

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
September 24, 2018 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Chairman Melvin Williams called the meeting to order at 9:00 a.m. and declared a quorum was present. He further clarified that the meeting was duly posted. The following commissioners were noted present: Chairman Melvin Williams; Vice-Chairman J.T. Edwards; Raymond Turner; and William Ansell.

Commissioners Absent: Garrison

Others Present: Mona Purgason, Executive Director

Approval of Minutes of Previous Meetings

Vice-Chairman Edwards moved to approve the minutes of the August 27, 2018 meeting. Commissioner Ansell seconded. The motion passed unanimously.

Financial Statements

Arvle Dunn, Finance Director, reported the following for August, 2018:

Total Operating Revenue:	\$3,412,446
Total Operating Expense:	\$3,127,007
Residual:	\$ 285,439
Total Liabilities & Net Assets:	\$108,978,317

Discussion Items/Resolutions

Resolution #2836 – Approval of LIPH Utility Allowances – Ms. Purgason stated this was an annual approval of the HUD-required changes to the Utility Allowances that are given to residents based on the utilities in their units. Vice-Chairman Edwards moved approval, and Commissioner Turner seconded. The Resolution was approved unanimously among the Commissioners present.

Resolution #2837 – Approval of HCV Utility Allowances – Vice-Chairman Edwards moved approval, and Commissioner Turner seconded. The Resolution was approved unanimously among the Commissioners present.

Resolution #2838 – Approval of HCV Program Payment Standards – Ms. Purgason stated this was the annual approval of the HUD-mandated changes to the area fair market rents and the percentage GHA will pay to landlords, which is 110%, the maximum allowed by HUD without a waiver. Vice-Chairman Edwards moved approval, and Commissioner Turner seconded. The Resolution was approved unanimously among the Commissioners present.

Secretary's Report

Odelia Williams, Resident Services Director, reported GHA was working with local organizations on getting counseling services for residents. She further reported GHA's staff would present at Adult Protective Service's resource day. Ms. Williams introduced the President and Secretary of the Holland House Resident Council.

John Williams, MOD and Maintenance Director, reported on progress of modernization of units at Holland House and replacement of air conditioning units.

Mona Purgason reported that GHA's Public Housing developments were 97.56% occupied, and there was a 99% yearly lease-up rate in the Housing Choice Voucher Program. She stated there were 31 families with vouchers currently searching for housing.

Development and Scattered Sites Update

Deyna Sims, Development Director, reported there were 4 vacancies at The Cedars at Carver Park, and one vacancy at The Villas on the Strand.

Deyna Sims reported that there were 89 construction starts for the GLO-developed Project Based Voucher Scattered Sites, 51 were occupied, and 38 were in some stage of construction, permitting, or inspection. She stated the development of the 97 total PBV Scattered Sites would be complete by the end of 2018 according to the GLO.

Ms. Sims stated she, Ms. Purgason, and Chairman Williams attended a recent meeting of the local chapter of the NAACP to present information about redevelopment.

Human Capital Update

Alex Stephens of Urban Strategies reported his program has hit all their goals for workforce development, two people have earned GEDs, and they continue to work on health and wellness goals and educational and youth activities.

Public Comments

Pat Toliver thanked Ms. Purgason, Ms. Sims, and Chairman Williams for attending the NAACP meeting, and referring their questions regarding HUD, and listening to their suggestions of some properties and apartments GHA can purchase. She asked if there is a little over a year to complete the housing due to the expiration of the funds according to the GLO.

Ray Lewis, President of Holland House Resident Council, invited the Board to any events at Holland House, and stated that as time goes on, he may present questions to the Board.

Leon Phillips of the Galveston Coalition for Justice stated he had worked on an Ad-Hoc committee for Broadway, and there were things in that packet that GHA should be aware of with

the rebuilding of public housing. He stated he hoped the collaborative organizations were kept in the loop, as the board that was previously put in place at GHA was put in place to prevent public housing from being rebuilt in the City of Galveston. He stated the plan that was sent to HUD was only going to take up more time. He stated when GHA is making decisions they [collaborative organizations] should be involved, because they were part of the City just like GHA was.

The Board meeting was adjourned at 9:38 a.m.