

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
(Closed to Public – Electronic/Telephonic Meeting)  
4700 Broadway, Galveston, TX 77551  
September 28, 2020 – 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: Chairman William Ansell; Vice-Chair Massey; Raymond Turner; Greg Garrison; and Angela Brown.

Commissioners Absent: None

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

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

Commissioner Turner moved approval of the minutes of the August 24, 2020 meeting. Commissioner Garrison seconded. The motion was approved unanimously.

### **Financial Statements**

Arvle Dunn, Finance Director, reported the following for August, 2020:

Total Operating Revenue:	\$ 3,918,915
Total Operating Expense:	\$ 3,497,646
Net Income:	\$ 421,269
Total Liabilities & Net Assets:	\$ 96,897,872

### **Discussion/Action Items - Resolutions**

**Resolution 2891 – Approval of Housing Choice Voucher Program Payment Standards for 2021** – Ms. Purgason stated this was an annual approval of HUD’s released Fair Market Rents (FMRs) and the setting of GHA’s Payment Standard to 100% of those FMRs.

Commissioner Brown moved approval of the Resolution and Commissioner Turner seconded. The Resolution was approved unanimously.

### **Development Update**

Deyna Sims, Development Director, stated the redevelopment process was moving forward, with requests for proposals out for a tax credit lender and a grant manager. She stated the

tax credit application had been submitted, and MBS was working on the environmental process with HUD and GLO.

Ms. Sims stated PBV Scattered Sites were 96% occupied, the Cedars was 93% occupied and the Villas was 93% occupied. She stated vacancies in the market rate apartments were due to many college students participating in classes online from their homes.

The Board adjourned into Executive Session at 9:18 a.m. and reconvened the Open Meeting at 9:55 a.m.

### **Secretary's Report**

Ms. Purgason stated public housing residents who needed assistance leaving the Island during Hurricane Laura had evacuated with the Texas Department of Emergency Management with Housing and Maintenance staff assisting. She further reported the public housing one-bedroom waiting list had been opened earlier in the month, and that about 530 families had signed up for that list. She stated census volunteers and voter registration volunteers had been working with residents.

Ms. Purgason stated public housing was leased up at 98% and HCV at 102% Year to Date. She further reported that Congressman Randy Weber's office had been instrumental in assisting GHA with obtaining a letter of support for additional VASH (Veteran's Assistance) vouchers from the Veteran's Administration.

Vice-Chair Massey stated the City of Galveston Planning Department had honored GHA and MBS with a design award for the Cedars at Carver Park and the Villas on the Strand.

Alex Stephens of Urban Strategies reported there were 131 families being served through GHA's Human Capital Program at the Cedars and Villas. He reported there had been a voter registration drive and school supply distribution, as well as census work with the residents.

The Board meeting was adjourned at 10:07 a.m.