



# Raleigh Housing Authority

## **GLENWOOD TOWERS RESIDENT MEETING**

February 2025



# 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





# FEEDBACK ON LIKES/DISLIKES



■ LIKES

■ DISLIKES



# 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!!!!



# 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%)**.



# HOUSING OPTIONS

## OPTION 1

Continue  
as **public  
housing**  
with  
**inadequate**  
funding

## OPTION 2

Conversion with  
RAD/Section 18

- Additional funding for **extensive rehabilitation**
- Relocation Off-Site

## OPTION 3

Conversion with  
RAD/Section 18

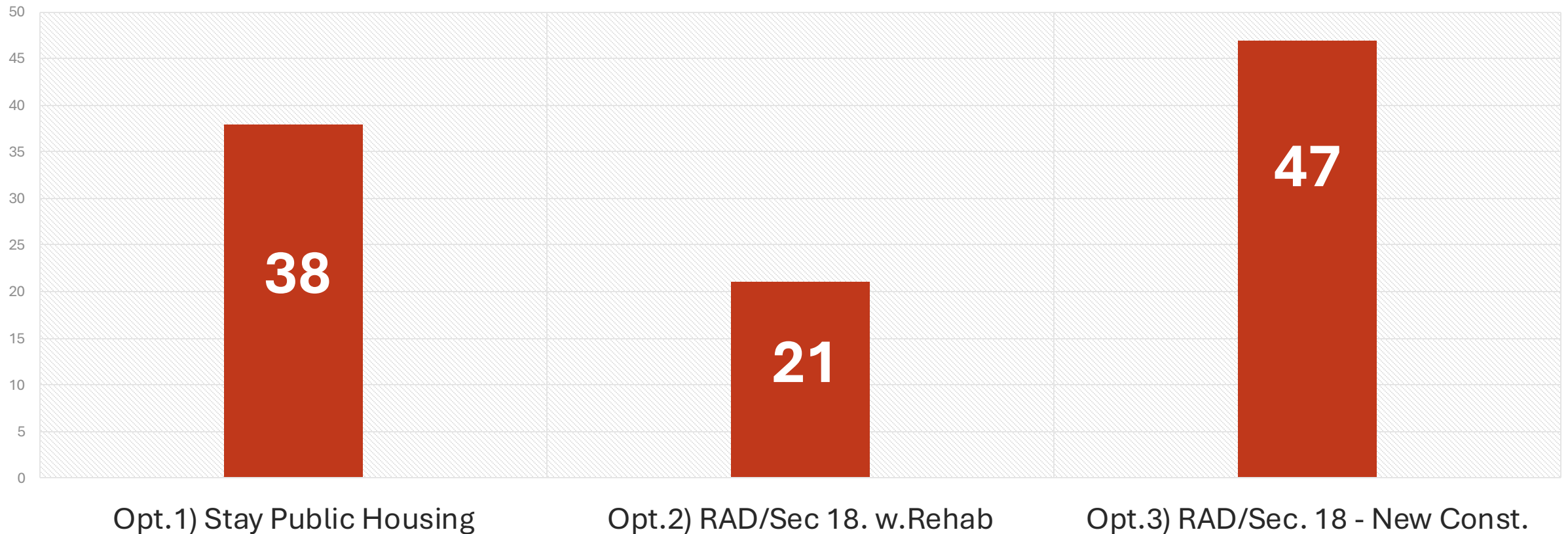
- **Replace units** at other site(s) with **all brand-new** apartments
- Transfer of Assistance

# FEEDBACK ON HOUSING OPTIONS



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## Glenwood Towers Residents - 106 responses



# PREFERRED PRELIMINARY OPTION



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- 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



# ALTERNATIVES FOR OFF-SITE (BUILD NEW)



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## ■ **Location:**

- HUD requires neighborhood to be *comparable*
- **CONVENIENT!** (*Transportation, grocery, pharmacy, retail, banking*)

## ■ **Building Type:**

- No high-rise buildings
- Owned and managed by RHA
- Updated units: Modern appliances, washer/dryer hook-ups, community rooms, etc.
- Larger units: More 1-bedroom options
- Common areas: Better suited to accommodate services

# RHA SITE UNDER DEVELOPMENT HERITAGE PARK



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## ■ RIGHTS FOR EXISTING TENANTS:

- One-for-one replacement
- Relocation assistance provided
- Rent still based on income
- Right to return

## ■ RESIDENT ENGAGEMENT:

- Lots of input, multiple meetings

## ■ SHARED VISION:

- Affordability / thriving/ healthy / walkable / safe / diverse



# RHA SITE UNDER DEVELOPMENT - HERITAGE PARK



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**Lexus Barbee**

Raleigh Housing Authority Resident

# HERITAGE PARK BUILDING PROGRAM (EXAMPLE)



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- 4 to 5-story building
- Elevator
- Washer/dryer hookups, common laundry for larger items
- Central A/C
- Residents-only area
- Fitness/Multipurpose/Social Services room spaces
- More suitable for aging in place

# HERITAGE PARK – EXTERIOR (EXAMPLES)



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# 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.
- Residents will pay **no more than 30%** of adjusted income in rent.



# 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.



# ADDRESSING CONCERNS

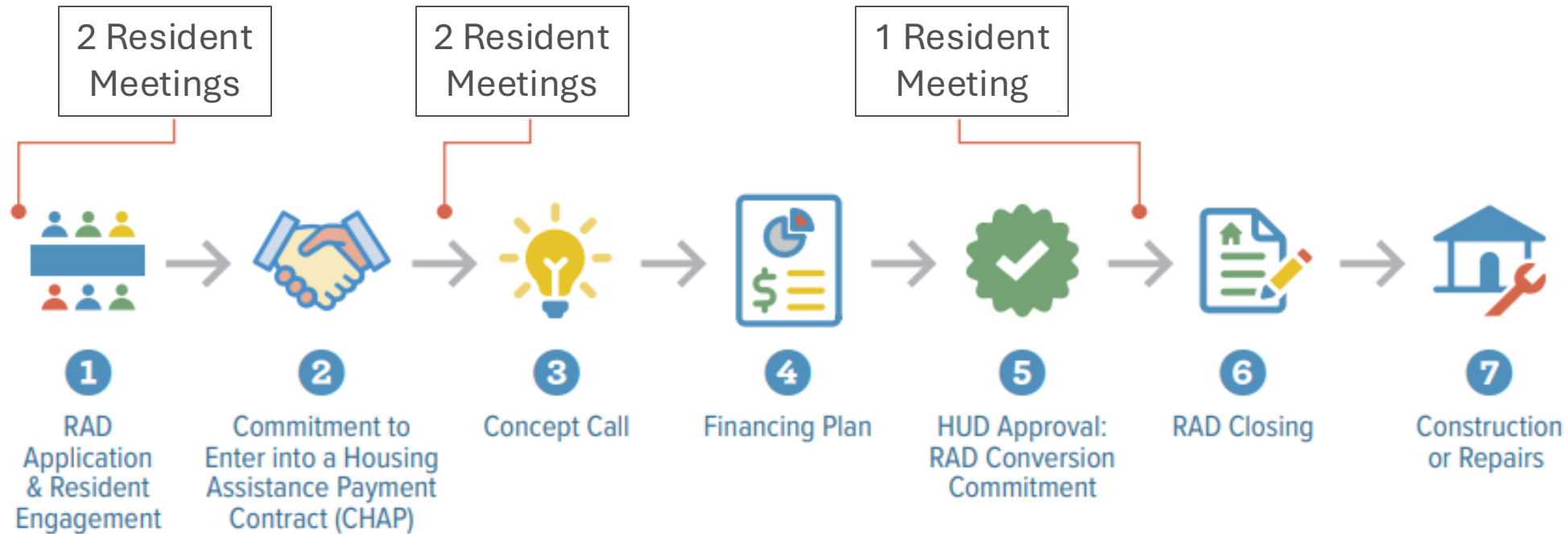
- Your **lease must be renewed**, and you can't be evicted without cause.
- No one will be without housing because of conversion or renovation. Each resident will have a **right to residency**.
- RHA staff will work with each resident to address questions or concerns along the way.
  - > **[gtowersinfo@rhanc.gov](mailto:gtowersinfo@rhanc.gov)**



# PRELIMINARY TIMELINE\*

\* Dates are approximate and will be updated as RHA works through the planning process

## RAD Conversion Process



Required  
relocation  
would not  
begin prior  
to Mid-  
2026

Jan.-Mar. 2025

May 2025

TBD – More information available after CHAP



# HOW TO GET HELP

- If you need an accommodation to fully participate in these meetings, please let us know.
- Si necesita ayuda para participar en pleno en estas reuniones, por favor háganoslo saber.
- 如果您需要住宿以便充分参与这些会议，请告知我们。
- 이러한 회의에 완전히 참여하기 위해 숙박 시설이 필요한 경우 알려주시기 바랍니다.



# RESIDENT Q & A



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**ASK US YOUR  
QUESTIONS!**



# Raleigh Housing Authority

## Glenwood Towers

[gtowersinfo@rhanc.gov](mailto:gtowersinfo@rhanc.gov) | 919-831-6769

[www.rhanc.gov](http://www.rhanc.gov)

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