

# DEFEND GLENDALE HOMES

THEY WOULDN'T JUST  
BE TEARING DOWN BUILDINGS,  
THEY'D BE BREAKING UP  
FAMILIES + THE  
COMMUNITY



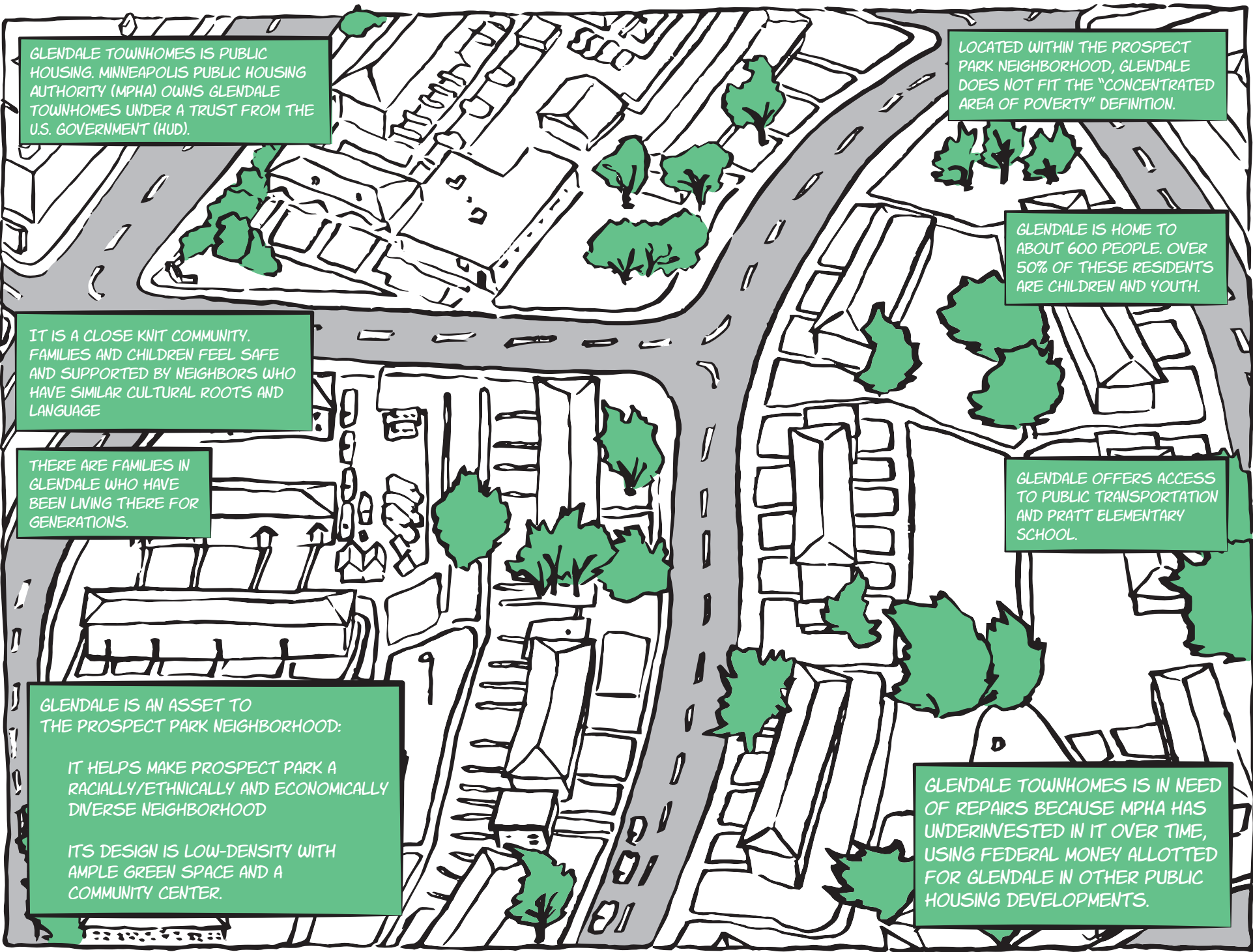
PUBLIC HOUSING OFFERS RESIDENTS STABILITY AND PROTECTION, BECAUSE MINNEAPOLIS PUBLIC HOUSING AUTHORITY (MPHA) IS THE LANDLORD AND THE PROPERTY IS HELD IN PUBLIC TRUST.

IN PUBLIC HOUSING, WHEN RESIDENTS' NEEDS CHANGE (FOR EXAMPLE, A FAMILY GROWS OR SHINKS), MPHA IS REQUIRED TO HELP THAT FAMILY FIND AN APARTMENT/HOUSE WITHIN PUBLIC HOUSING THAT BETTER MEETS THE NEED. THIS OFFERS GREATER STABILITY AND FLEXIBILITY.

WE CAME TO THIS COUNTRY  
AS REFUGEES, WE ESCAPED  
A WAR-TORN COUNTRY, WE CAME HERE  
TO FIND PEACE. NOW THEY'RE  
TELLING US TO GO AWAY!

DON'T SELL!





GLENDALE TOWNHOMES IS PUBLIC HOUSING. MINNEAPOLIS PUBLIC HOUSING AUTHORITY (MPHA) OWNS GLENDALE TOWNHOMES UNDER A TRUST FROM THE U.S. GOVERNMENT (HUD).

LOCATED WITHIN THE PROSPECT PARK NEIGHBORHOOD, GLENDALE DOES NOT FIT THE "CONCENTRATED AREA OF POVERTY" DEFINITION.

IT IS A CLOSE KNIT COMMUNITY. FAMILIES AND CHILDREN FEEL SAFE AND SUPPORTED BY NEIGHBORS WHO HAVE SIMILAR CULTURAL ROOTS AND LANGUAGE

GLENDALE IS HOME TO ABOUT 600 PEOPLE. OVER 50% OF THESE RESIDENTS ARE CHILDREN AND YOUTH.

THERE ARE FAMILIES IN GLENDALE WHO HAVE BEEN LIVING THERE FOR GENERATIONS.

GLENDALE OFFERS ACCESS TO PUBLIC TRANSPORTATION AND PRATT ELEMENTARY SCHOOL.

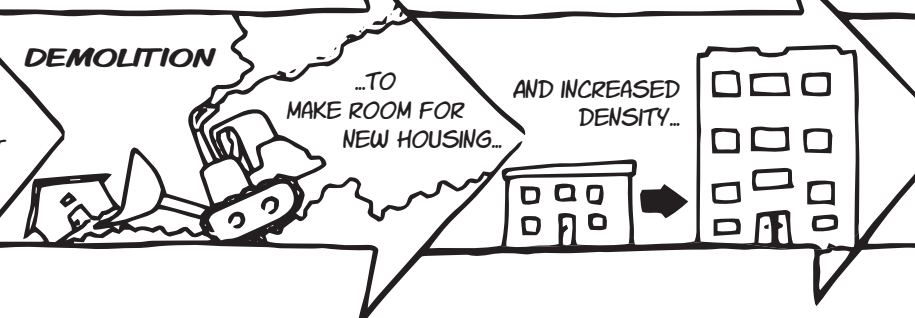
GLENDALE IS AN ASSET TO THE PROSPECT PARK NEIGHBORHOOD:  
  
IT HELPS MAKE PROSPECT PARK A RACIALLY/ETHNICALLY AND ECONOMICALLY DIVERSE NEIGHBORHOOD  
  
ITS DESIGN IS LOW-DENSITY WITH AMPLE GREEN SPACE AND A COMMUNITY CENTER.

GLENDALE TOWNHOMES IS IN NEED OF REPAIRS BECAUSE MPHA HAS UNDERINVESTED IN IT OVER TIME, USING FEDERAL MONEY ALLOTTED FOR GLENDALE IN OTHER PUBLIC HOUSING DEVELOPMENTS.

# The Future of Glendale Homes: Privatization or Public Rehab

**START**

THE ARE SEVERAL OPTIONS BEING WEIGHED FOR THE FUTURE OF GLENDALE:  
IT COULD GET SOLD TO A PRIVATE OWNER. WHICH MIGHT GO ONE OF TWO WAYS...



THE TIME IT WOULD TAKE TO REDVELOP THE LAND WOULD MEAN THAT ALL CURRENT RESIDENTS WOULD BE DISPLACED...

SECTION 8 HOUSING CHOICE VOUCHERS\* WOULD ASSIST RESIDENTS IN FINDING NEW HOUSING IN THE PRIVATE MARKET.

**DISPLACEMENT:** WHEN RESIDENTS ARE FORCED TO LEAVE, WHETHER THEY WANT TO OR NOT.  
DOWN THIS PATH, RESIDENTS WILL HAVE TO FIND NEW HOUSING USING A SECTION 8 VOUCHER\*.

A SALE TO PRIVATE DEVELOPERS COULD GO ANOTHER WAY...  
**SOLD**

**PRIVATE REHAB**  
REHAB MIGHT REQUIRE RESIDENTS TO MOVE...

THAT DEPENDS ON THE EXTENT OF THE REHAB...

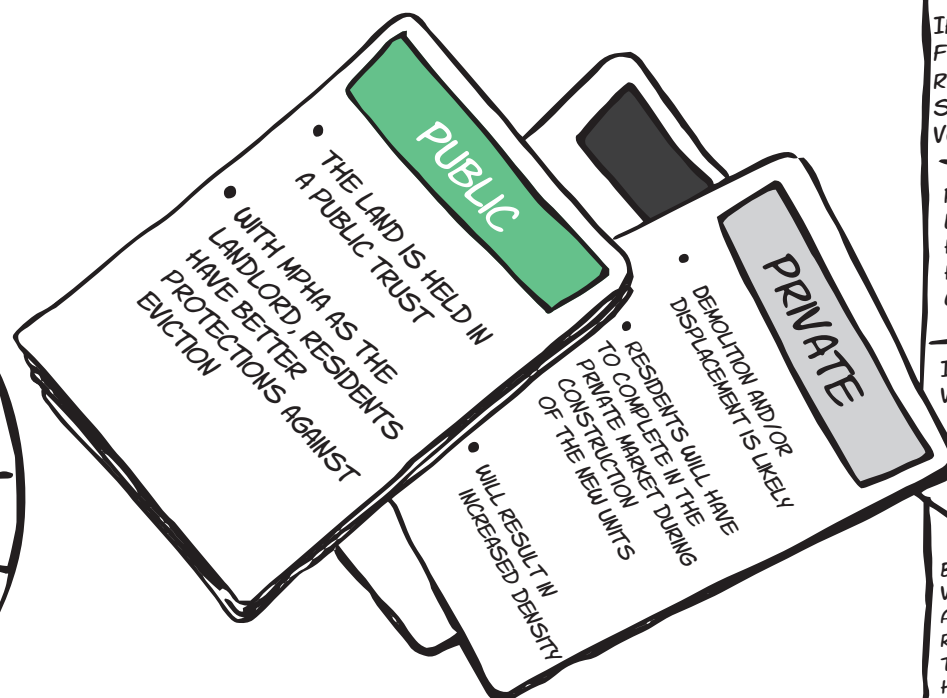
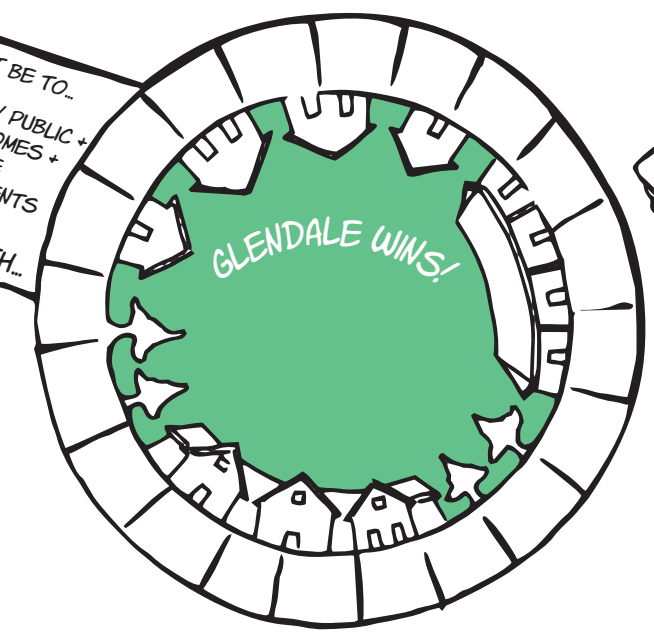
IN THE EVENT THAT RESIDENTS ARE FORCED TO MOVE...  
A HOUSING CHOICE VOUCHER WOULD BE WAITING FOR YOU.

ONE OPTION IS TO GIVE RESIDENTS WHAT THEY DESERVE...  
MPHA HAS RECEIVED MONEY FROM THE US DEPT OF HOUSING + URBAN DEVELOPMENT (HUD) THAT CAN BE INVESTED IN IMPROVEMENTS AT GLENDALE, BUT SOME OF THIS MONEY HAS BEEN USED ON OTHER PROPERTIES AND PLANS.

SO A FAIR OPTION MIGHT BE TO...  
KEEP THE PROPERTY PUBLIC + FIX AND REPAIR HOMES + DO NOT DISPLACE RESIDENTS  
ALONG THIS PATH...

DON'T LET THE FUTURE OF GLENDALE BE DECIDED BY A ROLE OF THE DICE. GET INVOLVED.

**GLENDALE RESIDENTS HAVE A VISION FOR THEIR COMMUNITY.**  
IT INCLUDES A NUMBER OF "FIX AND REPAIR" PRIORITIES FOR GLENDALE TOWNHOMES, INCLUDING:  
- IMPROVE HEATING IN TOWNHOMES  
- INSULATION OF ALL THE UNITS  
- UPDATING OUTDATED APPLIANCES WITH UPDATED, ENERGY EFFICIENT MODELS  
- REPAIR/REPLACE ELECTRICAL WIRING  
- PAINT UNITS  
- REPAIR PIPES  
- MORE RESPONSIVE MAINTENANCE PRACTICES THAT DON'T PLACE COST ON RESIDENTS  
THE COMPLETE VISION AND LIST OF DEMANDS GIVEN TO MPHA CAN BE SEEN AT [TINYURL.COM/GLENDALEVISION](http://tinyurl.com/GLENDALEVISION)



IF RESIDENTS ARE FORCED OUT, SOME REALITIES OF SECTION 8 VOUCHERS ARE...

PRIVATE LANDLORDS DO NOT HAVE TO ACCEPT HOUSING CHOICE VOUCHERS

IN 2014 50% OF VOUCHER HOLDERS COULD NOT FIND HOUSING BEFORE THEIR HCV\* EXPIRED<sup>1</sup>

BLACK + LATINO VOUCHER HOLDERS ARE LESS LIKELY TO RECEIVE HOUSING THAN WHITE VOUCHER HOLDERS<sup>2</sup>

**SECTION 8 TERMS:**  
\*HOUSING CHOICE VOUCHER (HCV): A SECTION 8 VOUCHER THAT ALLOWS YOU TO COMPETE FOR MARKET RATE UNITS IN THE HOUSING MARKET.  
\*PROJECT-BASED VOUCHER: A SECTION 8 VOUCHER FOR A PARTICULAR SITE ONLY THAT ASSURES AFFORDABLE HOUSING WILL BE AVAILABLE THERE.

IT IS HARD TO FIND HOUSING IN A TIGHT RENTAL MARKET: IN JUNE 2015, VACANCY IN THE METRO WAS JUST 3%.

SOME RESIDENTS USING HOUSING CHOICE VOUCHERS ARE VULNERABLE TO NEGLIGENT LANDLORDS AND SLUM LIVING CONDITIONS.<sup>3</sup>

**PROFITS!**  
NOT FOR RESIDENTS, OF COURSE, BUT FOR THE CORPORATIONS THAT BUY THE LAND...

EXPECT A NEW DEVELOPMENT TO HAVE 500 UNITS, MOSTLY MARKET RATE. EVEN PEOPLE THAT DO RETURN WOULD BE RETURNING TO A VERY DIFFERENT COMMUNITY - UNRECOGNIZABLE FROM THE ONE THEY HAD BEFORE.

...BUT THERE IS NOTHING THAT WOULD EXPLICITLY REQUIRE THE PRIVATE OWNER TO KEEP THE AFFORDABLE UNITS THE SAME SIZE AS THEY ARE NOW. THE NEW AFFORDABLE UNITS COULD BE OVERALL SMALLER WITH SMALLER, OR EVEN NO YARD.

EVEN UNDER PRIVATE OWNERSHIP, THE NEW OWNER OF GLENDALE MAY BE REQUIRED TO CONTINUE TO HAVE JUST AS MANY AFFORDABLE UNITS AS ARE CURRENTLY HERE, WHICH FOR GLENDALE IS 184.  
THROUGH A CONTRACT WITH HUD, THE HOUSING COULD REMAIN AFFORDABLE LONG TERM.

DISPLACED RESIDENTS COULD RETURN. HOWEVER, IN SIMILAR SITUATIONS ONLY 1 IN 5 RESIDENTS EVER RETURN TO THEIR HOMES.<sup>4</sup>  
**THE LONG DEVELOPMENT PHASE OFTEN DESTROYS THE COMMUNITY.**

A PROJECT-BASED VOUCHER\* WOULD ASSURE YOU HOUSING AT THE NEW DEVELOPMENT

<sup>1</sup> Serres, C. "Met Council seeks suburban low-cost housing options to reverse segregation." StarTribune. April 24, 2015. <http://www.startribune.com/april-24-for-more-low-cost-homes-met-council-seeks-suburban-landlords/301166201/>  
<sup>2</sup> Rotem, R. T. 2010. "Using Disparate Impact Analysis in Fair Housing Act Claims: Landlord Withdrawal from the Section 8 Voucher Program." 78 Fordham Law Review; Sterken, K. 2009. "A Different Type of Housing Crisis: Allocating Costs Fairly and Encouraging Landlord Participation in Section 8." 43 Colum. J.L. & Soc. Probs. 21  
<sup>3</sup> Semuels, A. "How Housing Policy is Failing America's Poor." The Atlantic. June 24, 2015 <http://www.theatlantic.com/business/archive/2015/06/section-8-is-failing/396650/>  
<sup>4</sup> Goetz, E. (2013). New Deal Ruins: Race, Economic Justice, and Public Housing Policy. Ithaca, NY: Cornell University Press.