

WHAT YOU NEED TO KNOW

The Galveston Housing Authority (GHA) is:

- An agency, independent of the city, run by an unelected board appointed solely by the mayor.
- Funded by HUD, federal grants, and bound by HUD regulations, federal laws, city codes and zoning.
- Presently responsible for the operation of 410 public housing (PH) units, the rebuilding of the 569 PH units destroyed by Ike (40 family units at Oaks IV have been completed).
- Responsible for the management of 1,577 Section 8 housing vouchers; 587 are located in Galveston.

Galveston Public Housing (PH) – “How we got here”:

- There is no requirement by HUD to rebuild public housing; it is a “local decision”.
- Lone Star Legal Aid filed an Administrative Complaint to stop the demolition of the PH units; to avoid a legal challenge GHA agreed to rebuild the 569 units (March 2009).
- Two fair housing groups, Texas Appleseed and TxLIHIS filed an Administrative Complaint with HUD alleging that Texas was not “affirmatively furthering fair housing”.
- As a result, the entire State was denied any disaster recovery funds for Hurricane Ike.
- The State settled the complaint through a Conciliation Agreement, signed May 2010, which released the funding. Funds were allocated for rebuilding PH, but there was no actual requirement stated in the Agreement to rebuild.
- Galveston was not a party to this agreement.

Public Housing Federal Regulations and Court Decisions (e.g. Thompson v. HUD) re: Concentrating Poverty and Minorities: Public Housing may NOT be built in areas with a Concentration of Poverty or a Concentration of Minorities (Racial &/or Ethnic).

Major Cities of Galveston County

% Below Poverty (census 2000**)		% Minorities (census 2010)		
Friendswood	3.3%		Santa Fe	13.6%
League City	4.8%		Friendswood	22.6%
Santa Fe	6.5%		League City	31.9%
Dickinson	13.1%		Dickinson	47.7%
Texas City	14.9%		Galveston	55.0%
La Marque	17.5%		Texas City	59.0%
Galveston	22.3%		La Marque	61.3%

** 2010 Census data not available

Environmental Violations:

I. Floodplain: EO #11988: PH should NOT be built in a floodplain if other viable alternatives are available.

- The entire Island is zoned a floodplain.
- All units must be raised above the Base Flood Elevation – est. 13ft.
- Unit designs must comply with the Visit-ability Standard, requiring lifts or ramps.

II. Designated Wind Storm Catastrophe Areas: Zones Inland II, Inland I & Seaward

- Galveston is a Seaward Zone; all new construction must be able to withstand 130 mph winds.
- Hurricane Building Codes for Flood & Wind Zones plus added insurance costs increase the expense of construction an estimated 22%-30%.
- Estimated cost for PH, including infrastructure & utilities, is \$253,000 per unit.

III. Contamination: HUD does not allow PH to be built in close proximity to hazardous sites.

- Several areas of toxic contamination have been identified north of Broadway; GHA may not be able to build in some of their planned locations.

Environmental Summary: The proposed locations expose PH residents, their personal property and the taxpayer funded housing to a higher risk of damage, property loss and physical injury than any other location within the County. There is also potential risk from exposure to hazardous waste and a higher likelihood of the need to evacuate due to hurricanes.

HUD: New Public Housing should be built in High Opportunity Neighborhoods

The tables below show several factors that define Opportunity Neighborhoods - Best to Worst

Population Growth (2010)		Employment Growth (2001-11)		Vacant housing (2010)	
League City	+83.87%	League City	+44.8%	Friendswood	3.9%
Santa Fe	+28.01%	Friendswood	+ 8.3%	League City	5.9%
Friendswood	+23.31%	Texas City	- 2.6%	Santa Fe	7.5%
Dickinson	+ 9.28%	Galveston	- 8.7%	Dickinson	8.2%
Texas City	+ 8.62%	Dickinson	N/A	Texas City	11.4%
La Marque	+ 6.04%	La Marque	N/A	La Marque	11.9%
Galveston	-16.60%	Santa Fe	N/A	Galveston	38.3%

Students below Poverty (2010) Crime Rates (Nat. Avg. 319 –FBI/UCR 2009)

Friendswood	4%	Friendswood	97
League City	18%	League City	187
Santa Fe	27%	Santa Fe	267
Dickinson	57%	Dickinson	358
Texas City	58%	Texas City	380
La Marque	64%	Galveston	492
Galveston	66%	La Marque	635

GHA's Rebuilding Plans

- o GHA plans to rebuild all 569 PH units (40 family units at Oaks IV have been completed).
- o The remaining 529 units will be a mix of scattered sites and mixed income developments.
- o The mixed-income developments will include PH, low income tax credit & market rate (MR) units.
- o In order to achieve the desired mix of income levels, GHA may build as many as 1,587 new units.
- o GHA admits the MR units may also need to be subsidized due to the City's soft housing market.
- o The majority of the mixed-income units will likely be built on the former PH sites & surrounding areas, placing them in some of the **worst** census tracts IN THE COUNTY as far as the concentration of poverty & minorities, and in the city with the highest population loss, highest job loss, highest % of vacant housing, highest % of students below poverty and 2nd the highest crime rate.

Additional "Must Know" facts about Public and Subsidized Housing in Galveston

- o Houston Housing Authority operates 200 units of Section 8 at Sandpiper Cove in Galveston.
- o Galveston has a number of Low Income Tax Credit units in operation & another 500 under construction.
- o All former PH residents are in housing now, and only an estimated 32% wish to return to Galveston.
- o If the 569 PH units are rebuilt in Galveston, the City will host ALL of the PH for the entire County.
- o Galveston will then have 5X the national average of public housing units per capita.
- o Low-income homeowners receiving recovery funds, have the option to have their houses rebuilt in high opportunity neighborhoods.
- o In contrast, County residents who qualify for PH are being forced to live in the City with the least opportunity to escape inter-generational poverty.

Despite long-standing Civil Rights & Fair Housing Laws,

HUD must often be forced through litigation to uphold these laws.

Please help support the GOP's "Opportunity Based Housing" Lawsuit - GOGP@att.net

For More Information: <http://www.galvestonogp.org/Galveston-Housing-Authority.html>

To Donate: <http://www.galvestonogp.org/Donations.html>