

**Glenwood Towers
RAD Application
Questions and Answers – Resident Meetings**

Q: What is RAD?

A: RAD stands for Rental Assistance Demonstration. RAD is a tool developed by the U.S. Department of Housing and Urban Development (HUD) to address living conditions in public housing properties. RAD allows public housing authorities to “convert” public housing subsidy into a Section 8 subsidy that is tied to the property.

Q: Will a RAD conversion affect my housing assistance?

A: No, a RAD conversion will not affect your housing assistance; you will not lose your housing benefits as a result of a RAD conversion and your rent contribution will likely remain the same, as the converted property will still be considered affordable housing under Section 8 guidelines.

Q: Why is there more money for section 8 instead of Public Housing?

A: Banks and other lenders understand Section 8 funding as a more stable revenue source so they are more comfortable in lending funds to rehabilitate or construct a property. RAD allows public housing authorities to use public and private money to improve the units/property.

Q: Will there be a flat rent with RAD?

A: No, the RAD program does not provide residents with a flat rent option as the public housing assistance converts to a voucher. All residents will be required to pay an income-based rent amount.

Q: Will residents have to qualify/re-qualify for the program?

A: Residents who live at a converting property at the time of closing will not go through a re-screening or qualification process. Individuals who wish to become a resident of a RAD property after closing/conversion will need to qualify for participation in the Section 8 program at that time. RHA’s Section 8 qualifications can be found in the Administrative Plan.

Q: What types of economic opportunities will be made available due to RAD (i.e. Section 3 training, employment and or contracting) for residents and their grandchildren?

A: As part of the RAD conversion, residents will be notified about training and job opportunities related to any rehabilitation or construction work as they become available.

Q: Do you have a timeline for this RAD conversion?

A: RHA is currently in the planning stage and exploring available options so there is not a specific timeline currently. RHA will continue to have meetings and provide additional information to all Glenwood Towers residents as the plans for Glenwood Towers are developed.

RHA will use a variety of communications methods to make sure that residents are included in all information that is distributed. Staff will post and distribute flyers in paper form as well as electronic communications through e-mail and the RHA website at [Glenwood Towers Redevelopment - Raleigh Housing Authority](#).

RHA expects the earliest relocation would begin in the middle of 2026. RHA’s relocation team will work with each Glenwood Towers resident on relocation options once the relocation plans are determined. You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, RHA may have cause for your eviction. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible

to receive relocation assistance. It is very important for you to contact us before making any moving plans.

Q: What are the resident rights under the RAD program.

A: The resident rights are located on RHA's website (www.rhanc.gov) in the resident fact sheets and can also be accessed on HUD's website at [RADResidentFactSheet_2_ResidentsRightsOverview.pdf](#).

Q: Will my rent change?

A: Most residents will not have rent increases because of RAD. Like in most public housing, Section 8 residents pay 30% of their income towards rent and utilities. As in public housing, your rent will increase if your income increases and decrease if your income decreases. However, if you are currently paying a "flat rent" in public housing, your rent may change. If you are currently paying a flat rent and this transition leads to a rent increase, your new rent may be phased in over 3 to 5 years. Under RAD, you will never pay more than 30% of your household's adjusted income towards rent. (For more information, see [RAD Resident Fact Sheet #6: Rent](#))

Q: If relocated, will utilities be included in the rent?

A: The cost of utilities may not be included at a new site, but the total housing cost (rent + utilities) will still be based on 30% of income. A utility allowance would be provided as part of the rental calculation

Q: Can I find my own place for Section 8.

A: RAD allows public housing authorities to "convert" public housing subsidy into a Section 8 subsidy that is tied to the property, therefore RAD does not allow a resident to relocate to their own Section 8 unit. RHA's relocation team will work with each Glenwood Towers resident on relocation once the relocation plans are determined. Please note that this applies to individuals living at Glenwood Towers at the time of the RAD conversion. If you have applied to the Section 8 waiting list separately, you may be awarded a housing choice voucher if your name comes to the top of that waiting list naturally.

Q: With options 2 and 3 on the survey, does this mean all current residents get a Section 8 voucher?

A: Options 2 and 3 were to renovate the existing building or new construction. RAD allows public housing authorities to "convert" public housing subsidy into a Section 8 subsidy that is *tied to the property*. After a public housing property converts through RAD, you may have a greater choice in where to live through the "Choice Mobility" option. Choice Mobility gives you the right to request a tenant-based voucher after living at the property for at least one or two years.

Q: Previously it has been hard to apply for Section 8 or the voucher was taken away. Will that happen with Glenwood Towers?

A: Residents living at Glenwood Towers at the time of conversion do not need to apply for RAD or to get on the waiting list for the alternate site.

Q: Will Glenwood Towers remain a senior citizen/disability apartment or will conversion to Section 8 open the building up to people of all ages?

A: There has not yet been a decision on whether or not a replacement building would be only senior/elderly/disabled. RHA is in the planning stage of the process and will have additional information as we move through the planning process.

Q: With regards to the right to return, do we have the right to return to the same unit or just a right to return to the building?

A: Based on the resident survey results, the exact unit that each resident lives in currently may not be available due to either rehabilitation or relocation to an alternate site. RHA's relocation team will work with each Glenwood Towers resident on relocation options once the relocation plans are determined.

Q: With the doing away with studio sized apartments, will there be less than 288 units with renovations?

A: RHA is currently in the planning stage but expects to provide replacement housing for all 288 units. At this time, we do not know what bedroom size these units will become.

Q: Will there be a washer/dryer hookup at the new site? Will there be laundry rooms?

A: It is expected that a new site would include washer/dryer hookups in the units with some common laundry located in laundry rooms.

Q: If you are in a one-bedroom unit will you move to a one-bedroom unit?

A: Yes. RHA will provide a comparable unit.

Q: Will relocating residents have to face heavy waitlists for moving to other locations?

A: Residents living at Glenwood Towers at the time of the RAD conversion do not need to apply for RAD or to get on the waiting list for the alternate site. RHA's relocation team will work with each Glenwood Towers resident on relocation options once the relocation plans are determined.

Q: When will we move?

A: RHA is currently in the planning stage and expects the earliest relocation would begin in the middle of 2026. This may change as RHA works through the planning process. Residents will be provided with ample notice if and when relocation is required. RHA's relocation team will work with each Glenwood Towers resident on relocation options once the relocation plans are determined. You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, RHA may have cause for your eviction. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

Q: When relocation is required, will there be a team that will assist the mobility impaired?

A: Yes, the relocation team will work with each resident on a personal level to determine those individual's needs.

Q: Will vouchers be offered prior to the RAD conversion and relocation to prevent seniors from having to move once and then again after renovations.

A: RHA is in the planning stage of the RAD/Section 18 Blend process and will have additional information regarding relocation plans in the near future. RHA's relocation team will work with each Glenwood Towers resident on relocation options once the relocation plans are determined. You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, RHA may pursue legal eviction. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

Q: What is the difference between permanent and temporary relocation?

A: The Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) defines temporary relocation as relocation that is less than one year.

Q: What will be covered in the relocation costs?

A: If RHA requires residents to move because of a RAD conversion, then RHA will provide residents with a moving allowance. Reasonable relocation costs will be given to each relocating family. Residents can choose to receive relocation costs using a flat fee schedule based on your bedroom size or actual costs based on receipts. Payments are to be used for costs including but not limited to: utility shut off and turn on, moving expenses, storage units, transportation, application fees, and security deposits. RHA will provide a relocation plan which will include important relocation information once we get closer to relocation.

Q: If needing to relocate, do residents have to be put on a waitlist at a new apartment building or site?

A: Residents living at Glenwood Towers at the time of the RAD conversion do not need to apply for RAD or to get on the waiting list for the alternate site. RHA's relocation team will work with each Glenwood Towers resident on relocation options once the relocation plans are determined. This may include buildings or sites that have waitlists. Staff will be working with each family on an individual basis to identify your preferred relocation options. RHA is currently in the planning process and will provide additional relocation information to residents as it becomes available.

Q: Do resident advisory board members get to see the RAD application prior to submitting to HUD?

A: The RAD Application is submitted via HUD systems and is not a paper application. The resident advisory board has been consulted about RAD conversion and invited to attend Glenwood Towers resident meetings.

Q: Is there a small building already being built for current Glenwood Towers residents?

A: No, there have not been any buildings built or acquired at this time for the relocation of Glenwood Towers residents. RHA is currently in the planning stage, exploring available options and will continue to have meetings and provide additional information to all Glenwood Towers residents as the plans for Glenwood Towers are developed.