

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center Community Room
4700 Broadway, Galveston, TX 77551
October 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. Vice-Chair Betty Massey called the meeting to order at 9:00 a.m. and declared a quorum was present. She further clarified that the meeting was duly posted. The following commissioners were noted present: Vice-Chair Massey; Greg Garrison; and Angela Brown.

Commissioners Absent: Ansell, Turner

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

Approval of Minutes of Previous Meetings

Commissioner Brown moved approval of the minutes of the August 30, 2021 board meeting and Commissioner Garrison seconded. The motion was approved unanimously among the Commissioners present (Massey, Garrison, and Brown).

Financial Statements

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

Total Operating Revenue:	\$ 8,890,624
Total Operating Expense:	\$ 5,195,093
Net Income:	\$ 3,695,541
Total Liabilities & Net Assets:	\$102,781,406

Discussion/Action Items - Resolutions

Resolution 2926 – Approval of 2022 HCV Program Payment Standards – Maria Godwin, HCV Director, explained the Resolution was to adopt HUD’s Fair Market Rents and keep GHA’s percentage for Payment Standards at 110% effective January 1, 2022.

Commissioner Garrison moved approval of the Resolution and Commissioner Brown seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Garrison, and Brown).

Resolution 2927 – Approval of 2022 HCV Program Utility Allowances and Resolution 2928 – Approval of 2022 LIPH (Public Housing) Utility Allowances – Ms. Godwin explained the Resolutions were to approve the Utility Allowances for 2022, which remain the same as 2021.

Commissioner Brown moved approval of Resolutions 2927 and 2928, for Utility Allowances for the LIPH and HCV programs and Commissioner Garrison seconded. The Resolutions were approved unanimously among the Commissioners present (Massey, Garrison, and Brown).

Resolution 2929 – Approval to Implement the HUD Foster Youth to Independence (FYI) Initiative – Ms. Purgason explained the Resolution was to approve an MOU with the Department of Family and Protective Services and local community partners CASA and The Children’s Center, to implement a program serving youth aging out of the foster system with housing assistance.

Commissioner Garrison moved approval of the Resolution and Commissioner Brown seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Garrison, and Brown).

Resolution 2930 – Approving Amendment to Housing Choice Voucher Program Administrative Plan with Foster Youth to Independence Program Regulations – Ms. Purgason stated the Resolution was to update GHA’s Administrative Plan with language required to administer the Foster Youth to Independence Program.

Commissioner Brown moved approval of the Resolution and Commissioner Garrison seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Garrison, and Brown).

Resolution 2931 – Approval to Award a Contract to Carrier Corporation for the Purchase and Installation of a New Air Conditioning System at Holland House – Ms. Purgason stated the air conditioning system was at the end of its useful life and this Resolution was to approve a new system.

Commissioner Garrison moved approval of the Resolution and Commissioner Brown seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Garrison, and Brown).

Resolution 2932 – Approval to Contract for Cleaning (Janitorial) Services for Public Housing – Deyna Sims, Procurement Manager, stated this Resolution was to approve a contract with M&R Elite Janitorial to provide the common areas at Holland House and Gulf Breeze with daily janitorial services.

Commissioner Brown moved approval of the Resolution and Commissioner Garrison seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Garrison, and Brown).

Resolution 2933 – Approval to Contract for Security Services at Public Housing Sites – Ms. Sims stated this Resolution was to approve a contract with Vets Securing America to provide security services at Holland House and Gulf Breeze. Commissioner Garrison asked that post orders be reviewed by GHA management prior to the commencement of services.

Commissioner Garrison moved approval of the Resolution and Commissioner Brown seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Garrison, and Brown).

Resolution 2934 – Approval of CDBG-DR Program Scattered Sites Subrecipient Grant Agreement – Ms. Sims stated the Resolution was to approve the agreement with the Texas General Land Office for the final phase of the post-Ike housing replacement.

Commissioner Brown moved approval of the Resolution and Commissioner Garrison seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Garrison, and Brown).

Secretary's Report

Development Report – Ms. Sims stated the RAD conversion was in progress and GHA staff was working with MBM staff as the conversion moved forward. She stated the environmental and inspections process was ongoing for the 26 scattered sites. Monique Chavoya from MBS stated site work was continuing at The Oleanders at Broadway including building the pad for the management building. In addition the crane was delivered and pilings were being installed. Ms. Chavoya further stated work on public improvements including water and sewer mains were continuing. She stated change orders were imminent based on availability and cost of materials.

Housing Report – Ms. Purgason stated Public Housing was leased up at 97% and HCV was 95% year to date. She stated staff continued to work diligently to pull from the waiting list, hold briefings, and issue vouchers to increase lease-up. She stated 204 families had vouchers and were searching for housing.

Resident Services Report – Odelia Williams, Public Housing Director, stated a resident council interest meeting was conducted at Holland House the previous week and there would be one at Gulf Breeze the following week. She further stated the residents were looking forward to safely restarting activities. Ms. Williams reported that HGAC benefit counselors were assisting residents with choosing appropriate health plans during open enrollment.

Human Capital Report – Alex Stephens stated the Opportunity and Enrichment program was serving 139 families, and that 95% of the assisted residents at The Cedars and The Villas were participating in the program. He stated there had been a focus on housing stability throughout the pandemic and beyond, and that residents had received assistance through the Texas Rent Relief program, which had paid \$67,000 in rent relief year to date. Mr. Stephens reported that home visits had increased as things improved and face to face interactions were allowed.

The Board meeting was adjourned at 10:00 a.m.