

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
Island Community Center – Community Room  
4700 Broadway, Galveston, TX 77551  
August 26, 2019 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Mona Purgason, Board Secretary and Executive Director, called the meeting to order at 9:02 a.m. and declared a quorum was present. She further clarified that the meeting was duly posted. The following commissioners were noted present: William Ansell; Gregory Garrison; and Angela Brown.

Commissioners Absent: Turner

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

Ms. Purgason introduced new Commissioner Angela Brown, who was sworn in at the August 20, 2019 Special Board Meeting.

Election of Officers of the Board of Commissioners

Commissioner Garrison made a motion to nominate William “Bill” Ansell as Chairman. Commissioner Brown seconded. The vote was unanimous among the Commissioners present (Ansell, Garrison, and Brown). Commissioner Brown nominated Gregory Garrison as Vice-Chairman, and Commissioner Ansell seconded. The vote was unanimous among the Commissioners present (Ansell, Garrison, and Brown).

Approval of Minutes of Previous Meetings

Vice-Chairman Garrison moved to approve the minutes of the August 5 and 20, 2019 meetings. Commissioner Brown seconded. The motion was approved unanimously among the Commissioners present (Ansell, Garrison, and Brown).

Financial Statements

Arvle Dunn, Finance Director, reported the following for July, 2019:

Total Operating Revenue:	\$ 1,724,212
Total Operating Expense:	\$ 1,576,909
Residual (Net Income)	\$ 147,304
Total Liabilities & Net Assets:	\$107,741,223

### Discussion Items/Resolutions

#### **Resolution 2860 – Authorizing GHA FY2019 SEMAP Submission to HUD – Ms.**

Purgason stated the Resolution was to authorize the submission of the annual SEMAP self-certification, which includes fourteen performance indicators that rate the management of the Housing Choice Voucher program. Ms. Purgason stated that for GHA's Fiscal Year 2019, which ended June 30, 2019, GHA is a high performer. The certification is subject to review by the auditor.

Vice-Chairman Garrison moved to approve the Resolution and Commissioner Brown seconded. The Resolution was approved unanimously among the Commissioners present (Ansell, Garrison, and Brown).

#### **PHAS Score**

Ms. Purgason stated that HUD's letter indicating GHA's score for the Public Housing Assessment System was in the board packet for the Commissioners' information, and that GHA scored as a high standard performer for GHA's Fiscal Year ending June 30, 2018.

#### **Development and Scattered Sites Update**

Deyna Sims, Development Director, reported that all but eight of the GLO-developed scattered sites were complete and 16 were awaiting GHA tenants, with the remainder of the units complete and occupied.

Ms. Sims further reported that 100% of the subsidized units at the Cedars at Carver Park were leased and occupied, and 98% of the units at Villas on the Strand were reserved or occupied.

#### **Human Capital Update**

Alex Stephens reported that there were 131 households from Cedars at Carver Park and Villas on the Strand enrolled in GHA's Opportunity and Enrichment (Human Capital) program, representing 358 individuals. He further reported that they had two back to school nights at which 87 children received backpacks, school supplies, and uniforms. Mr. Stephens stated that three of the young people in the program participated in the "Summer of Success" employment program at UTMB.

#### **Secretary's Report**

Odelia Williams, Resident Services Director, reported on various meetings in which the department had participated, including Galveston County Workforce Development partnership. She further reported on a new exercise program organized by the residents, who hold class three times per week.

Ms. Purgason reported a 98.4% lease-up rate in Public Housing, and 97% yearly lease-up in the Housing Choice Voucher program. She stated that HCV would pull from the waiting list and issue vouchers due to the addition of the Project Based Vouchers to GHA's baseline, and absorption of vouchers by other Housing Authorities.

The Board adjourned into Executive Session at 9:30 a.m. and reconvened the open meeting at 10:55 a.m. No further action was taken and the Board meeting was adjourned at 10:55 a.m.