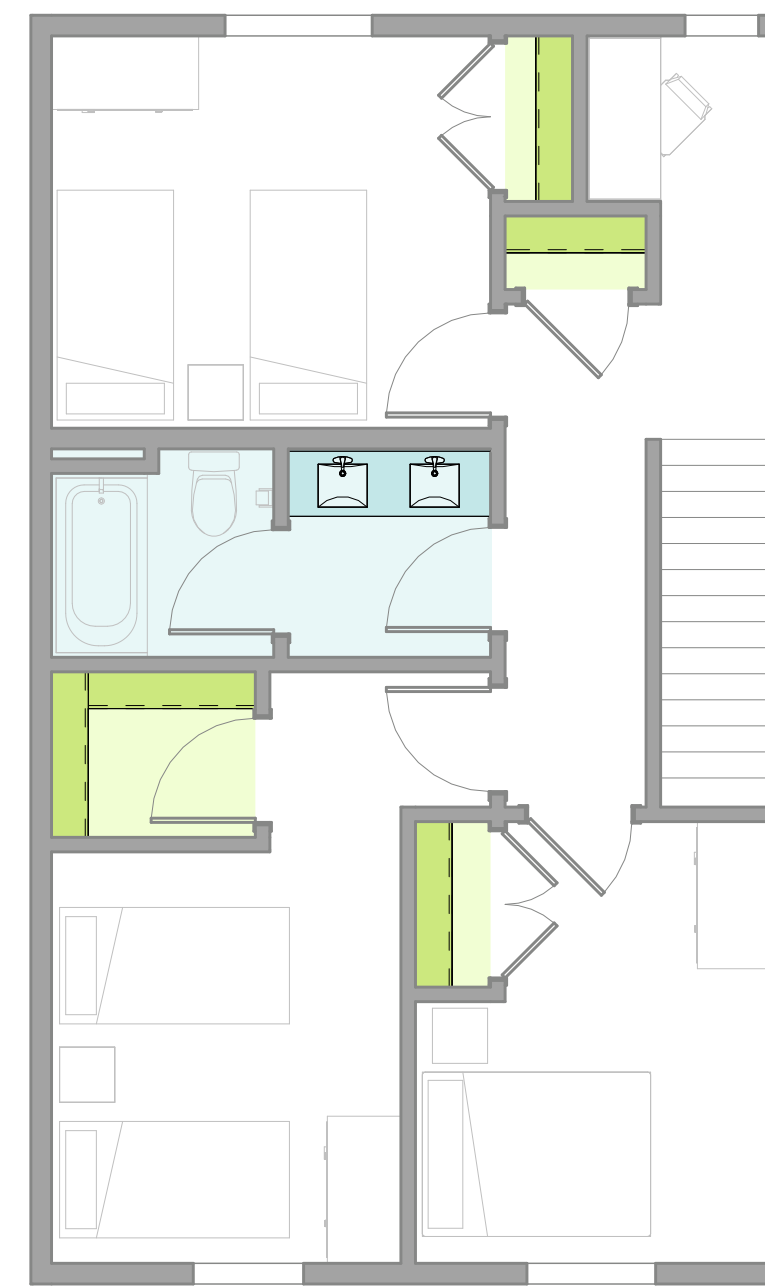
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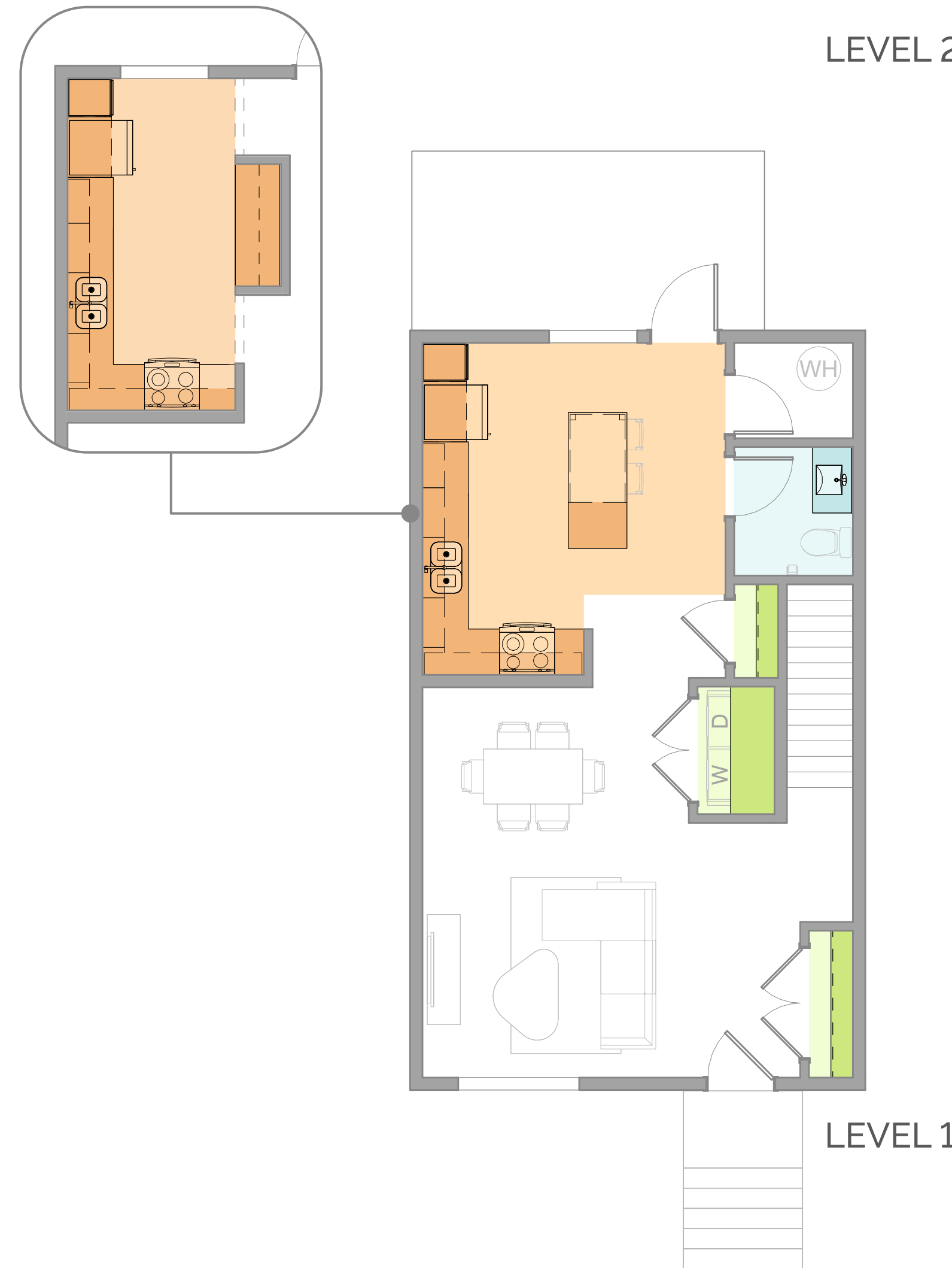
LEVEL 1

## EXISTING 3 BEDROOM TOWNHOME

CLOSETS	18 SF
BATHROOMS	2.75 SF
KITCHEN	19 SF
5'-0" LINEAL COUNTER	



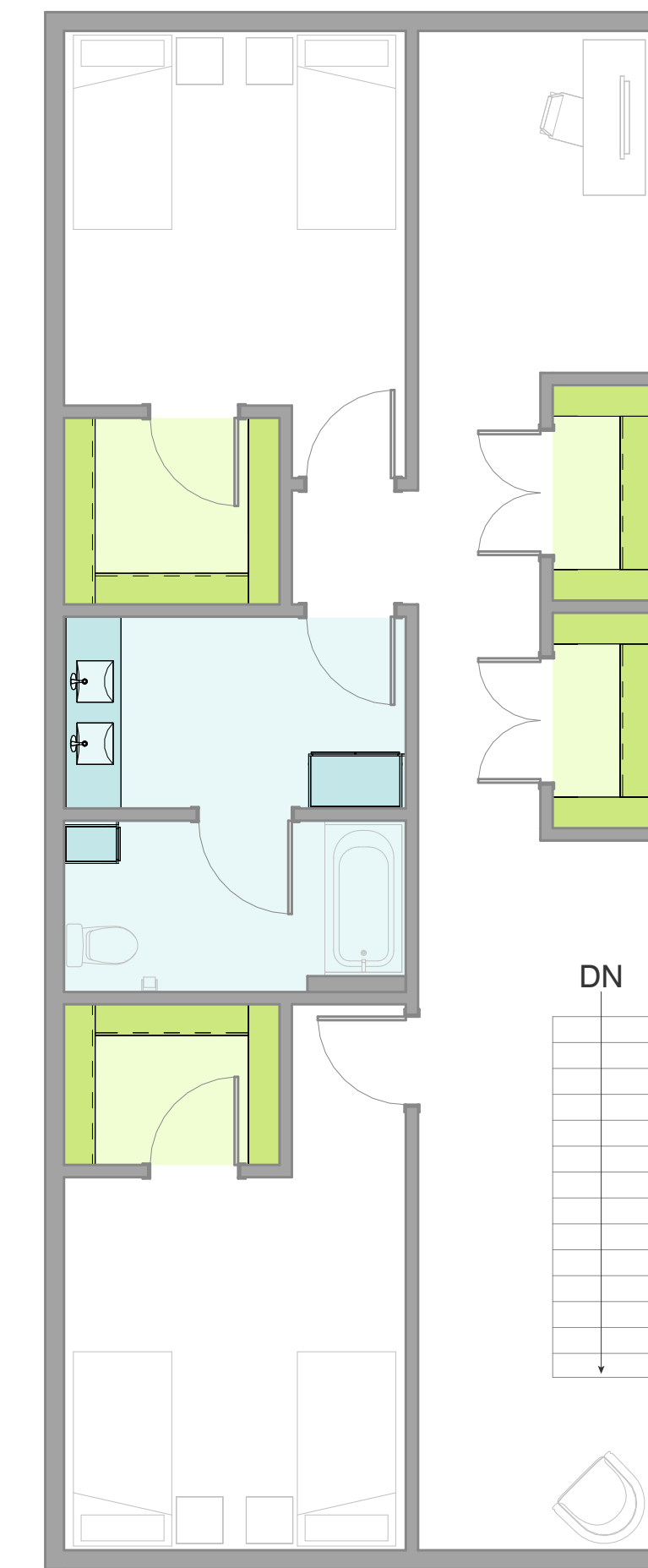
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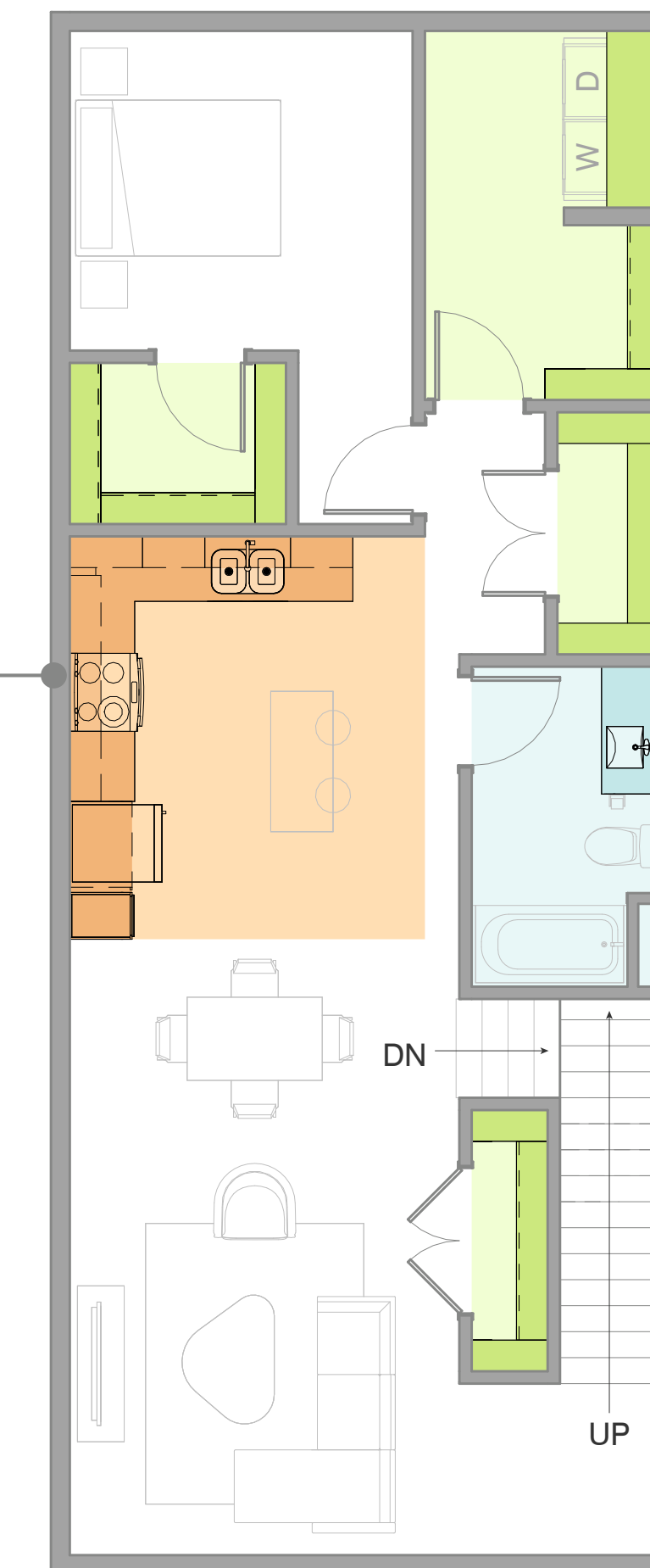
LEVEL 1

## 3 BEDROOM TOWNHOME

CLOSETS	44 SF
BATHROOMS	16 SF
KITCHEN	42 SF
14'-9" LINEAL COUNTER	



LEVEL 3



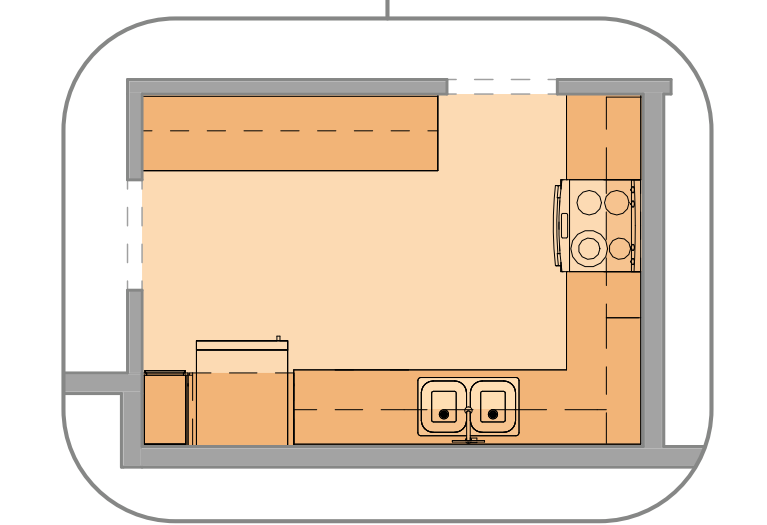
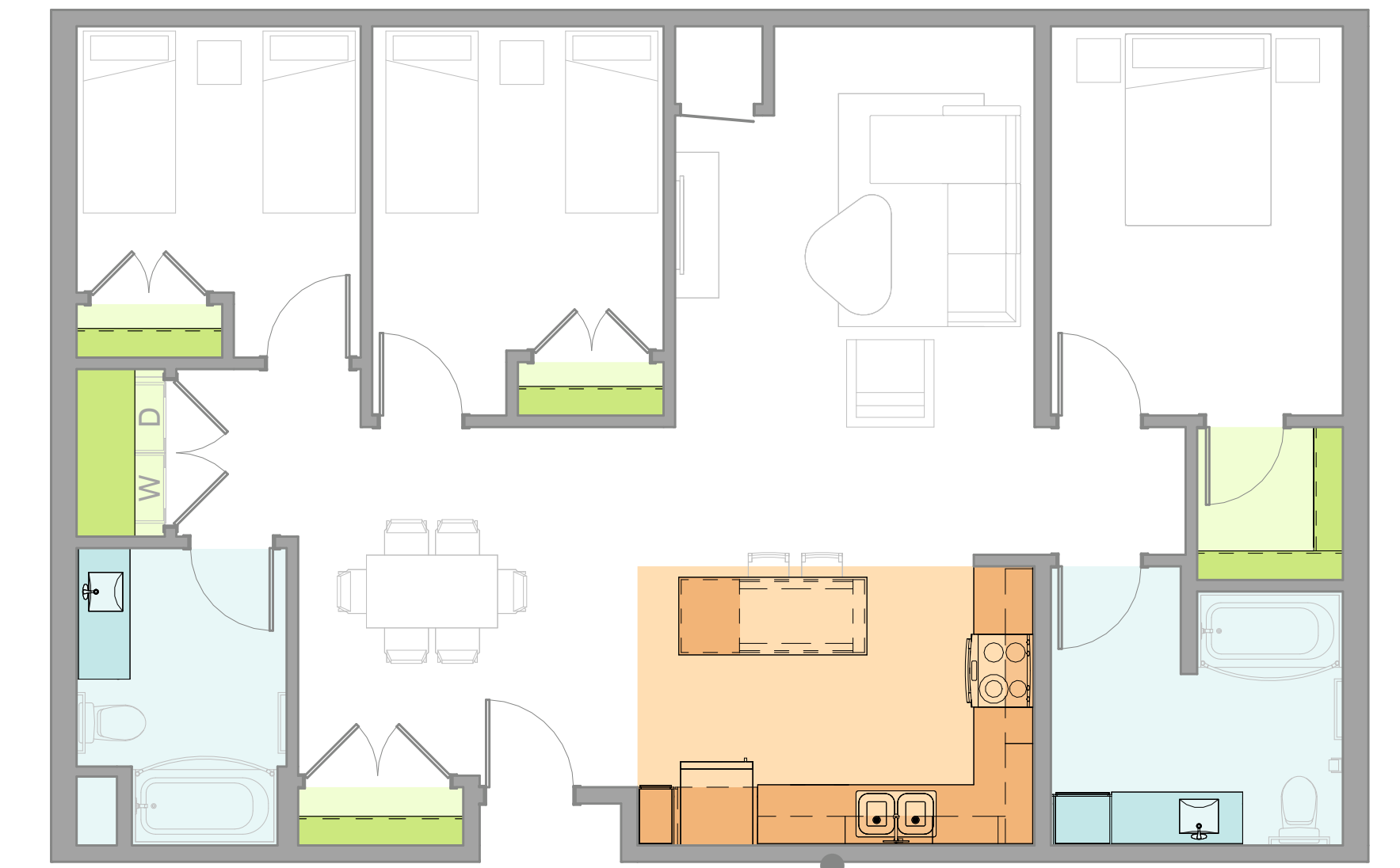
LEVEL 2



LEVEL 1

## 3 BEDROOM WALK-UP UNIT (NO ELEVATOR)

CLOSETS	73 SF
BATHROOMS	26 SF
KITCHEN	42 SF
13'-2" LINEAL COUNTER	

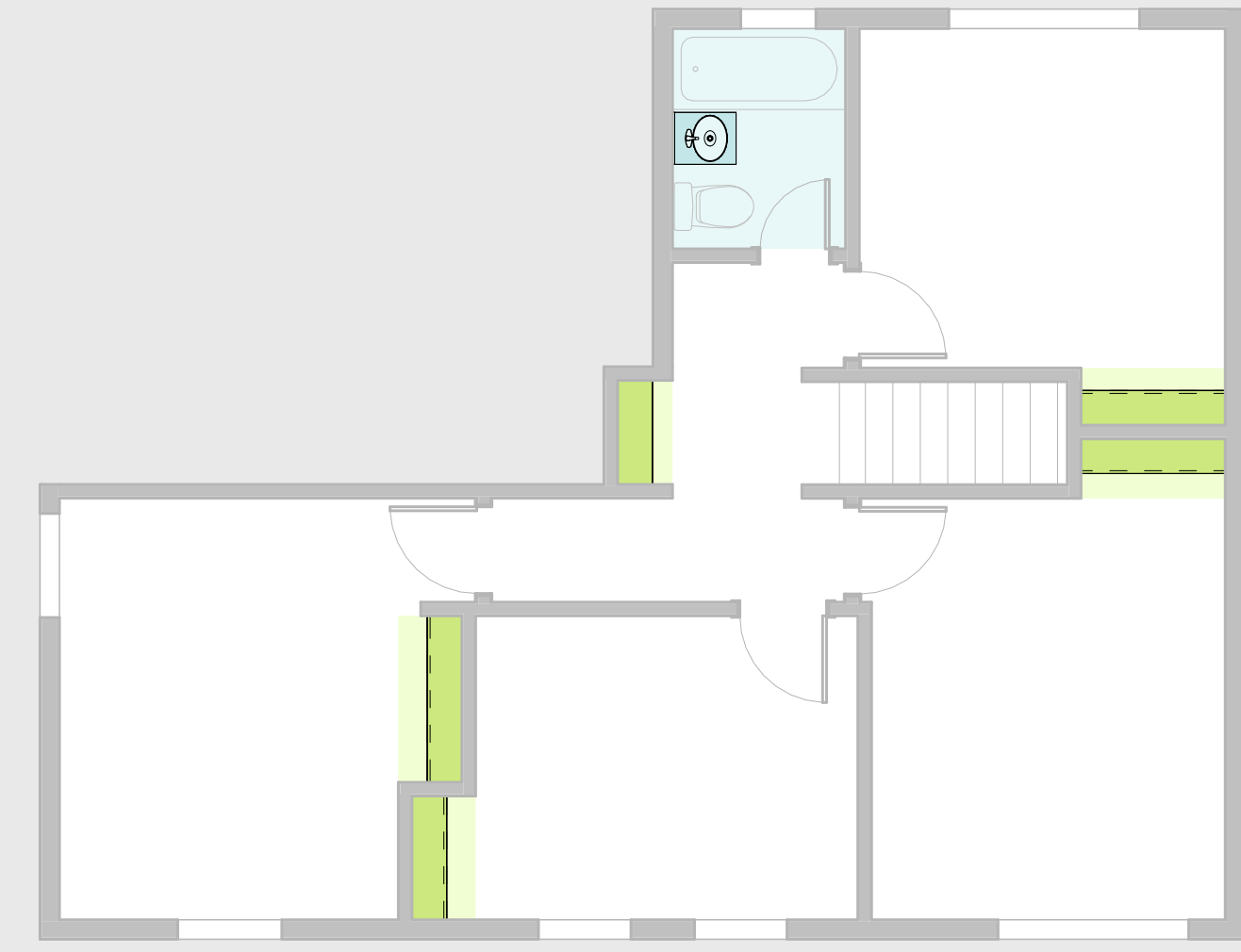


## 3 BEDROOM APARTMENT UNIT (ELEVATOR BUILDING)

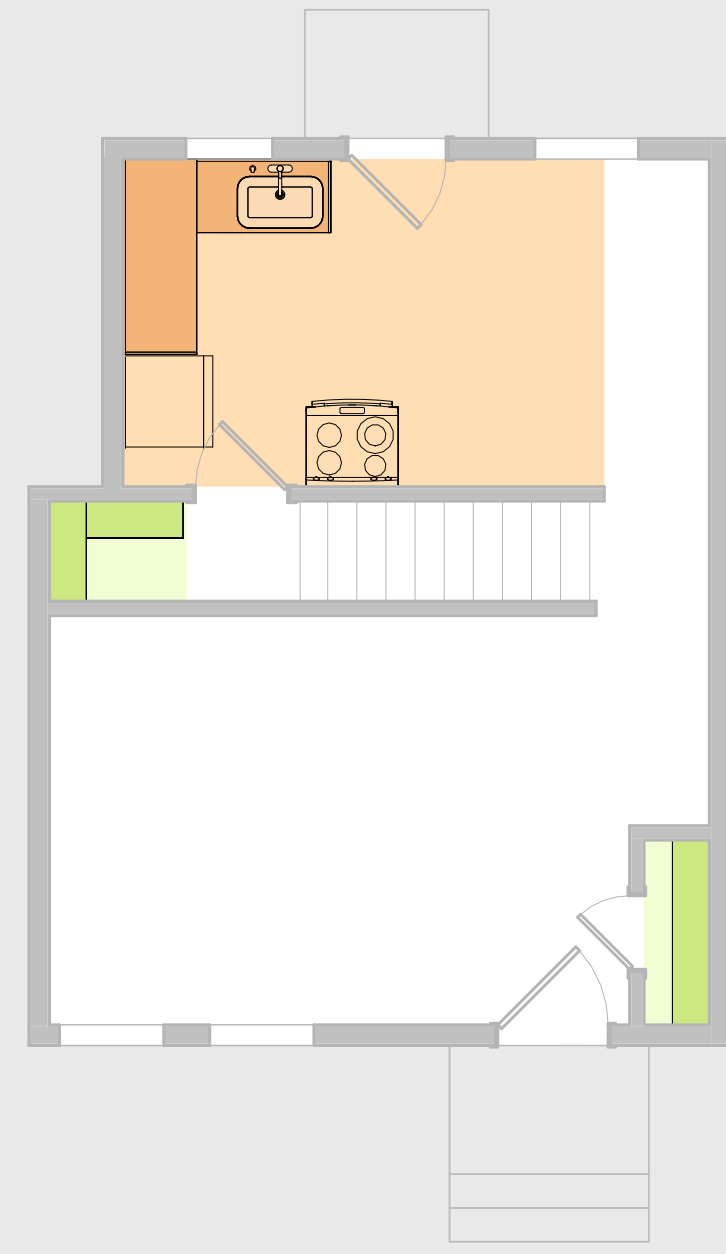
CLOSETS	36 SF
BATHROOMS	20 SF
KITCHEN	43 SF
16'-2" LINEAL COUNTER	



# FOUR BEDROOM STORAGE COMPARISON



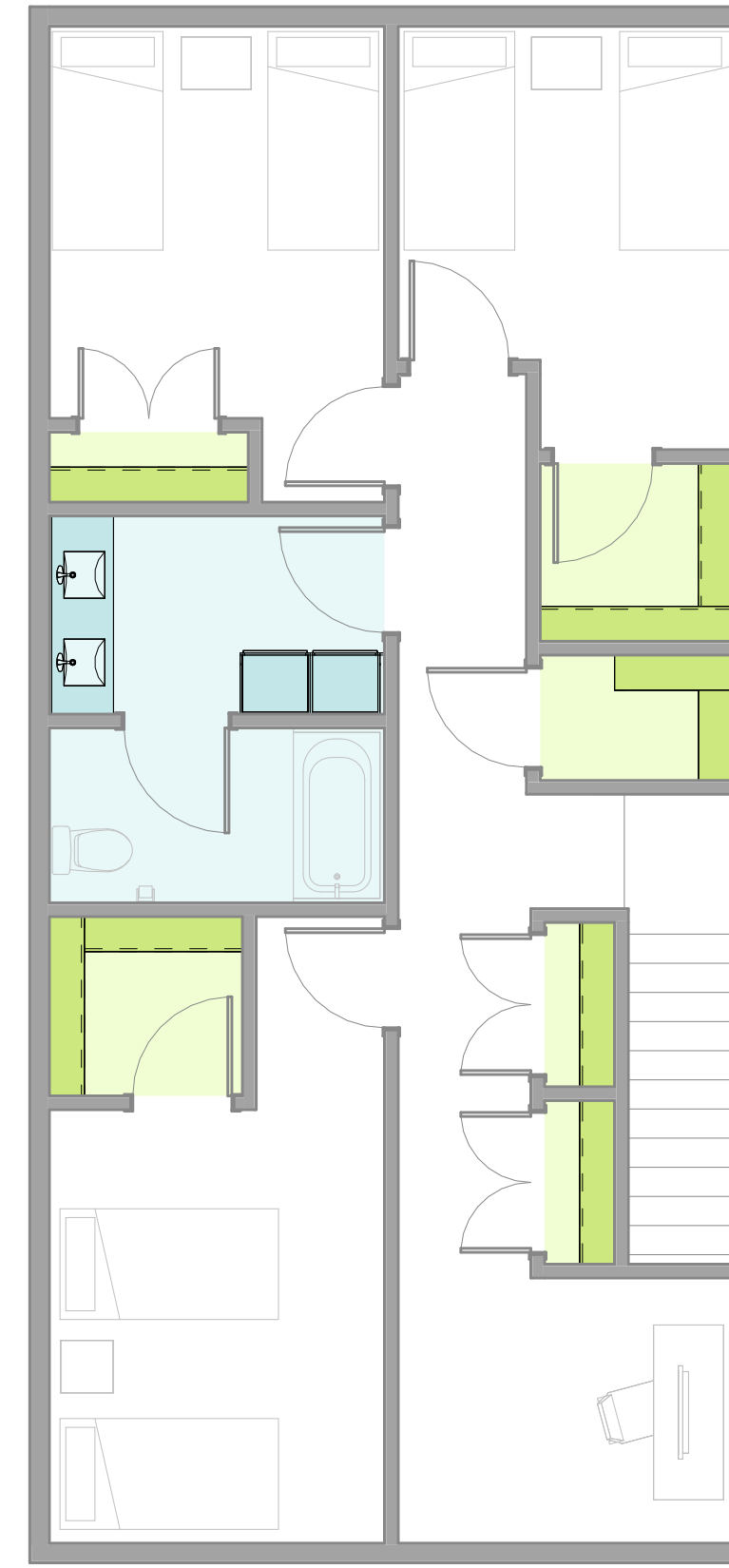
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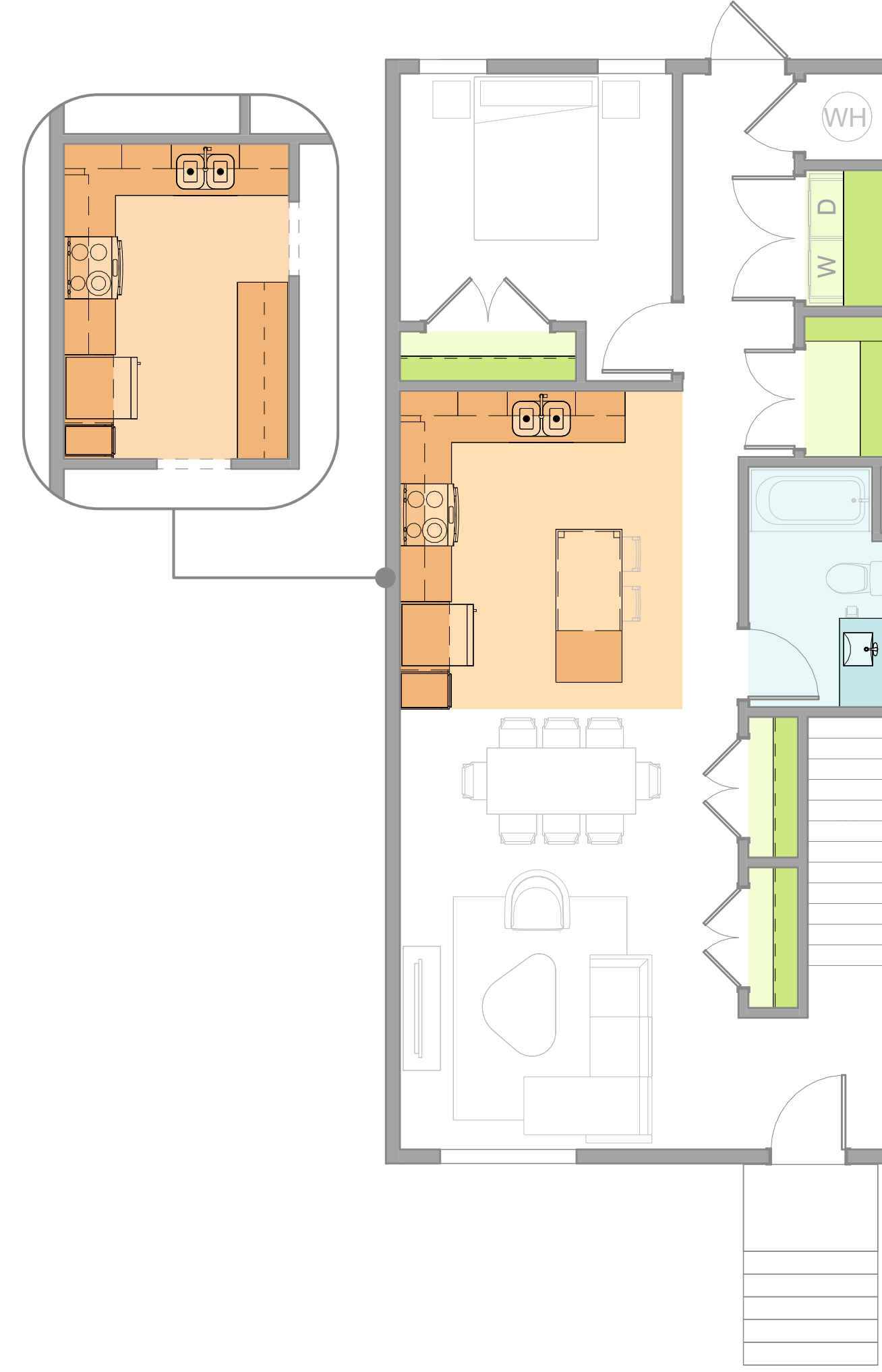
LEVEL 1

## EXISTING 4 BEDROOM TOWNHOME

CLOSETS	30 SF
BATHROOMS	2.75 SF
KITCHEN	19 SF
6'-0" LINEAL COUNTER	



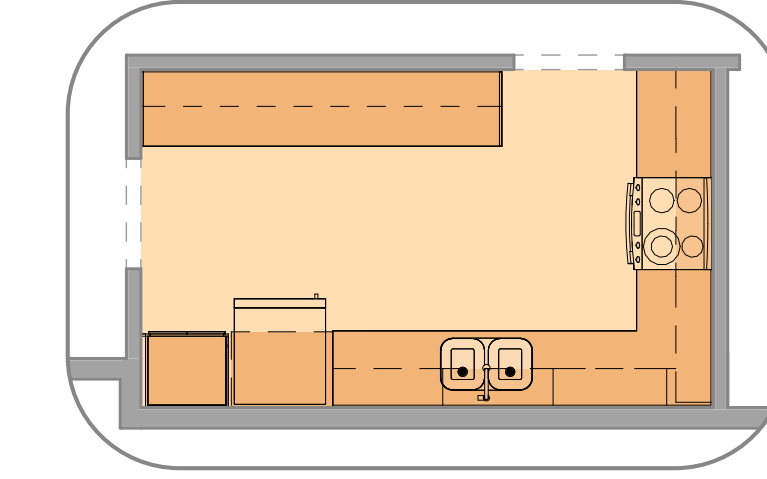
LEVEL 2



LEVEL 1

## 4 BEDROOM TOWNHOME

CLOSETS	76 SF
BATHROOMS	17 SF
KITCHEN	41 SF
14'-10" LINEAL COUNTER	

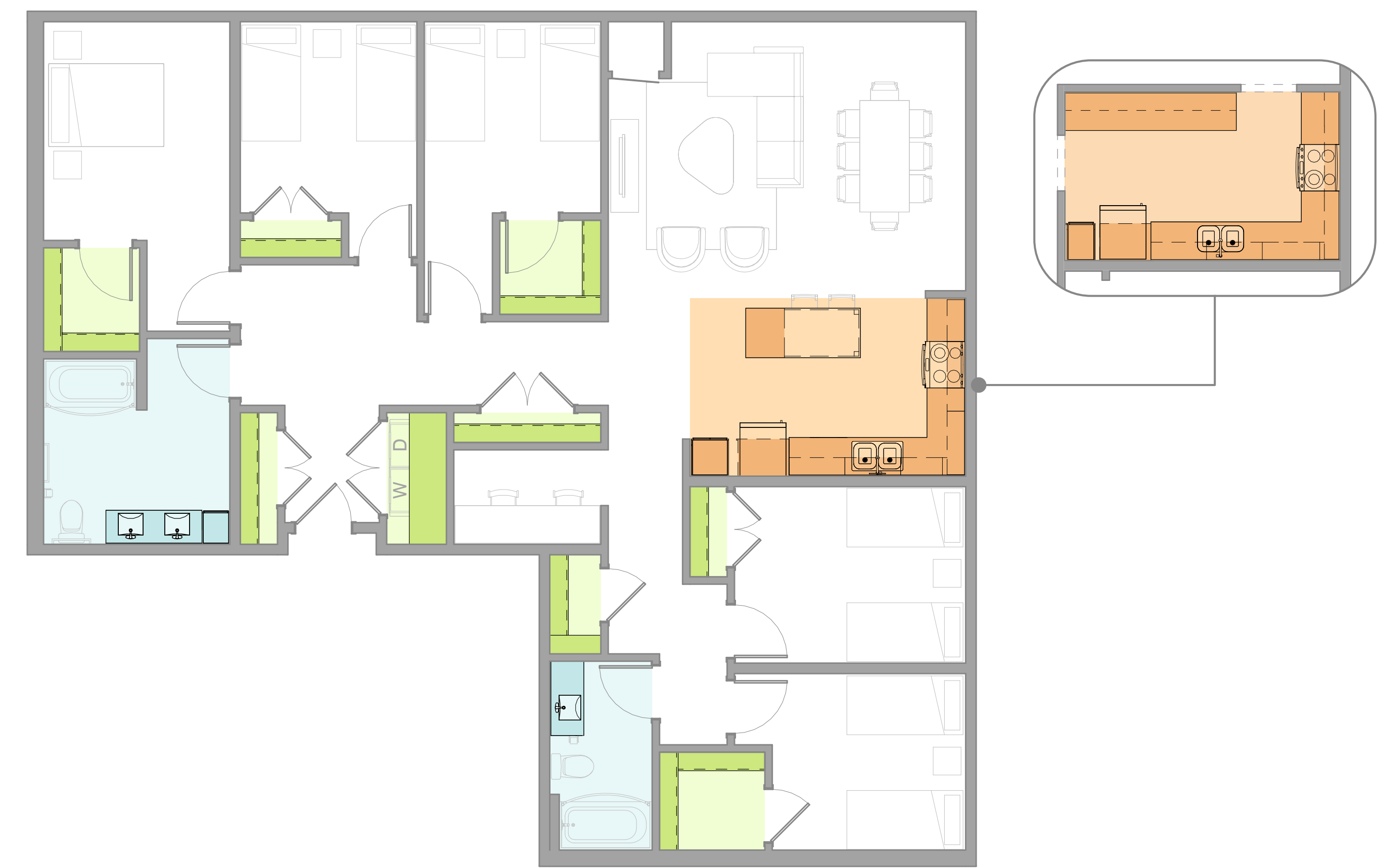


## 4 BEDROOM APARTMENT UNIT (ELEVATOR BUILDING)

CLOSETS	50 SF
BATHROOMS	26 SF
KITCHEN	40 SF
15'-2" LINEAL COUNTER	



# FIVE BEDROOM STORAGE COMPARISON



## 5 BEDROOM TOWNHOME

CLOSETS	73 SF
BATHROOMS	23 SF
KITCHEN	41 SF
14'-10" LINEAL COUNTER	



## 5 BEDROOM WALK-UP UNIT (NO ELEVATOR)

CLOSETS	76 SF
BATHROOMS	26 SF
KITCHEN	42 SF
15'-5" LINEAL COUNTER	



## 5 BEDROOM APARTMENT UNIT (ELEVATOR BUILDING)

CLOSETS	76 SF
BATHROOMS	19 SF
KITCHEN	45 SF
15'-11" LINEAL COUNTER	

