

GLENWOOD TOWERS RESIDENT MEETINGS

January - February, 2025

RESIDENT MEETING AGENDA



- 1. Welcome Glenwood Towers Residents!
- 2. Purpose of Meeting
- 3. Resident Feedback: 2024 & 2025 Surveys, Today
- 4. Glenwood Property's Needs
- 5. Rental Assistance Demonstration + Section 18
- 6. Residents' Rights under RAD
- 7. RAD Options, Preferred Solution, Feedback

PURPOSE OF MEETING



- Report Back What We Heard from Residents
- Explore Resident's Glenwood Experience Further
- What We Know about Glenwood's Conditions
- Rental Assistance Demonstration (RAD) as Solution
- Options for the Future
- Resident Feedback on Options

2024 RESIDENTS SURVEY



Public housing residents expressed a strong desire to learn about the future of their community and property

2025 RESIDENT SURVEY RESULTS

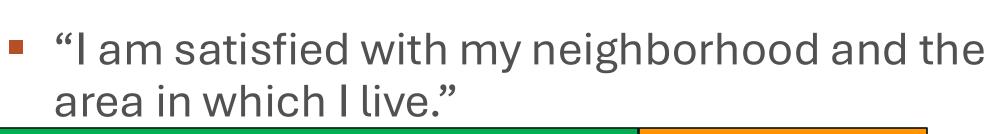


Housing Authority

"I am satisfied with the Glenwood Towers building and property."

57% agreed

20% disagreed^{*}



66% agreed

16% disagreed*

2025 GLENWOOD SURVEY RESULTS (CONTINUED)



- Building Plumbing
- Apartment Size
- Elevators
- Activities in Glenwood
- Smells in Building
- Laundry
- Affordable Rent/Utilities

- Public Transportation
- Grocery Store
- Activities Around Glenwood
- Parking
- Visitors to Glenwood
- Noise
- Maintenance/Management

RESIDENT SURVEY RESULTS



Housing Authority

Top items you'd like to see improved:

- 1) Additional elevators
- 2) Upgraded appliances
- 3) More community programs
- 4) Larger apartments
- 5) Porches, patios or balconies

FURTHER RESIDENT FEEDBACK



Raleigh Housing Authority

Red Dots: What You Dislike Most

Green Dots: What You Like the Most

GLENWOOD CAPITAL NEEDS



- 2023/2024 Analysis of Glenwood's Capital Needs
- Critical Needs to be Addressed Over 3 Years:
 \$10 million
- Funding for Glenwood Over 3 Years: \$788,000
- Federal Government Simply Does Not Provide Enough Money for Public Housing to Survive

RAD AS A SOLUTION



- RAD = Rental Assistance Demonstration
- Purpose: Make more resources available to address the needs of public housing
- Funding is provided through the "Section 8" Program
- Glenwood will no longer be public housing

OPTIONS FOR GLENWOOD



Raleigh Housing Authority

OPTION 1

Continue as public housing with inadequate funding

OPTION 2

Conversion with RAD/Section 18

 Additional funding for extensive rehabilitation

Temporary relocation

OPTION 3

Conversion with RAD/Section 18

 Replace units at other site(s) with all brandnew apartments

FEDERAL FUNDING UNDER DIFFERENT OPTIONS: 20 YEARS



- 1. Public Housing Option: **\$72 million**
- 2. Rehabilitation under RAD: Up to **\$122 million**
- 3. Replace all housing with brand new units:\$144 million

PREFERRED PRELIMINARY OPTION



Raleigh Housing Authority

- RHA will replace all 288 units with brand new housing—no studios
- Replacement housing in 2 smaller properties:
 - New construction (on current property)
 - Purchase a new property and "transfer" federal assistance to new units

RESIDENT RIGHTS



- RHA will provide ample notice to all residents of any renovations or redevelopment.
- RHA will hold multiple resident meetings to receive your comments and feedback.
- Choice Mobility Option: Residents may move with a tenant-based voucher if desired.

RESIDENT RIGHTS



- If residents are relocated, RHA will assist with moving expenses.
- All residents in good standing have a right to return after temporary relocation.
- Residents will have the right to establish a resident organization.
- Residents always have the right to address grievances, disputes and actions of RHA.

ADDRESSING CONCERNS



- RHA staff will work with each resident to address questions or concerns along the way.
 > gtowersinfo@rhanc.gov
- RHA currently does not have any firm plans regarding the Glenwood Towers property.
- No one will be without housing because of conversion or renovation. Each resident will have a right to residency.

RAD: WHAT'S NEXT



- Complete 1st round of resident meetings
- Complete 2nd round of resident meetings
- Send out "General Information Notice" (GIN)
- Prepare a RAD application based on Glenwood conditions, resident needs and feedback

UPCOMING RESIDENT MEETINGS



Raleigh Housing Authority

First meetings:

January 29 at 10am	Floors 2-4
January 29 at 2pm	Floors 5-7
January 29 at 6pm	Zoom virtual meeting, all residents
January 30 at 10am	Floors 8-9
January 30 at 2pm	Floors 10-14

Second meetings:

February 19 at 10am	Floors 2-4
February 19 at 2pm	Floors 5-7
February 20 at 10am	Floors 8-9
February 20 at 2pm	Floors 10-14
February 20 at 6pm	Zoom virtual meeting, all residents

RESIDENT Q & A



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ASK US YOUR QUESTIONS!



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