

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
(Closed to Public – Electronic/Telephonic Meeting)  
4700 Broadway, Galveston, TX 77551  
March 1, 2021 – 1:30 p.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 1:35 p.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 Angela Brown.

Commissioners Absent: Garrison

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

### **Approval of Minutes of Previous Meetings**

Commissioner Brown moved approval of the minutes of the January 25, 2021 board meeting and Commissioner Turner seconded. The motion was approved unanimously among the Commissioners present (Ansell, Massey, Turner, and Brown).

### **Financial Statements**

Arvie Dunn, Finance Director, reported the following for January, 2021:

Total Operating Revenue:	\$ 16,799,251
Total Operating Expense:	\$ 12,694,174
Net Income:	\$ 4,105,077
Total Liabilities & Net Assets:	\$ 99,783,656

### **Discussion/Action Items**

#### **Development Update**

Monique Chavoya of MBS stated they were moving forward toward closing. MBS was meeting with City of Galveston to discuss the first set of comments regarding the public improvements and going forward with that. Bidding on construction was delayed a week due to the winter storms and the deadline for bids was moved to March 9 at 11 AM. She stated the Schedule of Values would be provided to MBS and GHA the week of March 15. Regarding the HUD Part 58 with the GLO, MBS provided a draft Request for Release of Funds (RROF) to GLO Friday, February 26. LULAC submitted a letter of support. The

comment period for notice of intent for RROF ended at midnight on February 26. Ms. Chavoya further stated they were working with the lender and investor on the appraisal.

Vice-Chair Massey stated that the local NAACP also provided a letter of support for the GLO to release funds for the project. She stated the Board is grateful for the local advocates' steadfast and long-term support of the project.

Deyna Sims, Director of Development, stated GHA and MBS would have discussions with the City of Galveston requesting some permitting fees be waived.

### **Secretary's Report**

Ms. Purgason reported that during the Winter Storm, GHA residents and staff stepped up to make sure the residents were provided for as much as possible. Power and water were out at the ICC and the developments as was most of the Island. She commended Commissioner Turner for being a liaison between residents and staff and Commissioner Brown for her help in getting water and other needed items for the public housing residents.

She further stated Modernization was ongoing at public housing developments.

Public Housing occupancy was 98%, and HCV lease-up at 98%. Ms. Purgason stated GHA was still managing 180 DV-IKE vouchers, and that 161 GHA voucher holders had ported, mostly to Texas City.

Ms. Sims stated the Cedars was leased up 99% and the Villas 93%, and there were four vacancies at the PBV Scattered Sites.

Alex Stephens of Urban Strategies reported on the Human Capital program at Cedars and Villas. He reviewed the year-end report including 2020 efforts to support residents with food, soap, disinfectant, diapers, and other needs throughout the year. He stated Urban Strategies staff worked with eighteen service providers in 2020, and residents successfully completed 454 development plans. He further stated although 25% of their residents lost employment due to Covid, they had six residents who completed workforce development programs which led to employment, and ten who enrolled in post-secondary education programs at Galveston College, fast-track job training, etc. They had one family who became homeowners in 2020. Mr. Stephens further reported the 2020 hiring of their education specialist and that several groups of students completed educational programs in 2020.

The Board adjourned into Executive Session at 2:12 p.m. and reconvened the open meeting at 3:40 p.m.

The Board meeting was adjourned at 3:42 p.m.