

## **Top 10 Reasons Why Mixed-Income Development will probably have a Negative Impact on the City of Galveston**

- 1. There are currently approximately 8,000 vacant housing units (about 25% of the total number of housing units) in the City which is generating a 20% + vacancy rate in the local rental market.**
- 2. Adding 569 Public Housing units will have a profoundly negative impact on the soft housing market, but mixed-income development will add several hundred more unneeded units.**
- 3. There is no evidence of any demand for any additional units; regardless of whether or not they are so-called “Class A”; let alone another 1,287!**
- 4. New units will most likely pull tenants out of existing rental units rather than drawing new residents into the City.**
- 5. The rent collected (possibly \$1 million/month) will not benefit the local economy; it will flow to another city.**
- 6. GHA’s consultants from Georgia State University found INCREASED crime in the mixed-income developments that they studied. There is similar anecdotal evidence in other cities.**
- 7. Private ownership and management of low-income rental properties could have many advantages, however, it has been tried at Parkland a.k.a. Sandpiper Cove, in Galveston, with disastrous results!**
- 8. When things go badly at privately owned and managed developments, the City Council and the voters have absolutely no oversight or control like at Sandpiper Cove.**
- 9. Mixed-income development would allow the private-sector manager to determine the policy on admitting ex-cons into their development with no oversight by the City Council and the voters.**
- 10. A 40-20-40 mix cannot possibly create a significant demographic upgrade in high-poverty and high-minority neighborhoods.**