

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center Community Room
4700 Broadway, Galveston, TX 77551
January 31, 2022 – 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; Greg Garrison; and Patricia Toliver.

Commissioners Absent: (Commissioner Garrison arrived after the approval of Minutes.)

Others Present: Mona Purgason, Executive Director

Approval of Minutes of Previous Meetings

Commissioner Turner moved approval of the minutes of the December 13, 2021 board meeting and Commissioner Toliver seconded. The motion was approved unanimously among the Commissioners present (Ansell, Massey, Turner, Toliver).

Financial Statements

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

Total Operating Revenue:	\$ 19,538,615
Total Operating Expense:	\$ 10,831,764
Net Income:	\$ 8,706,851
Total Liabilities & Net Assets:	\$108,066,505

Secretary's Report

Development Report – Monique Chavoya from MBS stated Block Construction was driving piles for the townhomes, installing mats and finishing forms on Building 16, and installing footers and setting column forms on Building 1, among other things. She further stated subcontractors had made 11 new hires, including two Section 3 hires.

Deyna Sims, Director of Real Estate and Development, stated GLO was in the process of completing environmental assessments on the Scattered Sites, but that there were some delays, and that the two new construction units would pull building permits in the next two months.

Housing Report – Ms. Purgason stated Public Housing was leased up at 97% and HCV ended 2021 at 95%, and started 2022 at 99%. She stated staff continued to work diligently to pull from the waiting list, hold briefings, and issue vouchers to increase lease-up.

Resident Services Report – Ms. Purgason stated Resident Councils were re-starting at Gulf Breeze and Holland House, and that activities would be restarting. She further stated food distributions continued.

MOD Report – Travis Bolte, Maintenance and Modernization Director, stated modernization continued at Holland House, and that washers and dryers which had been ordered in April 2021 were still on order, with the suppliers experiencing major delays. He further stated maintenance had placed temporary washers and dryers on each floor of both Holland House and Gulf Breeze until the permanent machines are delivered.

Human Capital Report – Dr Fuller stated 97%, or 143 residents of The Cedars and The Villas were enrolled in the program, which had exceeded their company-wide goal of 95% participation. He stated 75% of eligible residents were employed, and 80% of households had received the Covid-19 vaccine.

Public Comments

Tarris Woods complained that GHA was paying HAP on a unit he owned which did not have heat.

Reverend Lawson stated he had information on how to help families in need of housing with resources for finding units, moving, deposits, etc.

Portaja Hughes complained that GHA staff was not communicating effectively with the public, and that there were issues with customer service.

The Board adjourned into Executive Session at 10:14 a.m. and reconvened the open meeting at 11:35 a.m.

The Board meeting was adjourned at 11:36 a.m.