

**Minutes of the Special Meeting of The
Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
April 8, 2010; 5:00 P.M.**

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas, (GHA) met as stated above. Chairperson Mabasa called the meeting to order at 5:00 p.m. and declared a quorum was present. He further clarified that the meeting was duly posted. The following commissioners were noted present: Arthur Mabasa, Chairperson, Raymond Lewis, and Juan Gonzalez.

Commissioners Absent: Suzanne Choate;
 Sharon Strain

Others Present: Pete Urbani, Jr., Legal Counsel;
 Harish Krishnarao, Executive Director/Secretary

Resolutions - Approval of

- a. #2424 – The Five-Year Agency Plan for GHA FY 2011-2015 and Annual Plan For GHA FY 2011 – Commissioner Lewis moved for approval, and Commissioner Gonzalez seconded the motion. Ms. Deyna Sims reported that the plan is due to HUD on April 16, 2010, which would be 75 days prior to the fiscal year beginning July 1, 2010. Particular to this year’s plan, it covers what GHA did during the current fiscal year. It highlights the Redevelopment Plan efforts and the various public meetings for community participation that were held and hosted by GHA. It also highlights the sustainability principles that we will use to redevelop our sites and discusses innovative programs like the LEAP Purchase Program and the Project-Based Voucher Program. It is summarized by saying that we are committed to our mission. It also lists the mission of GHA and explains how we plan to expand the supply of assisted housing. The application for a HOPE VI Grant is included and the plan for replacing the 569 units that were damaged by Hurricane Ike. Under PHA Goals, we have listed that we would conduct two landlord receptions, in March and November; use project-based vouchers to offer more assisted housing choices; and implement a lease-purchase home ownership program.

As noted on page 13, HUD requires that each public housing agency give a statement of housing needs. We have included a statement of Pre-Ike housing needs and Post-Ike housing needs. The data for this comes from census data – ACS Data 2006-2008. DHAP-IKE statistics have also been included. This data is updated from last year’s plan where possible.

Mr. Krishnarao referred to the families that are burdened. There are a total of about 14,986 units and the gap is around 6,671.

Ms. Sims pointed out the following issues: The ACS data shows an extreme need for housing in the city; tables that show the needs of the families on the public housing waiting list and the need for families wishing to have Section 8 tenant-based assistance; under Section 8, there is a demolition disposition; applications pending with HUD for inventory removal and the plan to redevelop these sites; the plan to ask for Elderly Designation for the Oaks IV; The services and programs that will be offered through GHA; and the public housing safety and crime prevention measures at Holland House and Gulf Breeze. As part of the planning process, staff must meet with the Resident Advisory Board, and receive comments. The comments received were regarding the residents liked the idea of the newsletter for the senior developments, but that they would like for these newsletters to be bi-lingual. Last is the Statement of Consistency with the consolidated plan. We will make sure that our Agency Plan is consistent with the City's consolidated plan.

Commissioner Gonzalez stated that on the Designation of Public Housing, we have two areas marked off – Elderly and Families with Disabilities. Mr. Krishnarao explained that GHA had made a previous attempt at designating this only as elderly and it was a Herculean battle. Many complaints were received about this separation. It is no longer interchangeable. This is the law, and we must comply with it.

Commissioner Lewis stated that in the Executive Summary, there were a number of statements that said GHA will increase or decrease something by 50%. He asked if there was a way to include what it is increasing from or to, so that it would be measurable. Mr. Krishnarao noted that the reference being made was to the number of families that have zero income. Out of 100 families, about 35 have zero income.

Commissioner Lewis also talked about the statement that GHA would decrease poverty by moving higher income families in. He argued that this does not decrease poverty, but merely the percentage of poverty within a neighborhood. This needs to be a more accurate statement. The actual form was discussed and it was stated that the form is merely a HUD template. Mr. Krishnarao stated that this statement would be looked into and clarified if possible.

Commissioner Lewis questioned the ethnicities graph. Mr. Krishnarao stated that this data was taken from ACS DATA 2007-2008. There was a concern that Hispanics were being lumped into the same category as Whites. Mr. Krishnarao addressed how it was not

broken down to the same extent. He assured Commissioner Lewis that we would attempt to rectify this issue.

The following vote was recorded:

Ayes: Mabasa; Lewis; and Gonzalez

Nays: None

Abstentions: None

Absences: Choate; Strain

The motion carried 3-0.

Secretary's Comments –

Mr. Krishnarao stated that, along with Deyna Sims, he had met with the Legal Aid several times. He talked about a recent proposal in Washington about the conversion of public housing to a rent-based program. Legal Aid was very interested. At the next meeting, we may be able to present an agreement with Legal Aid for all the scattered sites; they may become project-based vouchers. Also at the next Board meeting, he will bring more information on the HOPE VI Advisory Committee. He then shared that the trip to Washington was very successful and they had several visits to the HUD offices. HUD is demonstrating their support of Galveston and the surrounding areas by their visits.

Commissioner's Comments –

Commissioner Lewis discussed his meeting with Ms. Massey, Chair of the Long-Term Recovery Committee and there will be a final ULI Report presented to the public on April 19, 2010.

There being no further business, the meeting was adjourned at 5:30 p.m.