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1 January - February, 2025

2 GLENWOOD TOWERS RESIDENT MEETINGS

2 ☐ **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

3 ☐ **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

4 ☐ **2024 RESIDENTS SURVEY**

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

5 ☐ **2025 RESIDENT SURVEY RESULTS**

- "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*

6 ☐ **2025 GLENWOOD SURVEY RESULTS (CONTINUED)**

- Building Plumbing

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

7 ☐ **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

8 ☐ **FURTHER RESIDENT FEEDBACK**

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

9 ☐ **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

10 ☐ **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

12 ☐ **OPTIONS FOR GLENWOOD**

Conversion with RAD/Section 18

- Replace units at other site(s) with all brand-new apartments

13 ☐ **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

14 ☐ **PREFERRED PRELIMINARY OPTION**

- 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

16 ☐ **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.
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17 ☐ **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.
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18 ☐ **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.

19 ☐ **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

21 ☐ **UPCOMING RESIDENT MEETINGS**

22 ☐ **RESIDENT Q & A**

24 ☐ **Glenwood Towers**

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