



An Update About Future Improvements at Glendale

English

This information is important. If you do not understand it, please call your MPHA representative for free language assistance.

Hmong

Yog koj tsi to taub txog cov nqi lust seem ceeb no, thov hu mus rau ntawm tsev luam qhov chaw ua hauj lwm MPHA peb yuav pab ntxhais rau nej.

Somali

Halkan waxaa ku qoran war ama akhbaar aad u muhim ah, haddii aad fahmi kari weydo, fadlan ula tag wakiilka hay'adda MPHA, si aad tarjumaad bilaash ah uga hesho.

Oromo

Beeksifni kun hedduu barbaachisaa dha. Yaadni isaa hoo isiniif hin galle ta'e, bakka bu'aa "MPHA" (Bulchiinsa Mana Mootummaa Magaalaa Minneapolis) akka afaan isiniif hiikamu gargaarsa tolaa gaafadhaa.

Amharic (Ethiopian)

ይህ መረጃ በጣም አስፈላጊ ነው። ምን እንደሚል የማይገባዎ ከሆነ፣ ከዚህ MPHA (የሚንገረሱ የመንግሥት የመኖሪያ ቤቶች ባለስልጣን) መካከል ጋር ተገናኝተው በነጻ የሚሰጥ የቋንቋ[ማስተርጓሚ] እርዳታ እንዲሰጥዎ ይጠይቁ።

Laotian

ຖ້າຫາກວ່າທ່ານບໍ່ເຂົ້າໃຈໃນຂໍ້ຄວາມສໍາຄັນນີ້, ທ່ານຕ້ອງໄຫຼ່ໄປຫາທັງ ຫ້ອງການເຮືອນຫລວງ MPHA ຫວກເຮົາຈະຊ່ວຍອະທິບາຍໃຫ້ທ່ານ.

Spanish

Esta información es importante, si usted no lo entiende, por favor póngase en contacto con MPHA para asistencia lingüística gratuita.

If you need language assistance, a reasonable accommodation due to a disability, or want more information about this update, contact your Property Manager, Kayse Kruschke, at (612) 342-1556.



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Dear Glendale Residents:

July 1, 2026

On June 17, MPHA unveiled its plan for improvements at Glendale: all new construction. Since 2024, MPHA staff have led extensive resident engagement efforts to identify resident priorities in any future construction project at Glendale. Outreach has included resident open houses, community meetings, architect home visits, summer youth/community programming, open office hours, and assembling a resident advisory group that has met regularly throughout 2026. This comprehensive approach has allowed MPHA staff to sit with families and individuals to understand their circumstances and learn more about residents' varying needs and perspectives on Glendale's future. Across these many conversations, three key themes emerged: residents love the Glendale community, they recognize their homes do not meet their current needs, and they desire livability and accessibility improvements.

To help meet the diverse needs of Glendale families, MPHA will rebuild all existing 184 homes as well as add 100 new family homes at Glendale. The construction project will include a variety of unit sizes, ranging from one- to five-bedrooms across a mix of housing types, including low-rises, small multiplexes, and townhomes. The agency will build accessible and single-level units in multiple building types. In addition to making comprehensive livability, health, safety, and accessibility upgrades, MPHA will also add more parking, new indoor and outdoor amenity spaces, and maintain significant green space across the property.

We also know residents may have concerns and questions about the changes and requirements that will come with the project. **Your rent will not change because of this construction project.** All units at Glendale will continue to be federally subsidized and residents will continue to pay 30 percent of their adjusted gross income towards rent as they do now. You will continue to hear discussions about different financing and funding tools MPHA could use for this project (Section 8, Section 9, Section 18, Rental Assistance Demonstration, Low-Income Housing Tax Credits, etc.); none of these tools will change your rent calculation. Further, MPHA will control the management entity and continue to operate Glendale after construction—like it has for the past 74 years.

MPHA is committed to keeping every household housed throughout construction, honoring the right of return for existing residents, and being transparent about every step of this process. **Let me be clear: every relocated household is guaranteed the right to return to Glendale once construction is complete—a federally protected right.**

To the greatest extent possible, Glendale residents will be offered an option to remain on-site during construction. You will start seeing MPHA prepare for on-site relocation options by beginning to hold Glendale homes vacant. This means that once construction begins, MPHA has vacant homes on-site for some families to move to when theirs is under construction.

Later this month, agency staff will begin meeting one-on-one with every Glendale household to better understand each household's unique relocation needs and preferences. This process mirrors what MPHA has done with hundreds of other MPHA families across numerous construction projects in recent years. Agency staff will help households identify available housing options to meet residents' needs and desires and use this information to develop relocation contracts and plans that include resident rights and assurances. And in all resident relocation plans, MPHA covers associated moving costs for the household both to and from their home.

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Next steps for this project include MPHA seeking the necessary city, state, and federal approvals as well as the necessary local, state, federal, debt, and tax credit financing. In the coming months, MPHA will share updates on project timeline, financing, and next steps for residents – including what to expect regarding relocation planning and sequencing.

But our work on this project is not complete, and we still need your help. MPHA will host additional resident meetings to finalize site and unit designs, share information about HUD and affordable housing tools, and provide additional details about resident relocation contracts that will detail MPHA's assurance and commitments regarding relocation. If you are interested in joining the Resident Advisory Group to discuss these topics at greater length, please contact your Property Manager, Kayse Kruschke at 612-342-1556.

Please also look for notices on other future events including open office hours and community meetings. We look forward to your continued input as we advance Glendale's future.

Thank you,

A handwritten signature in blue ink, appearing to read "dse".

Abdi Warsame, Executive Director/CEO
Minneapolis Public Housing Authority

Find more information including past meeting materials and summaries at the project webpage:
mphaonline.org/mpha-housing/portfolio/glendale-townhomes