

# Such a Deal!

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By David Stanowski

The New Cedar Terrace will be different from the Old Cedar Terrace in only one important respect; COST! The GHA plans to spend \$281,434 per unit; NOT including the cost of the land!

Of course, they still plan to rebuild it in a neighborhood where 96.5% of the residents are minorities and 61% of them live below the poverty level. Obviously, this location will NOT reduce racial segregation and it will NOT reduce the concentration of poverty. In fact, the GHA has absolutely no basis to claim that this project will further any fair housing goals or offer any meaningful opportunity for its residents to escape from a life of intergenerational poverty.

So, why build in such an unacceptable location?

1. Building in a floodplain and in a location with maximum wind risk from hurricanes "forces" the price up to \$34,334,960, for only 122 units, and since the GHA already owns the land, using this location creates windfall profits for the Poverty Industry. The unprecedented amount that they plan to spend, per unit, will give everybody in the Industry a big "pay day". It took a lot of "nerve" to jack up the price this high, but this is Galveston, the land where all sense of sanity and proportion, as well as fair housing laws, have been suspended for the benefit of the Poverty Industry.

The GHA also plans to spend an additional \$44,864,139 to build 160 units at the New Magnolia Homes (\$274,150/unit). That's a cool \$78,199,099 to rebuild both projects!

In other words, the taxpayers are getting fleeced while the Poverty Industry is getting rich!

2. By rebuilding in the same locations, the New Cedar Terrace and the New Magnolia Homes will also be able to fulfill the same function as the originals: warehousing the poor for financial profit and political power. This means that the Poverty Industry doesn't just receive a one-time windfall from new construction, they will also maintain a perpetual source of income and the base of their political power, too!

Public housing compared to private homes in Galveston:

The 2008-2012 American Community Survey, from the Census Bureau, finds that the median value of all the owner-occupied housing units in the City of Galveston is ONLY \$135,300. This means that the GHA plans to spend more than twice as much per unit, for these new public housing units, than the median value of all owner-occupied homes, in this city!

The Census data also show that the amount of money that the GHA plans to spend on each of these public housing units is greater than the value of at least 71% of ALL the owner-occupied homes in our city!

When local taxpayers compare the \$281,434/unit price tag, at the New Cedar Terrace, and the \$274,150/unit price tag, at the New Magnolia Homes, to the value of their homes, they will truly understand the sweet deal that the Poverty Industry is getting at their expense!

And, remember these prices do NOT include the cost of the land!