



Glendale Homes: Public vs Private Ownership and Section 8

Residents and MPHA agree, Glendale Townhomes is in need of significant repairs.
Glendale sits on land that has become more valuable because of the Green Line LRT.

Glendale could be **rehabilitated (repaired)** or **redeveloped (torn down and rebuilt)**.
Either option may involve Glendale being sold to a private developer.

If Glendale's residents--500-600 people--need to move during construction (because of either redevelopment or rehabilitation)... Residents will get **Section 8 Housing Choice Vouchers** to use to rent privately-owned apartments during the construction period.

About Section 8 Housing Choice Vouchers (HCVs):

- The voucher pays for your rent, **up to 30% of your income** (within MPHA's voucher payment standards)
- In the current tight rental market, **it is hard to find apartments that accept Section 8 vouchers**:
 - Private landlords **do not have to accept HCVs**
 - Locally in 2014, 50% of voucher holders were unable to use them (Serres, 2015)
 - Black and Latino voucher holders are less likely to receive housing than white voucher holders (Rotem, 2010)
- Some residents using HCVs are **vulnerable to negligent landlords** and slum living conditions (Semuels, 2015)
- With HCVs, renters **lose certain rights to exercise power**, such as starting a tenants organization.

Redevelopment could take several years or more. **In similar cases, only 1 in 5 residents move back.** (Goetz, 2013)
Even if residents can move back, redevelopment breaks up the community currently in place.

If Glendale is redeveloped:

- It will likely become privately owned, and no longer held in the public trust.
- It will likely become more dense and have more units overall (possibly several hundred units).
- It will still need to include 184 affordable units.
- If it is privately owned, these units will be affordable through Project-Based Section 8 vouchers, and rent will be approved by MPHA.
- These units will remain affordable through mandatory contracts with HUD.
- The new units may be smaller than the current townhome units, and therefore may not accommodate large families.
- Residents may have fewer protections, but could push for protections during the contract process with the developer.

Rehabilitation without displacement is possible: St. Paul Public Housing Agency was able to rehabilitate their housing without residents needing to move offsite.

References

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