

# GALVESTON HOUSING AUTHORITY

## The Oaks Housing Development Dreams Come True!



- GHA's primary goal in creating The Oaks development was to identify an innovative solution for affordable homeownership in Galveston, Texas.
- The Oaks development was a collaborative effort between GHA's Non-Profit instrumentality (GRACE), HUD, the City of Galveston, and local philanthropic foundations.
- The Oaks development replaced 228-units of obsolete barrack-style public housing with affordable housing that blends into the neighborhood.
- GHA used financing from HUD for replacement housing to develop 2.02 acres of the land on that site for twenty units of elderly public housing.
- The U.S. Department of HUD authorized the release of the remaining 7.27 acres of land to the Galveston Redevelopment and Community enterprise (GRACE) Corporation, a non-profit 501 (c) 3 component of the GHA.
- GHA and GRACE Corporation then used this 7.27 acres of land to construct twenty-seven affordable homes for residents of Galveston.
- The Oaks development utilizes the principles of Smart Growth for sustainability which include mixed land use, compact building design, a range of housing opportunities and choices, walkable neighborhoods, open space and access to public transportation.
- The homes of the Oaks face inward, creating a friendly neighborhood atmosphere.
- The Oaks development is energy efficient, promotes the use of green space, and offers adequate parking that is easily accessible for the residents.

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- GHA agreed to sell completed homes at 65% of the total development cost in order to make the homes affordable.
- The purchaser was required to obtain a mortgage for the sales price of the home and the cost to construct is held by GRACE Corporation in a seven year soft second forgivable mortgage.
- Eligibility requirements at The Oaks include residence and or employment in Galveston, uninterrupted employment for two years, and income qualifications as determined by HUD.
- The City of Galveston Grants and Housing Department provided money to applicants for closing costs through its HOME Fund allocation.
- Collaboration with three local private foundations provided a large in-kind match of over one million dollars.
- The uniqueness of the Oaks is the revitalization of an entire community via one micro-community at a time.
- As of October 2009, all twenty-seven homes were sold or were under contract, and all twenty public housing units were occupied.
- This project could be replicated easily by other agencies through positive collaborative relationships with local government, local foundations, and HUD.

