

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center – Community Room
4700 Broadway, Galveston, TX 77551
October 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 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 Angela Brown.

Commissioners Absent: Greg Garrison

Others Present: Mona Purgason, Executive Director
Carla Cotropia, Legal Counsel
Antoinette “Toni” Jackson, Development Legal Counsel

Chairman Ansell administered the Oath of Office to GHA’s newly appointed Commissioner, Betty Massey.

Approval of Minutes of Previous Meetings

Commissioner Brown moved to approve the minutes of the September 30, 2019 meeting. Commissioner Turner seconded. The motion was approved unanimously among the Commissioners present (Ansell, Turner, Brown, and Massey).

Financial Statements

Arvle Dunn, Finance Director, reported the following for September, 2019:

Total Operating Revenue:	\$ 5,164,194
Total Operating Expense:	\$ 5,045,105
Residual (Net Income)	\$ 119,088
Total Liabilities & Net Assets:	\$108,261,153

Discussion Items/Resolutions

Resolution 2865 – Approval of 2020 HCV Program Payment Standards – Ms. Purgason stated GHA approves payment standards each year, and they are a percentage of the Fair Market Rents (FMR) that HUD publishes. Housing Authorities have the ability to set their local payment standards up to 110% of the HUD FMR, and GHA’s payment standards are set at 110%. Commissioner Turner moved approval and Commissioner Brown seconded.

The motion was approved unanimously among the Commissioners present (Ansell, Turner, Brown, and Massey).

Development and Scattered Sites Update

Deyna Sims, Director of Development, stated all 97 of the GLO-developed scattered sites were constructed, and all were expected to be online soon. She stated the Villas had a 96% occupancy rate and the Cedars had a 94% occupancy rate. Ms. Sims further stated the management planned to aggressively market for the vacant units.

Human Capital Update

Alex Stephens reported that there were 136 families from Cedars at Carver Park and Villas on the Strand enrolled in GHA's Opportunity and Enrichment (Human Capital) program. He further reported that the program partnered with CompuDoc for student training and enrichment programs and the program was in the third week. Students who complete the 13-week program will receive a free laptop.

Secretary's Report

Odelia Williams, Resident Services Director, passed along thanks from the residents for staff and Commissioners attending National Night Out festivities. She further reported on training for the volunteers who help with the mobile food truck food distribution. Ms. Williams reported that she and her assistant were trained in smoking cessation. Health Fairs were held at Holland House and Gulf Breeze.

Ms. Purgason reported a 98.44% occupancy rate in Public Housing, and 97% yearly lease-up in the Housing Choice Voucher program. She stated there are still 217 DV-IKE vouchers (temporary disaster assistance vouchers which will not be added to GHA's baseline once the families no longer need them or are removed from the program). She stated GHA has 177 ports and 158 of those were porting to Texas City. There were 166 families with vouchers searching for housing.

The Board adjourned into Executive Session at 9:29 a.m. and reconvened the open meeting at 10:25 a.m. The Board discussed a meeting date for November. The Board meeting was adjourned at 10:28 a.m.