

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
(Closed to Public – Electronic/Telephonic Meeting)  
4700 Broadway, Galveston, TX 77551  
August 24, 2020 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Chairman William Ansell 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 Ansell; Vice-Chair Betty Massey; Raymond Turner; and Angela Brown.

Commissioners Absent: Garrison

Others Present: Mona Purgason, Executive Director  
Robert Booth, Legal Counsel  
Toni Jackson, Development Legal Counsel

**Approval of Minutes of Previous Meetings**

Vice-Chair Massey moved approval of the minutes of the July 27, 2020 meeting. Commissioner Brown seconded. The motion was approved unanimously among the Commissioners present (Ansell, Massey, Turner, and Brown).

**Financial Statements**

Ashland Ray, Assistant Finance Director, reported the following for July, 2020:

Total Operating Revenue:	\$ 1,989,526
Total Operating Expense:	\$ 1,716,862
Net Income:	\$ 272,665
Total Liabilities & Net Assets:	\$ 97,143,860

**Discussion/Action Items - Resolutions**

**Resolution 2887 – Adopting 2021 Utility Allowances for Low Income Public Housing Program and Resolution 2888 – Adopting 2021 Utility Allowances for Housing Choice Voucher Program** – Ms. Purgason stated GHA reviews utility costs annually and adopts Utility Allowances based on variations of more than ten percent in costs from year to year. These Resolutions were to approve Utility Allowances for Public Housing and Housing Choice Voucher Programs effective January 1, 2021.

Vice-Chair Massey moved approval of both Resolutions, and Commissioner Turner seconded. The Resolutions were approved unanimously with Ansell, Massey, Turner, and Brown present.

**Resolution 2889 – Approving the Texas General Land Office Community Development Block Grant Disaster Recovery Program Rental Housing Projects Round 2**

**Subrecipient Grant Agreement** – Deyna Sims, Development Director, stated the Resolution was to approve a Subrecipient Grant Agreement with the Texas General Land Office for \$85.4 million for the mixed income development at the former Oleander Homes site.

Vice-Chair Massey moved approval, and Commissioner Brown seconded.

Vice-Chair Massey stated GHA has been on the road toward redevelopment for a long time and this was a major step forward in fulfilling a promise that was made 11 years ago to the people in Galveston, and she wanted to mark the occasion. She expressed thanks to Sue Wilson at HUD Washington, and the whole HUD team, regionally and locally, the General Land Office and the leadership of Heather Lagrone and her team, including Miriam and Cindy, Richard Baron and development partners McCormack Baron Salazar, GHA staff and consultants Deyna, Mona, Toni, and Scott. She stated when she was asked to leave the Housing Authority in 2012, MBS and Mona and Deyna and Scott and Toni were still fighting to get the replacement housing developed. Ms. Massey expressed appreciation to Mary Patrick and NAACP, Pat Tolliver, Lilli Aleman and LULAC, and all the advocates who stood with the Housing Authority. Ms. Massey also thanked Bill and Angela and Raymond and Greg who were at GHA when she returned to the Board, and Melvin Williams, who had all been fighting to fulfill the promise.

Chairman Ansell thanked Vice-Chair Massey for her work from the beginning.

The Resolution was approved unanimously with Ansell, Massey, Turner, and Brown present.

**Resolution 2890 – Approving and Ratifying Actions in Connection with the Submission of the LIHTC Application and Any Other Documents Necessary for the Tax Credits for The Oleanders at Broadway** – Ms. Jackson stated the Resolution was to approve the execution and submission of the Tax Credit Application to request four percent tax credits. She stated the bond reservation was approved the previous week.

Vice-Chair Massey moved approval, and Commissioner Turner seconded. The Resolution was approved unanimously with Ansell, Massey, Turner, and Brown present.

Development Update

Lou Bernardy from MBS stated they were in the process of putting together the Tax Credit Application draft for GHA's review as well as engaging with the design and engineering teams to begin to gear them up again.

Ms. Sims stated the Cedars was 95% occupied and the Villas was 94% occupied.

**Secretary's Report**

Ms. Purgason reported about a program called Little Red Box which was available to GHA's tenants and the public in Galveston where fresh produce and other groceries can be ordered and picked up curbside.

She stated public housing was leased up at 98% and HCV at 102% Year to Date. 196 DV-IKE vouchers remained in the program, and 157 families ported to other jurisdictions.

Commissioner Brown stated she was very impressed with the work being done in education through the Human Capital Program. She stated all of the students had computers and internet access. She stated Alex Stephens of Urban Strategies was invited to join the council for the Galveston County Coalition for Continuum of Care bringing non-profits together and allowing participants to more easily access resources. She lauded the efforts of Mr. Stephens and the Human Capital Program.

The Board meeting was adjourned at 9:25 a.m.