

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
Island Community Center – Community Room  
4700 Broadway, Galveston, TX 77551  
January 28, 2019 – 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; Raymond Turner; Gregory Garrison; and William Ansell.

Commissioners Absent: Edwards

Others Present: Mona Purgason, Executive Director  
Megan Jones, Legal Counsel

Approval of Minutes of Previous Meetings

Commissioner Ansell moved to approve the minutes of the December 11, 2018 meeting. Commissioner Garrison seconded. The following vote was recorded:

AYES: Williams, Turner, Garrison, Ansell  
Abstentions: None

NAYS: None  
Absences: Edwards

Financial Statements

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

Total Operating Revenue:	\$ 10,425,551
Total Operating Expense:	\$ 9,811,713
Residual:	\$ 618,838
Total Liabilities & Net Assets:	\$109,440,310

Discussion Items/Resolutions

**Resolution #2843 – Approval of PHA Over-Income Policy and Amendment to ACOP –** Mona Purgason stated HUD asked that Housing Authorities implement an over-income policy for tenants whose incomes exceed the allowable amount. Ms. Purgason stated at last report, GHA only had two tenants who were over income by a very small amount. Commissioner Garrison moved approval, and Commissioner Ansell seconded. The Resolution was approved unanimously among the Commissioners present.

**Resolution #2844 – Approval of Collection Loss Write-Offs –** Mr. Dunn presented uncollectable amounts for the last quarter of 2018 in the amount of \$5,525.55. Commissioner Ansell moved approval, and Commissioner Garrison seconded. The Resolution was approved unanimously among the Commissioners present.

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

Deyna Sims, Development Director, reported that 65 of the GLO-developed scattered sites were complete with 61 occupied, and that according to the GLO, construction of the remaining units was expected to be complete by June 2019.

Ms. Sims further reported there were two market rate and two subsidized vacancies at The Cedars at Carver Park, with two applications approved for move-in, and 10 market rate and two subsidized vacancies at the Villas on the Strand, with three applications approved for move-in. She stated the management company expected an influx of students in early 2019 to rent the market rate units at the Villas.

### **Human Capital Update**

Alex Stephens of Urban Strategies outlined the year-end report for 2018. He stated there were a total of 134 families enrolled in the GHA Opportunity and Enrichment program as of the end of 2018. Employment placement among enrollees increased by 30% in 2018. Average hourly income increased from \$8.10/hour to \$10.16/hour. Mr. Stephens further stated 56% of the working population had been employed for more than a year. Five people were enrolled in GED courses and two completed their GED. Eight children were enrolled in an early childhood center, and 58 students were enrolled in activities such as Boys & Girls Clubs and other after-school activities.

### **Secretary's Report**

Odelia Williams reported on multiple year-end activities and trips as well as planning for 2019 activities such as health fairs, trips, food deliveries, and more activities for younger residents.

Ms. Purgason reported that GHA's Public Housing developments were 99% occupied, and there was a 98% yearly lease-up rate in the Housing Choice Voucher Program.

The Board meeting was adjourned at 9:35 a.m.