

GLENWOOD TOWERS RESIDENT MEETING - February 2025

2 RESIDENT MEETING AGENDA

- Welcome Glenwood Towers Residents!
- What We Heard in January Meetings
- Glenwood Towers – Redevelopment Options
- Rental Assistance Demonstration + Section 18
- Residents’ Rights Under RAD

3 FEEDBACK ON LIKES/DISLIKES

4 GLENWOOD CAPITAL NEEDS

- Critical needs to be addressed over 3 years: \$10 million
- Federal Government simply does not provide enough money for Public Housing to survive.
- NEED AN ALTERNATIVE!

5 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 Towers would no longer be public housing, but rents remain income based (30%).

6 HOUSING OPTIONS

- Continue as public housing with inadequate funding
- Conversion with RAD/Section 18
 - Additional funding for extensive rehabilitation
 - Relocation Off-Site
- Conversion with RAD/Section 18
 - Replace units at other site(s) with all brand-new apartments
 - Transfer of Assistance

7 FEEDBACK ON HOUSING OPTIONS

8 PREFERRED PRELIMINARY OPTION

- No definitive plan
- RHA intends to replace ALL 288 units at Glenwood Towers.
- Two primary replacement housing options:
 1. Build new units off-site on RHA-owned land
 2. Buy a newer property – No property identified at this time

9 ALTERNATIVES FOR OFF-SITE (BUILD NEW)

- Location: HUD requires neighborhood to be comparable
 - CONVENIENT! (Transportation, grocery, pharmacy, retail, banking)
- Building Type:
 - No high-rise buildings

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- Owned and managed by RHA
- Updated units: Modern appliances, washer/dryer hookups, community rooms
- Larger units: More 1-bedroom options
- Common areas: Better suited to accommodate services

10 RHA SITE UNDER DEVELOPMENT

11 HERITAGE PARK - VIDEO

12 HERITAGE PARK BUILDING PROGRAM (EXAMPLE)

- 4 to 5-story building
- Elevator, washer/dryer hookups, common laundry for larger items, central A/C
- Residents-only area and fitness/multipurpose/social services room spaces
- More suitable for aging in place

13 HERITAGE PARK – EXTERIOR (EXAMPLES)

14 RESIDENT RIGHTS

- RHA will provide ample notice to all residents of any renovations or redevelopment 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.
- Residents will pay no more than 30% of adjusted income in rent.

15 RESIDENT RIGHTS

- Comparable unit and neighborhood
- RHA will assist with moving expenses if residents are relocated.
- Residents will have relocation protections and 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.

16 ADDRESSING CONCERNS

- Your lease must be renewed, and you can't be evicted without cause.
- No one will be without housing because of conversion or renovation. Each resident will have a right to residency.
- RHA staff will work with each resident to address questions or concerns along the way. > gtowersinfo@rhanc.gov

17 PRELIMINARY TIMELINE

- Required relocation would not begin prior to Mid-2026

18 HOW TO GET HELP

- If you need an accommodation to fully participate in these meetings, let us know.

19 RESIDENT Q & A

20 Glenwood Towers gtowersinfo@rhanc.gov | 919-831-6769 | www.rhanc.gov