

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
(In Person and Electronic/Telephonic Meeting)  
Island Community Center  
4700 Broadway, Galveston, TX 77551  
August 30, 2021 – 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 Massey; Raymond Turner; Greg Garrison; and Angela Brown.

Commissioners Absent: None

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 26, 2021 board meeting and Commissioner Brown seconded. The motion was approved unanimously.

### **Financial Statements**

Arvle Dunn, Finance Director, reported the following for July, 2021:

Total Operating Revenue:	\$ 5,349,733
Total Operating Expense:	\$ 1,593,567
Net Income:	\$ 3,756,166
Total Liabilities & Net Assets:	\$102,750,473

The Board adjourned into Executive Session at 9:04 a.m. and reconvened the open meeting at 10:18 a.m.

### **Discussion/Action Items - Resolutions**

**Resolution 2924 – Ratifying Submission of Section Eight Management Assessment Program (SEMAP) to HUD** – Mona Purgason explained that the Resolution was asking the Commissioners to ratify the annually-required submission of the SEMAP scoring and documentation to HUD. The submission is due each year by 60 days after the end of GHA's Fiscal Year which is June 30, so the submission was made prior to the deadline of August 30, 2021.

Commissioner Brown moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously.

**Resolution 2925 – Authorizing GHA to Enter Into a Development Agreement for 26 Scattered Sites** – Deyna Sims stated two proposals were received by GHA in response to the Request for Proposals for the 26 Project-Based Scattered Sites. A committee evaluated the proposals and recommended Schumer-Yarbrough as the landlord/owner/developer.

Vice-Chair Massey moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously.

### **Secretary's Report**

*Development Report* – Monique Chavoya with MBS stated demolition was underway on the community building on the site of the former Oleander Homes. She further stated site work would continue and a required sign would be placed on the property regarding the CDBG-DR funds. In addition a draft of a large-scale site plan continued to be reviewed and would be installed on the site.

Ms. Sims stated the last resident meeting for the RAD conversion at The Cedars and The Villas would be held that week.

Ms. Purgason stated that *The Oleanders at Broadway Groundbreaking Event* would be held September 14, 2021 at 11:00 a.m. at the site of the future mixed income development The Oleanders at Broadway.

*Housing Report* – Ms. Purgason stated Public Housing was leased up at 97% and HCV was 92% monthly and 94% yearly. She stated staff continued to work diligently to pull from the waiting list, hold briefings, and issue vouchers to increase lease-up. She stated out of 1,308 names pulled in 2021, 343 vouchers had been issued, and 103 families had completed lease-up.

*Resident Services Report* – Odelia Williams, Public Housing Director, stated work was being done in the buildings to accommodate future resident activities, and new lobby furniture had been ordered. A cleaning company had been hired to thoroughly clean the lobby areas. She stated activities would resume slowly as safely as possible.

*Human Capital Report* – Alex Stephens stated enrollment in the program increased by four percent from quarter one to quarter two of 2021. He stated housing support specialists had been working with MBM on move-ins and housing stability, and the Texas Rent Relief program and St. Vincent's House had provided money and resources for the residents. He stated 67% of residents who were able to work were working.

The Board meeting was adjourned at 10:52 a.m.