

Resolution

"Be It Resolved, that the Board of Directors of GCAA unanimously supports a Denial of the request by the GHA to release \$25,000,000 or any funds whatsoever for hard or soft costs to build additional tax credit or mixed income apartments or units on Galveston Island, and

Recognizing 531 tax credit apartment units are currently under construction on Galveston Island, and funded with TDHCA funding and tax credits, and

Recognizing GCAA currently has 1,800 vacant apartments , and

Recognizing 900 + families on Galveston Island are currently on temporary DHAP Vouchers that will expire in September of 2011, and

Recognizing The City of Galveston has an estimated 12,000 vacant or damaged single family homes or lots, on Galveston Island, and recognizing the average occupancy on GCAA properties is less than 82%, and

Recognizing the GHA has not yet defined the size, or unit mix, or cost per unit or cost per square foot, and is requesting \$25,000,000 to build, we ask you to delay any funding to GHA until it has completed its study on what it believes is needed, and once that the needs are specified, we ask you require a set of plans with specifications, costs per square foot, density, and exactly how this plan will prevent the concentration of poverty, while at the same time providing a build out time line that will not further erode the delicate financial condition of the families that currently own, manage and provide rental housing on this Island, and

Recognizing that, in addition to the negative impact on the post Ike occupancy recovery, the fact that the proposed GHA developers and investors would be property tax exempt on the land portion of any proposed development will also cause an unfair competitive practice against existing housing and any future privately funded housing, and

Recognizing the potential of overbuilding more public housing and tax credit Properties while considering the current economic environment we are in on Galveston Island after hurricane Ike is so risky that not one market rate developer has or would consider this venture without funding from the Federal Government and/or tax credits from investors to help provide a guaranteed tax cushion, we ask you to ask GHA what, in their opinion, should be your response and assurance to the residents and voters of family owned properties struggling to survive, how you as the Mayor and City Council Representatives should respond to these taxpaying families by saying other than "Just Trust Me", and

Recognizing all this work and time it will take GHA to provide you, or any Civic or Business Leader, with sufficient information to make a \$25,000,000 decision, that GCAA will begin meeting with our Congressional Representative, and Senatorial Representative

to ask for a joint meeting with them, HUD, OMB, Lone Star Legal Aid, & Texas Apple Seed, to help find a prompt permanent solution to DHAP Vouchers by expanding the Section 8 Vouchers and Project based Vouchers currently assigned to Galveston and to give our former Public Housing Residents a real Choice on where and how to live, and

Recognizing GHA admitted they do not have the authority to issue additional Section 8 Vouchers beyond those already approved by HUD, that we will ask the questions of those that have the authority to make these decision, in hopes to make everyone a winner and bring the Pre Ike families who want to return to Galveston the opportunity to do so on a permanent basis before the current DHAP Vouchers expire, and

Recognizing if our meetings are successful with the decision makers and bear fruit in the form of expansion of the Section 8 and Project based Vouchers, a new conciliatory agreement could be reached to fill the entire void of Public Housing and DHAP Vouchers with Section 8 Vouchers, eliminating the need to waste tax dollars This Country can ill afford to waste and serve our returning public housing families to Galveston without any need for additional public housing or tax credit properties.”

D. Ann Henderson, President

Buzz Elton, Vice President

Don Mafrige, Treasurer

Brian Cweren, Secretary

Bob Pisaturo, Immediate Past President

James C. Henderson, Past President