

RESOLUTION NO. 2492
APPROVAL OF AWARDING A CONTRACT TO GEORGIA STATE UNIVERSITY FOR A REGIONAL HOUSING STUDY NOT TO EXCEED \$50,000

WHEREAS, The Housing Authority of the City of Galveston, Texas (GHA) desires to implement a comprehensive development strategy; and

WHEREAS, a geospatial analysis of subsidized housing will assist in developing this comprehensive strategy; and

WHEREAS, GHA received a proposal from Georgia State University (GSU) to conduct an analysis of subsidized housing; and

WHEREAS, GSU will conduct an examination of geospatial analysis of all types of subsidized housing programs in the City of Galveston and County in relationship to demographic and neighborhood characteristics; and

WHEREAS, GSU will update Census tract-level demographic and socioeconomic analysis utilizing soon-to-be released American Community Survey (ACS) and Census 2010 data; and

WHEREAS, GSU will study the impact assessment of additional children attending GISD – including the dollar amount spent per low-income child; and

WHEREAS, GSU will conduct an in-depth legal analysis of lawsuits filed over the last 40 years concerning public housing, concentrated poverty and racial segregation.

NOW, THEREFORE, BE IT RESOLVED that GHA's GHA Board of Commissioners authorizes the Executive Director to award a contract not to exceed \$50,000 for a regional housing study by Georgia State University.

Approved on December 20, 2010.

	AYES	NAYS	ABSTENTIONS	ABSENCES
Paula Neff	_____	_____	_____	_____✓
James Dennis	_____✓	_____	_____	_____
Tom LaRue	_____✓	_____	_____	_____
Betty Massey	_____✓	_____	_____	_____

Certified and signed by:



Harish Krishnarao, Secretary/Executive Director
For the Board

Proposal

*Housing Galveston's Future
Phase Two*

By

*Dr. Deirdre Oakley, Associate Professor, Department of Sociology
Dr. Erin Ruel, Assistant Professor, Department of Sociology
Chandra Ward, Doctoral Student, Department of Sociology*

*Georgia State University
38 Peachtree Center Ave, 10th Floor
Atlanta, GA 30303
Ph. 404-413-6511
Email: doakley1@gsu.edu
eruel@gsu.edu*

**Revised Proposal Submitted
November 18, 2010**

Overview

Building upon our initial analysis of subsidized housing, demographic trends and Post-Ike low income housing provision plans (see *Housing Galveston's Future, Report One*), we propose an expanded examination that will include the following: (1) geospatial analysis of all types of subsidized housing programs in Galveston city and county in relationship to demographic and neighborhood characteristics; (2) updated Census tract-level demographic and socioeconomic analysis utilizing soon-to-be released American Community Survey (ACS) and Census 2010 data; (3) impact assessment of additional children attending to Galveston Independent School District (GISD) – including the dollar amount spend per low-income child; and (4) an in-depth legal analysis of law suits filed over the last 40 years concerning public housing, concentrated poverty, and racial segregation.

1. Geospatial Analysis of Subsidized Housing

The debates over rebuilding public housing in the City of Galveston have largely hinged upon the argument that the Island has the majority of this type of housing in the county. However, a number of other subsidized housing programs besides public housing and tenant-based vouchers are also present that are not under the auspices of the Galveston Housing Authority (GHA). Such types of housing include Low Income Housing Tax Credit developments (LIHTC); project-based Section 8 (including multi-family) complexes, and tenant-based voucher subsidies administered by the Harris County and Houston Housing Authorities.

To provide a more comprehensive assessment of the spatial organization of subsidized low income housing we propose to utilize administrative data, not only from the GHA but from the Harris County and Houston Housing Authorities, as well as from the U.S. Department of Housing and Urban Developments recently updated "Picture of Subsidized Housing" database.

Like our initial analysis, this expanded examination will be conducted at the census tract level and include the average demographic and neighborhood characteristics (using updated Census information) for each type of subsidized housing. Aside from conducting a descriptive analysis yielding thematic maps, we will also employ Exploratory Spatial Data Analysis (ESDA) to identify any statistically significant clustering of subsidized housing. Is one type of subsidized housing more likely to be spatially clustered than another? Is the presence of one type of subsidized housing likely to be near by another type? How does this interface with the distribution of rental housing?

2. Demographic and Socio-economic Analysis with ACS and Census 2010 Data

We have an unprecedented opportunity to conduct a follow-up of our initial demographic and socio-economic analysis using new data which will be released shortly from the U.S. Census Bureau. This will also us to get a much more in-depth and accurate picture of what the demographic and socio-economic composition of the Island and county look like as of 2010 and compare to the 2000 figures.

Like our expanded examination of subsidized housing, we will conduct this analysis at the census tract level. ACS three-year average poverty figures will be released at the tract level in next month attached to 2000 census tract boundaries. The Census Bureau's population figures

(Summary File One) will begin release (state-by-state) at the census tract level beginning in June 2011. Although this data will be release with 2010 census tract boundaries, we will normalize the new information to 2000 census tract boundaries so that we can adequately investigate trends over this decade.

3. Impact Assessment of Additional Children Attending GISD

In the October 28, 2010 Galveston City Council Meeting, Council member Rusty Legg expressed some concern over how rebuilding to 569 public housing units would impact the GISD. Our initial analysis (see *Housing Galveston's Future*, Section 7) demonstrated that many of public housing families displaced by Ike remained on the Island in DHAP units, and therefore, the children continued to attend GISD schools. Pre-Ike GISD's enrollment was 7,891 students; post-Ike enrollment declined to 5,591. However, for the 2009-2010 school years enrollment increased to 6,358. Thus, it is important to keep in mind that families are returning to the Island that who were never public housing residents. Based on pre-Ike enrollment figures, we estimate that up to an additional 1,533 students could re-enrollment in GISD schools over the next two years. Of those, up to 500 or 32 percent will be former public housing residents returning once rebuilding is complete.

More recently Norman Pappous, a GISD Board of Trustee member, has asked his fellow board members to approve a \$250,000 legal fund to sue the state and two fair-housing advocacy groups over the conciliation agreement concerning the rebuilding of the 569 public housing units in Galveston. Mr. Pappous argues that rebuilding will strain the GISD's finances because low income children cost more per student. He estimates the burden to be at least \$500,000 per year.

Yet, both public housing children and those living in private market housing attended GISD schools prior to Ike and thus we assume that the GISD can re-accommodate them post-rebuilding. However, to address City Council concerns we propose to conduct an assessment of how this additional enrollment will impact GISD in terms of teacher-to-student ratios (classroom size), cost per student, racial composition, Federal Free Lunch program enrollment, and school performance. To do this we will utilize GISD and Texas Education Agency (TEA) data, as well as data from the National Center for Education Statistics (NCES).

4. Legal Analysis of Cases Focused on Public Housing, Concentrated Poverty, and Racial Segregation

The possibility of legal action against the City of Galveston has come up in the debate over rebuilding. Most specifically, opponents argue that rebuilding will further concentrate poverty and racial segregation, trends that go against Fair Housing legislation. In our initial analysis we found no evidence to support opponents' claims concerning racially-concentrated poverty. However, we propose an in-depth analysis of past legal cases concerning the location of public housing as well as the legal remedies that encouraged dispersion because we think it will help inform the City's long term low income housing provision plans beyond the 569, particularly in terms of regional strategies. To provide a context for our proposed analysis we briefly review some of the legal precedents.

Three theories of racial justice undergird current federal laws concerning housing: (1) anti-discrimination; (2) remediation; and (3) anti-disparate impact. In the early 1970s, Dorothy

Gautreaux filed a law suit on behalf of public housing families against the Chicago Housing Authority (CHA) -- *Gautreaux v. Chicago Housing Authority* -- citing discriminatory housing practices. Public housing was built only in poor African American neighborhoods which had the consequence of increasing concentrated poverty. The Supreme Court upheld the district court's race-conscious injunctive order remedying extensive discrimination by the CHA and HUD. The Court held that, just as the Equal Protection Clause obligates federal authorities to undo *de jure* segregation in public schools, so too does it obligate authorities to remedy their discriminatory practices in public housing (Solow, 2010). The Court instructed CHA to provide housing vouchers to the affected families requiring them to move to low poverty areas in the Chicago suburbs.

The *Gautreaux* case set a legal precedent for future housing discrimination lawsuits. According to Solow (2010), when plaintiffs are able to show that housing authorities have discriminated on the basis of race, courts typically demand that the government provide relief. Since 1976, there have been about 15 such cases involving a judicial finding of liability by housing authorities for historical discrimination in public housing and have resulted in *Gautreaux*-style remedies. Several landmark cases have reached similar results in the Courts of Appeals, notably *Walker v. HUD* (the Dallas desegregation case) and *NAACP v. City of Yonkers* (PRRAC, 2005).

According to PRRAC (2005), in the early to mid 1990s, with a new Democratic administration at HUD committed to reducing poverty concentration and racial segregation in America's cities, a comprehensive effort was made to forge constructive settlements in the remaining cases. Baltimore's *Thompson v. HUD* was among them. This case, currently pending in its remedy phase in Maryland federal district courts, was brought against the City of Baltimore and HUD by public housing tenants concerning discriminatory siting practices that resulted in segregated public housing in areas of concentrated poverty. What is interesting about this case is that the Court's decision places a strong emphasis on the need for regional solutions to the increasing segregation and racial isolation of Baltimore, and faults HUD for failing to promote regional solutions (PRRAC, 2005).

However, the decision has come up against some legal road blocks. Specifically, given the legal precedent set by *Milliken v. Bradley* in 1974 concerning school busing across city-suburb district lines, it has been very difficult to implement regional remedies. *Milliken v. Bradley* placed an important limitation on the first major Supreme Court case in 1971 concerning school busing, *Swann v. Charlotte-Mecklenburg Board of Education* by holding that such remedies could extend across district lines *only* where there was actual evidence that multiple districts had deliberately engaged in a policy of segregation. An appeal to the *Thompson* case has invoked this precedent as it applies to a regional housing remedy with the outcome yet to be decided.

In order to accomplish our legal analysis we will utilize the *West Law* database to examine all the cases filed since *Gautreaux*. This database is available to us through the Georgia State University Law School library. We will also utilize other documentation on how the court-ordered remedies were implemented and what obstacles (if any) were encountered. For this latter segment of the analysis we will pay particular attention to those remedies that included the entire region.

5. Personnel

Dr. Oakley has extensive expertise in demographic, mapping and spatial analytic techniques, as well as legal analysis of school desegregation statutes, many of which have become the basis for housing litigation aimed at deconcentrating poverty and decreasing residential segregation by race. Dr. Ruel has extensive expertise in econometric and demographic analyses. To assist us will be two Ph.D. graduate students – one with extensive experience working on our Atlanta Public Housing Study – and the other with experience working on the *Housing Galveston's Future* initial report (the other two graduate students who worked on the initial report now have other positions). Dr. Oakley will have primary responsibility of conducting the geospatial analysis as well as overseeing the graduate students who will conduct the GISD and legal analysis. Dr Ruel will have primary responsibility for the demographic analysis.

6. Project Timeline

Month/Dates	Tasks	Completion Dates
January – March 2011	Legal Analysis	March 31, 2011
January – March 2011	GISD Analysis	March 31, 2011
January – March 2011	Geospatial Analysis	March 31, 2011
March – July 2011	Demographic and Socioeconomic Analysis/Drafting Final Report	August 1, 2011
August 2011	Draft of Final Report	August 30, 2011

7. Budget

Personnel:							Year 1
Name	% Effort	Person months	Base Salary	Salary Requested	Fringes	Totals	
Faculty 1 - Summer * Deirdre Oakley	66.67%	2.00	61,126	13,584	2,347	15,931	
Faculty 2 - Summer * Erin Ruel	33.34%	1.00	58,600	6,512	1,125	7,637	
GRA 1 -- Spring-Summer * Chandra Ward	66.67%	8.00	18,000	12,000	-	12,000	
GRA 2 -- Spring * TBD	33.34%	4.00	12,000	5,000	-	5,000	
Total Personnel				37,096	3,472	40,568	
Equipment							
Travel						1,450	
Participant Support Costs*	Use second tab of workbook for calculations						
Other Direct Costs:							
Materials and Supplies						1,500	
Publication Costs						1,500	
Consultant Services						-	
Subaward (total)						-	
Alterations/Renovations/Rental Use						-	
Other Human Subject Support (expenses related to payment for participation in research)						-	
Other						-	
Subtotal, Other Direct Costs						3,000	
Total Direct Costs						45,018	
Total Modified Direct Costs**						45,018	
Indirect Costs						4,552	
Grand Total						49,570	

Base salary is institutional base contract salary (e.g., 9-month salary for academic faculty). GRA salary is full time equivalent. GRAs can not work more than 50% effort. Base Salary therefore is double what students receive as their GRA salary. **Summer Faculty is expressed as a % of effort in the summer which can range from 1 to 100% of the 3 months. This is not to be confused with % of academic year salary (the way salary is calculated).

Participant Support Costs can be calculated using the second tab below and the \$\$ will transfer to the front spreadsheet.

References

Donovan, S. (2009). Prepared Remarks at the National Press Club: *From Despair to Hope: Two HUD Secretaries on Urban Revitalization and Opportunity*. Washington, DC: National Press Club, July 14, 2009. (available at <http://www.hud.gov/news/speeches/2009-07-14.cfm>).

Gautreaux v. Chicago Housing Authority 342 F. Supp. 827, 829, 1974.

Milliken v. Bradley, 418 U.S. 717, 1974.

NAACP et al. v. City of Yonkers et al., 655 F. Supp. 1577, 1986.

Poverty & Race Research Action Council. (2005). *An Analysis of the Thompson v. HUD Decision*. Washington, DC: PRRAC.

Oakley, D. , Ruel, E. and Reid, L. (2010). TESTIMONY TO UNITED STATES HOUSE OF REPRESENTATIVES COMMITTEE ON FINANCIAL SERVICES HEARING ON "THE ADMINISTRATION'S PROPOSAL TO REVITALIZE SEVERELY DISTRESSED PUBLIC AND ASSISTED HOUSING: THE CHOICE NEIGHBORHOODS INITIATIVE." Washington, DC, March 17, 2010.

Solow, S. A. (2010) "Racial Justice at Home: The Case for Opportunity-Housing Vouchers." *Yale Law & Policy Review* 28(2):481-522.

Swann v. Charlotte-Mecklenburg Board of Education, 402 U.S. 1.

Thompson v. HUD 348 F. Supp. 2d 398, 2005.

Walker v. HUD, 734 F.Supp. 1231, N.D.Tex.1989.

CONTRACT

Page Of

Contract No: **C-11-003**

Effective Date: **January 28, 2011**

2.

3. Requisition Project #:
Resolution 2492

4. Awarded by:
**Galveston Housing Authority
4700 Broadway
Galveston, Texas 77551**

5. Name and Address of Contractor:
**Georgia State University
38 Peachtree Center Ave. 10th Floor
Atlanta, GA 30303**

6. Delivery:

7. Submit Invoices to/Payment will be made by:
**Galveston Housing Authority
4700 Broadway
Galveston, TX 77551
Attn: Finance Dept**

8. Accounting/Appropriation Date:

9a. Item No.	9b. Supplies or Service Consulting Services per attached	9c. Quantity	9d. Unit	9e. Unit Price	9f. Amount NTE \$ 50,000

9g. Total Amount: \$ **NTE 50,000**

10. Table of Contents

Sec.		Page #		Sec.		Page #
A.	Contract Form			F.	Contract Admin. Data	
B.	Supplies or Services Pricing Schedule			G.	Special Contract Requirements	
C.	Specifications/Statement Of Work			H.	Contract Clauses	
D.	Delivery or Performance			I.	List of Attachments	
E.	Inspection and Acceptance					

11. Contractor's agreement. (Sign this document and return copies to the GHA.) The contractor agrees to furnish and deliver all items or perform all services set forth in or otherwise identified above and on any continuation sheets for the consideration stated herein. The rights and obligations of the parties to this contract shall be subject to and governed by the attached documents.

12. Contractor's Signature:

_____ (Name & Title)

_____ (Date)

_____ (Signature of person authorized to sign)

13. GHA Signature:

_____ (Name of Contracting Officer)

_____ (Signature of Contracting Officer)

**CONTRACT
Between**

GALVESTON HOUSING AUHTORITY

and

Georgia State University

ISSUED BY: Galveston Housing Authority
4700 Broadway
Galveston, TX 77551

CONTRACTOR: Georgia State University
38 Peachtree Center Ave, 10th Floor
Atlanta, GA 30303

PRICE: Not-To-Exceed Value of \$50,000

EFFECTIVE DATE: January 28, 2011

TYPE OF CONTRACT: Not-To-Exceed value

CONTENTS: This contract consists of the following:

Cover Page:

Overview

1. Geospatial Analysis of Subsidized Housing
2. Demographic & Socio-economic Analysis with ACS & Census 2010 Data
3. Impact Assessment of Additional Children Attending GISD
4. Personnel
5. Project Timeline
6. Budget

Proposal

***Housing Galveston's Future
Phase Two***

By

*Dr. Deirdre Oakley, Associate Professor, Department of Sociology
Dr. Erin Ruel, Assistant Professor, Department of Sociology
Chandra Ward, Doctoral Student, Department of Sociology*

*Georgia State University
38 Peachtree Center Ave, 10th Floor
Atlanta, GA 30303
Ph. 404-413-6511
Email: doakley1@gsu.edu
eruel@gsu.edu*

Final Proposal

December 29, 2010

Overview

Building upon our initial analysis of subsidized housing, demographic trends and Post-Ike low income housing provision plans (see *Housing Galveston's Future, Report One*), we propose an expanded examination that will include the following: (1) geospatial analysis of all types of subsidized housing programs in Galveston city and county in relationship to demographic and neighborhood characteristics; (2) in-depth Census tract-level demographic and socioeconomic analysis utilizing just released American Community Survey (ACS) and Census 2010 data; and (3) impact assessment of additional children attending to Galveston Independent School District (GISD) – including the dollar amount spend per low-income child.

1. Geospatial Analysis of Subsidized Housing

The debates over rebuilding public housing in the City of Galveston have largely hinged upon the argument that the Island has the majority of this type of housing in the county. However, a number of other subsidized housing programs besides public housing and tenant-based vouchers are also present that are not under the auspices of the Galveston Housing Authority (GHA). Such types of housing include Low Income Housing Tax Credit developments (LIHTC); project-based Section 8 (including multi-family) complexes, and tenant-based voucher subsidies administered by the Harris County and Houston Housing Authorities.

To provide a more comprehensive assessment of the spatial organization of subsidized low income housing we propose to utilize administrative data, not only from the GHA but from the Harris County and Houston Housing Authorities, as well as from the U.S. Department of Housing and Urban Developments recently updated “Picture of Subsidized Housing” database.

Like our initial analysis, this expanded examination will be conducted at the census tract level and include the average demographic and neighborhood characteristics (using updated Census information) for each type of subsidized housing. Aside from conducting a descriptive analysis yielding thematic maps, we will also employ Exploratory Spatial Data Analysis (ESDA) to identify any statistically significant clustering of subsidized housing. Is one type of subsidized housing more likely to be spatially clustered than another? Is the presence of one type of subsidized housing likely to be near by another type? How does this interface with the distribution of rental housing?

2. Demographic and Socio-economic Analysis with ACS and Census 2010 Data

We have an unprecedented opportunity to conduct a follow-up of our initial demographic and socio-economic analysis using new data just released from the U.S. Census Bureau. This will allow us to get a much more in-depth and accurate picture of what the demographic and socio-economic composition of the Island, county and greater Galveston-Houston Metropolitan areas look like as of 2010 and compare to the 2000 figures.

Like our expanded examination of subsidized housing, we will conduct this analysis at the census tract level. ACS three-year average population and poverty figures were released this month attached to 2000 census tract boundaries. The Census Bureau's population figures (Summary File One) will begin release (state-by-state) at the census tract level beginning in June 2011. Although this data will be release with 2010 census tract boundaries, we will normalize the

new information to 2000 census tract boundaries so that we can adequately investigate trends over this decade.

3. Impact Assessment of Additional Children Attending GISD

In the October 28, 2010 Galveston City Council Meeting, Council member Rusty Legg expressed some concern over how rebuilding to 569 public housing units would impact the GISD. Our initial analysis (see *Housing Galveston's Future*, Section 7) demonstrated that many of public housing families displaced by Ike remained on the Island in DHAP units, and therefore, the children continued to attend GISD schools. Pre-Ike GISD's enrollment was 7,891 students; post-Ike enrollment declined to 5,591. However, for the 2009-2010 school years enrollment increased to 6,358. Thus, it is important to keep in mind that families are returning to the Island that who were never public housing residents. Based on pre-Ike enrollment figures, we estimate that up to an additional 1,533 students could re-enrollment in GISD schools over the next two years. Of those, up to 500 or 32 percent will be former public housing residents returning once rebuilding is complete.

More recently Norman Pappous, a GISD Board of Trustee member, has asked his fellow board members to approve a \$250,000 legal fund to sue the state and two fair-housing advocacy groups over the conciliation agreement concerning the rebuilding of the 569 public housing units in Galveston. Mr. Pappous argues that rebuilding will strain the GISD's finances because low income children cost more per student. He estimates the burden to be at least \$500,000 per year.

Yet, both public housing children and those living in private market housing attended GISD schools prior to Ike and thus we assume that the GISD can re-accommodate them post-rebuilding. However, to address City Council concerns we propose to conduct an assessment of how this additional enrollment will impact GISD in terms of teacher-to-student ratios (classroom size), cost per student, racial composition, Federal Free Lunch program enrollment, and school performance. To do this we will utilize GISD and Texas Education Agency (TEA) data, as well as data from the National Center for Education Statistics (NCES).

4. Personnel

Dr. Oakley has extensive expertise in housing policy, as well as demographic, mapping and spatial analytic techniques. Dr. Ruel has extensive expertise in econometric and cost benefit analysis. To assist us will be one Ph.D. graduate student, with extensive experience working on our Atlanta Public Housing Study, and a statistical programmer with extensive experience working with census data. Dr. Oakley will have primary responsibility of conducting the geospatial analysis as well as overseeing the graduate student, who will conduct the much of GISD analysis, and the statistical programmer, who will construct the census database. Dr Ruel will have primary responsibility for the GISD cost-impact analysis.

5. Project Timeline

Month/Dates	Tasks	Completion Dates
January – March 2011	GISD Analysis	March 31, 2011
January – March 2011	Geospatial Analysis	March 31, 2011
March -- July 2011	Demographic and Socioeconomic Analysis/Drafting Final Report	August 1, 2011
August 2011	Draft of Final Report	August 30, 2011

6. Budget

Personnel:	%	Person	Base	Salary			
<i>Name</i>	<i>Effort</i>	<i>months</i>	<i>Salary</i>	<i>Requested</i>	<i>Fringes</i>	<i>Totals</i>	
Faculty 1 - Summer * Deirdre Oakley	67.00%	2.01	61,126	13,651	2,359	16,010	
Faculty 2 - Summer * Erin Ruel	34.00%	1.02	58,600	6,641	1,148	7,789	
GRA 1 -- Spring-Summer	67.00%	8.04	18,000	12,060	-	12,060	
Total Personnel				32,352	3,507	35,859	
Equipment						-	
Travel						1,589	
Participant Support Costs*	Use second tab of workbook for calculations						-
Other Direct Costs:							
Materials and Supplies						1,500	
Publication Costs						1,500	
Consultant Services						5,000	
Subaward (total)						-	
Alterations/Renovations/Rental Use						-	
Other: Human Subject Support (expenses related to payment for participation in research)						-	
Other						-	
Subtotal, Other Direct Costs						8,000	
Total Direct Costs						45,448	
Total Modified Direct Costs**						45,448	
Indirect Costs						4,552	
Grand Total						50,000	

Base salary is institutional base contract salary (e.g., 9 month salary for academic faculty). GRA salary is full time equivalent. GRAs can not work more than 50% effort. Base Salary therefore is double what students receive as their GRA salary
 **Summer Faculty is expressed as a % of effort in the summer which can range from 1 to 100% of the 3 months.
 This is not to be confused with % of academic year salary (the way salary is calculated).

Participant Support Costs can be calculated using the second tab below and the \$\$ will transfer to the front spreadsheet.

Payment Schedule

- Payment 1 -- \$12,500 due in January
- Payment 2 -- \$12,500 due in March
- Payment 3 -- \$12,500 due in June
- Payment 4 -- \$12,500 due in August

This proposal and the signed contract dictate how these funds are spent. Payment will be requested as services are rendered.

Checks made payable to "GSU Foundation for the Department of Sociology".
They should be sent with a letter stating that their intent is to make
a donation to support the Department of Sociology.

Send checks to Deirdre Oakley, Department of Sociology, Georgia State University, 38
Peachtree Center Ave, Atlanta, GA 30303

IN WITNESS WHEREOF, the parties have caused this Contract to be duly signed and executed with the
intention of becoming legally bound thereby.

FOR: Galveston Housing Authority

FOR: Georgia State University

BY: Harishellu

BY: _____

DATE 1/27/2011

DATE _____

CONTRACT

Contract No: C-10-011 3. Requisition Project #:	2. Effective Date: May 25, 2010 4. Awarded by: Galveston Housing Authority 4700 Broadway Galveston, Texas 77551
--	--

5. Name and Address of Contractor: Dr. Deirdre Oakely Dr. Erin Ruel	6. Delivery: <input type="checkbox"/> FOB origin <input type="checkbox"/> FOB destination <input checked="" type="checkbox"/> Other
---	--

7. Submit Invoices to/Payment will be made by: Galveston Housing Authority 4700 Broadway Galveston, TX 77551 Attn: Accounts Payable	8. Accounting/Appropriation Date:
---	-----------------------------------

9a. Item No.	9b. Supplies or Service	9c. Quantity	9d. Unit	9e. Unit Price	9f. Amount
--------------	-------------------------	--------------	----------	----------------	------------

Analysis of Public and Subsidized Low Income Housing In Galveston City and County See attachment 10. Table of Contents	9g. Total Amount: \$ <u>20,000</u>
---	------------------------------------

Sec.	Description	Page #	Sec.	Description	Page #
A.	Contract Form	X	F.	Contract Admin. Data	X
B.	Supplies or Services Pricing Schedule	X	G.	Special Contract Requirements	X
C.	Specifications/Statement Of Work	X	H.	Contract Clauses	
D.	Delivery or Performance	X	I.	List of Attachments	X

11. Contractor's agreement. (Sign this document and return __ copies to the GHA.) The contractor agrees to furnish and deliver all items or perform all services set forth in or otherwise identified above and on any continuation sheets for the consideration stated herein. The rights and obligations of the parties to this contract shall be subject to and governed by the attached documents. 12. Contractor's Signature: <u>Deirdre Oakely</u> (Name & Title) <u>Assoc. Prof</u> <u>Deirdre Oakely 11/1/2010</u> (Signature of person authorized to sign) (Date)	13. GHA Signature: Harish Krishnarao, Executive Director _____ (Name of Contracting Officer)  _____ (Signature of Contracting Officer)
---	--

CONTRACT

Contract No: **C-10-011**

Effective Date: May 25, 2010

2.

3. Requisition Project #:

4. Awarded by:
Galveston Housing Authority
4700 Broadway
Galveston, Texas 77551

5. Name and Address of Contractor:
Dr. Deirdre Oakely
Dr. Erin Ruel

6. Delivery:
 FOB origin
 FOB destination
 Other

7. Submit Invoices to/Payment will be made by:
 Galveston Housing Authority
4700 Broadway
Galveston, TX 77551
Attn: Accounts Payable

8. Accounting/Appropriation Date:

9a. Item No.	9b. Supplies or Service	9c. Quantity	9d. Unit	9e. Unit Price	9f. Amount

Analysis of Public and Subsidized Low Income Housing
 In Galveston City and County
 See attachment

20,000

9g. Total Amount:\$ _____

10. Table of Contents

Sec.		Page #		Sec.		Page #
A.	Contract Form	X		F.	Contract Admin. Data	X
B.	Supplies or Services Pricing Schedule	X		G.	Special Contract Requirements	X
C.	Specifications/Statement Of Work	X		H.	Contract Clauses	
D.	Delivery or Performance	X		I.	List of Attachments	X

11. Contractor's agreement. (Sign this document and return ___ copies to the GHA.) The contractor agrees to furnish and deliver all items or perform all services set forth in or otherwise identified above and on any continuation sheets for the consideration stated herein. The rights and obligations of the parties to this contract shall be subject to and governed by the attached documents.

12. Contractor's Signature:

 (Name & Title)

 (Signature of person authorized to sign) (Date)

13. GHA Signature:

Harish Krishnarao, Executive Director

 (Name of Contracting Officer)

Harish Krishnarao

 (Signature of Contracting Officer)