

**Summary Notes of Meeting of  
The Hope VI Advisory Committee Meeting  
Tuesday, July 13, 2010, at 10:00 a.m.  
Island Community Center  
4700 Broadway, Galveston Texas 77551**

**Advisory Committee Members Present:** Cornelia Banks, John Eckels, Sheryle Jackson, Rep. for Galveston Historic Foundation, Ralph McMorris, Laura Murrell. Lori Schwartz for Planning Department, Mary Patrick, Dr. Ben Raimer, Domick Sasser, David Schuler, Sue Sere, Sharon Strain, Rev. Charles Wheat, Frank Villareal, Debra Wray, Harish Krishnarao

**Public Attendees:** Scott Jepsen (EJP Consulting Group), Gayle Epp (EJP Consulting Group), Kurt Kehoe (Michaels Development Corporation), John Schrader (JHP Architecture), Kathi Dahlem (Abt Associates), Nina Liou (Grant Writer)

Scott Jepsen welcomed the group reminding them this was our fourth meeting. He then introduced himself, Gayle Epp from EJP, Kurt Kehoe from MDC, John Schrader from JHP, Kathi Dahlem from Abt, and Nina Liou. He explained what had been covered briefly in the first three meetings and went on to explain that this meeting will review what was discussed during that mornings CSS meeting and the conceptual program for the HOPE VI site. Scott stressed that these were strictly conceptual ideas. The committee then introduced themselves.

Kathi Dahlem spoke about what was discussed during the CSS meeting and the plan for the CSS portion of Hope VI. She spoke of the analysis she is working on regarding who was living in housing pre-Ike versus post-Ike and the future needs of pre-Ike households, as well as new residents. She also discussed the CSS survey.

Scott discussed the 2009 HOPE VI awards recently announced by HUD and how the winning scores ranged from 90 to 95, and that several scored 90 and apparently were in a tie-breaker. In addition, a number of applications scored in the high 80's and

just missed being funded. He then opined that those grants will probably reapply and just “re-warm” their information enough to bump their scores into the winning range.

Scott then discussed a timeline for the planning process and stated that a decision needs to be made. The NOFA will possibly come out in the late summer/September timeframe. He distributed a rough HOPE VI timeline and explained these are all tentative dates. He also stated that his impression is that the committee has expressed a preference for lower density and as a result GHA will need to obtain more land to achieve a mixed-income program with 120 public housing units on 3 city blocks. Scott then spoke about the income levels of the households GHA served pre-Ike versus what the waiting the list looks like now. Currently the GHA waiting list consists of a large percentage of 0-30% AMI households which is typical for PHAs. EJP and GHA are assessing the services residents who desire to return will need in the new site, as well as what those on the waiting list will need.

Kurt spoke next about different development and financing scenarios. Scenario A is 120 units of public housing funded with tax credits. Scenario B is 120 public housing units income tiered. Scenario C is one that has a mixed income base with 200 units. This would require additional land under a low density solution. Kurt then discussed how these three different scenarios could be achieved financially. Some committee members asked if additional land have to be adjacent to the original footprint. Scott explained that if the new units are too far away from the Magnolia site it would be hard to show how those sites benefit Magnolia. Ralph McMorris brought up looking at a higher density picture. One committee member said he was concerned that one of the scenarios sounded like the “old public housing way” and that was not what the island is looking

for. Ralph McMorris brought up the Magnolia site and its “urban location” suggesting GHA should not build a suburban low density project between downtown and UTMB. Sharon Strain said she felt we cannot increase density. She also reiterated that GHA is working to bring in additional funds and partners for assistance in integrating public housing in a mixed-income fashion. This was a very important discussion. Several committee members spoke in favor of providing housing options for those without an income or a low income . Laura Murrell pointed out that this site is in a good location to obtain city services. Ralph McMorris offered to send his plan to GHA for distribution to the committee. One member stated anyone who lived there before should have the right to return. Another member said everyone should remember this is only a small portion of GHA’s Redevelopment plan. It is going to be in the middle of a neighborhood so it needs to be a well thought out and viable project.

John Schrader of JHP then brought out a drawing to show how 200 units could be built on the three city blocks for discussion by committee members.

Scott summarized that he heard many in the committee may be in favor of increasing the density to achieve mixing of incomes with seniors and families. But that more land is needed in order to add units. He then stated that he did not think there would be enough new information by August to have another meeting. Therefore, the next HOPE VI committee meeting would be on Tuesday September 14, 2010. Time and location to follow.