

Minutes of Meeting of
The Housing Authority of the City of Galveston, Texas
Island Community Center Community Room
4700 Broadway, Galveston, TX 77551
October 31, 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; Vice-Chair Betty Massey; Raymond Turner; Patricia Toliver; and Brax Easterwood.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director
Gus Knebel, Legal Counsel

Approval of Minutes of Previous Meetings

Commissioner Toliver moved approval of the minutes of the August 29, 2022 board meeting and Commissioner Turner seconded. The motion was approved unanimously.

Financial Statements

Arvle Dunn, Finance Director, reported the following for September, 2022:

Total Operating Revenue:	\$ 16,844,567
Total Operating Expense:	\$ 5,970,196
Net Income:	\$ 10,874,371
Total Liabilities & Net Assets:	\$139,653,552

Discussion Items

Possible Development Activity at 4700 Broadway – Vice-Chair Massey stated Galveston was in the midst of a housing crisis and that rising rents meant that people who work on the Island cannot afford to live on the Island. She stated the Board is proud that the obligation to replace the housing lost after Ike is fulfilled, but that there is an urgent need for affordable/workforce housing on the Island and she feels the need to go further. She stated the nine acres of land the Island Community Center is on could be used for additional housing and wants to explore potential development there. She stated the Board would like staff to come back with a draft Request for Qualifications or Request for Proposals for a development partner to utilize the land for additional housing, either by including the existing Island Community Center in a new development or clearing the land and including housing authority offices in the development.

Renaming of Island Community Center – Commissioner Toliver stated the community is in favor of it and she thought it was a good idea. She stated she wanted to hear from the citizens present at the meeting during public comments.

Public Comments

Archie DeClouet spoke in favor of renaming the Island Community Center the Walter Norris Jr Island Community Center.

Hilda Garcia spoke on behalf of Pastor Kerry Tillman and Roger Quiroga, who could not attend in person, in support of renaming the Island Community Center the Walter Norris Jr Island Community Center.

Helen Davis spoke in favor of renaming the Island Community Center the Walter Norris Jr Island Community Center.

Eric Temple spoke in favor of renaming the Island Community Center the Walter Norris Jr Island Community Center.

Tarris Woods spoke in favor of renaming the Island Community Center the Walter Norris Jr Island Community Center.

Jamesha Goodner stated she was having problems with the HCV program and receiving a voucher; Ms. Purgason stated staff would meet with Ms. Goodner after the end of the board meeting.

Simminette Shinette stated he was having an issue related to his car getting towed from Gulf Breeze. Ms. Purgason stated staff would meet with him after the end of the Board Meeting.

Aja Zola stated she was unsuccessful in securing low income housing due to missing the opening of the waiting list.

Billie McKindley stated she was having an issue related to receiving a voucher after moving.

Rosalyn Jackson spoke in favor of renaming the Island Community Center the Walter Norris Jr Island Community Center. She further stated she receives a lot of calls from people waiting for housing who are frustrated about their placement on the list.

Lawrence Thomas stated he was representing his father Reverend Thomas, and spoke in support of preserving and recognizing the history of Galveston and naming the Island Community Center the Walter Norris Jr Island Community Center.

Action Items/Resolutions

Resolution 2947 – Approval to Rename Island Community Center the “Walter Norris Jr Island Community Center” – Commissioner Easterwood moved approval of the Resolution and expressed the wish that if the building is demolished, a future building would also be named in honor of Mr. Norris, and Commissioner Toliver seconded. The Resolution passed 4-1 with the following vote:

AYES: Ansell, Turner, Toliver, Easterwood
Abstentions: None

NAYS: Massey
Absences: None

Resolution 2948 – Approval of 2023 HCV Program Utility Allowances and Resolution 2949 – Approval of 2023 Public Housing Utility Allowances – Maria Godwin stated the Resolutions were the annual approvals of the utility allowances, which are the amounts allowed for payment of utilities and are updated if there are more than 10 percent changes in the actual utility charges. Commissioner Easterwood moved approval of the Resolutions and Vice-Chair Massey seconded. The Resolutions passed unanimously.

Resolution 2950 – Approval of 2023 HCV Program Payment Standards – Ms. Purgason stated the Resolution was the approval to set the maximum HAP payment (amount paid to landlords) at 110% of the HUD-set payment standards for 2023. Vice-Chair Massey moved approval and Commissioner Turner seconded. The Resolution passed unanimously.

Secretary’s Report

Development Report – Lou Bernardy from MBS reported construction was progressing well at The Oleanders at Broadway on all of the blocks, including framing, plumbing, and fire safety. Substantial completion is planned for fall of 2023. Deyna Sims, Director of Real Estate and Development, reported on the 26 scattered site units that 14 units were occupied and 2 were under construction. Villas on the Strand was 97% occupied and reserved and Cedars at Carver Park was 98% occupied and reserved.

MOD Report – Travis Bolte, Maintenance and Modernization Director, stated maintenance and modernization were ongoing including asphalt replacement at Holland House and termite damage repair at The Oaks.

Housing Report – Odelia Williams reported on Resident Services that the event for National Night Out went very well. A Halloween party was taking place that night. In addition, positions for resident councils were being nominated at both sites, and activities are restarting. Public Housing was leased up at 96.44%.

Maria Godwin, HCV Director, stated HCV was leased up at 100% monthly and 101% year to date. Two participants had vouchers and were seeking housing.

Human Capital Report – Dr. Fuller of Urban Strategies stated out of 145 assisted families, 136 were receiving services through the Human Capital program. He stated staff had closed 46 Individual and Family Development Plans with positive outcomes and started 48. He

further reported 72/92 eligible residents were employed, and 99% of working residents had been employed for 90 days or more.

The Board adjourned into Executive Session at 10:37 a.m. and reconvened the open meeting at 11:24 a.m.

The Board meeting was adjourned at 11:25 a.m.