

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
Walter Norris Jr. Island Community Center Community Room  
4700 Broadway, Galveston, TX 77551  
October 30, 2023 – 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; Patricia Toliver; Brax Easterwood; and Brenda Hall.

Commissioners Absent: None

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

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

Vice-Chair Massey made a motion to approve the August 28, 2023 minutes and Commissioner Toliver seconded. The motion was approved unanimously.

### **Financial Statements**

Arvle Dunn, Finance Director, reported the following for September, 2023:

Total Operating Revenue:	\$ 6,671,736
Total Operating Expense:	\$ 6,449,188
Net Income:	\$ 222,548
Total Liabilities & Net Assets:	\$214,070,785

### **Discussion/Action Items**

*Dedication Requests* – Nakisha Paul requested that The Oleanders at Broadway be named after or dedicated to her grandmother who was a former resident of public housing at Oleander Homes and a community advocate as well as the President of the Oleander Homes Resident Council.

Vice-Chair Massey stated the request had caused her to begin to formulate an idea about honoring former residents and other contributors to the former public housing communities at the mixed income developments through something like a wall of legends and/or trail including the history of the development. She indicated to the Board that she could work on the idea using her knowledge of museums and come back in 2024 with a proposal with several alternatives. The Board members expressed their support of the idea and agreed.

*Born Learning Trail* – Ms. Purgason stated Sue Johnson of the Nia Cultural Center proposed the idea, which is an interactive learning trail for children, for installation at the Walter Norris Jr. Island Community Center. The Board agreed to include the item for Action at the next Board Meeting and invite Ms. Johnson to present more information about the project.

### **Public Comments**

Tarris Woods asked questions regarding the definition of market rate and different types of vouchers and programs, the number of units before and after Ike, and the new inspection protocol, NSPIRE. Mr. Woods asked a question of Vice-Chair Massey regarding Vision/Build Galveston, and asked about plaques at the new developments.

### **Action Items/Resolutions**

*Resolution 2970 – Approval of HCV Program Payment Standards Effective January 1, 2024* – Ms. Purgason stated the Resolution was an annual approval required by HUD to set the maximum rent amounts for various bedroom sizes in the HCV program.

Vice-Chair Massey moved approval of the Resolution and Commissioner Easterwood seconded. The motion was approved unanimously.

*Resolution 2971 – Approval of HCV Utility Allowances Effective January 1, 2024 and Resolution 2972 – Approval of Low Income Public Housing Utility Allowances Effective January 1, 2024* – Ms. Purgason stated the Resolutions were annual approvals for the utility allowances which are provided to participants in the HCV and Public Housing programs for those who pay their own utilities.

Commissioner Easterwood moved approval of the Resolutions and Commissioner Toliver seconded. The Resolutions were approved unanimously.

### **Secretary's Report**

*Development Report* – Monique Chavoya of MBS reported on The Oleanders at Broadway that there had been some issues resulting in delays, particularly with CenterPoint, but they had since been able to get electric meters on all buildings. In addition the sprinkler pipes needed correct water pressure and the City of Galveston engineer and public works had to get involved. Ms. Chavoya stated the temporary certificate of occupancy was forthcoming for Block 2 which includes Building 16 and the town homes. Move-in for the first residents on Block 2 would begin the following week pending the Certificate. She stated exterior and interior punch lists were being completed on Block 1, and move-ins were anticipated after Thanksgiving.

Public Housing was leased up at 97.3%.

HCV was leased up at 99% monthly and 100% year to date.

*Human Capital Report* – Dr. Fuller of Urban Strategies stated 131 out of 145 families at the Villas and Cedars were enrolled in the program. There were 24 Family Development Plans/Individual Development Plans completed successfully, and 20 were started for the new month. There were 56 referrals completed with connections. There were two employment placements and 84% of eligible residents were employed, and the average monthly wage was \$16.76/hour.

The Board meeting was adjourned at 10:29 a.m.