



Raleigh Housing Authority

GLENWOOD TOWERS RESIDENT MEETINGS

January - February,
2025

RESIDENT MEETING AGENDA



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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



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- 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



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

2025 RESIDENT SURVEY RESULTS



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160
responded

- “I am satisfied with the Glenwood Towers building and property.”

57% agreed

20% disagreed*

- “I am satisfied with my neighborhood and the area in which I live.”

66% agreed

16% disagreed*

*Of those who expressed an opinion

2025 GLENWOOD SURVEY RESULTS *(CONTINUED)*



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- 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

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



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- Red Dots: What You Dislike Most
- Green Dots: What You Like the Most

GLENWOOD CAPITAL NEEDS



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- 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



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- 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



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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 brand-new** apartments

FEDERAL FUNDING UNDER DIFFERENT OPTIONS: 20 YEARS



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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



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- 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



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- 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



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- 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



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- 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



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- 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

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!**



Raleigh Housing Authority

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