



June 4, 2026 Glendale Resident Advisory Group Meeting

Location/Time:

- June 4, 2026; Luxton Park Large Meeting Room 1:00-2:00pm

Interpretation Provided:

- Not necessary

Attendees:

- Residents: 3 attendees, 15 invited
- MPHA Staff: Laura Dykema, Brian Schaffer, Thomas Watson, Dega Ali
- Others: Alicia Belton (Urban Design Perspectives) David Miller (Urban Works Architecture)

Summary of Discussion:

- MPHA Welcome and Introductions
 - MPHA staff welcomed residents and everyone in attendance introduced themselves.
- Resident Feedback on Approaches and Evaluation Criteria
 - MPHA reviewed an overall summary of resident feedback to date
 - MPHA shared a summary of feedback on the Rehab + additions approach from the May 6th open house followed by how MPHA sees this approach meeting the evaluation criteria established for the project.
 - MPHA shared a summary of feedback on the Rehab + additions + new construction approach from the May 6th open house followed by how MPHA sees this approach meeting the evaluation criteria established for the project.
 - MPHA shared a summary of feedback on the new construction approach from the May 6th open house followed by how MPHA sees this approach meeting the evaluation criteria established for the project.
- Site Concept Updates
 - MPHA shared updates to the site concept. The focus of discussion was on new construction.
- Unit Concept Updates
 - MPHA shared updates on unit concepts. Showing how the layouts and storage compare between approaches and building types.
- Qualified Stakeholder Group
 - MPHA shared its intent to apply for funds through Minnesota Housing. It's a competitive application and as part of scoring applicants can claim points for a variety of items, including having a Qualified Stakeholder Group (QSG). Staff discussed what QSG is and what would be needed to claim points in the application around this.

- Resident Question:
 - 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 — residents' landlord 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.

- Next Steps
 - PPA Land Use Meeting on June 11th
 - Resident Open Housing on June 17th
 - Section 106 Consultation Meeting on June 18th
 - RAG Meeting on June 23rd.

Meeting Materials/Handouts:

- Presentation
- Site Concepts
- Unit Concepts

Resident Advisory Group Meeting

June 4, 2026



Today's Meeting Agenda

- Overall Summary of Resident Feedback To Date
- Feedback on Approaches from May Open House; Evaluation Criteria & Trade Offs & Considerations for Approaches
- Site & Unit Concept Updates
- July Funding Application
- Next Steps

Overall Summary of Resident Feedback*

- Shared love of the Glendale community
- Majority of residents want improvements at Glendale
- Many residents have stated their desire for all new, if guaranteed the ability to return to the site and/or be accommodated on site during construction; some have concerns with keeping older, aging units
- Some residents have concerns with a RAD/S18 conversion/change of subsidy; relocation remains a concern & question
- Majority of residents like their front doors and townhome buildings: convenient access to unit/outdoors; allows greater visibility
- Many residents have expressed concerns with apartment/elevator buildings (safety/visibility)
- Large, open green space is a concern for some; some residents don't want to lose or reduce their backyards
- Potential of community (and more) amenities is appealing; many are unable to accommodate larger gatherings due to unit space constraints and no community space
- General alignment on larger kitchens & additional bathrooms; many want larger living spaces, more storage; larger families have difficulty accommodating play and study spaces for children and are often eating meals separately
- Noise transfer between units is a concern
- Interest in single-level & accessible living options; some residents don't mind stairs
- Need additional parking; different parking options are desirable to some
- Desire to maintain/increase number of one-bedrooms and add units with more bedrooms, to accommodate family needs as they change
- Some have expressed desire to have separation between larger and smaller households
- Some residents have said that larger families don't belong at Glendale
- Glendale is a diverse community; its residents have varying needs/desires

**Not representative of all comments received*

Rehab + Additions

May 6th Feedback

- Loves being connected to neighbors
- Likes that it gets bigger units
- Less yard is worth getting more [unit] space
- Likes/needs 2nd bath
- I like keeping front stoop, backyard and basement and getting larger kitchen
- Like back door w/access to yard
- Wants to have a basement
- Provides more privacy
- Feels easier and quicker
- Does more people = less safe?
- Concerned that the older parts [of buildings] will still break
- I want a larger living room
- Parking closer to the back door, especially for winter- would be great



Rehab + Additions

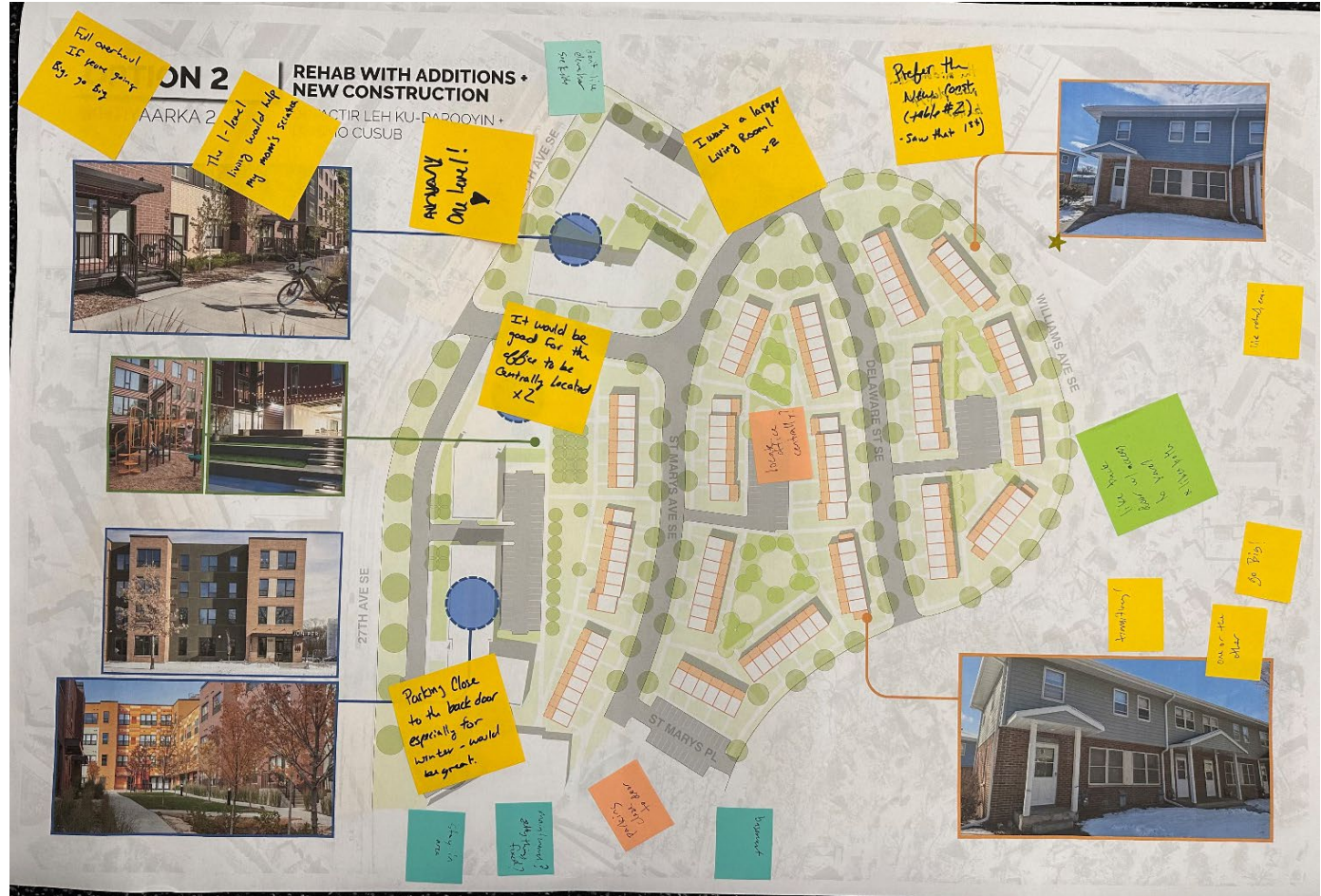
CRITERIA	DETAILS	MEET THIS?
Resident Priorities		
Home condition & performance	Exterior and site improvements, interior updates (flooring, finishes, appliances), updated systems: heating, cooling, ventilation	Y
Livability & functionality	MN Housing standards for new construction affordable housing: sizes 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

Rehab + Additions: 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.
Livability & functionality	Living room unchanged; number and size of baths do not meet new construction standards in all 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. 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 May 6th Feedback

- Loves being connected to neighbors
- Likes that it gets bigger units
- Less yard is worth getting more [unit] space
- Likes/needs 2nd bath
- I like keeping front stoop, backyard and basement and getting larger kitchen
- Like back door w/access to yard
- Wants to have a basement
- Does more people = less safe?
- Concerned that the older parts [of buildings] will still break
- I want a larger living room
- Parking closer to the back door, especially for winter- would be great
- One level living would help my mom
- Don't like elevator
- Do a full overall, if you are going big, go big.
- Prefer all new construction to this approach



Rehab + Additions + New

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	?

Rehab + Additions + New: 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

New Construction May 6th Feedback

- Excited for brand new homes
- Bigger community is good
- Too much, open minded to new construction, just less
- Family size separation- larger units grouped together
- Like one-level living
- Private garden at townhomes
- Likes townhomes, privacy, noise, no elevator. Privacy and safety
- Likes larger outdoor amenity
- Likes one centralized community garden
- Likes separate parks, but with one big community garden; less space to gather and cause trouble
- Play area for kids under 5 years old
- Outdoor sports, soccer and basketball
- Kids water feature with picnic tables to watch kids



New Construction

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

New Construction: 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.
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.
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.

Site Concept Update

- Rehab + Additions: Nothing new
- Rehab + Additions + New: Slight refinements to multifamily buildings, which can be seen in updated New Construction Concept
- New Construction: Sharing updated site concept

Unit Concept Update

Comparing unit storage and layouts from existing to rehab with additions to new construction.

Qualified Stakehold Group

- Minnesota Housing asks that a small group of residents to confirm in writing that you helped shape the project.
- We will prepare a short letter based on the feedback we've heard throughout our engagement efforts so far.
- Signing is voluntary.
- We want to continue to hear from you – what topics should we continue to work on together?

Next Steps

- June 11th: Prospect Park Association Land Use Meeting
- June 17th: Resident Open House
- June 18th: Section 106 Consultation Meeting
- June 23rd: RAG meeting - debrief from June 17th, identify items RAG would like to discuss further in future meetings
- Future RAG meetings to be determined: may include discussion on relocation contract, design refinement, and other project items
- Future Resident Open Houses: TBD, but may include relocation contract, HUD tools, and design refinement

EXISTING

JIRATAANKA HAADA



27TH AVE SE

ESSEX ST SE

27TH AVE SE

ST MARYS AVE SE

ST MARYS PL

DELAWARE ST SE

WILLIAMS AVE SE

2700 2706

144 148

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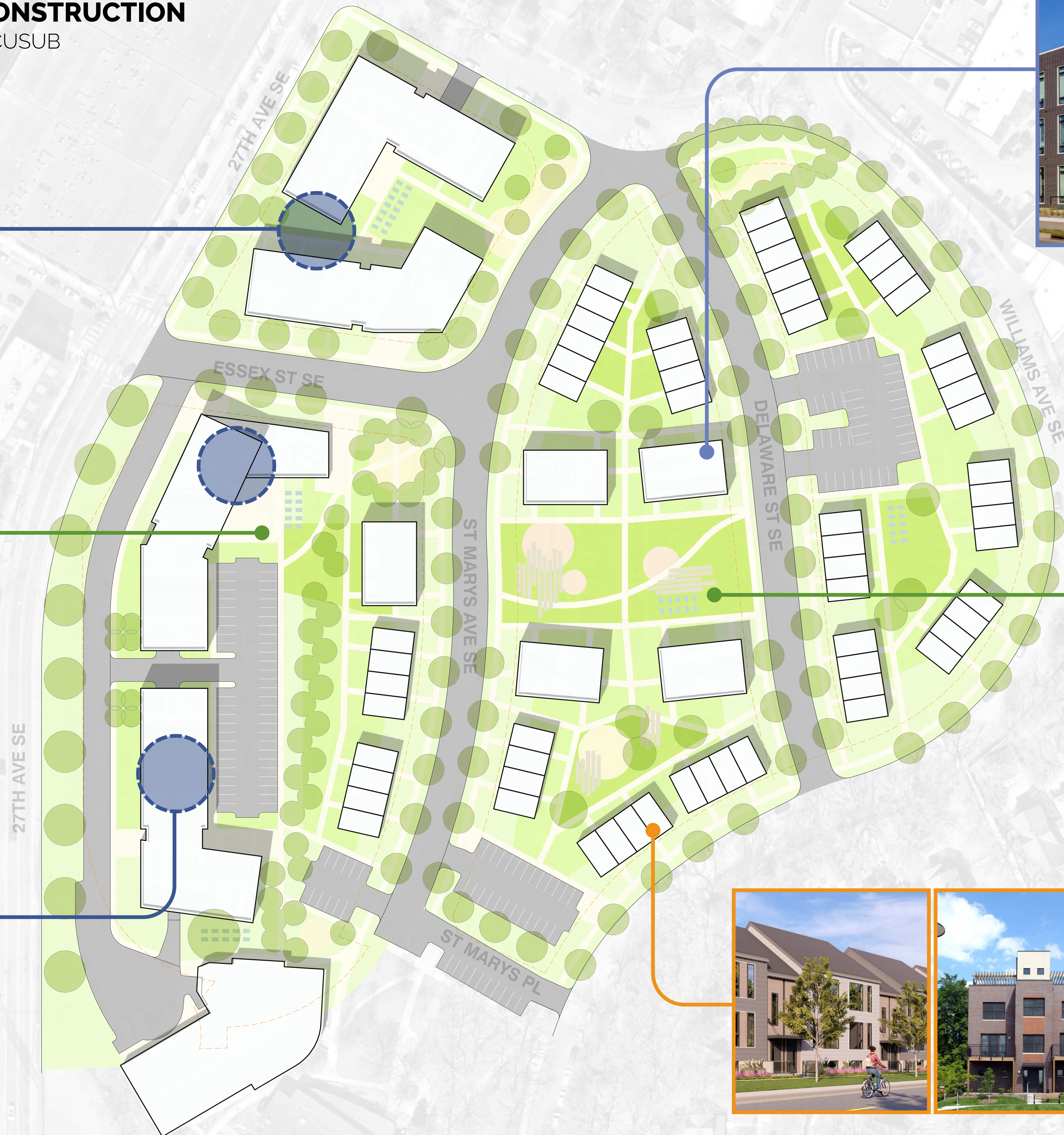
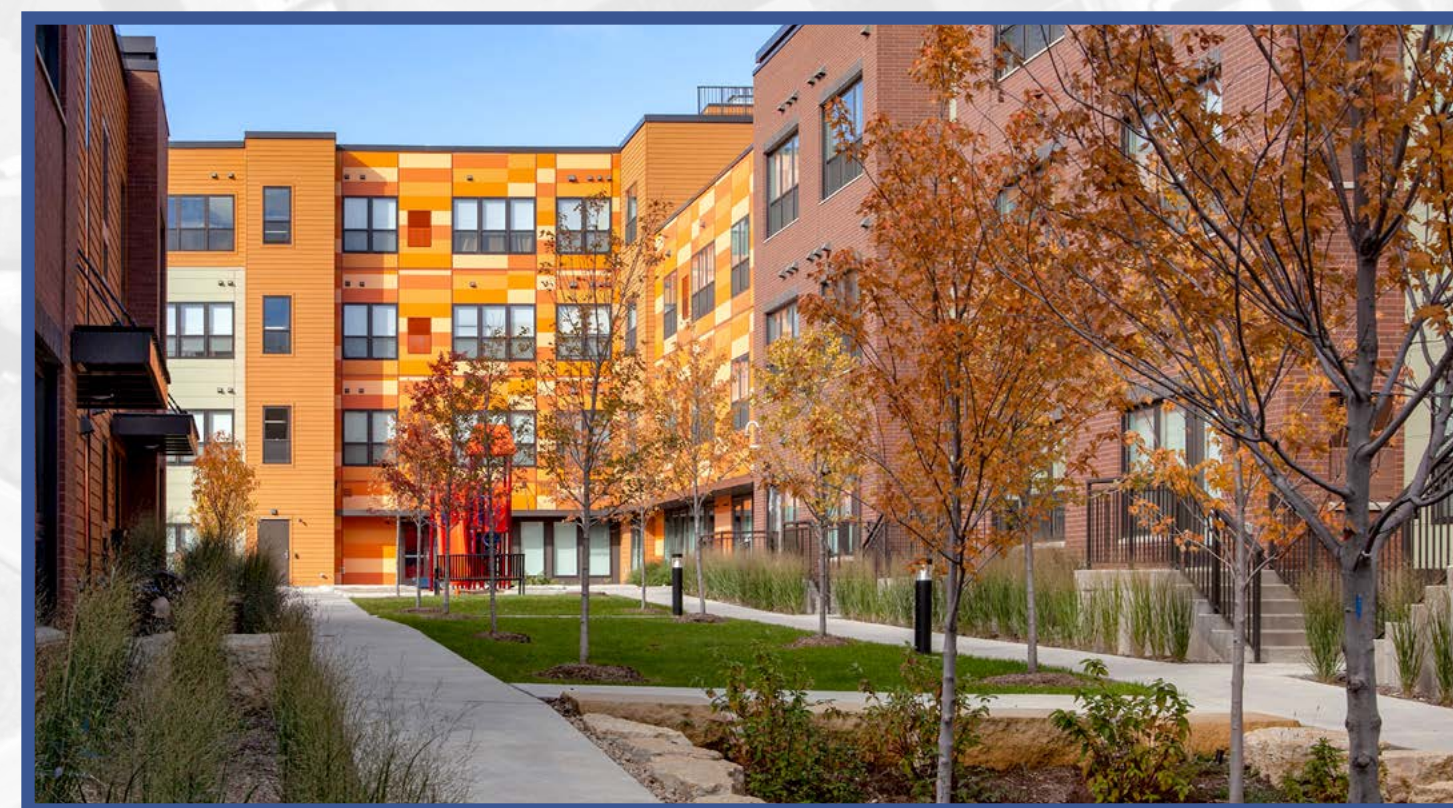
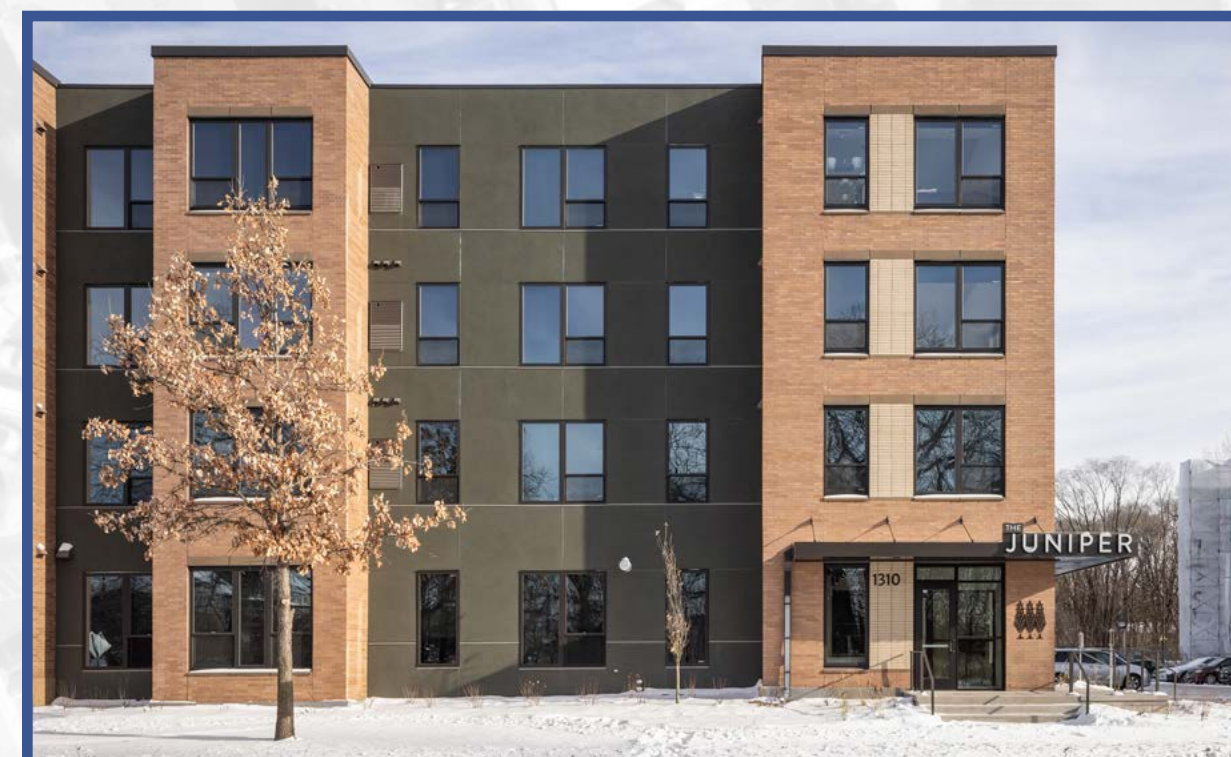
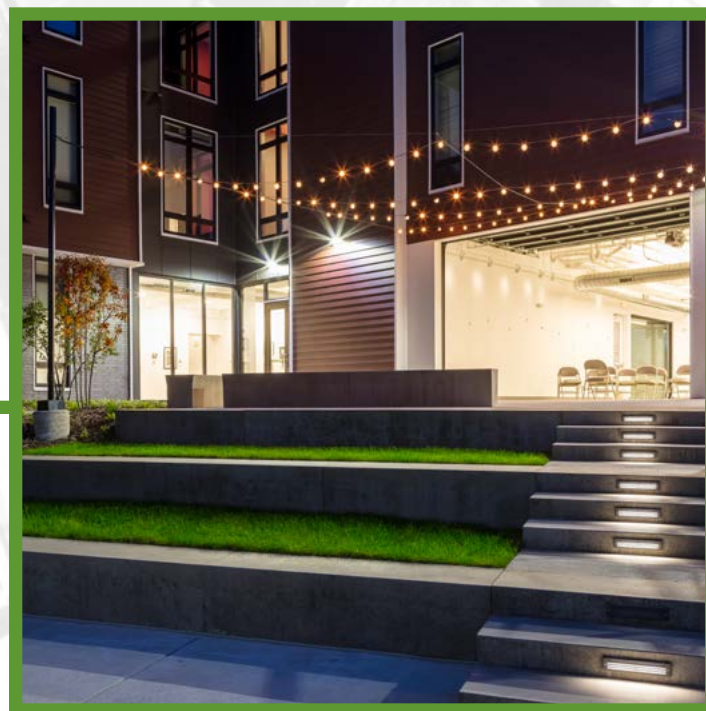
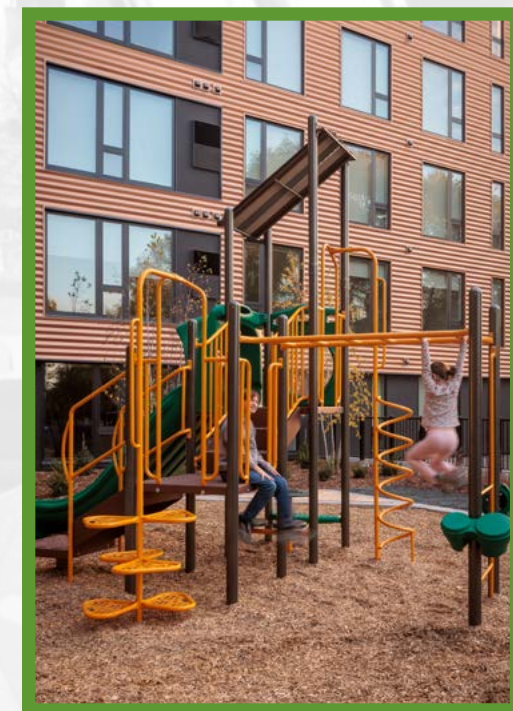
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OPTION 5

IKHTIYAARKA 3

NEW CONSTRUCTION

DHISMO CUSUB



WALK-UP DESIGN
CONCEPT 1



WALK-UP DESIGN CONCEPT 4



WALK-UP
DESIGN
CONCEPT 2



WALK-UP DESIGN
CONCEPT 5

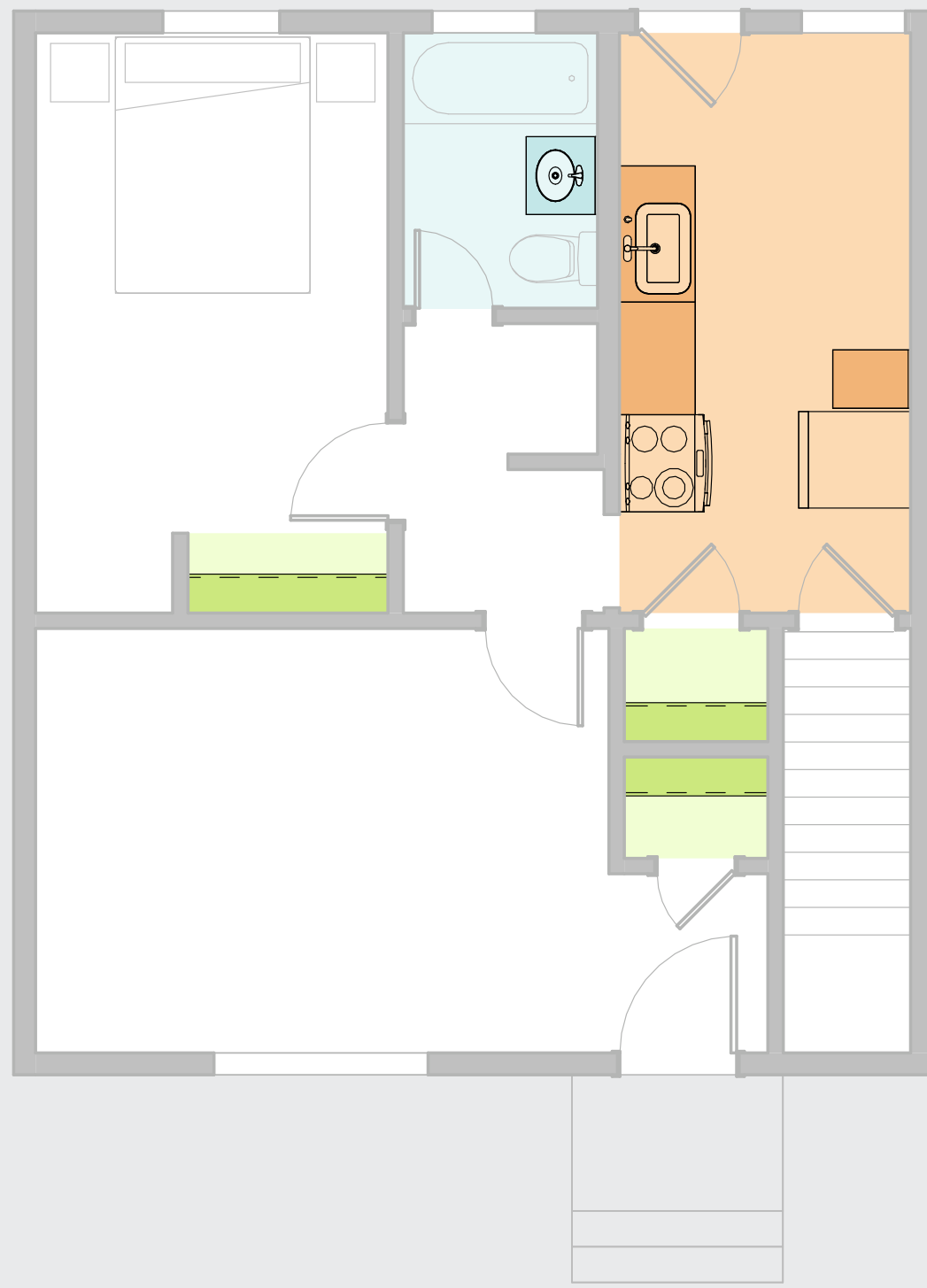


WALK-UP DESIGN
CONCEPT 3



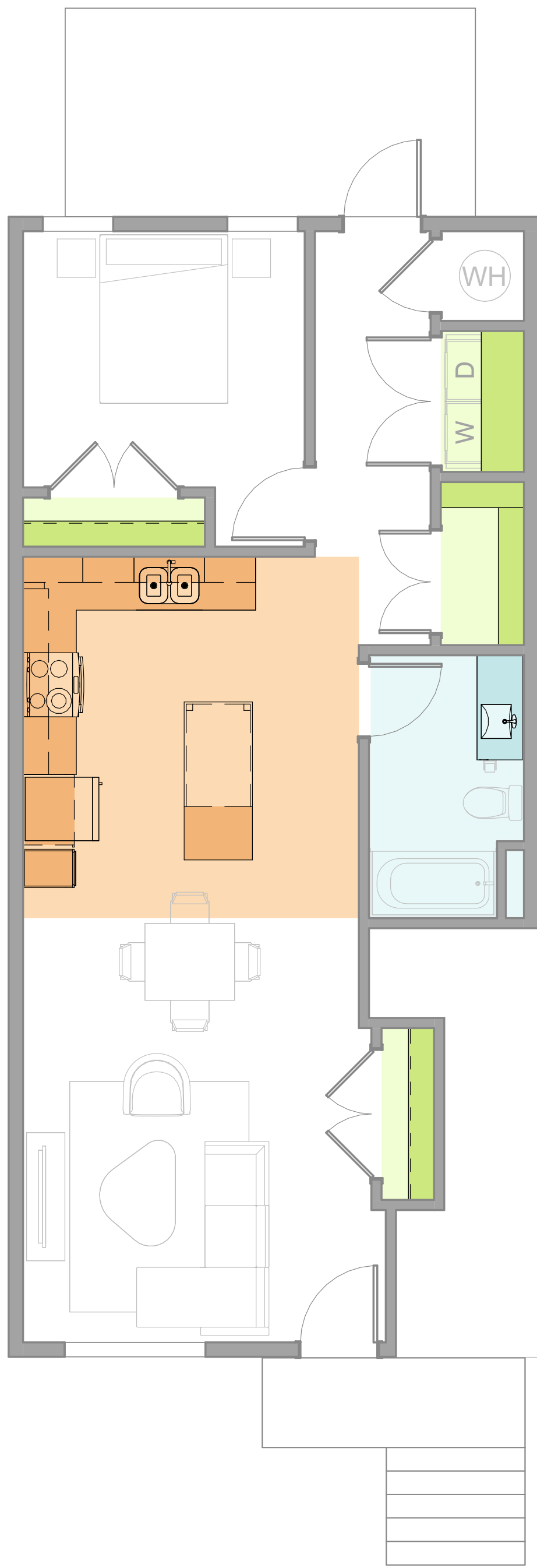
WALK-UP DESIGN
CONCEPT 6

ONE BEDROOM
STORAGE COMPARISON



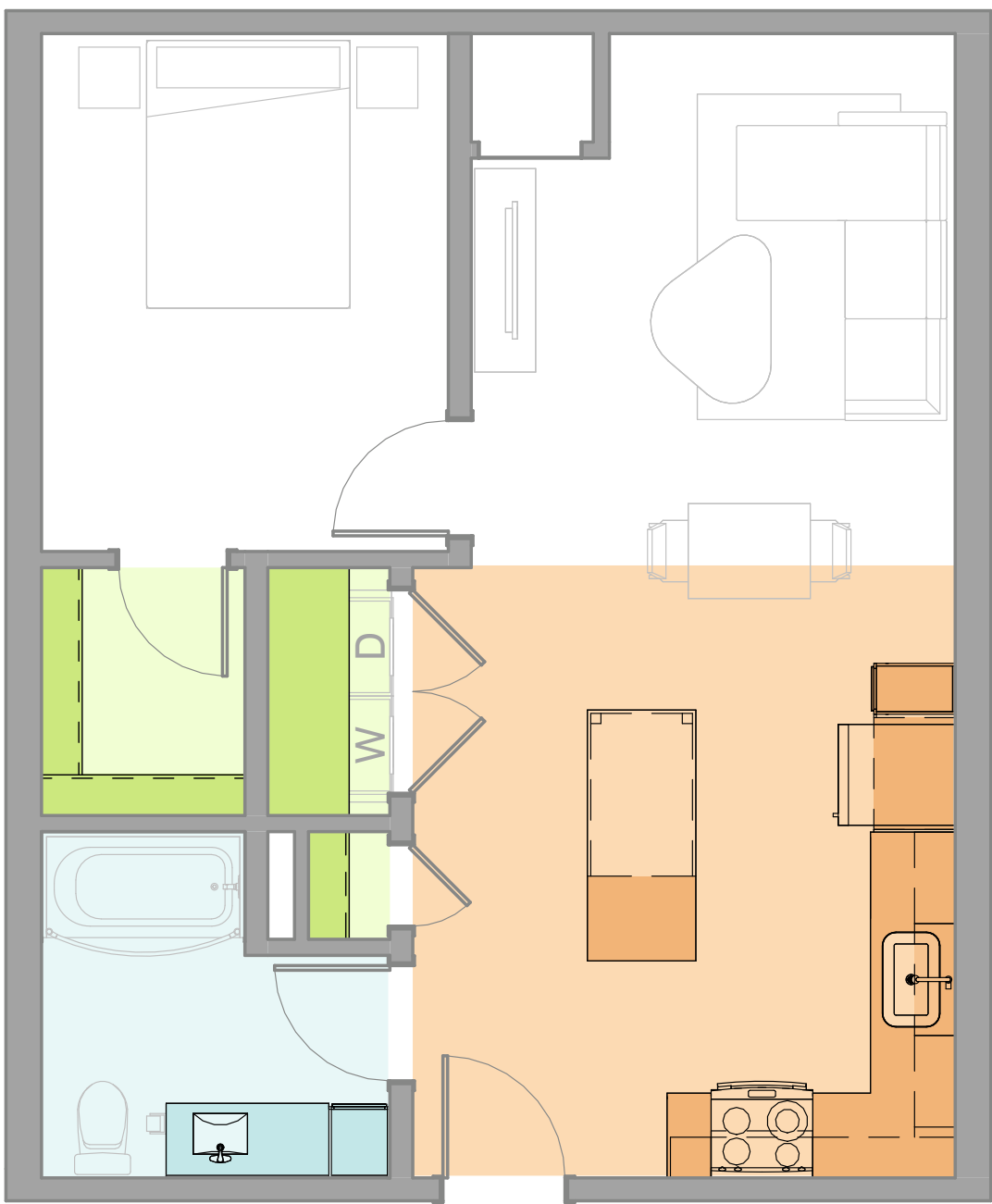
EXISTING 1 BEDROOM TOWNHOME

CLOSETS	12.5 SF
BATHROOMS	3.5 SF
KITCHEN	15 SF
5'-7" LINEAL COUNTER	



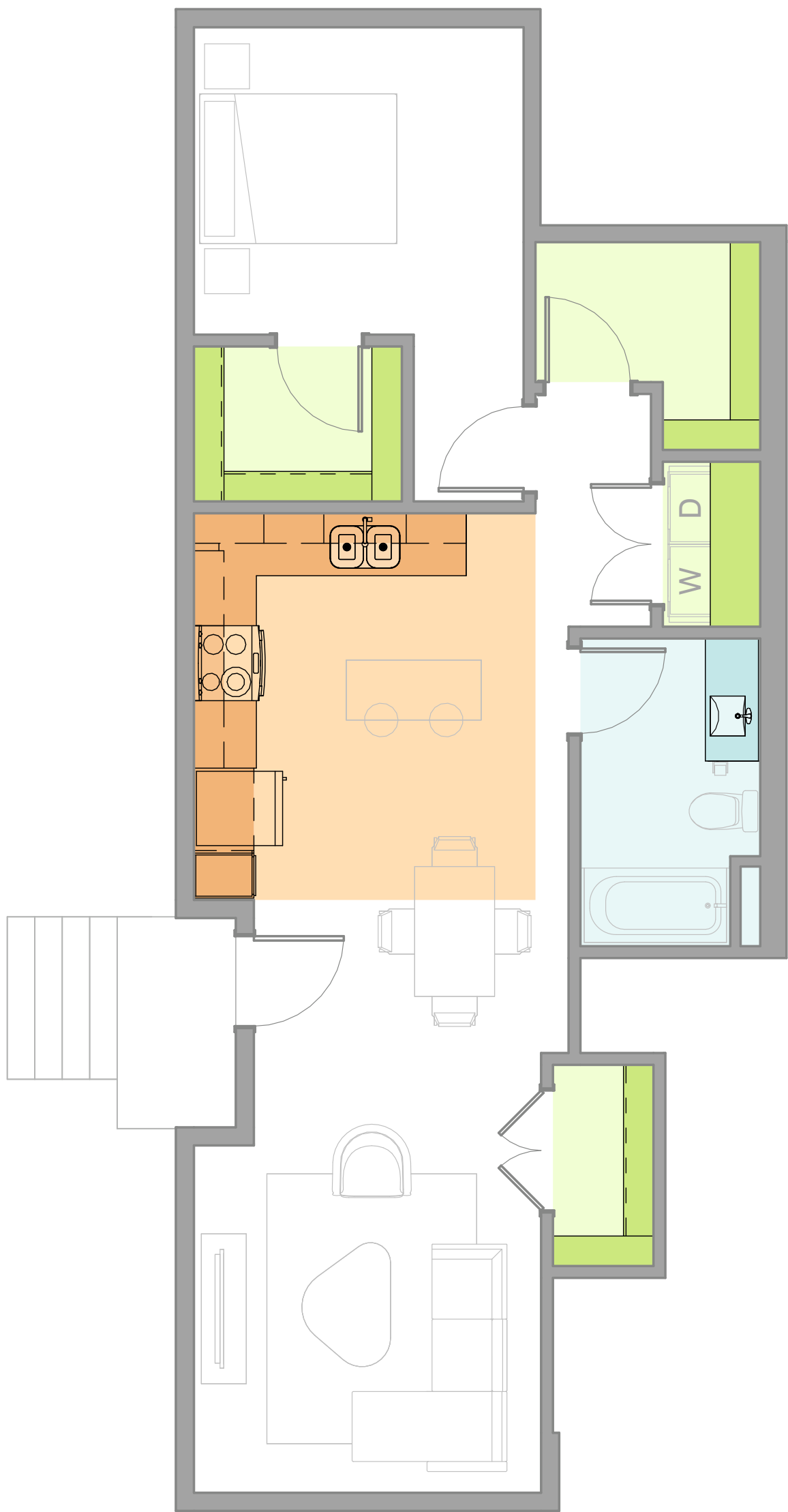
1 BEDROOM TOWNHOME

CLOSETS	32.5 SF	+ 160%
BATHROOMS	7.5 SF	+ 114%
KITCHEN	41 SF	+ 173%
15'-9" LINEAL COUNTER		



1 BEDROOM APARTMENT UNIT

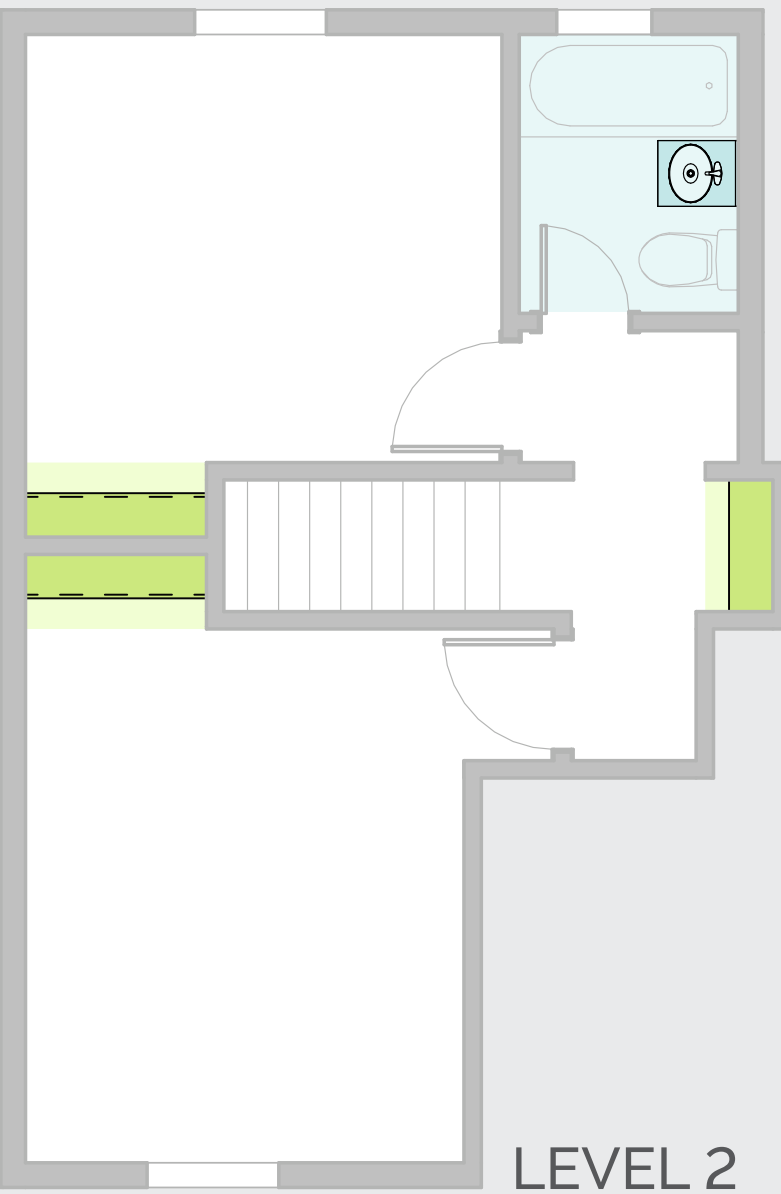
CLOSETS	25 SF	+ 100%
BATHROOMS	10 SF	+ 186%
KITCHEN	26 SF	+ 140%
12'-9" LINEAL COUNTER		



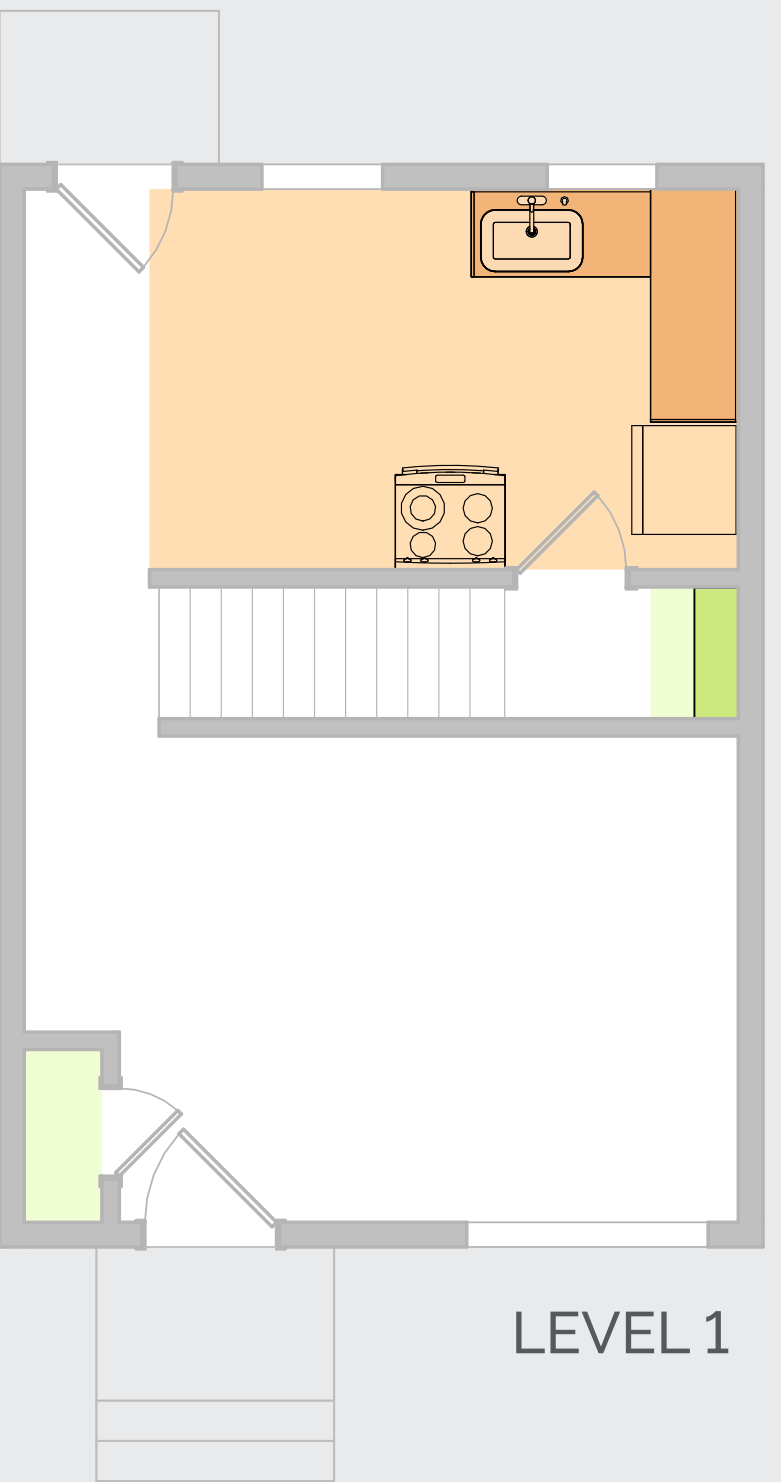
1 BEDROOM WALK-UP UNIT

CLOSETS	42 SF	+ 236%
BATHROOMS	7.5 SF	+ 188%
KITCHEN	36 SF	+ 140%
13'-2" LINEAL COUNTER		

TWO BEDROOM
STORAGE COMPARISON



LEVEL 2

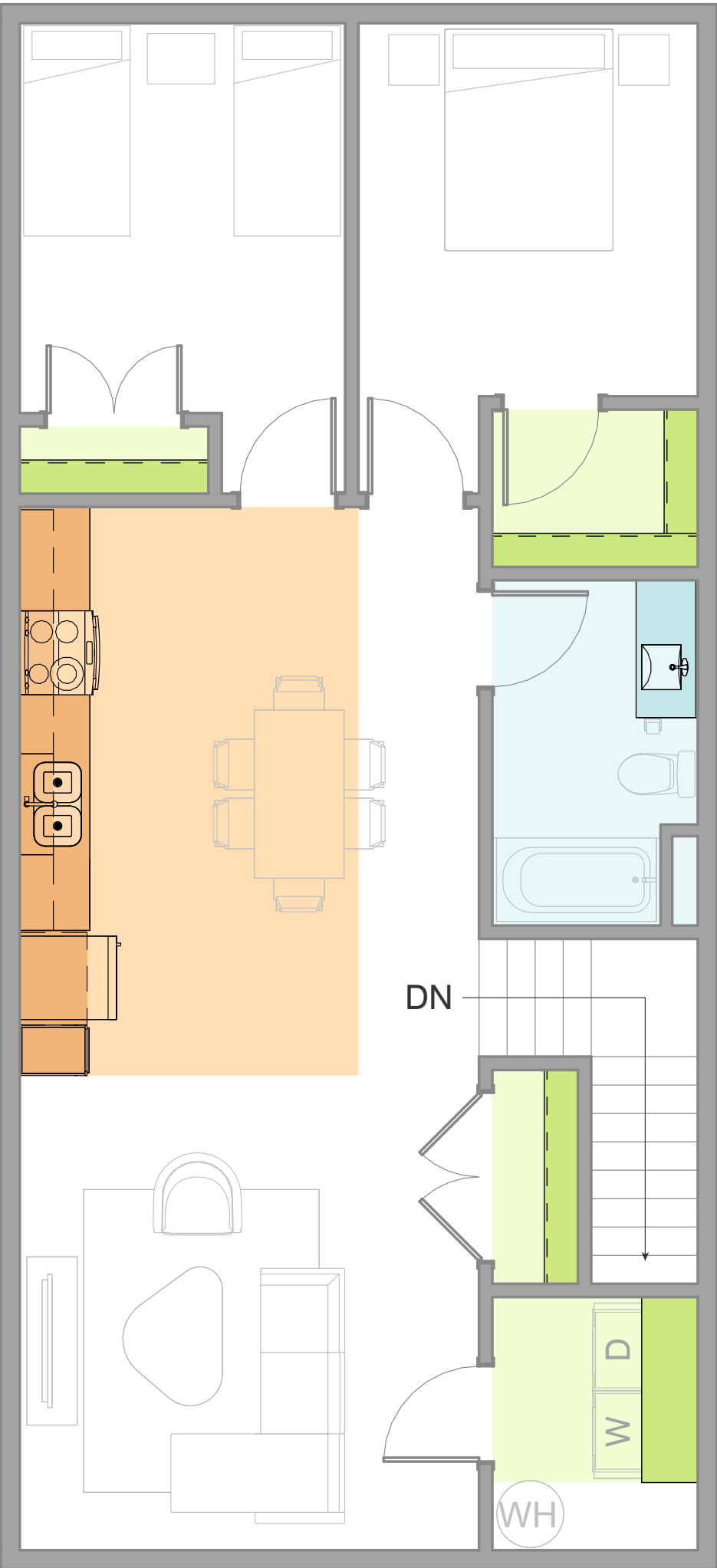


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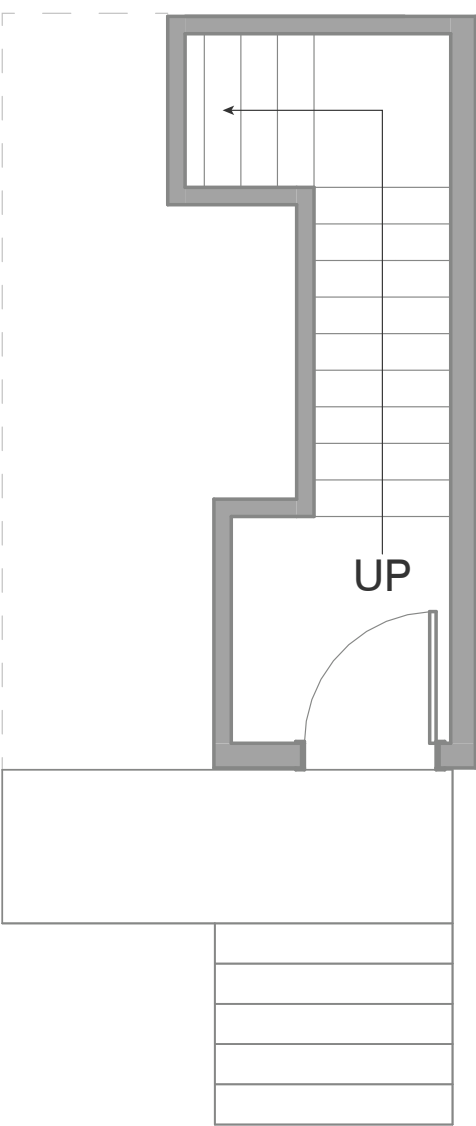
EXISTING 2 BEDROOM TOWNHOME

CLOSETS	18 SF
BATHROOMS	2.75 SF
KITCHEN	18.5 SF

5'-0" LINEAL COUNTER



LEVEL 2

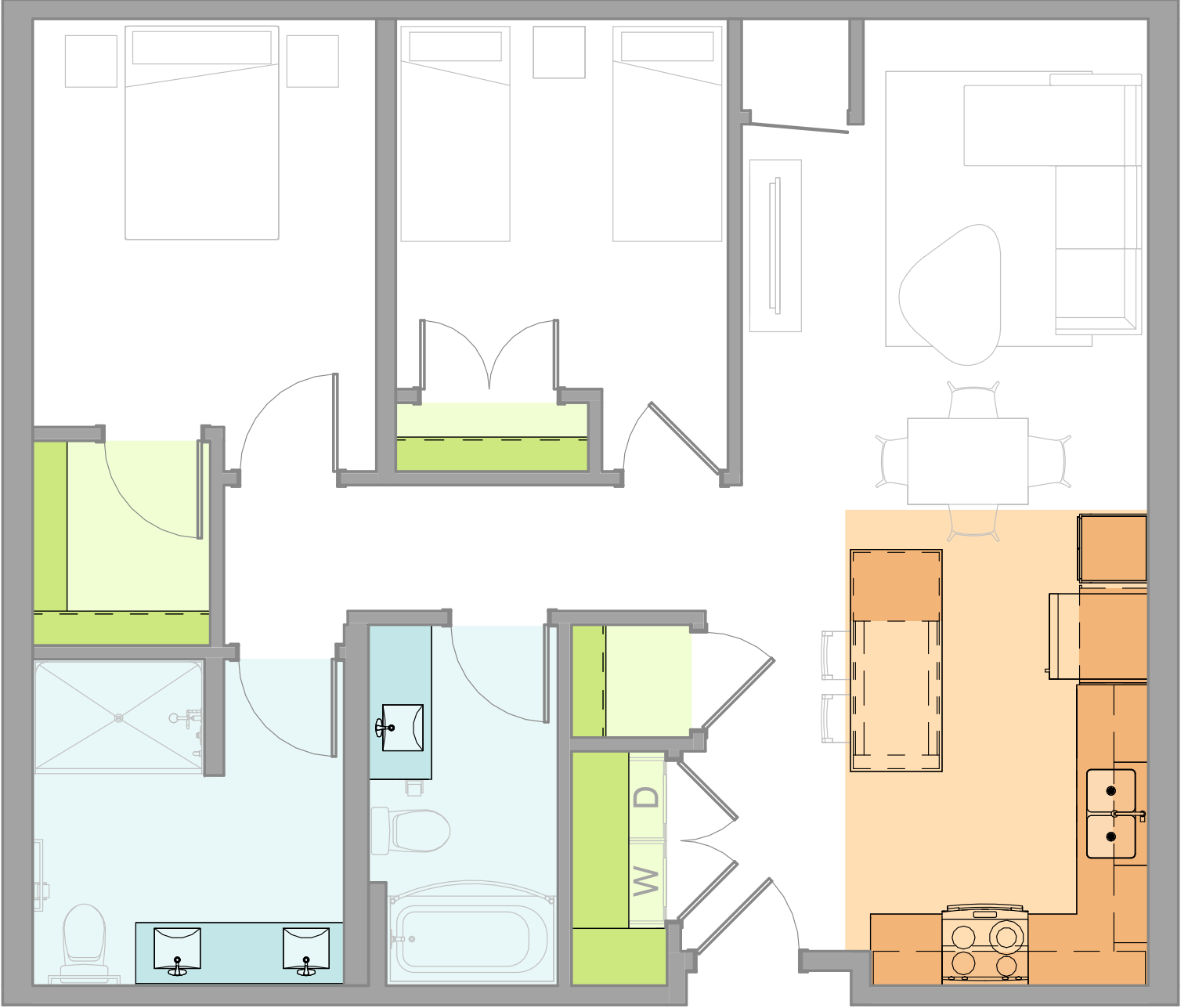
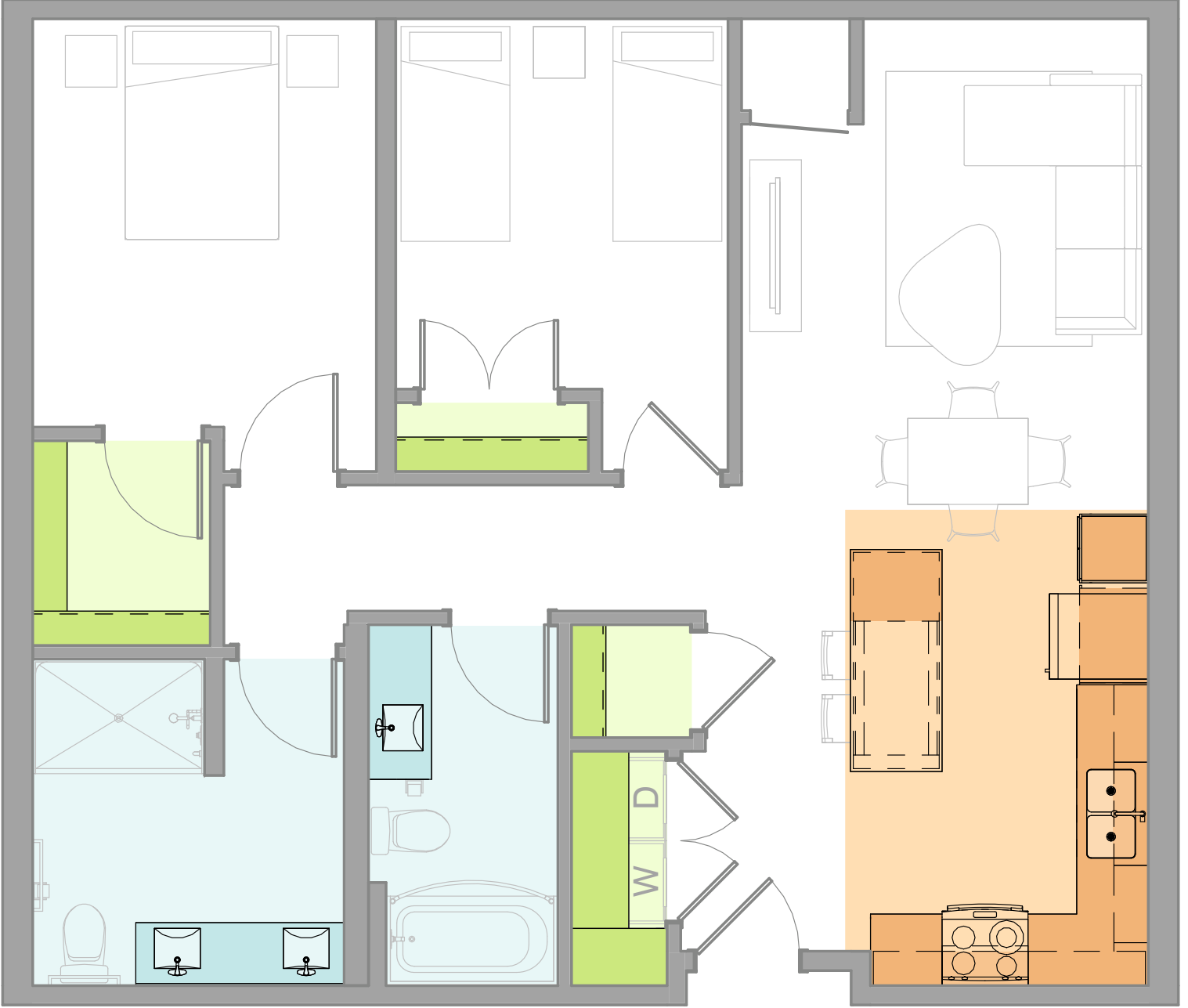


LEVEL 1

2 BEDROOM TOWNHOME

CLOSETS	40 SF	+ 122%
BATHROOMS	7.5 SF	+ 173%
KITCHEN	30 SF	+ 62%

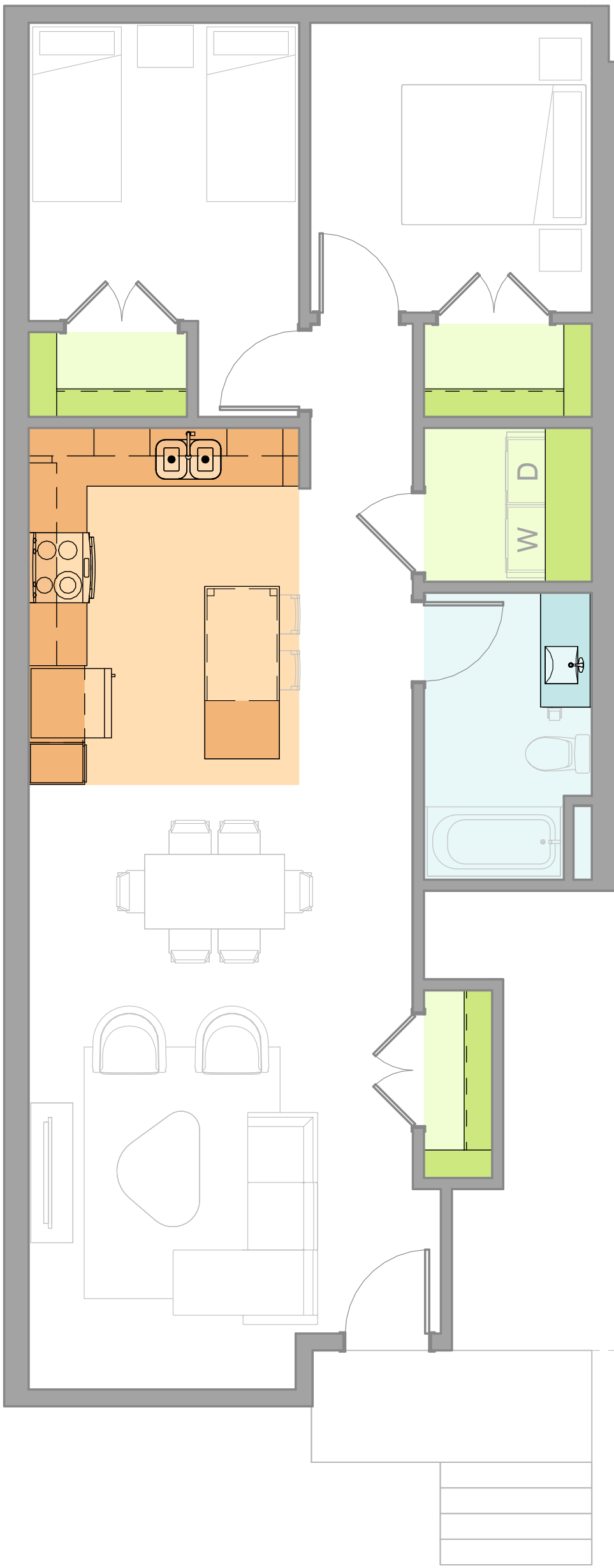
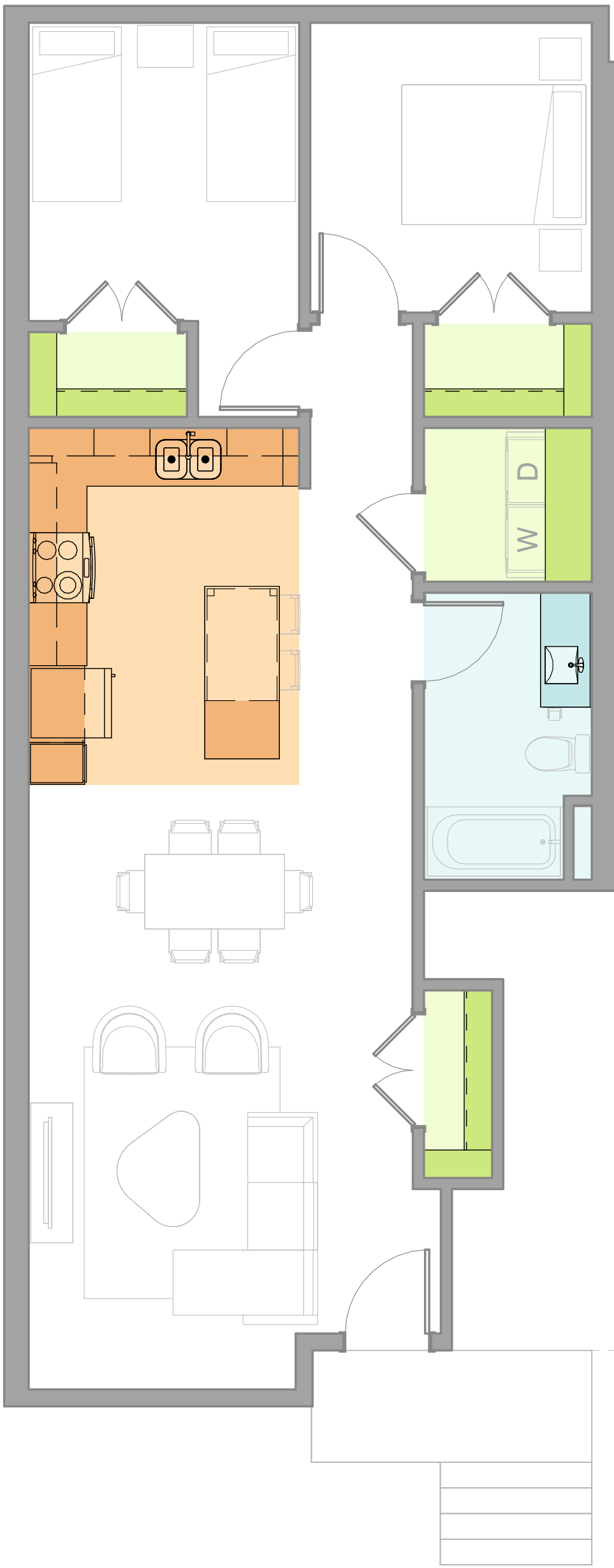
7'-0" LINEAL COUNTER



2 BEDROOM APARTMENT UNIT

CLOSETS	32 SF	+ 78%
BATHROOMS	19.5 SF	+ 610%
KITCHEN	40 SF	+ 116%

14'-0" LINEAL COUNTER

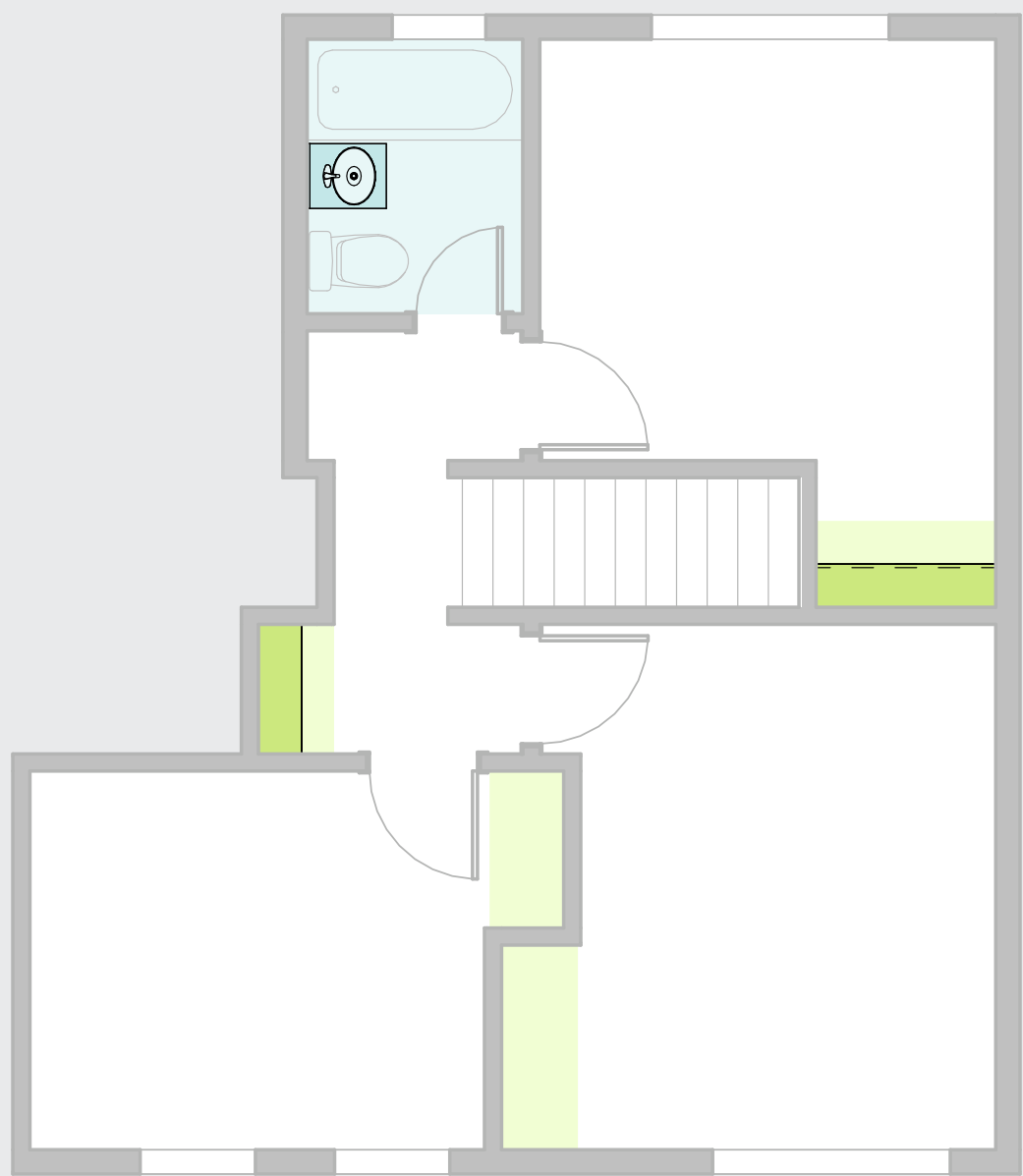


2 BEDROOM WALK-UP UNIT

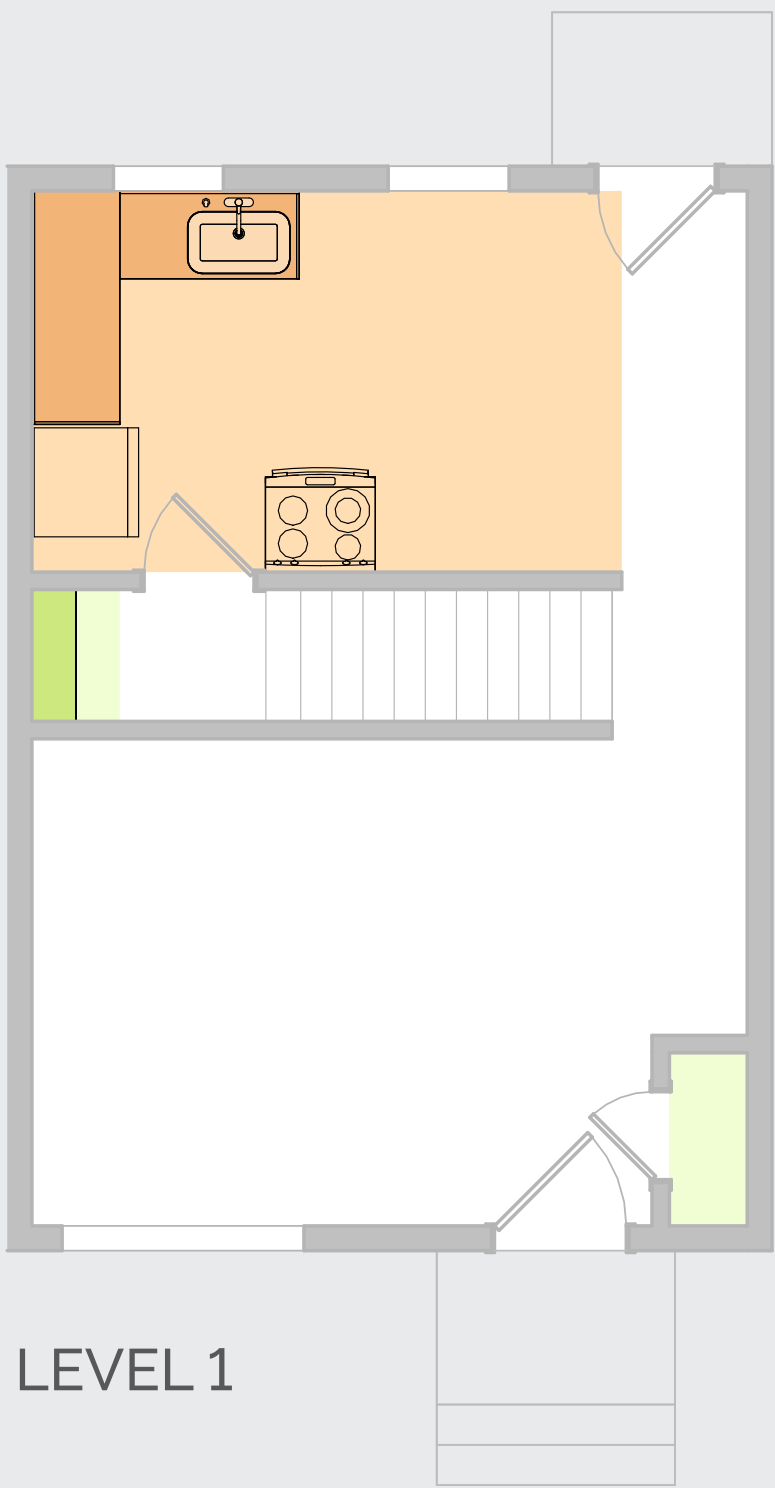
CLOSETS	33 SF	+ 83%
BATHROOMS	7.5 SF	+ 173%
KITCHEN	42 SF	+ 127%

15'-5" LINEAL COUNTER

THREE BEDROOM
STORAGE COMPARISON



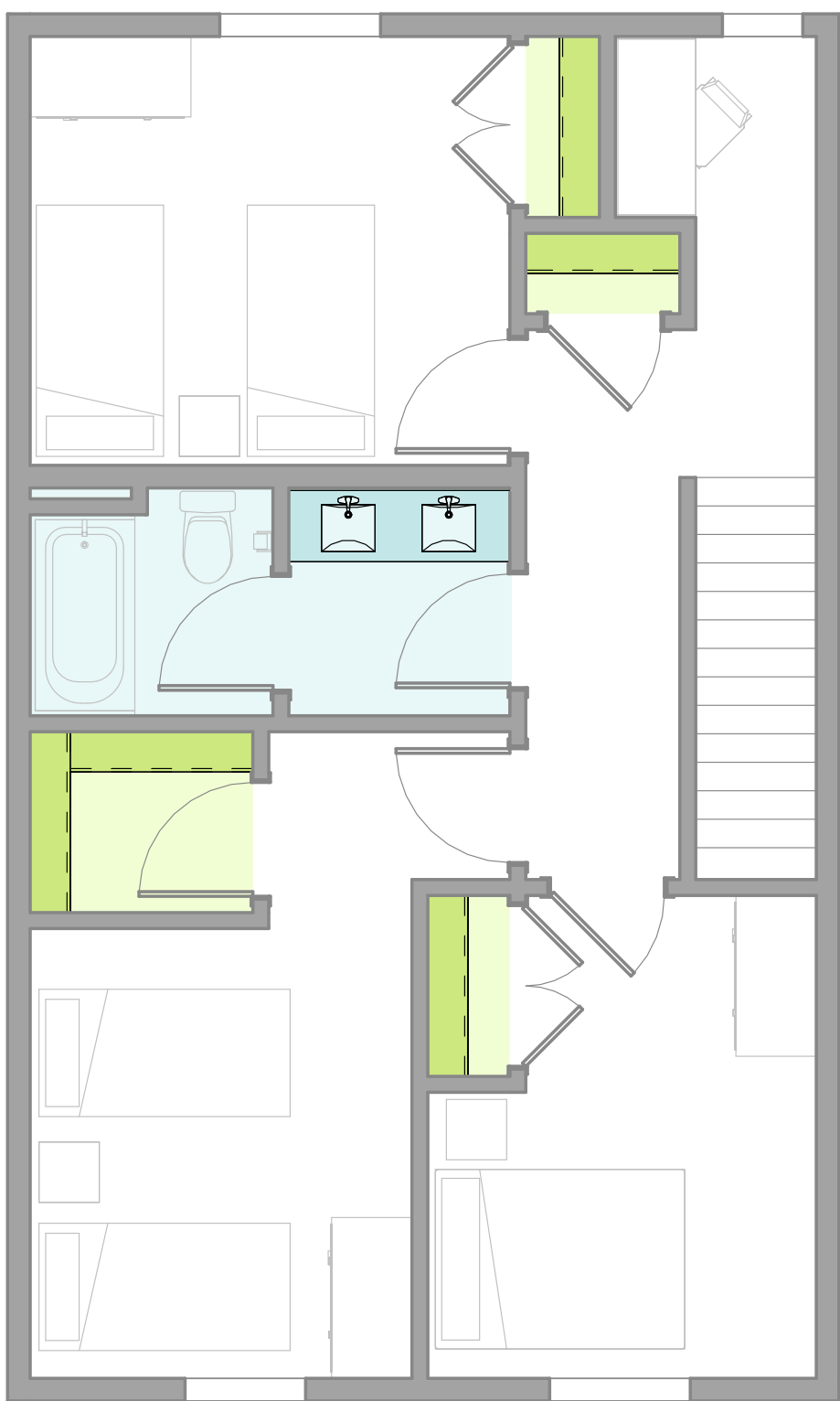
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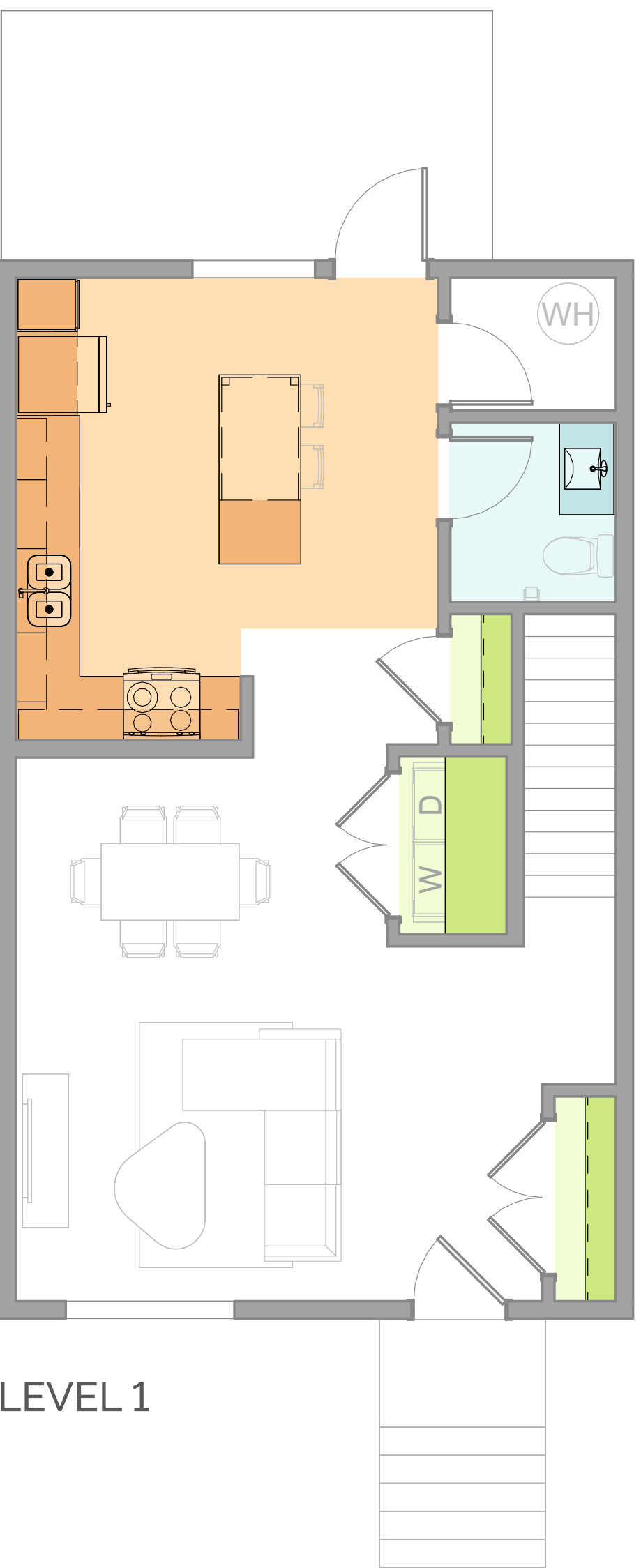
LEVEL 1

EXISTING 3 BEDROOM TOWNHOME

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



LEVEL 2



LEVEL 1

3 BEDROOM TOWNHOME

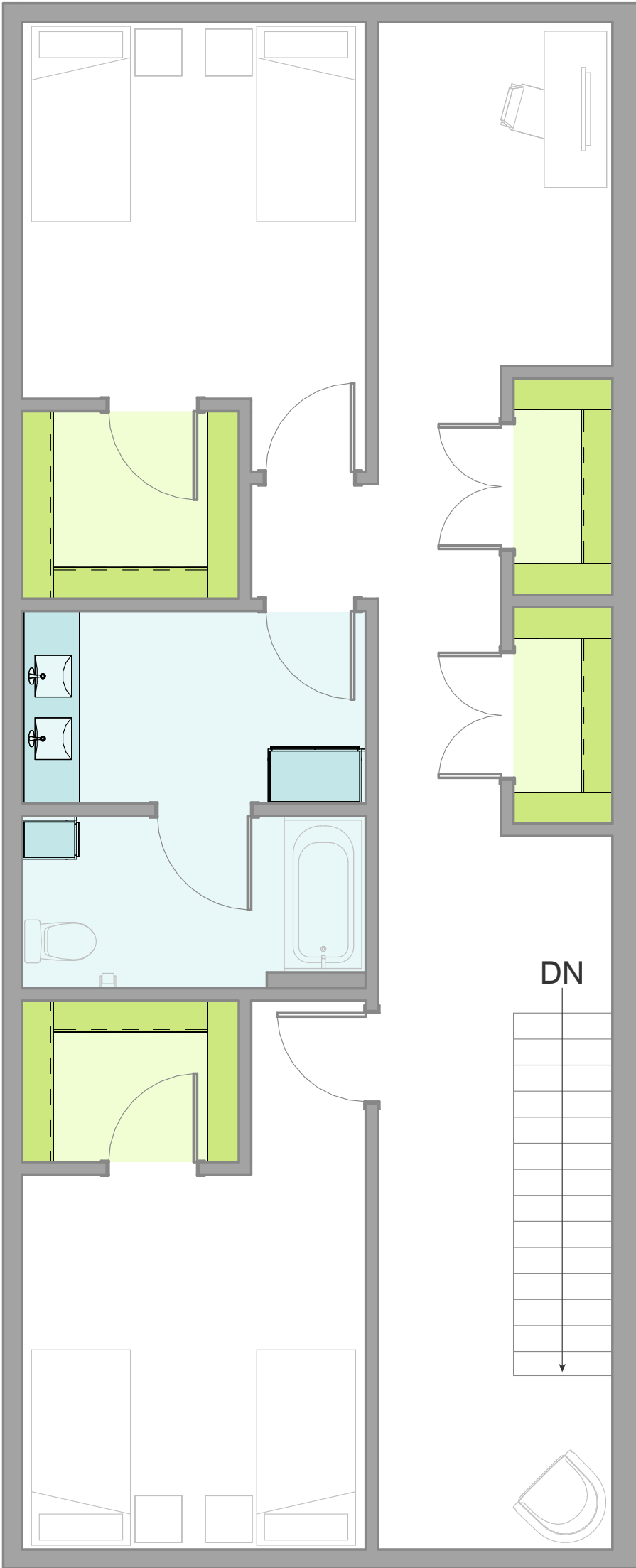
CLOSETS	44 SF	+ 144%
BATHROOMS	16 SF	+ 481%
KITCHEN	42 SF	+ 121%
14'-9" LINEAL COUNTER		



3 BEDROOM APARTMENT UNIT

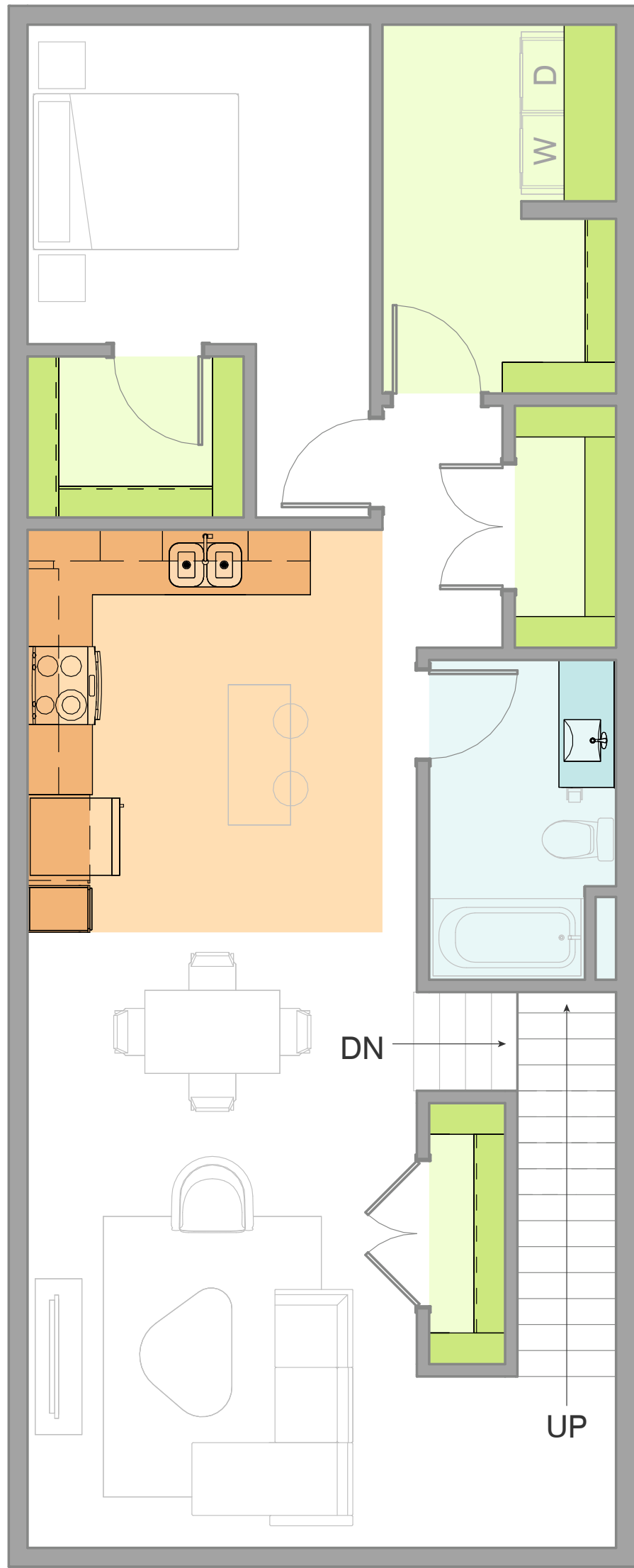
CLOSETS	36 SF	+ 100%
BATHROOMS	20 SF	+ 628%
KITCHEN	43 SF	+ 126%
16'-2" LINEAL COUNTER		

LEVEL 3



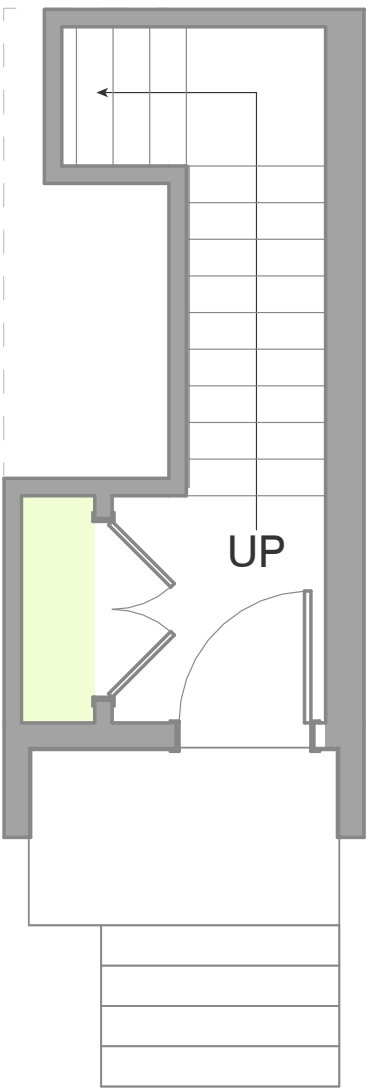
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LEVEL 2



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LEVEL 1



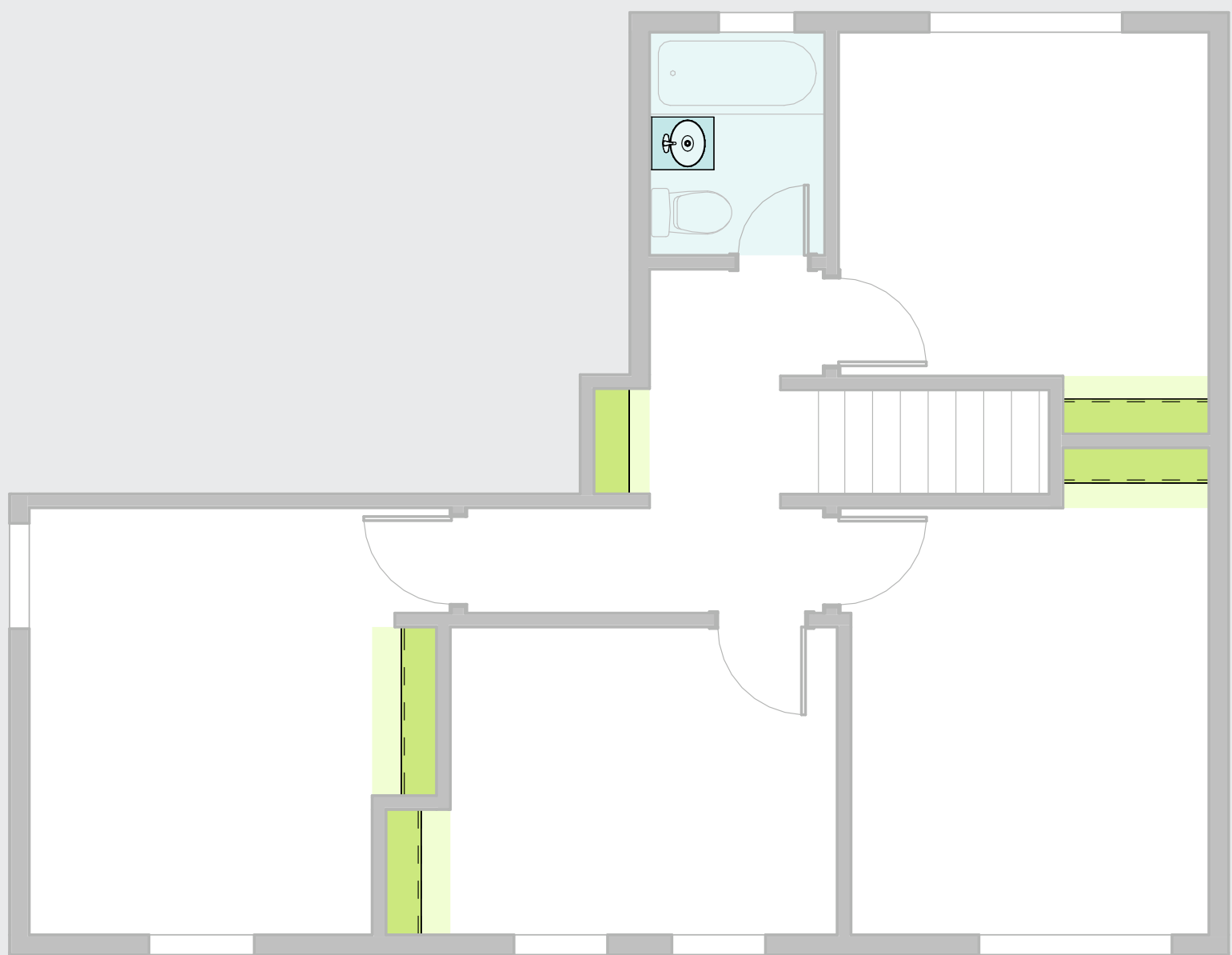
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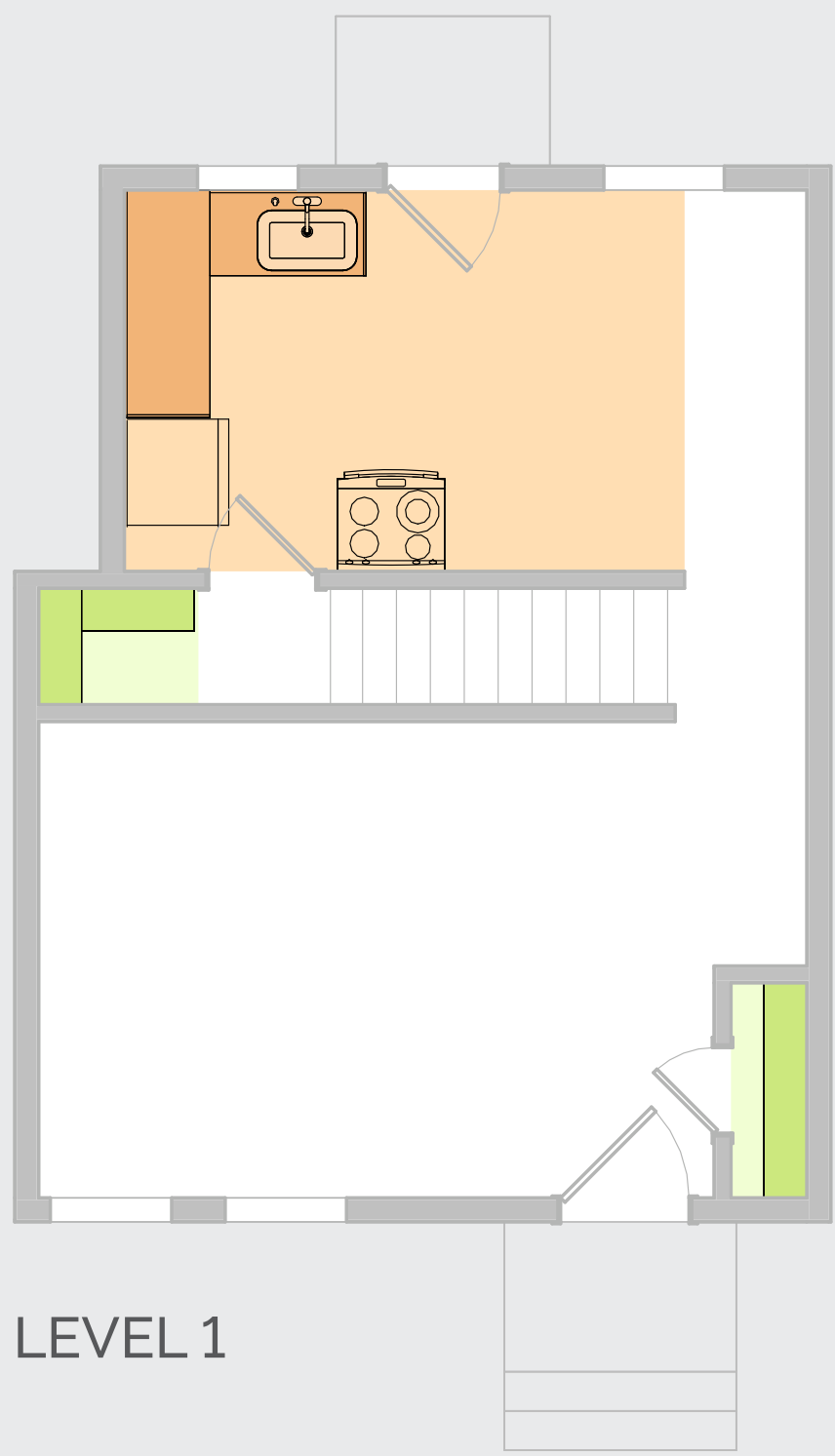
3 BEDROOM WALK-UP UNIT

CLOSETS	73 SF	+ 511%
BATHROOMS	26 SF	+ 845%
KITCHEN	42 SF	+ 89%
13'-2" LINEAL COUNTER		

FOUR BEDROOM
STORAGE COMPARISON



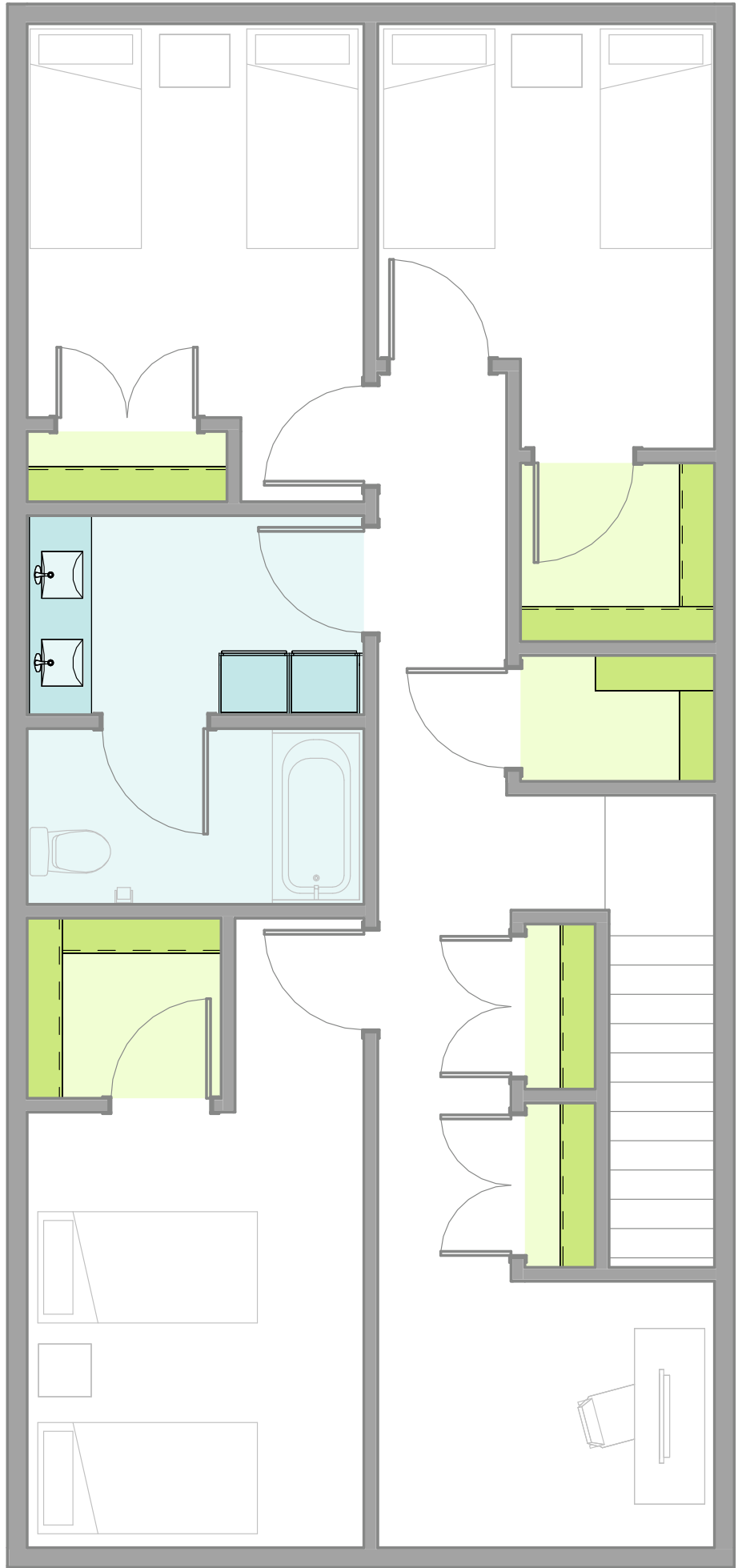
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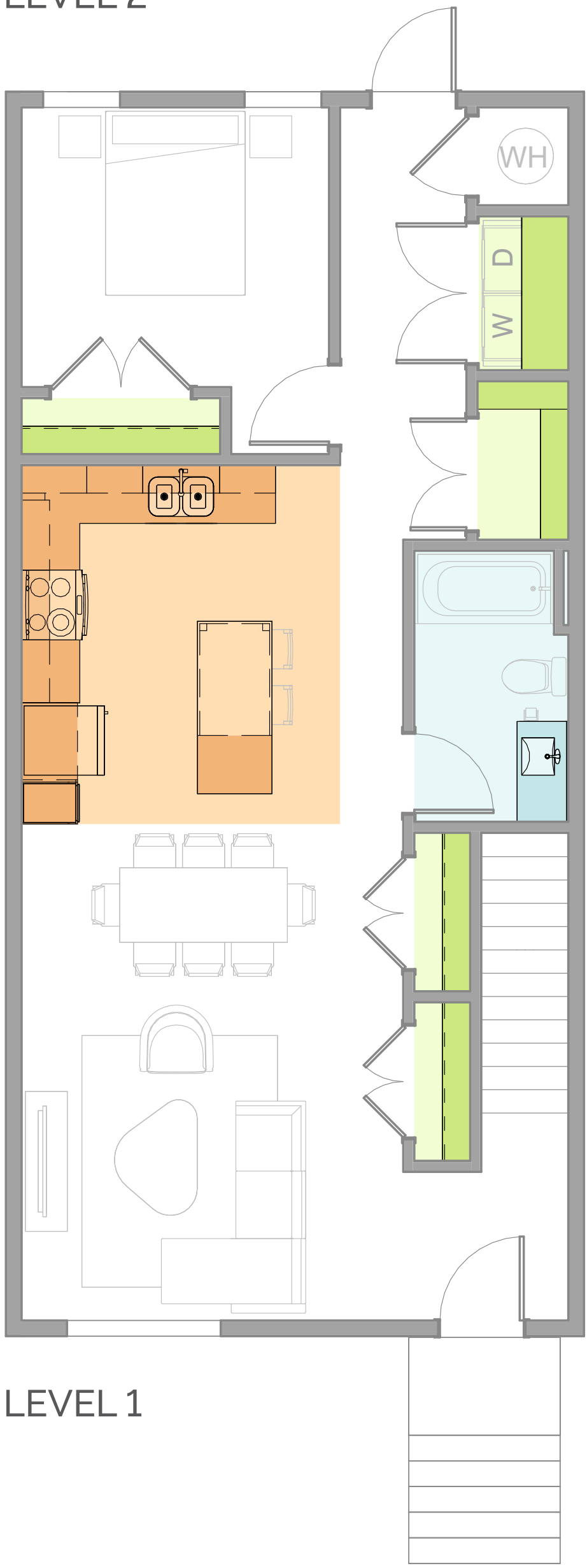
LEVEL 1

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

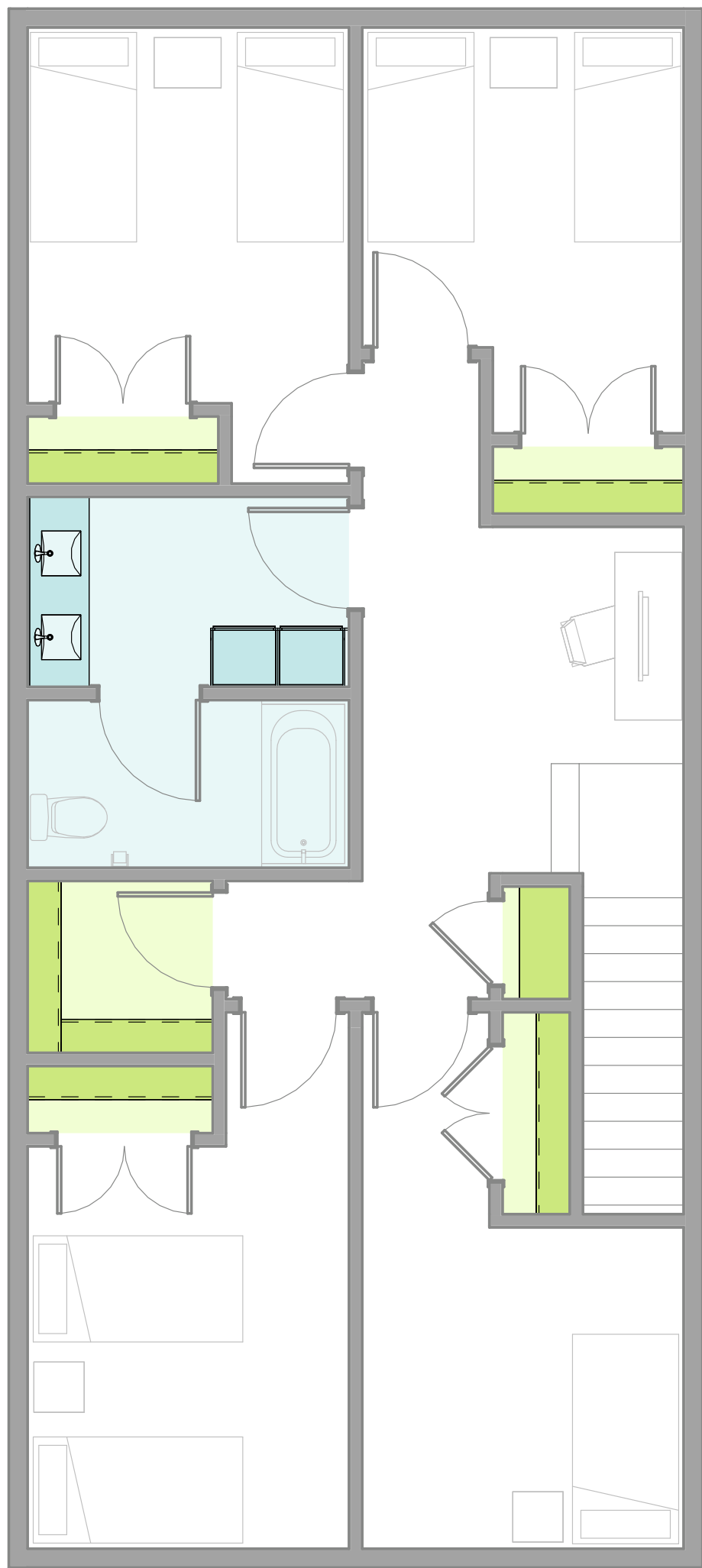
CLOSETS	76 SF	+ 153%
BATHROOMS	17 SF	+ 518%
KITCHEN	41 SF	+ 116%
14'-10" LINEAL COUNTER		



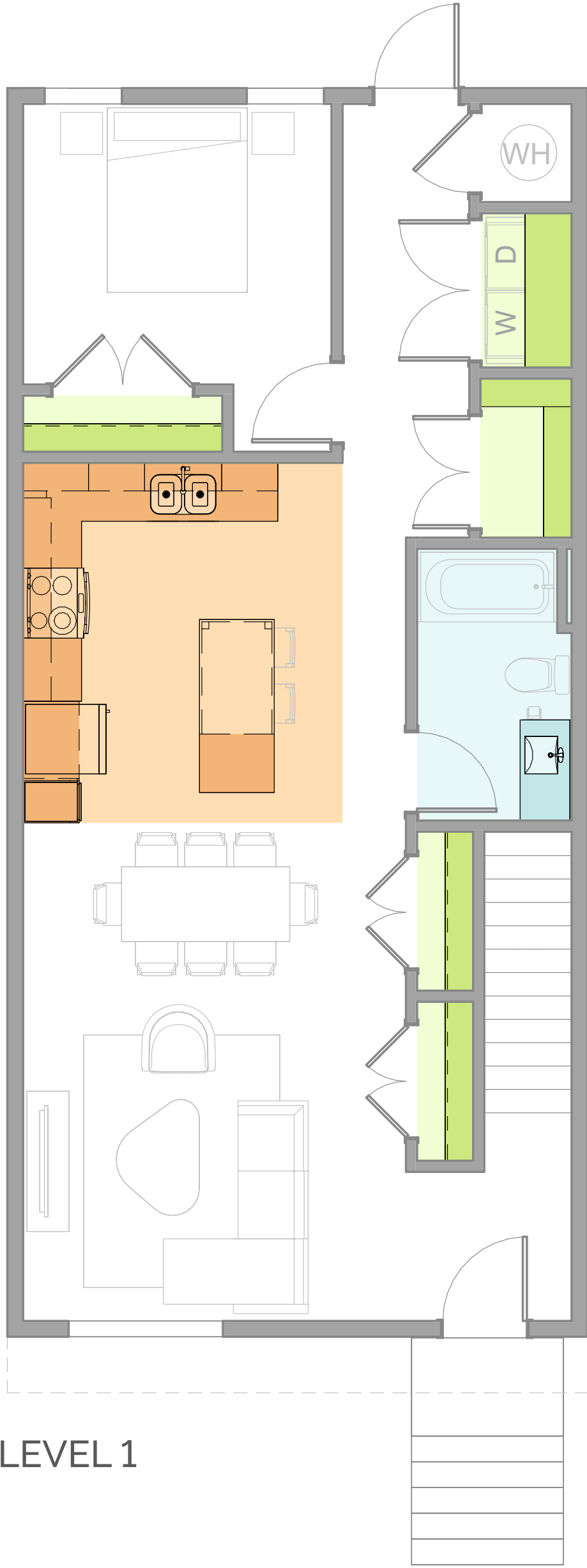
4 BEDROOM APARTMENT UNIT

CLOSETS	50 SF	+ 67%
BATHROOMS	26 SF	+ 845%
KITCHEN	40 SF	+ 110%
15'-2" LINEAL COUNTER		

FIVE BEDROOM
STORAGE COMPARISON



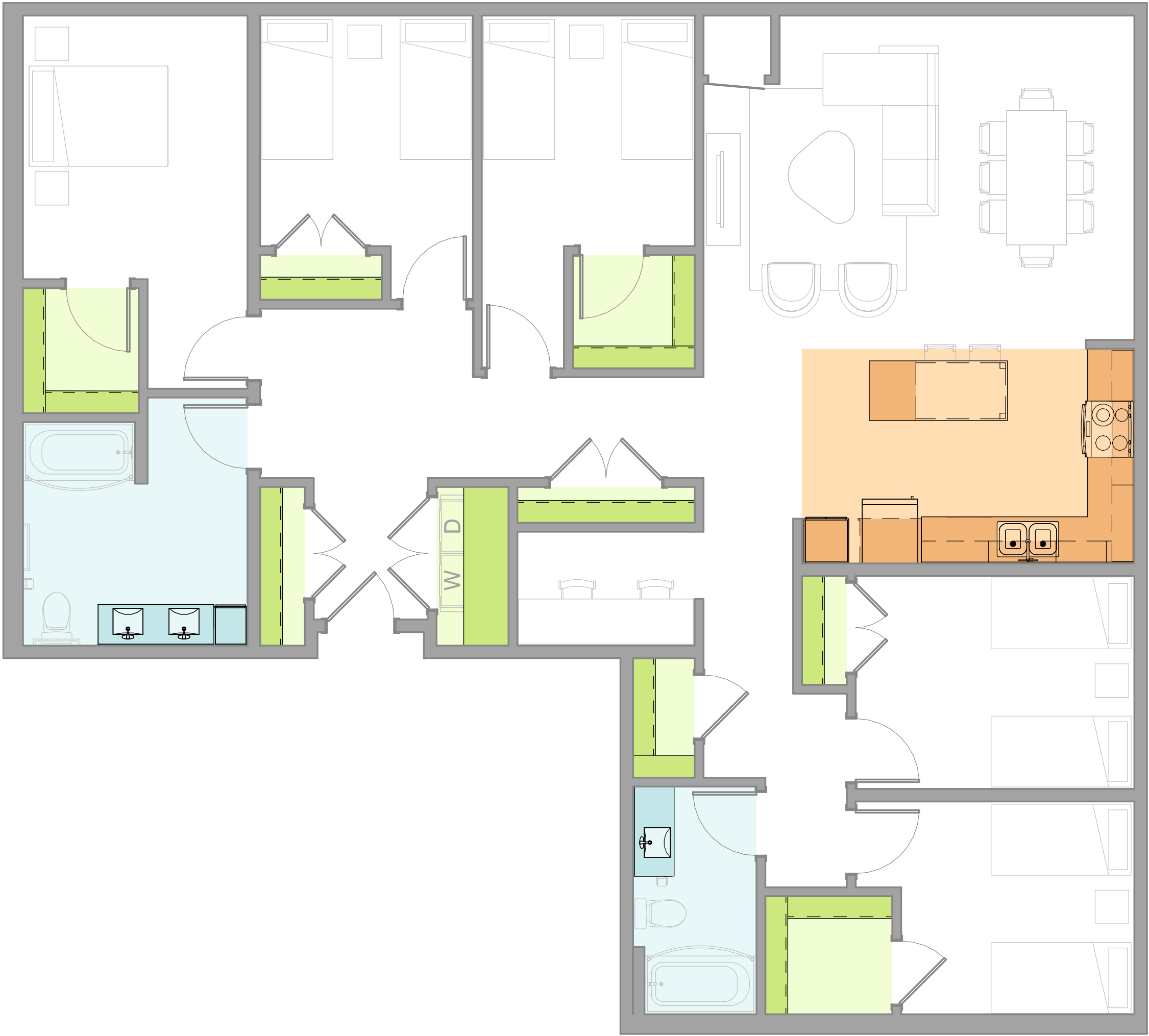
LEVEL 2



LEVEL 1

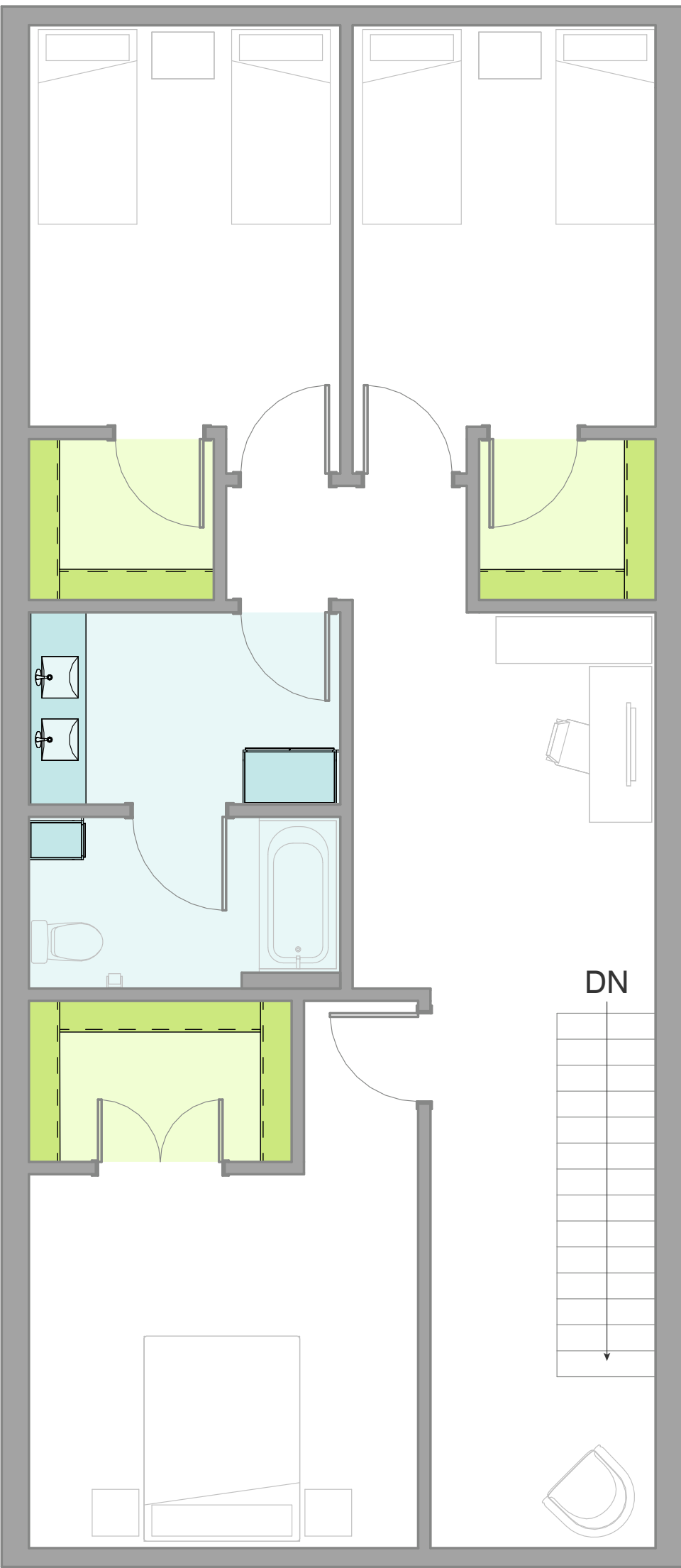
5 BEDROOM TOWNHOME

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

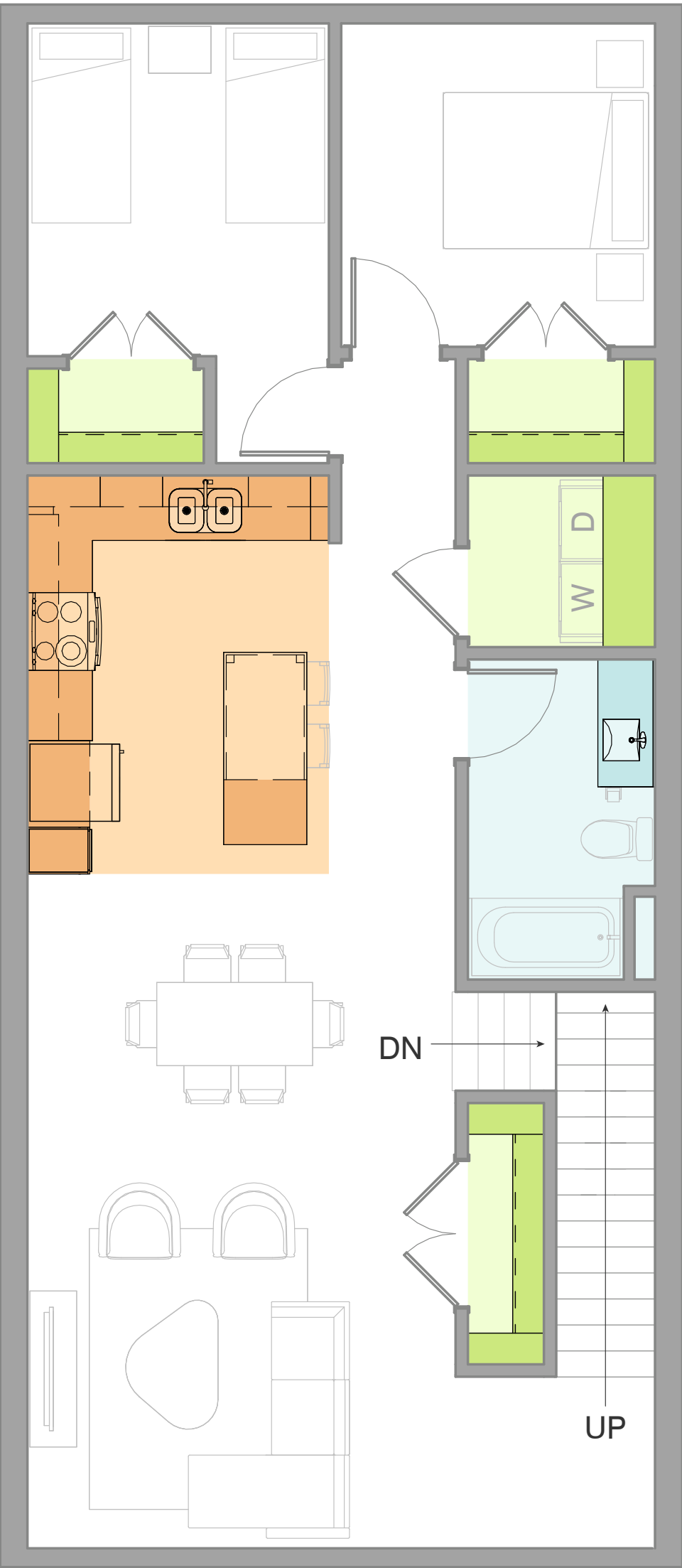


5 BEDROOM APARTMENT UNIT

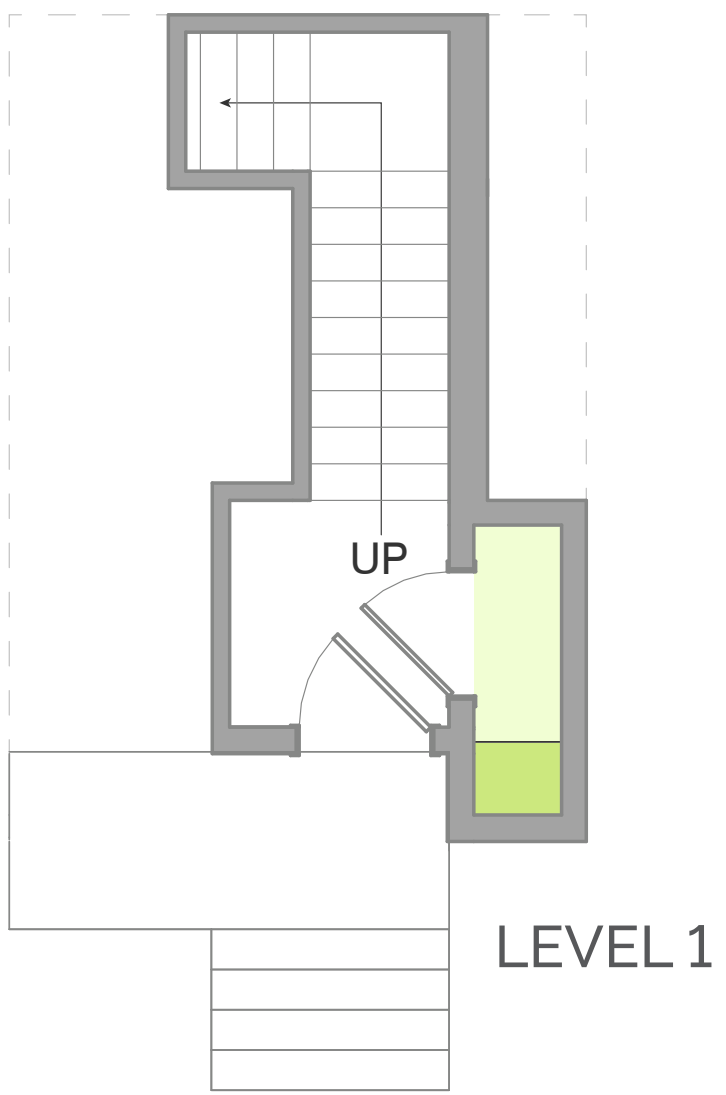
CLOSETS	76 SF
BATHROOMS	19 SF
KITCHEN	45 SF
15'-11" LINEAL COUNTER	



LEVEL 3



LEVEL 2



LEVEL 1

5 BEDROOM WALK-UP UNIT

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