

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
(Closed to Public – Electronic/Telephonic Meeting)
4700 Broadway, Galveston, TX 77551
January 25, 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 9:02 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 Greg Garrison. Commissioner Brown joined the meeting during the Discussion/Action items.

Commissioners Absent: None

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

Approval of Minutes of Previous Meetings

Commissioner Turner moved approval of the minutes of the December 2, 2020 board meeting and January 11, 2021 public hearing. Commissioner Garrison seconded. The motion was approved unanimously among the Commissioners present (Ansell, Massey, Turner, and Garrison).

Financial Statements

Arvle Dunn, Finance Director, reported the following for December, 2020:

Total Operating Revenue:	\$ 13,727,120
Total Operating Expense:	\$ 10,907,117
Net Income:	\$ 2,820,003
Total Liabilities & Net Assets:	\$ 98,476,173

Discussion/Action Items - Resolutions

Resolution 2903 – Approval of Collection Loss Write-Offs – Mr. Dunn stated this Resolution was to write off uncollectable accounts from residents who had moved, skipped, or were deceased. Vice-Chair Massey moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously among the Commissioners present (Ansell, Massey, Turner, and Garrison).

Commissioner Brown joined the meeting.

Development Update

Monique Chavoya of MBS stated they would issue construction bid documents beginning January 28, and bids would be due back on February 25. She stated they were working with Urban Strategies and the construction services consultant on creating a pool of Section 3 hires for potential jobs in construction at The Oleanders. She stated the Part 58 environmental process was ongoing with the Texas General Land Office.

Vice-Chair Massey stated closing was still scheduled for March 31, 2021 even with the slight delay in getting the bid documents advertised.

Resolution 2899 – Approval to Submit Application for Disposition of Oleander Homes

Deyna Sims explained the Resolution was necessary due to the process for disposition requiring steps to be done in a certain order. Commissioner Garrison moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously with all five Commissioners present.

Resolution 2900 – Approval to Contract for Comprehensive Legal Services

Commissioner Garrison moved approval of the Resolution to contract with Mills Shirley for legal services and expressed his satisfaction with the firm's representation. Commissioner Brown seconded. The Resolution was approved unanimously.

Resolution 2901 – Approval of Amendments to LIPH Admissions and Continued Occupancy Policy (ACOP)

Mona Purgason explained Resolutions 2901 and 2902 were regarding amendments to the two policies GHA uses to manage the housing programs. She reviewed the changes to the documents which included increasing the amount a resident can owe before being sent for eviction, and adding that a payment plan monthly amount cannot exceed 40% of a tenant's income. In addition wording was changed to clarify the local preferences for the waiting lists.

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

Resolution 2902 – Approval of Amendments to HCV Administrative Plan

Ms. Purgason stated in addition to the changes discussed for Resolution 2901, there were waivers available as a result of the CARES Act that were recommended to be included in the Administrative Plan.

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

Secretary's Report

Ms. Purgason reported on Resident Services that a door decorating contest had been held during Holiday festivities and that residents' needs for food and supplies were being met as the pandemic continued. She further stated Modernization was ongoing at public housing developments.

Public Housing occupancy was 98%, and HCV lease-up at 102% year-to-date. Ms. Purgason stated GHA had been allocated an additional 20 VASH vouchers to serve homeless veterans referred to GHA by the Veterans Administration.

Alex Stephens of Urban Strategies reported on the Human Capital program at Cedars and Villas. Due to being unable to provide the traditional Holiday gatherings and dinner, Urban Strategies staff shopped for and delivered Christmas gifts to children in the Human Capital program. Mr. Stephens reported that 23% of residents in the program had lost jobs due to the Covid-19 pandemic, but that five had regained employment and five had enrolled in Galveston College. He further reported that income from employment only dropped 10% for the year due to residents with higher-paying jobs retaining employment.

The Board meeting was adjourned at 9:50 a.m.