

BOARD OF COMMISSIONERS



VICTOR VITAL, CHAIRMAN // DHA'S ACQUISITION & DEVELOPMENT AND EMPLOYEE SERVICES COMMITTEES CHAIR

Mr. Vital is a partner and trial lawyer in Barnes & Thornburg's Dallas office. He is recognized as one of the Top 100 Super Lawyers in Texas. His broad trial practice includes matters involving high-stakes or complicated business and commercial disputes, high net-worth family and estate disputes, white collar criminal cases and complex corruption cases, and many other high-stakes disputes. He has also previously been a partner in national and international law firms and has prosecuted cases in a prominent district attorney's office.

Mr. Vital was appointed to DHA's Board of Commissioners by Dallas Mayor Mike Rawlings in July of 2014. He joined the board because of his passion and commitment for the underserved in the Greater Dallas Area. He believes in ensuring affordable and safe housing for all. The Greater Dallas Area is a vibrant community and one of the fastest-growing in the country. Victor believes that as we continue to make our mark as a growing region, DHA serves an important function to ensure no family or individual is left behind.

Active in the Dallas Bar Association (DBA), Mr. Vital currently serves as a member of the Board of Directors. He co-chaired the DBA's 2015-16 Equal Access to Justice Campaign, leading a campaign that raised more than \$1 million in support of the Dallas Volunteer Attorney Program. Mr. Vital is active in the bar beyond the DBA, serving as the vice-chair and chair of the Evaluation Committee of the Committee for Qualified Judiciary in Dallas, Texas and as a member of the distinguished American Law Institute, the American Bar Association, The Fellows of the American Bar Foundation, and The Trial Law Institute. Finally, he is a fellow of the Dallas Bar Foundation and Texas Bar Foundation, and he is a senior fellow of the Litigation Counsel of America.

In addition to his leadership role for DHA, he is very active in the community. He serves as the chair of the Dallas Education Foundation and is a member of the Leadership Dallas Class of 2014.

Mr. Vital earned his J.D., summa cum laude, from the Texas Southern University Thurgood Marshall School of Law in 1995 and his B.S.W., magna cum laude, from Oakwood University in 1992.





**JIM GARNER, VICE CHAIR //
FINANCE & INVESTMENTS COMMITTEE CHAIR**

Jim is a certified public accountant with BKD LLP, a national accounting firm in Dallas. His commitment to the community and his expertise in the field have been recognized by local media publications. D CEO Magazine named him Financial Executive of the Year for Public Service in 2014, and the Dallas Business Journal honored him as one of their top “40 Under 40” in 2015. He is active in the community, serving on numerous civic boards and committees, including the Dallas Wind Symphony, City of Dallas Bond Finance Task Force, Pegasus Grant Committee for the Dallas Foundation, and the United Way Stewardship Committee. Additionally, from 2011 to 2017, Jim served on the board of Senior Source, a non-profit that provides services to low-income senior citizens.

Jim was appointed as a DHA commissioner in July of 2015. Jim also chairs the finance and investments committee. He joined the board because he is committed to helping community stakeholders understand the value DHA brings to the greater Dallas area. DHA demonstrates that a safe and stable home provides people with access to resources that can advance their lives. Jim believes that a sense of stability will allow DHA residents to place more focus on school, work, and if applicable, parenting. These areas make an individual a stronger person, and as a result, a stronger community member. Jim’s commitment is enveloped in the belief that the service DHA provides will help create more engaged, optimistic citizens of Dallas. Overall, Jim hopes to make it clear that DHA is an organization that brings value to the community, and thus, is an organization that is a desired partner.

Jim’s commitment to DHA, and the greater Dallas community, is driven by his passion to advocate for people who need a stronger voice. He believes that every person shares a desire to experience happiness and to enjoy success in life, but happiness and success are not easily accessible to everyone. With DHA, Jim knows that he can change that. He is motivated to serve DHA residents because they are just as deserving of respect and dignity as other members of the Dallas community.

Mr. Garner earned his Bachelor of Business Administration in Accounting and his Master’s in Professional Accounting from the McCombs School of Business at the University of Texas at Austin.





DEBORAH CULBERSON, COMMISSIONER // QUALITY OF LIFE COMMITTEE CHAIR

Ms. Deborah Culberson, a member of the DHA Board of Commissioners, was appointed by Mayor Rawlings in August 2013, to serve as our Resident Commissioner. Federal and State law require at least one person on its governing board who is a resident of public housing or a participant in the housing voucher program. Ms. Culberson is a resident at Kingbridge, a public housing development owned and operated by DHA. Ms. Culberson provides valuable insight and guidance to the governing board while faithfully and responsibly serving as Resident Commissioner.





JORGE BALDOR, COMMISSIONER

Jorge Baldor was born in Havana, Cuba and lives in Dallas, Texas. He is a graduate from Southern Methodist University (SMU) with a BA in History ('93). Jorge is the co-founder of ResidentCheck, a leading national tenant background screening service, and co-founder of Innovative Recovery.

Jorge has traveled to over 65 countries and has been an advocate for education and social causes locally, nationally and internationally. He was recognized by the Innocence Project and named an "Amigo de Centroamerica" by Presidente Cerezo's Fundacion Esquipulas in

Guatemala.

In 2015, he was a founder of The Latino Center for Leadership Development. He most recently founded Mercado369 in the heart of Oak Cliff, a community art center and cafe reflecting the rich culture and history of Latin America from Mexico to Argentina.

Jorge has received numerous awards and recognitions, including a feature as Dallas' New Latino Leaders by *D Magazine*. In 2016 he was named by *D CEO Magazine* as Outstanding Latino Advocate and in 2018, he was nominated by the *Dallas Morning News* as Texan of the Year.

After8toEducate, an umbrella organization he founded, is a collaborative effort bringing together community engagement, philanthropist and foundations to address the homeless youth population in North Texas.

He is the incoming Chair of World Affairs Council of Dallas Ft. Worth and is also active on the the SMU Dedman Executive Board, SMU Meadows School of the Arts Executive Board and other Boards including the Social Venture Partners Dallas, Dallas Housing Authority, Goals for Dallas 2030 - Executive Steering Committee and Oak Cliff Chamber of Commerce.





THERESA FLORES, COMMISSIONER // LEGISLATIVE & COMMUNITY ENGAGEMENT COMMITTEE CHAIR

Theresa has enjoyed a 20-year career in public affairs, legislative advocacy and relationship management. Currently she is the manager of public affairs for Mary Kay Inc., where she develops and recommends policy positions that protect the company's interests; focusing on engagement with legislators, governments and NGOs. She also serves as the public affairs liaison for the company's Mexico, Brazil, Colombia, Argentina, Peru and Uruguay regional markets. She is especially proud to be a part of Mary Kay's efforts in leveraging its reputation to raise awareness with lawmakers about the importance of crucial funding for domestic violence prevention and intervention services.

Previously, she served as director of government affairs for Time Warner Cable and managed local, state and federal regulatory and legislative initiatives; she was also responsible for administering the Texas Friends of Time Warner Cable PAC and the employee grassroots advocacy network.

Ms. Flores began her career in Washington, D.C. as government relations manager for Fannie Mae. She later moved to the company's Dallas regional office where she worked with stakeholders interested in strengthening housing and community development policy.

Ms. Flores is a member of the Hispanic 100, the State Government Affairs Council, and The Dallas Women's Foundation. She is active in education reform; focusing on public school education in Dallas and holds leadership positions in EducateDallas and the Dallas Education Foundation. She is a graduate of Leadership Dallas and Leadership DISD (Dallas Independent School District). In 2009, Ms. Flores was recognized by the Dallas Business Journal as a Minority Business Leader award recipient and featured in the April/May "Women's Issue" of Latino Leaders magazine. In 2010 she was voted as Dallas "Thought Leader" by Latino Leaders magazine.

In 2014, she was appointed by Dallas Mayor Mike Rawlings to serve as a Commissioner of the Dallas Housing Authority. Ms. Flores actively finds ways for DHA to advance its mission through legislative efforts and community engagement.

A San Antonio native and first generation American and college graduate, Theresa, received her B.A. from Cornell University. She is the North Texas chair of the Cornell Alumni Admissions Ambassador Network, where she works to recruit top undergraduate applicants. She is a life-time member of the Cornell University Council and serves on The President's Council of Cornell Women.

She likes to spend her free time with family and friends and currently resides in Dallas with her canine companions, Buster and Stella.





TROY BROUSSARD //

PRESIDENT, CHIEF EXECUTIVE OFFICER AND BOARD SECRETARY

Mr. Broussard is the president and chief executive officer for DHA since 2015. He started his career in affordable housing at DHA in 1993 in the Intake Department and has served the community through DHA ever since. He is passionate about the agency's work to provide affordable housing solutions and cultivating economic advancement opportunities for its clients.

Prior to becoming CEO, Troy was the senior vice president and chief operating officer. In this role, he led the agency's initiative to secure major capital investments for the redevelopment of the agency's aging public housing inventory. Through this campaign, DHA was awarded four U.S. Department of Housing and Urban Development - HOPE VI grants totaling \$100 million producing 3,300 new rental and homeownership affordable units in North Texas. These investments have been a catalyst for change, transforming entire neighborhoods.

He also led the agency's work to ensure it met the requirements of the Walker Consent Decree, a Class Action Discrimination Lawsuit. The litigation established that public housing units were built in minority sections of the city and tenant selection procedures were operated to maintain racially segregated housing. It was also determined that certain housing programs prevented minorities from moving into non-minority areas of Dallas. In December 2004, under Troy's leadership, the United States District Court recognized that DHA fulfilled the court's mandate to end segregated housing.

Troy directs the agency's education programs. He is a firm believer in education as a catalyst in helping people break the cycle of poverty. He was part of the leadership team when DHA formed the Opportunity Rising Foundation, an education-focused non-profit created by DHA to provide scholarships to graduating high school seniors and DHA adult residents. The foundation has provided scholarships to more than 1,000 students totaling more than \$1.4 million in non-federal funds.

Troy has a Bachelor of Arts degree in Public Administration from Oklahoma State University. He serves as a member of the Opportunity Dallas Policy Task Force and is also a board member for the American Cancer Society's CEOs Against Cancer group.

