

June 18, 2026 Glendale Townhomes Section 106 Consultation Meeting #3

Location/Time:

- June 18, 2026, 11am-12pm, Luxton Park Multi-Purpose Room #213

Attendees:

- Consulting parties: Ladon Yusuf (Defend Glendale), Joseph Ring (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: Abdi Warsame, 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 May 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.

Concept Direction Presentation

- Attendees were reminded of what concepts MPHA has studied to date:
 - Rehabilitation of the existing townhomes with rear additions.
 - Rehabilitation with additions + new construction at the site.
 - New construction at the site.
- MPHA also presented the resident engagement process to date and reminded attendees of the criteria that informed MPHA's chosen project direction and explained how each project concept was evaluated under the criteria.
- MPHA presented the chosen project direction of new construction, which will include new townhome buildings, new walk-up apartments, and new elevator buildings.
- The project team acknowledged that the chosen project direction would constitute an adverse effect to a historic property if the Glendale Townhomes are determined to be eligible for the National Register of Historic Places (NRHP). Defend Glendale confirmed that the NRHP nomination had been submitted to the State Historic Preservation Office earlier in the week.

Discussion of Next Steps

- Defend Glendale raised questions about the Section 106 Review process and whether the process was proceeding correctly. Defend Glendale noted that they felt that the project was not undertaking Section 106 correctly. SHPO staff responded that the project is correctly following Section 106 and stated that this project is undertaking a more thorough and comprehensive process than similar HUD funded projects that it reviews.
- The SHPO noted that one concept that had not been discussed was the “do nothing” approach and asked whether that was considered at the Glendale Townhomes. MPHA explained that not doing any work at the site was not considered because the buildings need considerable maintenance and are not ADA accessible and do not meet resident needs.
- PPA raised concerns about the future of the Pratt School, which is a contributing building to the Prospect Park Residential Historic District. PPA noted that Minneapolis Public Schools previously tried to sell the building and expressed concern that adding families to Glendale would increase demands on the school and that the district may attempt to sell the property as a result. A member of the public noted that when MPS sought to sell the school it was because the school was under-enrolled. PPA asked MPHA to talk to MPS about their plans for the school.
- PPA asked MPHA to come to a PPA meeting to present the chosen project direction to the neighborhood association.
- Pigeon Consulting explained that there will be downtime between the June meeting and next steps in the 106 process while reports are completed and submitted for review.

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.*

Section 106 Consultation Meeting

June 18, 2026



Today's Meeting Agenda

- Welcome & Introductions
- Selected Project Direction
- Next Steps

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.

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

Assessing Effects to Historic Properties

Under 106, we 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

What We've Studied

Option 1: Rehab + Additions



Option 2: Rehab + Additions + New

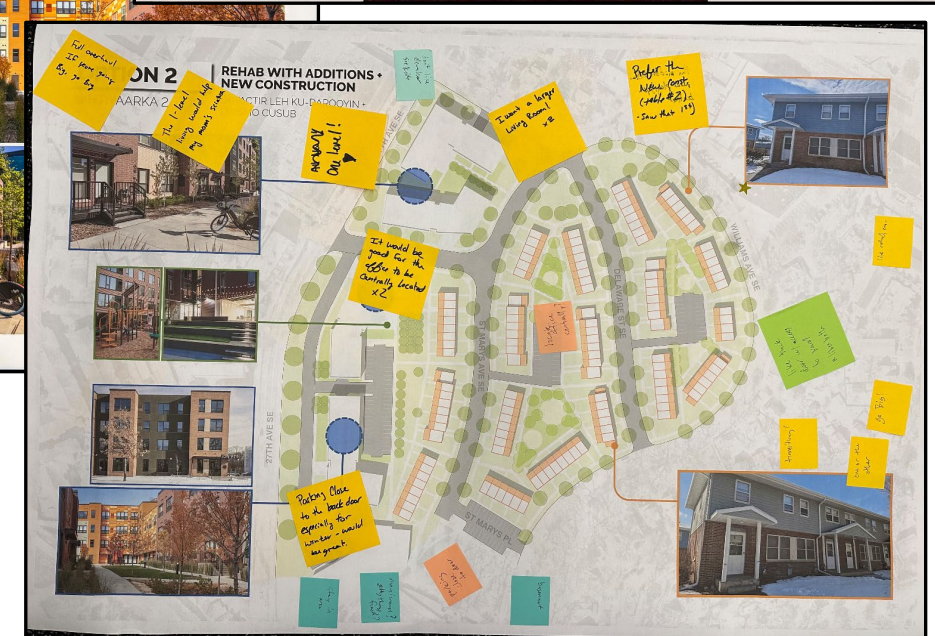
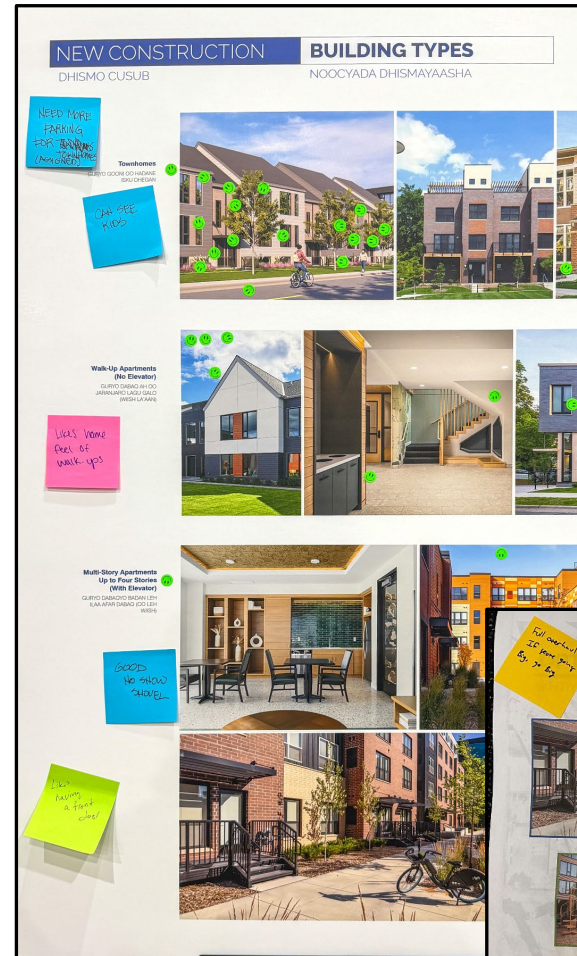


Option 3: New Construction



Glendale Resident Engagement 2025 - Now

- **Glendale Resident Open Houses**
 - April, May, June 2026
- **Resident Advisory Group**
 - December 2025, February, March, April, May, June 2026
- **House Calls**
 - March, April, May 2026
- **Office Hours**
 - April, June 2026
- **Key themes from this engagement**
 - Number one concern and question remains relocation and both temporary and permanent displacement
 - Reinforcing previous feedback on livability and accessibility needs; some newer concerns including noise transfer between units
 - Reinforcing desire for front door access to unit, outdoor space, and some want basements
 - Biggest takeaway: Glendale is a diverse community; its residents have varying needs/desires



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.*



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
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

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

Historic Properties in the Area of Potential Effect

Property Name	Address	Date of Construction	Historic Resource Status
Prospect Park Residential Historic District	Roughly bounded by University & Williams Aves. SE, Emerald St. SE, and I-94	1884-1968	Listed in the NRHP in 2015. Listed under Criterion A for Social History “as a unique Minneapolis neighborhood and as a representation of the pattern of development as the city matured in the nineteenth and twentieth centuries” and as “the home to the first community association in the city of Minneapolis.”
Prospect Park Water Tower and Tower Hill Park	55 Malcolm Ave SE	1914	Listed in the NRHP in 1997. Also contributes to the Prospect Park Residential Historic District. Listed under Criterion C for Engineering and Architecture for the work of Frederick Cappelen and for its design. Listed under Criterion A for “their role in shaping the pattern of development n southeast Minneapolis in the early twentieth century. By blocking industrial encroachment from the north, the park became an anchor for the adjacent residential neighborhood.”
Malcolm Willey House	255 Bedford St SE	1934	Listed in the NRHP in 1984. Also contributes to the Prospect Park Residential Historic District. The house is listed for Architecture for its association as “Minnesota’s most significant Frank Lloyd Wright design of the Depression years.”
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	Intensive Survey Recommended, 2024. NRHP nomination currently under review. Property is being treated as eligible for the National Register for the purposes of this 106 Review while the nomination is pending.