



May 14, 2026 Glendale Resident Advisory Group Meeting

Location/Time:

- May 14, 2026; Luxton Park Large Meeting Room 1:00-2:00pm

Interpretation Provided:

- Not necessary

Attendees:

- Residents: Two in attendance; total of 15 invited
- MPHA Staff: Laura Dykema, Thomas Watson, Dega Ali
- Others: Alicia Belton (Urban Design Perspectives) Gabby Hanssen (Urban Works Architecture)

Summary of Discussion:

- MPHA Welcome and Introductions
 - MPHA staff welcomed residents and everyone in attendance introduced themselves.
- Questions from Residents
 - Residents had several questions related to the use of HUD tools such as the RAD Section 18 Blend and funding tools such as Low-Income Housing Tax Credits. Residents were curious about what the phrase “privatization” and what that meant for Glendale and its residents. There were also questions about relocation. The following is a summary of that discussion.
 - Q: Will the RAD conversion result in privatization of Glendale?
 - A: No. Regardless of which redevelopment approach is selected, RAD conversion is required under all scenarios to access the funding necessary to make improvements at Glendale. MPHA will remain the managing general partner and operational decision-maker. Glendale’s property manager before and after conversion is MPHA.

RAD conversion moves existing public housing units out of the Section 9 public housing program into Project-Based Vouchers (PBV). This is an important distinction: Project-Based Vouchers are tied to the unit itself, not to the individual resident. The affordability stays at Glendale permanently — it does not move if a resident moves. The protections that matter most to residents are preserved under RAD: the right to return, existing lease terms, and grievance procedures remain in place.

The concern about privatization is largely driven by the use of the Low-Income Housing Tax Credit (LIHTC) program, which involves bringing in an equity partner to fund improvements. It is worth being clear about what that relationship actually is: the equity partner receives a tax benefit in exchange for their investment — they are not in the deal to profit from rents or a future

sale of the property. MPHA will hold a permanent ground lease on the land, and HUD use restrictions along with other funder commitments will legally bind the future use of the property.

The use of RAD allows MPHA to access affordable housing funding programs, that all affordable housing providers in the area utilize. This includes programs such as Low-Income Housing Tax Credits, loans and other funding sources. Currently, as Section 9 Public Housing, MPHA cannot utilize these tools at Glendale.

- Q: How will relocation work and what happens if my family makeup changes during construction?
- A: As we've communicated in the past, we need to determine which project approach we will advance before we can begin developing an informed relocation plan. Relocation is a puzzle and there are many considerations that go into determining how it may work: how many vacancies we have prior to starting construction, where those units are located throughout the site (and what the unit bedroom sizes are), what we determine construction phasing will be, if new units will be part of the project and, if so, where they will be located on the site (and what their bedroom distribution will be), who wants to remain on-site during construction (and who doesn't), and other factors. It is particularly challenging at this site where we have varying existing bedroom sizes located throughout the site, varying family sizes and their unique circumstances, etc. MPHA is committed to accommodating as many families on site to the extent feasible, and we know this is very important to residents (and it is important to us). We have successfully managed relocation on several other projects and we are committed to doing that here. We will start having more detailed conversations on relocation once we determine project direction.

If your family makeup changes during construction, MPHA will follow the same lease procedures as currently in place for adding or removing family members.

- Unit and Site Concept Discussion
 - The team walked residents through a "Day in the Life Activity" to think through how residents may interact with the site and various potential building concepts for new construction. See handout for detail.
- Next Steps
 - Resident Advisory Group on June 3
 - Feedback from meetings will be used to develop a preferred approach to improvements at Glendale, presented on June 17 Community Open House.
 - This summer and fall, MPHA will develop a Relocation Contract with residents

Meeting Materials/Handouts:

- Day in the Life Activity Handout, in English

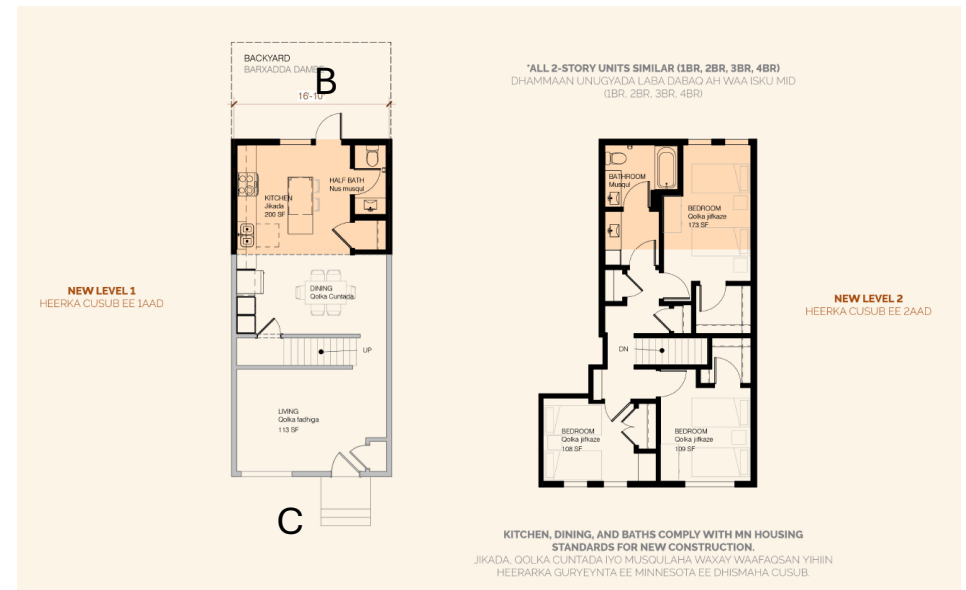
DAY IN THE LIFE OF GROUP ACTIVITY

IF YOU LIVE IN A REHAB TOWNHOME

- A Parking Lot and Street Parking
- B Reduced Back Yard
- C Individual Entrance
- D Existing Shared Community Amenities

FAMILY HOUSEHOLD MAKE UP

- One to four bedrooms
- No issues with having stairs



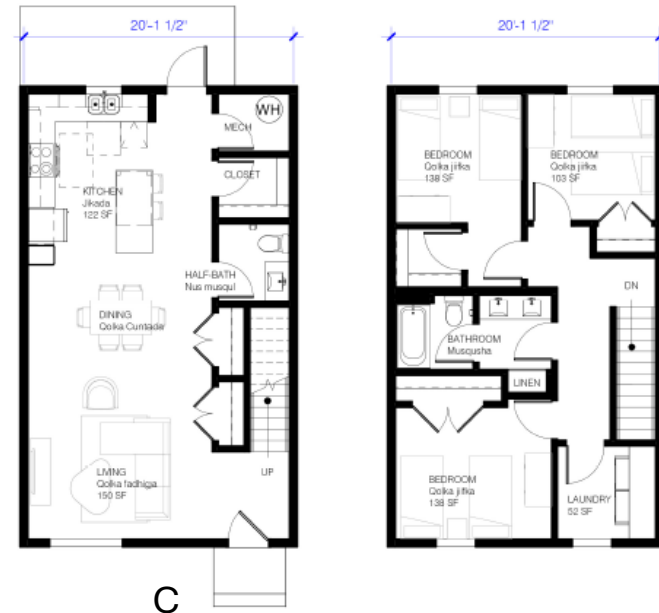
DAY IN THE LIFE OF GROUP ACTIVITY

IF YOU LIVE IN A NEW TOWNHOME OR WALK UP APARTMENT (NO ELEVATOR)

- A Parking Lot and Street Parking
- B Shared Yard
- C *Individual Entrance Option*
- D Shared Lobby Entrance Option
- E Additional Shared Community Amenities

FAMILY HOUSEHOLD MAKE UP

- One to four bedrooms
- Prefers no elevator
- Prefers individual entrance option
- Mail delivery to unit
- Designated outside trash area
- No basement



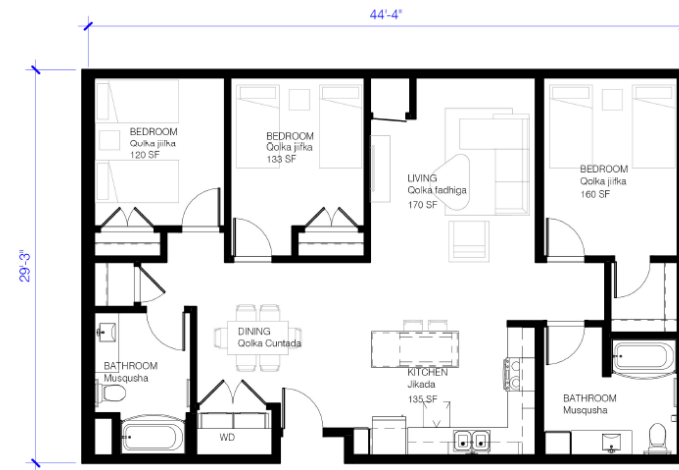
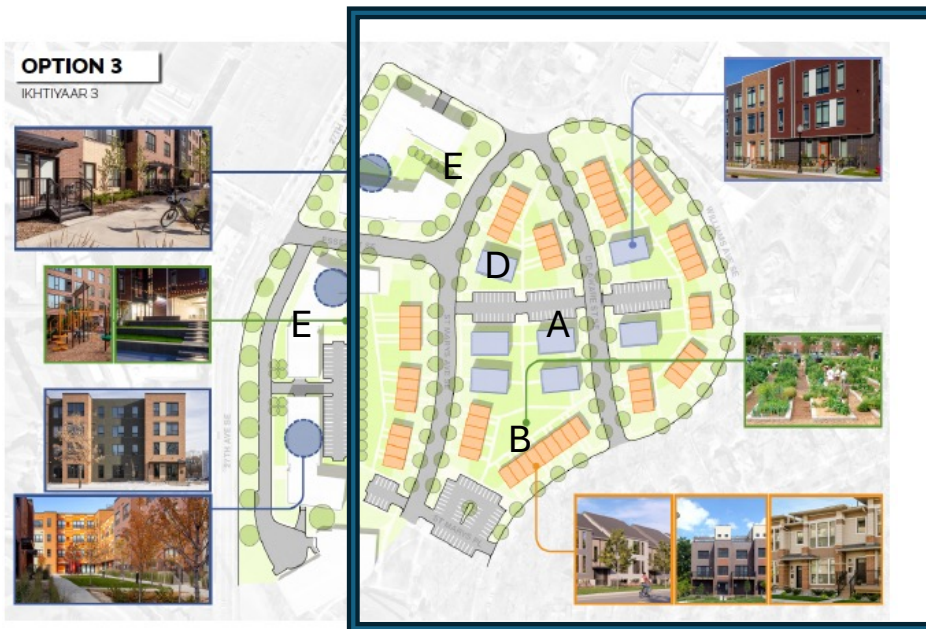
DAY IN THE LIFE OF GROUP ACTIVITY

IF YOU LIVE IN A NEW TOWNHOME OR WALK UP APARTMENT (NO ELEVATOR)

- A Parking Lot and Street Parking
- B Shared Yard
- C Individual Entrance Option
- D Shared Lobby Entrance Option
- E Additional Shared Community Amenities

FAMILY HOUSEHOLD MAKE UP

- One to four bedrooms
- Prefers no elevator
- Shared lobby entrance with stairs to one level unit
- Mail delivery to lobby
- Entry into unit from shared hallway
- Trash room
- No basement



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DAY IN THE LIFE OF GROUP ACTIVITY

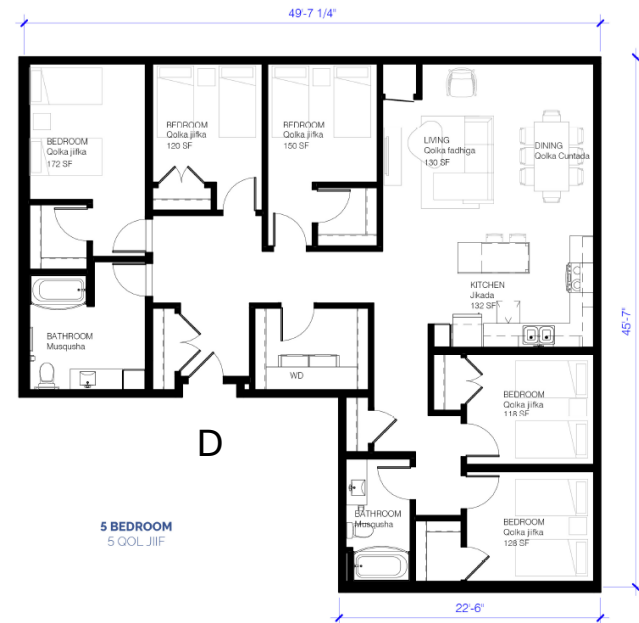
IF YOU LIVE IN A NEW APARTMENT (ELEVATOR)

- A Underground Parking Garage and Parking Lot
- B Shared Yard
- C Shared Lobby Entrance
- D Unit Entrance
- E Additional Shared Community Amenities



FAMILY HOUSEHOLD MAKE UP

- One to five bedrooms
- Prefers one level living within unit
- Shared lobby entrance with access from garage or parking lot to unit
- Potential of Individual Entrance Option for First Floor Units
- Entry into unit from shared hallway
- Mail delivery to unit
- Trash room
- No basement



Site Characteristics

Pedestrian Friendly Design and Walkability

1. Walkable amenities- gardening, laundry, community center, playground
2. Scale of buildings - missing middle mix with row homes, small apt bldg.
3. Welcoming and social outdoor spaces



Site Characteristics

Aesthetic Appeal and Character

1. Tree lined streets
2. Accessible green space
3. Cozy details like - Attractive lighting and well-kept public space, landscaping
4. Porches



Site Characteristics

High Sense of Community and Safety

1. Safety – Glass in Elevators and Lobby
2. Eyes on the street - kids playing, gardening, sitting on porch
3. Sense of belonging

Other Characteristics To Consider

- Bus access only
- Bike paths
- Incorporate art of cultures represented
- Noise Level – quiet streets, play areas

