

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center Community Room
4700 Broadway, Galveston, TX 77551
July 25, 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; Raymond Turner; and Patricia Toliver.

Commissioners Absent: Vice-Chair Betty Massey

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

Recognition of Outgoing Commissioner

Mona Purgason presented Greg Garrison with a plaque and thanked him for his service on the Board.

Oath of Office of New Commissioner

Chairman Ansell administered the Oath of Office to newly appointed Commissioner Brax Easterwood.

Approval of Minutes of Previous Meetings

Commissioner Turner moved approval of the minutes of the June 27, 2022 board meeting and Commissioner Toliver seconded. The motion was approved unanimously among the Commissioners present (Ansell, Turner, Toliver and Easterwood).

Presentation of Audit

Gabby Miller of CPA firm CliftonLarsonAllen LLC presented the auditor's report which included an unmodified opinion, and a report on internal controls. There were no findings on the financial statements or in the three main areas tested this year which were Capital Fund Program, CDBG, and Public Housing. There were no deficiencies or disagreements with management.

Public Comments

Tarris Woods suggested naming the Island Community Center after former GHA Executive Director Walter Norris.

Secretary's Report

Development Report – Deyna Sims, Director of Real Estate and Development, reported on the 26 scattered site units that 5 units were online and occupied, 12 were inspected, and prospective applicants were completing the intake process. Monique Chavoya from MBS reported construction was progressing at The Oleanders at Broadway. She reported framing was started, as well as rough-ins for plumbing, concrete pours, and decking and installation of trusses.

MOD Report – Ms. Purgason stated maintenance and modernization were ongoing and extensive repairs and modernization was occurring at two scattered sites.

Housing Report – Ms. Purgason stated Public Housing was leased up at 96 percent, and in Resident Services, transportation was being provided for weekly trips, and planning for activities was ongoing with staff and volunteer community groups.

Maria Godwin, HCV Director, stated HCV was leased up at 101% monthly and 100% Year to Date. There were 22 voucher holders seeking housing, and 113 ports including 93 to Texas City.

Human Capital Report – Dr. Fuller of Urban Strategies stated out of 145 assisted families, 131 were receiving services (total of 360 individuals) through the Human Capital program. He stated staff had closed 53 Individual Development Plans and started 56. He further reported working residents' average salary was \$14.27/hour. He stated barrier removal funds had been used to assist residents with tuition and work equipment.

Discussion on Waiting List Preferences – Ms. Purgason reviewed GHA's current policies on waiting list preferences. She explained housing authorities have the ability to set their waiting list policies locally, and some use date and time of application, some use a lottery system, and GHA uses preferences. GHA's policy was set by previous GHA boards. The preferences are as follows with the number of points assigned to each preference, which affects an applicant's placement on the waiting list.

- GHA Head of Household Disaster Preference: Former GHA public housing families who were receiving GHA public housing assistance immediately prior to being displaced as a result of a natural disaster, will be given preference over all other displaced families and will take precedence over any other preference. (10 points)
- Elderly Preference: Head of household or spouse is 62 years or older. (2 points)
- Employment Preference: Employed working a minimum of 30 hours per week. (1 point)
- Local Residency and Work Preference: This preference is for families who live and/or work in the City of Galveston, regardless of the length of time the family has resided and/or worked in the City of Galveston; applicants who have been notified they are hired to work in the City of Galveston; Families whose head or spouse has been given a bona fide offer of employment. Families where the head and spouse, or sole member is a person age 62 or older, or is a person with disabilities, will also be given the benefit of the working preference. (5 points) The use of a residency preference will not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family.

- Disabled and/or Handicapped Preference: Head of household or spouse who is disabled or handicapped according to the definition in Section 223 of the Social Security Act. (2 points)
- School/Job Training Preference: Families whose head of household or spouse is currently enrolled and participating in a job training program that prepares them for entering or re-entering the job market. Families enrolled in educational programs working toward a degree. (1 point)
- Veteran Preference: Families whose head of household or spouse is an active duty member of the U.S. Armed Services, Veteran, or surviving spouse of a Veteran. Verification requires U.S. Government Military documents which indicate the applicant qualifies under the above definition. (1 point)

Ms. Purgason explained that some preferences are calculated by the system, such as elderly, based on date of birth entered, but most are selected by an individual at the time of the application. She further explained that each time the waiting list is opened, the preferences are calculated, and the positions can change based on the preferences of the new applicants. She stated waiting lists are sometimes opened based on the need for specific bedroom sizes and designations due to the senior and disabled designation of some of GHA's public housing units.

The Board meeting was adjourned at 9:57 a.m.