

# HOUSING AUTHORITY

OF THE CITY OF GALVESTON, TEXAS

409 / 765-1900

77551



*Central Office 4700 Broadway*

## NOTICE OF ABATEMENT/STOP PAYMENT

January 28, 2013

Woman Inc  
P O Box 571898  
Houston TX 77257

RE: 3104 53<sup>rd</sup> Street Apt 439-B, Galveston TX 77551  
Tenant - [REDACTED]

### Starting Abatement Date: February 1, 2013

Dear Landlord:

The re-inspection(s) of the above referenced property reveals that this dwelling unit does not meet the Housing Quality Standards (HQS). In compliance with 24 CFR 982.404, Housing Assistance Payments to your unit will be abated on a per diem basis until all repairs have been brought into compliance.

The United States Department of Housing and Urban Development (HUD) requires the Public Housing Authority (PHA) to withhold housing assistance payments to owners who do not comply with notifications to correct Housing Quality Standards (HQS) deficiencies. Payments resume once all items are completed and a re-inspection of the unit confirms discrepancies are corrected.

Enclosed is the re inspection notice for the third and final inspection of this unit . Please inform the GHA right away if you have decided not to make the necessary repairs so that the organization can remove this property from the HAP program

No retroactive or back payments are paid during the abatement period. The tenant is not responsible for the PHA's portion of the rent that is abated.

Please be advised that you are allowed up to two re-inspections before the unit is deemed ineligible for the program and the tenant is issued a new RFTA to relocate to another property.

If you have any questions, please contact us at 409-765-1900. We appreciate your cooperation in this matter.

Sincerely,

*Gayla Rizzo*

Gayla Rizzo  
Inspections Clerk

1/28/13

*[Signature]*

Supervisor

Cc: Tenant File  
Tenant

## Ashland Ray

**From:** Hernita Johnson [hcvjs@ghatx.org]  
**Sent:** Monday, December 17, 2012 11:58 AM  
**To:** 'Clover Nuetzmann'; 'BIL Bruney'; 'Ashland Ray'  
**Cc:** ded@ghatx.org  
**Subject:** RE: Woman Inc

Per the records in ELITE, we do not owe them any additional money. She referenced a change in May, but there wasn't a change. In July, her annual re-examination was completed. The difference is she started receiving SSI in the amount of \$674.00. As a result, her portion went from \$367.00 to \$604.00. Her reported income is SSI, food stamps and employment at St. Vincent's. If anything has changed, it is the tenant's responsibility to notify us. To date, (as far as I know...yes I have checked the file, file room and spoken to the CM) that has not happened. WOMAN Inc. may not be aware of the income reported and we do not disclose that to them.

**Mrs. H. Johnson**  
**Housing Choice Voucher Program Supervisor**  
**Galveston Housing Authority**  
**409.765.1950 (Office)**  
**409.765.1951 (Fax)**  
**hcvjs@ghatx.org (Email)**

**From:** Clover Nuetzmann [mailto:dedasst@ghatx.org]  
**Sent:** Monday, December 17, 2012 10:26 AM  
**To:** 'BIL Bruney'; 'Hernita Johnson'; 'Ashland Ray'  
**Cc:** ded@ghatx.org  
**Subject:** Woman Inc

I received a voicemail from Michelle Wormley at WOMAN Inc. She stated Ruby Jones has been attempting to contact the HCV Department, Inspections Department, and the Finance Department to let GHA know that WOMAN Inc. has been underpaid on a Beacon Place tenant named [REDACTED] since May, 2012, and WOMAN Inc. is owed \$1,896.00 in additional rent as a result. She would like the additional funds deposited by weeks' end and someone to call her and let her know what is being done. I have forwarded the voicemail to Hernita as well.

Thank you,

**Clover Nuetzmann**  
**Executive Assistant to the**  
**Deputy Executive Director/Public Information Coordinator**  
**Galveston Housing Authority**  
**409-765-1905**





REC-10  
2012 OCT -1 AM 10:35

NCL-10: CONFIRMATION OF GRANT, CONTRACT OR FEDERATED  
FUND-RAISING ALLOTMENT PAYMENTS AND RECEIVABLES

BOARD OFFICERS September 24, 2012

EXECUTIVE DIRECTOR  
Michaelle Wormly

PRESIDENT Linda McAdams  
Galveston Housing Authority  
4700 Broadway  
Galveston, Texas 77551

VICE PRESIDENT  
Diane Savage

TREASURER Marilyn Farrell  
Re: Woman, Inc.

SECRETARY  
Vita Rogers

Our auditor, Earl Allen, Jr. P.C., is conducting an audit of our financial statements for the year ending June 30, 2012. Our records show the following payments received:

10/10

Grant/Contract Period	Date of Payment	Amount Paid	Description of Payment
7/11-6/12	Various	\$90,554.00	

Total amount of Galveston Housing Authority: \$90,554.00

Restrictions on use: \_\_\_\_\_  
\_\_\_\_\_

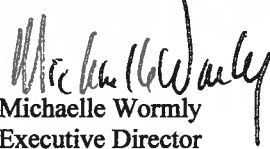
Balance due us at June 30, 2012: \$7,97600

Please state below whether this information is in agreement with your records. If it is not, please furnish any information you have that will help our auditor reconcile the difference.

After signing and dating your reply, please mail it directly to:

Earl E. Allen, Jr., P.C.  
5322 West Bellfort, Suite 104  
Houston, Texas 77035

Very Truly Yours,

  
Michaelle Wormly  
Executive Director  
Woman, Inc.

CONFIRMATION OF GRANT, CONTRACT OR FEDERATED  
FUND-RAISING ALLOTMENT PAYMENTS AND RECEIVABLES (continued)

To: Earl E. Allen, Jr., P.C.  
5322 West Bellfort, Suite 104  
Houston, Texas 77035

The above information regarding Galveston Housing Authority with Woman, Inc. agrees with our records at June 30, 2012 with the following exceptions (if any):

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Amounts and allotment periods of future allotments awarded on or before June 30, 2012, if any:

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Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# Galveston Housing Authority

4700 Broadway

Galveston, TX 77551  
(409) 765-1900  
www.ghatx.org

## HAP Register by HAP Payee from 07/01/2011 to 06/30/2012

TaxId: 76-0397102

Clear Date: 08/10/2011

Direct Deposit Number: 20,331

Payee: Woman Inc.

Date	Description	Adjustment Reason	Caseworker	Tax ID	Resident	Active	Bank	Amount
07/01/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	\$634.00
07/01/2011	HAP	No Adj Reason	Marla Boyd	[REDACTED]	[REDACTED]	No	MOODY NATL BANK-SECTI	938.00
07/01/2011	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,168.00
07/01/2011	HAP	No Adj Reason	Julie Riley	[REDACTED]	[REDACTED]	No	MOODY NATL BANK-SECTI	981.00
07/01/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	589.00
07/01/2011	HAP	No Adj Reason	Marla Boyd	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
07/01/2011	HAP	No Adj Reason	Jackie Williams	[REDACTED]	[REDACTED]	No	MOODY NATL BANK-SECTI	1,246.00
07/01/2011	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	571.00
07/07/2011	HAP Adjustment	7/2011 HAP for [REDACTED]	Hernita Johnson	[REDACTED]	[REDACTED]	No	MOODY NATL BANK-SECTI	805.00
08/01/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	634.00
08/01/2011	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	909.00
08/01/2011	HAP	No Adj Reason	Julie Riley	[REDACTED]	[REDACTED]	No	MOODY NATL BANK-SECTI	981.00
08/01/2011	HAP	No Adj Reason	Marla Boyd	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
08/01/2011	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	571.00
08/01/2011	Prorated HAP	7/2011 Prorated HAP for [REDACTED]	Darrel Phillips	[REDACTED]	[REDACTED]	No	MOODY NATL BANK-SECTI	717.00
08/01/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	589.00
08/01/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	[REDACTED]	No	MOODY NATL BANK-SECTI	805.00
09/01/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	634.00
09/01/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	589.00
09/01/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	[REDACTED]	No	MOODY NATL BANK-SECTI	805.00
09/01/2011	HAP	No Adj Reason	Marla Boyd	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
09/01/2011	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	571.00
09/01/2011	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	909.00
09/01/2011	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	[REDACTED]	No	MOODY NATL BANK-SECTI	981.00
09/01/2011	HAP	No Adj Reason	Julie Riley	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	259.00
09/14/2011	HAP Adjustment	9/2011 HAP for [REDACTED]	Darrel Phillips	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,168.00
10/03/2011	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	589.00
10/03/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
10/03/2011	HAP	No Adj Reason	Marla Boyd	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	571.00
10/03/2011	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	634.00
10/03/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
10/03/2011	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	910.00
10/03/2011	Prorated HAP	9/2011 Prorated HAP for [REDACTED]	Sonia Lopez	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,168.00
11/01/2011	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	[REDACTED]	Yes	MOODY NATL BANK-SECTI	

# HAP Register by HAP Payee from 07/01/2011 to 06/30/2012

Payee: Woman Inc.

TaxId: 76-0397102

Clear Date: 12/12/2011

Direct Deposit Number: 22,347

11/01/2011	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	\$589.00
11/01/2011	HAP	No Adj Reason	Marla Boyd	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
11/01/2011	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	571.00
11/01/2011	HAP Adjustment	HAP Correction	Darrel Phillips	[REDACTED]	No	MOODY NATL BANK-SECTI	541.00
11/01/2011	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
12/01/2011	HAP	No Adj Reason	Marla Boyd	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
12/01/2011	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	571.00
12/01/2011	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
12/01/2011	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	697.00
12/01/2011	Prorated HAP	11/2011 Prorated HAP fr	Darrel Phillips	[REDACTED]	No	MOODY NATL BANK-SECTI	582.00
12/01/2011	Prorated HAP	11/2011 Prorated HAP fr	Michelle Brown	[REDACTED]	Yes	MOODY NATL BANK-SECTI	538.00
12/01/2011	Prorated HAP	11/2011 Prorated HAP fr	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	589.00
12/14/2011	HAP Adjustment	12/2011 HAP for April I	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,009.00
12/14/2011	HAP Adjustment	12/2011 HAP for [REDACTED]	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,092.00
12/14/2011	HAP Adjustment	12/2011 HAP for [REDACTED]	Michelle Brown	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,168.00
12/14/2011	HAP Adjustment	12/2011 HAP for [REDACTED]	Darrel Phillips	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,059.00
12/14/2011	HAP Adjustment	12/2011 HAP for [REDACTED]	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	951.00
12/14/2011	HAP Adjustment	12/2011 HAP for [REDACTED]	Darrel Phillips	[REDACTED]	No	MOODY NATL BANK-SECTI	951.00
12/14/2011	Prorated HAP	11/2011 Prorated HAP fr	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	71.00
01/01/2012	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,168.00
01/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	826.00
01/01/2012	HAP	No Adj Reason	Marla Boyd	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
01/01/2012	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	No	MOODY NATL BANK-SECTI	951.00
01/01/2012	HAP	No Adj Reason	Michelle Brown	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
01/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,009.00
01/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,059.00
01/01/2012	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	431.00
01/01/2012	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
02/01/2012	HAP	No Adj Reason	Marla Boyd	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
02/01/2012	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	431.00
02/01/2012	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
02/01/2012	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	No	MOODY NATL BANK-SECTI	951.00
02/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,059.00
02/01/2012	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,168.00
02/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	826.00
02/01/2012	HAP	No Adj Reason	Michelle Brown	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
02/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,009.00
02/01/2012	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,168.00
03/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	826.00
03/01/2012	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
03/01/2012	HAP	No Adj Reason	Marla Boyd	[REDACTED]	No	MOODY NATL BANK-SECTI	951.00
03/01/2012	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
03/01/2012	HAP	No Adj Reason	Michelle Brown	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,009.00
03/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,092.00

10/4/2012 9:10:14AM

By: Ashland Ray

# HAP Register by HAP Payee from 07/01/2011 to 06/30/2012

Payee: Woman Inc.

TaxId: 76-0397102

Clear Date: 04/12/2012

Direct Deposit Number: 24,527

03/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	\$1,059.00
03/01/2012	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	431.00
03/01/2012	Prorated HAP	2/2012 Prorated HAP for	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	-1,092.00
03/20/2012	Prorated HAP	3/2012 Prorated HAP for	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	881.00
04/02/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	826.00
04/02/2012	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	No	MOODY NATL BANK-SECTI	951.00
04/02/2012	HAP	No Adj Reason	Michelle Brown	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
04/02/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,009.00
04/02/2012	HAP	No Adj Reason	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	431.00
04/02/2012	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,168.00
04/02/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,059.00
04/02/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
05/01/2012	Prorated HAP	4/2012 Prorated HAP for	Sonia Lopez	[REDACTED]	Yes	MOODY NATL BANK-SECTI	-431.00
05/01/2012	HAP	No Adj Reason	Michelle Brown	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
05/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,009.00
05/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,059.00
05/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
06/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	826.00
06/01/2012	HAP Adjustment	5/2012 HAP for	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	826.00
06/01/2012	HAP	No Adj Reason	Darrel Phillips	[REDACTED]	No	MOODY NATL BANK-SECTI	951.00
06/01/2012	HAP Adjustment	5/2012 HAP for	Darrel Phillips	[REDACTED]	No	MOODY NATL BANK-SECTI	951.00
06/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,059.00
06/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
06/01/2012	HAP	No Adj Reason	Jackie Williams	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
06/01/2012	Prorated HAP	4/2012 Prorated HAP for	Jackie Williams	[REDACTED]	Yes	MOODY NATL BANK-SECTI	146.00
06/01/2012	HAP Adjustment	5/2012 HAP for	Jackie Williams	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
06/01/2012	Prorated HAP	4/2012 Prorated HAP for	Meisha Ellis	[REDACTED]	Yes	MOODY NATL BANK-SECTI	146.00
06/01/2012	HAP Adjustment	5/2012 HAP for	Meisha Ellis	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
06/01/2012	HAP	No Adj Reason	Meisha Ellis	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
06/01/2012	HAP	No Adj Reason	Michelle Brown	[REDACTED]	Yes	MOODY NATL BANK-SECTI	1,092.00
06/01/2012	HAP	No Adj Reason	Hernita Johnson	[REDACTED]	No	MOODY NATL BANK-SECTI	1,009.00
Total Payments for Woman Inc.							\$90,554.00
Grand Payment Total							\$90,554.00

\*\*End of Report\*\*

## Hernita Johnson

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**From:** Hernita Johnson [hcv@sghatx.org]  
**Sent:** Tuesday, July 31, 2012 10:02 AM  
**To:** 'Ruby Jones'  
**Subject:** Woman Inc..Request to cease contact

Ms. Jones,

Per the Board meeting on yesterday, Woman Inc. was advised that since you have sought legal counsel, all future correspondence should occur between your counsel and GHA counsel. Please refrain from directly contacting me. Thank you!

Professionally and Respectfully,

Mrs. H. Johnson  
Housing Choice Voucher Program Supervisor  
Galveston Housing Authority  
409.765.1950 (Office)  
409.765.1951 (Fax)  
hcv@sghatx.org (Email)

**From:** Ruby Jones [mailto:beaconplace\_jones@yahoo.com]  
**Sent:** Tuesday, July 31, 2012 9:23 AM  
**To:** hcv@sghatx.org  
**Subject:** Re: Failure Notice

Ms. Johnson the email, I sent was not a threat -it is a fact. Thank You - Now would you please stop asking our residents to leave our program, even if you do not plan to continue to help women of Domestic Violence and there children, we still plan to continue.

**From:** "hcv@sghatx.org" <hcv@sghatx.org>  
**To:** Ruby Jones <beaconplace\_jones@yahoo.com>  
**Sent:** Monday, July 30, 2012 6:50 PM  
**Subject:** Re: Failure Notice

Ms. Jones,

Please refrain from sending me accusatory and threatening messages. Thank you!

H. Johnson  
Sent via BlackBerry from T-Mobile  
**From:** Ruby Jones <beaconplace\_jones@yahoo.com>  
**Date:** Mon, 30 Jul 2012 16:32:01 -0700 (PDT)  
**To:** Hernita Johnson <hcv@sghatx.org>  
**ReplyTo:** Ruby Jones <beaconplace\_jones@yahoo.com>  
**Subject:** Re: Failure Notice



Hernita remember I keep folders also on abuse of power from GHA case managers and mistreating of residents by you and Michelle Brown. The only problem you have is that you generated the wrong against us. Please stop telling our residents to leave the program. Thank You

**From:** Hernita Johnson <[hcvts@ghatx.org](mailto:hcvts@ghatx.org)>  
**To:** 'Ruby Jones' <[beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)>  
**Cc:** 'Woman inc' <[womaninc@pdq.net](mailto:womaninc@pdq.net)>  
**Sent:** Friday, July 20, 2012 2:23 PM  
**Subject:** RE: Failure Notice

Ms. Jones,

I am not aware of the conversation you are referencing with Ms. Thornton. Please reference the correspondence sent to your Executive Director dated for June 28, 2012. Thanks!

Mrs. H. Johnson  
Housing Choice Voucher Program Supervisor  
Galveston Housing Authority  
409.765.1950 (Office)  
409.765.1951 (Fax)  
[hcvts@ghatx.org](mailto:hcvts@ghatx.org) (Email)

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**From:** Ruby Jones [[mailto:beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)]  
**Sent:** Friday, July 20, 2012 1:59 PM  
**To:** [hcvts@ghatx.org](mailto:hcvts@ghatx.org)  
**Cc:** Woman inc  
**Subject:** Re: Failure Notice

On July the 5th, I made several attempts to contact Stanley Lowe, concerning the letter he had signed, against our agency- without ever meeting the Director or me.- Elizabeth his secretary stated Stanley Lowe said to contact you-Hernita. Because you were the person who presented the infractions and you are the person advising that our agency be closed ( statement from tenant) we should contact you. Thank!s

**From:** "[hcvts@ghatx.org](mailto:hcvts@ghatx.org)" <[hcvts@ghatx.org](mailto:hcvts@ghatx.org)>  
**To:** Ruby Jones <[beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)>  
**Cc:** Woman inc <[womaninc@pdq.net](mailto:womaninc@pdq.net)>; "[HCVINSPCLERK2@GHATX.ORG](mailto:HCVINSPCLERK2@GHATX.ORG)" <[HCVINSPCLERK2@GHATX.ORG](mailto:HCVINSPCLERK2@GHATX.ORG)>  
**Sent:** Friday, July 20, 2012 1:36 PM  
**Subject:** Re: Failure Notice

Ms. Jones,

I am not aware of the conversation you are referencing that you had with Mr. Lowe. Again, please reference the correspondence to your Executive Director dated for June 28, 2012. Thanks!

H. Johnson  
Housing Choice Voucher Program Supervisor  
Sent via BlackBerry from T-Mobile

**From:** Ruby Jones <[beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)>  
**Date:** Fri, 20 Jul 2012 11:06:06 -0700 (PDT)  
**To:** Hernita Johnson<[hcvjs@ghatx.org](mailto:hcvjs@ghatx.org)>  
**ReplyTo:** Ruby Jones <[beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)>  
**Cc:** Woman inc<[womaninc@pdq.net](mailto:womaninc@pdq.net)>;  
<mailto:HCVINSPCLERK2@GHATX.ORG%3cHCVINSPCLERK2@GHATX.ORG>>  
**Subject:** Re: Failure Notice

Thank You Hernita for your answer I was hoping you had reconsidered due to the women and children we help. Mr.Lowe informed us that it was up to you. Am I to understand that you still do not want to discuss the actions you have taken against Beacon Place?

**From:** Hernita Johnson <[hcvjs@ghatx.org](mailto:hcvjs@ghatx.org)>  
**To:** 'Ruby Jones' <[beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)>  
**Cc:** 'Woman inc' <[womaninc@pdq.net](mailto:womaninc@pdq.net)>  
**Sent:** Friday, July 20, 2012 12:48 PM  
**Subject:** RE: Failure Notice

Ms. Jones,  
Please reference the correspondence sent to your Executive Director dated for June 28, 2012.

Mrs. H. Johnson  
Housing Choice Voucher Program Supervisor  
Galveston Housing Authority  
409.765.1950 (Office)  
409.765.1951 (Fax)  
[hcvjs@ghatx.org](mailto:hcvjs@ghatx.org) (Email)

---

**From:** Ruby Jones [[mailto:beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)]  
**Sent:** Friday, July 20, 2012 12:30 PM  
**To:** Hernita Johnson  
**Cc:** Woman inc  
**Subject:** Re: Failure Notice

Thank You for the right address, now concerning the referrals Ms. Johnson -will GHA start back to receive women of Domestic Violence?

**From:** Hernita Johnson <[hcvjs@ghatx.org](mailto:hcvjs@ghatx.org)>  
**To:** 'Ruby Jones' <[beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)>  
**Sent:** Friday, July 20, 2012 12:13 PM  
**Subject:** RE: Failure Notice

Because this is what you are typing...  
**To:** "[hcvd@ghatx.org](mailto:hcvd@ghatx.org)" <[hcvd@ghatx.org](mailto:hcvd@ghatx.org)>

That is not the correct email address. It is [hcvjs@ghatx.org](mailto:hcvjs@ghatx.org).

---

**From:** Ruby Jones [[mailto:beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)]  
**Sent:** Friday, July 20, 2012 12:02 PM

**To:** FrankGarcia  
**Subject:** Fw: Failure Notice

I just sent another email to you Ms.Johnson - it failed to go through.

----- Forwarded Message -----

**From:** Ruby Jones <[beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)>  
**To:** "hcvd@ghatx.org" <[hcvd@ghatx.org](mailto:hcvd@ghatx.org)>  
**Cc:** Woman inc <[womaninc@pdq.net](mailto:womaninc@pdq.net)>;  
"HCVINSPCLERK2@GHATX.ORG"  
<[HCVINSPCLERK2@GHATX.ORG](mailto:HCVINSPCLERK2@GHATX.ORG)>  
**Sent:** Friday, July 20, 2012 11:57 AM  
**Subject:** Fw: Failure Notice

I sent the email to your address concerning [REDACTED] and [REDACTED] and it failed to go through- I currently have three families waiting to enter Beacon Place, including the two referrals you sent back to me in May, when can we start back referring Women of Domestic Violence to GHA for Housing?

----- Forwarded Message -----

**From:** "MAILER-DAEMON@yahoo.com" <[MAILER-DAEMON@yahoo.com](mailto:MAILER-DAEMON@yahoo.com)>  
**To:** [beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)  
**Sent:** Friday, July 20, 2012 10:42 AM  
**Subject:** Failure Notice

Sorry, we were unable to deliver your message to the following address.

<[hcvd@ghatx.org](mailto:hcvd@ghatx.org)>:  
Remote host said: 554 delivery error: dd This user doesn't have a [ghatx.org](mailto:hcvd@ghatx.org) account ([hcvd@ghatx.org](mailto:hcvd@ghatx.org))  
[0] - [mta1003.biz.mail.mud.yahoo.com](mailto:mta1003.biz.mail.mud.yahoo.com) [BODY]

--- Below this line is a copy of the message.

Received: from [98.138.90.56] by  
[nm24.bullet.mail.ne1.yahoo.com](mailto:nm24.bullet.mail.ne1.yahoo.com) with NNFMP; 20  
Jul 2012 15:42:28 -0000  
Received: from [98.138.87.7] by  
[tm9.bullet.mail.ne1.yahoo.com](mailto:tm9.bullet.mail.ne1.yahoo.com) with NNFMP; 20 Jul  
2012 15:42:28 -0000  
Received: from [127.0.0.1] by  
[omp1007.mail.ne1.yahoo.com](mailto:omp1007.mail.ne1.yahoo.com) with NNFMP; 20 Jul  
2012 15:42:28 -0000  
X-Yahoo-Newman-Property: ymail-3  
X-Yahoo-Newman-Id:  
[605075.52040.bm@omp1007.mail.ne1.yahoo.com](mailto:605075.52040.bm@omp1007.mail.ne1.yahoo.com)  
Received: (qmail 40481 invoked by uid 60001); 20  
Jul 2012 15:42:28 -0000  
DKIM-Signature: v=1; a=rsa-sha256;  
c=relaxed/relaxed; d=yahoo.com; s=s1024;

t=1342798948;  
bh=UhUKEbutYoxEm6Jb6ant5Bh4JZoJG8M6Hzcm  
Fd4+55g=; h=X-YMail-OSG:Received:X-  
Mailer:Message-ID:Date:From:Reply-  
To:Subject:To:Cc:MIME-Version:Content-Type;  
b=mWA/jzuH8e6ouO1ETurJC+6/I6SZAoMsCHJ3J1  
8VOjdm/JVGTdYhWiI2vtq1uixjWg0KNgL/QLdw52  
Q2GzPag6WkUtAIKw6D7ABbgxQXski9KWiTajM  
MOXzgUY655Qj65E6tOa06CCzDv84fgcY4I6t60I4  
G6GFluiRGU4kDWeg=  
DomainKey-Signature:a=rsa-sha1; q=dns; c=noaws;  
s=s1024; d=yahoo.com;  
h=X-YMail-OSG:Received:X-Mailer:Message-  
ID:Date:From:Reply-To:Subject:To:Cc:MIME-  
Version:Content-Type;

b=i3PVOi2MhV1FjZD6T8F1g//0mC3l/werf6kOUw  
M4wN4I0tjKwK02dP1ZNT/jlNqgqRM4SAIK5ePj/9  
8VMpIvE7I5UJNNJYPp8WuiaP0fsvkYu5Gb1ObmK  
JS4KEb/6cDbwyd79g/ZClznQNUXXxPY9LDd+udC  
AvKBL1Y5vQIaL6c=;

X-YMail-OSG:

9q\_1\_rcVM1lYcd9vbhIMCUBWwxfqUqtpI92i1gYX  
9ljZOWy

J7qal2P7UKzNnltZZiK6Rd\_1clhFRE7sr1SNXVWh  
Y7gKKurSUsNLbj9v5C5d

w4EkNiCJQ8VY7.flnmrM5P2Ylzf7liHjvPV59\_LZY  
4OYhkn855cu6bNPvdUZ

yek.n1GfXuDVkdLtiURkSuSTx8A34mKIIyBSMUm  
xYEC0gNoQwYhAqx\_HWWPG

k6lGtRo.MUoLIYDWljbv.j0N3Ua56\_G6\_5aC\_H7Q  
UcISlieTzUz6raMeEFWb

6hCJsJQqm0VNMVITHu94CERroZ3jqu6p3QjqTH\_  
xcXnjrT92ulkM4DFX\_qEx

0stSiqBijc\_OPs9YNkxecLXexM7XQsgXtxWmh0qD  
N40VsTjsKxlgDqZe8LN9

EAtrgNvuqGea\_jKFCQCtQhxxsSV9vfaMYaRYpFM  
t4P.9Oi9sYemoTKmANg3q

tCgT1dGfsKfeMNw.nejVS

Received: from [98.197.172.146] by

web125704.mail.ne1.yahoo.com via HTTP; Fri, 20

Jul 2012 08:42:28 PDT

X-Mailer: YahooMailWebService/0.8.120.356233

Message-ID:

<1342798948.34418.YahooMailNeo@web125704.m  
ail.ne1.yahoo.com>

Date: Fri, 20 Jul 2012 08:42:28 -0700 (PDT)

From: Ruby Jones <beaconplace\_jones@yahoo.com>

Reply-To: Ruby Jones

<beaconplace\_jones@yahoo.com>

Subject: Beacon Place - [REDACTED]

Cisneros

To: "hcvd@ghatx.org" <hcvd@ghatx.org>

Cc: Woman inc <womaninc@pdq.net>,  
"HCVINSPCLERK2@GHATX.ORG"  
<HCVINSPCLERK2@GHATX.ORG>

MIME-Version: 1.0

Content-Type: multipart/alternative; boundary="-  
1903230837-1605351554-1342798948=:34418"

---1903230837-1605351554-1342798948=:34418

Content-Type: text/plain; charset=us-ascii

Hernitta did you receive the information ( file notes )  
on charlene [REDACTED]

---1903230837-1605351554-1342798948=:34418

Content-Type: text/html; charset=us-ascii

```
<html><body><div style="color:#000; background-  
color:#fff; font-family:lucida console, sans-serif;font-  
size:10pt"><div><span id="misspell-0"  
class="mark">Hernitta</span> did you receive the  
information ( file notes ) on <span id="misspell-1"  
class="mark">[REDACTED]. <span  
id="misspell-2" class="mark">[REDACTED]<var  
id="yui-ie-  
cursor"></var></span></div></div></body></html>
```

---1903230837-1605351554-1342798948=:34418--

## Gayla Rizzo

---

**From:** hcvs@ghatx.org  
**Sent:** Friday, July 20, 2012 1:36 PM  
**To:** Ruby Jones  
**Cc:** Woman inc; HCVINSPCLERK2@GHATX.ORG  
**Subject:** Re: Failure Notice

Ms. Jones,

I am not aware of the conversation you are referencing that you had with Mr. Lowe. Again, please reference the correspondence to your Executive Director dated for June 28, 2012. Thanks!

H. Johnson  
Housing Choice Voucher Program Supervisor  
Sent via BlackBerry from T-Mobile

---

**From:** Ruby Jones <beaconplace\_jones@yahoo.com>  
**Date:** Fri, 20 Jul 2012 11:06:06 -0700 (PDT)  
**To:** Hernita Johnson<hcvs@ghatx.org>  
**ReplyTo:** Ruby Jones <beaconplace\_jones@yahoo.com>  
**Cc:** Woman inc<womaninc@pdq.net>;  
HCVINSPCLERK2@GHATX.ORG<HCVINSPCLERK2@GHATX.ORG>  
**Subject:** Re: Failure Notice

Thank You Hernita for your answer I was hoping you had reconsidered due to the women and children we help. Mr.Lowe informed us that it was up to you. Am I to understand that you still do not want to discuss the actions you have taken against Beacon Place?

**From:** Hernita Johnson <hcvs@ghatx.org>  
**To:** 'Ruby Jones' <beaconplace\_jones@yahoo.com>  
**Cc:** 'Woman inc' <womaninc@pdq.net>  
**Sent:** Friday, July 20, 2012 12:48 PM  
**Subject:** RE: Failure Notice

Ms. Jones,  
Please reference the correspondence sent to your Executive Director dated for June 28, 2012.

Mrs. H. Johnson  
Housing Choice Voucher Program Supervisor  
Galveston Housing Authority  
409.765.1950 (Office)  
409.765.1951 (Fax)  
hcvs@ghatx.org (Email)

---

**From:** Ruby Jones [mailto:beaconplace\_jones@yahoo.com]  
**Sent:** Friday, July 20, 2012 12:30 PM  
**To:** Hernita Johnson  
**Cc:** Woman inc  
**Subject:** Re: Failure Notice

Thank You for the right address, now concerning the referrals Ms. Johnson -will GHA start back to receive Women of Domestic Violence?

**From:** Hernita Johnson <hcvs@ghatx.org>  
**To:** 'Ruby Jones' <beaconplace\_jones@yahoo.com>  
**Sent:** Friday, July 20, 2012 12:13 PM  
**Subject:** RE: Failure Notice

Because this is what you are typing...

**To:** "hcvd@ghatx.org" <hcvd@ghatx.org>

That is not the correct email address. It is [hcvs@ghatx.org](mailto:hcvs@ghatx.org).

---

**From:** Ruby Jones [mailto:[beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)]  
**Sent:** Friday, July 20, 2012 12:02 PM  
**To:** FrankGarcia  
**Subject:** Fw: Failure Notice

I just sent another email to you Ms.Johnson - it failed to go through.

----- Forwarded Message -----

**From:** Ruby Jones <[beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)>  
**To:** "hcvd@ghatx.org" <hcvd@ghatx.org>  
**Cc:** Woman inc <[womaninc@pdq.net](mailto:womaninc@pdq.net)>; "HCVINSPCLERK2@GHATX.ORG" <[HCVINSPCLERK2@GHATX.ORG](mailto:HCVINSPCLERK2@GHATX.ORG)>  
**Sent:** Friday, July 20, 2012 11:57 AM  
**Subject:** Fw: Failure Notice

I sent the email to your address concerning [REDACTED] and [REDACTED] and it failed to go through- I currently have three families waiting to enter Beacon Place, including the two referrals you sent back to me in May, when can we start back referring women of Domestic Violence to GHA for Housing?

----- Forwarded Message -----

**From:** "MAILER-DAEMON@yahoo.com" <[MAILER-DAEMON@yahoo.com](mailto:MAILER-DAEMON@yahoo.com)>  
**To:** [beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)  
**Sent:** Friday, July 20, 2012 10:42 AM  
**Subject:** Failure Notice

Sorry, we were unable to deliver your message to the following address.

<[hcvd@ghatx.org](mailto:hcvd@ghatx.org)>:

Remote host said: 554 delivery error: dd This user doesn't have a [ghatx.org](mailto:ghatx.org) account ([hcvd@ghatx.org](mailto:hcvd@ghatx.org)) [0] - [mta1003.biz.mail.mud.yahoo.com](mailto:mta1003.biz.mail.mud.yahoo.com) [BODY]

--- Below this line is a copy of the message.

Received: from [98.138.90.56] by [nm24.bullet.mail.ne1.yahoo.com](mailto:nm24.bullet.mail.ne1.yahoo.com) with NNFMP; 20 Jul 2012 15:42:28 -0000

Received: from [98.138.87.7] by [tm9.bullet.mail.ne1.yahoo.com](mailto:tm9.bullet.mail.ne1.yahoo.com) with NNFMP; 20 Jul 2012 15:42:28 -0000

Received: from [127.0.0.1] by [omp1007.mail.ne1.yahoo.com](mailto:omp1007.mail.ne1.yahoo.com) with NNFMP; 20 Jul 2012 15:42:28 -0000

X-Yahoo-Newman-Property: ymail-3

X-Yahoo-Newman-Id: [605075.52040.bm@omp1007.mail.ne1.yahoo.com](mailto:605075.52040.bm@omp1007.mail.ne1.yahoo.com)

Received: (qmail 40481 invoked by uid 60001); 20 Jul 2012 15:42:28 -0000  
DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=yahoo.com;  
s=s1024; t=1342798948;  
bh=UhUKEbutYoxEm6Jb6ant5Bh4JZoJG8M6HzcmFd4+55g=; h=X-YMail-  
OSG:Received:X-Mailer:Message-ID:Date:From:Reply-  
To:Subject:To:Cc:MIME-Version:Content-Type;  
b=mWA/jzuH8e6ouO1ETurJC+6/I6SZAoMsCHJ3J18VOjdm/JVGTdYhWiI2  
vtq1uixjWg0KNgI/QLdw52Q2GzPag6WkUtAIKw6D7ABbgxQXskI9KWiT  
ajMMOXzgUY655Qj65E6tOa06CCzDv84fgcY4I6t60I4G6GFluiRGU4kDWe  
g=  
DomainKey-Signature:a=rsa-sha1; q=dns; c=noFWS;  
s=s1024; d=yahoo.com;  
h=X-YMail-OSG:Received:X-Mailer:Message-ID:Date:From:Reply-  
To:Subject:To:Cc:MIME-Version:Content-Type;

b=i3PVOi2MhV1FjZD6T8F1g//0mC3l/werf6kOUwM4wN4I0tjKwK02dP1Z  
NT/jINqgqRM4SAIK5ePj/98VMpIvE7I5UJNNJYPp8WuiaP0fsvkYu5Gb1Ob  
mKJS4KEb/6cDbwyd79g/ZClznQNUXKxPY9LDd+udCAvKBL1Y5vQlaL6c  
=;

X-YMail-OSG:

9q\_1\_rcVM1IYcd9vbhIMCUBWwxfqUqtpI92i1gYX9ljZOWy  
J7qal2P7UKzNnltZZiK6Rd\_1clhFRE7sr1SNXVWhY7gKKurSUsNLbj9v5C5  
d  
w4EkNiCJQ8VY7.flnmrM5P2Ylzf7liHjvPV59\_LZY4OYhkn855cu6bNPvdU  
Z  
yek.n1GfXuDVkdLtiURkSuSTx8A34mKIIyBSMUmxyEC0gNoQwYhAqx\_  
HWWPG  
k6lGtRo.MUoLIYDWljbv.j0N3Ua56\_G6\_5aC\_H7QUcISiieTzUz6raMeEFW  
b  
6hCJsJQqm0VNMVITHu94CERroZ3jqu6p3QjqTH\_xcXnjrT92ulkM4DFX\_q  
Ex  
0stSijBijc\_Ops9YNkxecLXexM7XQsgXtxWmh0qDN40VsTjsKxlgDqZe8L  
N9  
EAtrgNvuqGea\_jKFCQCtQhxxsSV9vfaMYaRYpFMt4P.9Oi9sYemoTKmAN  
g3q  
tCgT1dGfsKfeMNw.nejVS

Received: from [98.197.172.146] by web125704.mail.ne1.yahoo.com via  
HTTP; Fri, 20 Jul 2012 08:42:28 PDT

X-Mailer: YahooMailWebService/0.8.120.356233

Message-ID:

<1342798948.34418.YahooMailNeo@web125704.mail.ne1.yahoo.com>

Date: Fri, 20 Jul 2012 08:42:28 -0700 (PDT)

From: Ruby Jones <beaconplace\_jones@yahoo.com>

Reply-To: Ruby Jones <beaconplace\_jones@yahoo.com>

Subject: Beacon Place - [REDACTED]

To: "hcvd@ghatx.org" <hcvd@ghatx.org>

Cc: Woman inc <womaninc@pdq.net>,  
"HCVINSPCLERK2@GHATX.ORG"

<HCVINSPCLERK2@GHATX.ORG>  
MIME-Version: 1.0

Content-Type: multipart/alternative; boundary="-1903230837-1605351554-



1342798948=:34418"

---1903230837-1605351554-1342798948=:34418

Content-Type: text/plain; charset=us-ascii

Hernitta did you receive the information ( file notes ) on [REDACTED] and

---1903230837-1605351554-1342798948=:34418

Content-Type: text/html; charset=us-ascii

```
<html><body><div style="color:#000; background-color:#fff; font-  
family:lucida console, sans-serif;font-size:10pt"><div><span id="misspell-0"  
class="mark">Hernitta</span> did you receive the information ( file notes ) on  
<span id="misspell-1" class="mark">[REDACTED]</span>[REDACTED]. <span  
id="misspell-2" class="mark">[REDACTED]?<var id="yui-ie-  
cursor"></var></span></div></div></body></html>
```

---1903230837-1605351554-1342798948=:34418--

## Hernita Johnson

---

**From:** Hernita Johnson [hcvvs@ghatx.org]  
**Sent:** Tuesday, July 17, 2012 12:46 PM  
**To:** 'Ruby Jones'  
**Cc:** 'Woman inc'  
**Subject:** RE: [REDACTED] # 433-B 3104-53rd st. Galveston Texas, 77551

As stated on your form entitled "Abusers on Property Procedures" it states:

*" In the event that the following situations occur,*

- 1. Staff is not notified that the abuser is on property*
- 2. The abuser is caught spending the night or "hanging out" on property*

*It will be brought to staffing and the consequences will occur in the following order:*

- 1. The client will be issued a file note*
- 2. The client will be issued a fine equal to a months rent (unsubsidized).*
- 3. The client will be exited from the program*

*In the event that the safety of the client, residents and staff is jeopardized the client may be terminated from the program and asked to leave immediately and forfeit their apartment."*

Per your policy, what consequences and actions have you taken and again, please forward a copy of that to me. You also sent Page 12 of 14 of the lease for Ronetta Price with her name and initials scratched out and a check mark on it. What purpose does this document serve in regard to Charlene Ward? You also sent reports from 07 and 09 of incidents that did not take place on your property. In my email on yesterday, I asked you to forward a copy of the lease violations and supporting documents. Below are the original emails for your review. Thanks!

---

**From:** Hernita Johnson [mailto:hcvvs@ghatx.org]  
**Sent:** Monday, July 16, 2012 7:07 PM  
**To:** 'Ruby Jones'  
**Subject:** RE: [REDACTED] # 433-B 3104-53rd street Galveston Texas, 77551

Please forward a copy of the lease violations given to [REDACTED] and any supporting documents relevant to the claim below. [REDACTED] has not been assigned a new CM, she only completed her annual re-examination. None of the residents have been reassigned so any questions or concerns should be directed to me. Thanks!

Mrs. H. Johnson  
Housing Choice Voucher Program Supervisor  
Galveston Housing Authority  
409.765.1950 (Office)  
409.765.1951 (Fax)  
[hcvvs@ghatx.org](mailto:hcvvs@ghatx.org) (Email)

**From:** Ruby Jones [mailto:beaconplace\_jones@yahoo.com]  
**Sent:** Monday, July 16, 2012 5:11 PM

**To:** FrankGarcia  
**Subject:** Fw: [REDACTED] - # 433-B 3104-53rd street Galveston Texas, 77551

----- Forwarded Message -----

**From:** Ruby Jones <[beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)>  
**To:** "hcvd@ghatx.org" <[hcvd@ghatx.org](mailto:hcvd@ghatx.org)>  
**Cc:** Woman inc <[womaninc@pdq.net](mailto:womaninc@pdq.net)>  
**Sent:** Monday, July 16, 2012 5:09 PM  
**Subject:** [REDACTED] d - # 433-B 3104-53rd street Galveston Texas, 77551

Ms. Johnson, the resident listed has received warnings in the pass months that her abuser, would not be allowed on property. He was in her unit last Friday, his name is [REDACTED] - she received a written warning in June because he was writing her at her address. This man was just released from prison, for assaulting [REDACTED] on more than a few occasions, he felt so comfortable- he address the GHA inspector on Friday , July 13, 2012 at [REDACTED] inspection. Would you please notify this resident, concerning this matter. [REDACTED] stated her case manager is a Ms. Lopez, I do not have her e-mail address, can I get the e-mail addresses of all the recent new case managers our residents are seeing? We have other residents who do not feel safe, knowing [REDACTED] abuser is on property.

Mrs. H. Johnson  
Housing Choice Voucher Program Supervisor  
Galveston Housing Authority  
409.765.1950 (Office)  
409.765.1951 (Fax)  
[hcvd@ghatx.org](mailto:hcvd@ghatx.org) (Email)

**From:** Ruby Jones [[mailto:beaconplace\\_jones@yahoo.com](mailto:beaconplace_jones@yahoo.com)]  
**Sent:** Tuesday, July 17, 2012 12:11 PM  
**To:** FrankGarcia  
**Cc:** Woman inc  
**Subject:** [REDACTED] # 433-B 3104-53rd st. Galveston Texas, 77551

Ms. Johnson, we go over rules concerning abusers when clients are considered for housing, [REDACTED] is aware that we feel that he may or may not still be a threat to her and her children, but we still have nine other families on property that we have to think about. Our lease addenda -incorporate the Landlords Rules and Regulations.

### Abusers On Property Procedures

- Clients should notify the caseworker of the need for planning of visitation of their children's fathers, or family members who have been identified as abusers. The procedures is as follows:
  1. The caseworker will set up a meeting including all who are involved in the situation
  2. They will define the guidelines of the property, as well as, the program
  3. Set times for visitation
- Clients, who are not able to remain free from the abusive control of their partner, will be assessed for the safety of the family and referrals will be made to other programs as needed.
- Descriptions of the abusers and other legal documents should be available on site at <sup>Beacon</sup> ~~Place~~, Scattered Site and or Permanent Housing Programs, as well as, in the client file. All of the residents should receive written instructions explaining the safety issues of the transitional programs and what precautions to take.
- All visitors should park in the visitors parking and be issued a visitor's parking tag from the Property Manager. ~~Destiny Village only~~
- Staff will create an environment where clients feel comfortable to discuss any issues of wanting to reunite with their abuser, and develop a safe plan to do so if that is their decision.
- In the event that the following situations occur,
  1. Staff is not notified that the abuser is on property
  2. The abuser is caught spending the night or "hanging out" on property
- It will be brought to staffing and the consequences will occur in the following order:
  1. The client will be issued a file note
  2. The client will be issued a fine equal to a months rent (unsubsidized).
  3. The client will be exited from the program
- In the event that the safety of the client, residents and staff is jeopardized the client may be terminated from the program and asked to leave immediately and forfeit their apartment.

  
Client Signature

11-2-2011  
Date

Ruby Jones  
Caseworker Signature

11-2-2011  
Date

\_\_\_\_\_  
Property Manager Signature

\_\_\_\_\_  
Date

Residential Lease concerning:

3104 53 ST. # [REDACTED]  
GALVESTON, TX 77550

- (2) If Tenant requests an early termination of this lease under this Paragraph 28B, Tenant may attempt to find a replacement tenant and may request Landlord to do the same. Landlord may, but is not obligated to, attempt to find a replacement tenant under this paragraph.
- (3) Any assignee, subtenant, or replacement tenant must, in Landlord's discretion, be acceptable as a tenant and must sign: (a) a new lease with terms not less favorable to Landlord than this lease or otherwise acceptable to Landlord; (b) a sublease with terms approved by Landlord; or (c) an assignment of this lease in a form approved by Landlord.
- (4) At the time Landlord agrees to permit an assignee, subtenant, or replacement tenant to occupy the Property, Tenant will pay Landlord:
- (a) If Tenant procures the assignee, subtenant, or replacement tenant:
- ☐ (i) \$ \_\_\_\_\_
- ☐ (ii) \_\_\_\_\_ % of one month's rent that the assignee, subtenant, or replacement tenant is to pay.
- (b) If Landlord procures the assignee, subtenant, or replacement tenant:
- ☐ (i) \$ \_\_\_\_\_
- ☐ (ii) \_\_\_\_\_ % of one month's rent that the assignee, subtenant, or replacement tenant is to pay.
- (5) Unless expressly stated otherwise in an assignment or sublease, Tenant will not be released from Tenant's obligations under this lease because of an assignment or sublease. An assignment of this lease or a sublease of this lease without Landlord's written consent is voidable by Landlord.

**29. ATTORNEY'S FEES:** Any person who is a prevailing party in any legal proceeding brought under or related to the transaction described in this lease is entitled to recover prejudgment interest, attorney's fees, costs of service, and all other costs of the legal proceeding from the non-prevailing party.

**30. REPRESENTATIONS:** Tenant's statements in this lease and any application for rental are material representations. Each party to this lease represents that he or she is of legal age to enter into a contract. If Tenant makes a misrepresentation in this lease or in an application for rental, Tenant is in default.

**31. ADDENDA:** Incorporated into this lease are the following addenda, exhibits and other information. If Landlord's Rules and Regulations are made part of this lease, Tenant agrees to comply with the Rules and Regulations as Landlord may, at Landlord's discretion, amend from time to time.

- ☒ Addendum Regarding Lead-Based Paint
- ☒ Inventory and Condition Form
- ☐ Landlord's Additional Parking Rules
- ☒ Pet Agreement
- ☐ Protecting Your Home from Mold
- ☐ Agreement for Application Deposit and Hold

- ☐ Agreement Between Brokers
- ☒ Landlord's Rules and Regulations ✓
- ☒ Owners' Association Rules
- ☒ Pool/Spa Maintenance Addendum
- ☐ Residential Lease Application
- ☐ Residential Lease Guaranty

**32. NOTICES:** All notices under this lease must be in writing and are effective when hand-delivered, sent by mail, or sent by facsimile transmission to (Do not insert an e-mail address or a fax number unless the party consents to receive notices under this lease at the e-mail address or fax number specified.):

Tenant at the Property and a copy to:

BEACON PLACE  
3104 53 ST.  
GAL. TX. 77550  
E-mail: \_\_\_\_\_  
Fax: \_\_\_\_\_

Landlord c/o:

WOMAN INC.  
3104 53 ST.  
GALVESTON, TX. 77550  
E-mail: \_\_\_\_\_  
Fax: (409) 741-9540

(TAR-2001) 10-5-05 Tenant: [REDACTED] & Landlord or Landlord's Representative: [REDACTED] Page 12 of 14

## GALVESTON POLICE DEPARTMENT

Date: 07/22/2011

User: VLAWRENCE

Page: 1

Case Number: 2009-00016291

Case Description:  
Family Trouble Investigation

Primary Victim: [REDACTED]

Date/Time Reported: 02/19/09 12:49 Hrs.      Dispatch Incident Type:  
Date/Time Occurred: 02/18/09 1:00 Hrs.      TERR  
Date/Time Between : 02/19/09 11:00 Hrs.  
Location Occurred : 6300 SEAWALL BV 207  
Nature of Call : GOLDEN CORRAL TERR THREATS RPT  
Area: 53rd-103rd      Section: Grid 89      Grid: Grid 89

Additional Information:  
ACTOR NOT ON LOC

Reporting Officer : 834 TEAGUE, CRYSTAL,,  
Primary Unit Assigned to Investigate: Central Pt

Case Status: Closed      Disposition: Approved      Disp. Date: 02/19/09  
No. of Offenses: 1      No. of Offenders: 1      No. of Victims: 2

Offense Number: 1  
Crime Code: 08700 WELFARE CONCERN  
Statute : ADM-007  
Stat Desc: WELFARE CONCERN  
Location Type : Hotel  
# Adults Present: 3  
Domestic Crime : Domestic  
Statute ORI/Group : TX0840400  
Counts : 001  
NCIC Code : All Other  
Offense Date : 02/18/2009  
Abandoned Structure : NO  
Gang Related : No

Attempted/Committed : Completed

Criminal Activity :  
# Juveniles Present :  
Hate Crime :  
Agg Aslt/Homc Crmst:  
Larceny/Theft Offnse:  
Scene/Location Type2:  
Victim Drug Related :  
Property Damage :  
Additional Subcode :

## SUBJECTS:

Suspect : Present Information  
Primary [REDACTED]  
Suspect 6302 SEAWALL BV #207  
GALVESTON

TX 77551

AKA:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Str. Name  
Alias/AKA

Str. Name

Race : Black

Sex: Male

D.O.B: 08/18/63 Age: 47  
Age at Occurrence : 45

GALVESTON POLICE DEPARTMENT

Date: 07/22/2011  
User: VLAWRENCE  
Page: 1

Case Number: 2007-00018616

Case Description:  
Assault Causing Bodily Injury

Primary Victim: [REDACTED]

Date/Time Reported: 04/26/07 18:48 Hrs.  
Date/Time Occurred: 04/26/07 18:20 Hrs.  
Date/Time Between : 04/26/07 18:25 Hrs.  
Location Occurred : 610 42 ST  
Nature of Call : 2ND PARTY CALL ADVS A BM [REDACTED]  
Area: 35th-53rd Section: Grid 60

Dispatch Incident Type:  
ASSAULT

WHI SHIR  
Grid: Grid 60

Additional Information:

T W/BLOOD ON IT BLU SHORTS JUST ASLT A FEM NO WPNS

Reporting Officer : 331 MCCURLEY, ROBERT, B,  
Primary Unit Assigned to Investigate: Family Vio

Case Status: Clsd/Arsst Disposition: Approved Disp. Date: 05/09/07

No. of Offenses: 1 No. of Offenders: 1 No. of Victims: 1

Offense Number: 1  
Crime Code: 0013B ASSAULT  
Statute : PC 22.01(B)(1)  
Stat Desc : ASSLT CAUSES BODILY INJ  
Location Type : Highway  
Type of Weapon : Personal  
# Adults Present: 1  
Domestic Crime : Domestic  
Statute ORI/Group : S  
Counts : 001  
NCIC Code : Assault  
Offense Date : 04/26/2007  
Abandoned Structure : NO  
Gang Related : No

Attempted/Committed : Completed

FAMILY VIOLENCE ENH  
Criminal Activity :  
Weapon Feature :  
# Juveniles Present :  
Hate Crime :  
Agg Aslt/Homc Crmst:  
Larceny/Theft Offnse:  
Scene/Location Type2:  
Victim Drug Related :  
Property Damage :  
Additional Subcode :

SUBJECTS:

Arrestee : Present Information

Primary  
Suspect 610 42 ST  
GALVESTON

TX 77550

AKA:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Str. Name  
Alias/AKA

Str. Name

Race : Black

Sex: Male

D.O.B: 08/18/63 Age: 47

## GALVESTON POLICE DEPARTMENT

Date: 07/22/2011

User: VLAWRENCE

Page: 2

Case Number: 2007-00018616

Case Description:  
Assault Causing Bodily Injury

Hgt : 6'00" Wgt: 190 Hair: Black  
Build: Medium Complexion: Medium

Age at Occurrence : 43  
Eyes . . : Brown  
Ethnicity: Non-Hispan

## Other ID Numbers :

DPS TX DPS  
DPS TX DPS  
DPS TX DPS  
FBI FBI  
FBI FBI  
FBI FBI  
GPD Old GPD#  
GPD Old GPD#

Nu [REDACTED]  
Nu [REDACTED]  
Nu [REDACTED]  
Nu [REDACTED]  
Nu [REDACTED]  
Nu [REDACTED]  
Nu [REDACTED]  
Nu [REDACTED]

Texas  
Texas

School/Business Information:  
SOUTHERN COMPRESS,,,  
GALVESTON

Phone: 409-765-9339  
TX 77550

Residence Type : Resident  
Residence Status : Resident

## Arrest Information:

Arrest Date/Time : 05/08/07 15:30 Hrs. Arrest Type . : Warrant

Arresting Officer: VARELA, RONALD, J.,

Arrest Location : 3600 AVE J  
Galveston Texas East of 4 77550

Area . : 35th-53rd Section . : Grid 48 Grid: Grid 48

Age at Arrest . : 43

Multiple Clearance Indicator: N/A

Influence of Alcohol: No

Weapon Seized . . . : Unarmed

Influence of Drug . : No

Weapon Feature. . . :

Attempted/Committed : Completed

Charge Number: 001

Crime Code: 0013B ASSAULT

Statute . : PC 22.01(b) (2)

Stat Desc : ASSLT FAMILY MEMBER TWO TIMES OR MORE

Domestic Violence . : Domestic

Disposition . . . : REFCRIMCT Disposition Date . : 05/08/2007

## Victim . . : Present Information

Primary [REDACTED]

Individual 610 42 ST  
GALVESTON

TX 77550

Race : Black Sex: Female

D.O.B: 10/13/72 Age: 38

Age at Occurrence : 34

Hgt : 5'04" Wgt: 260 Hair: Black  
Build: Complexion:

Eyes . . : Brown  
Ethnicity: Non-Hispan

Residence Type : Resident  
Extent of Injury: Minor  
Injury Type . . : Cut/Bruise  
Statement Type :

Residence Status : Resident  
Medical Treatment: RefusedTrt  
Injury Type . . :  
Related Offenses : 1



Review  
3  
Decision  
Letters

# HOUSING AUTHORITY

OF THE CITY OF GALVESTON, TEXAS

409 / 765-1900

77551



*Central Office 4700 Broadway*

**June 28, 2012**

**Michaelle Wormely  
Executive Director  
WOMAN Inc.  
P. O. Box 571898  
Houston, Texas 77257-1898**

**Dear WOMAN Inc.,**

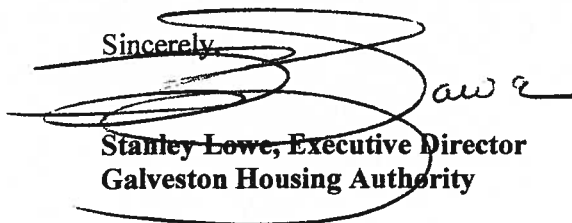
The Galveston Housing Authority would like to thank you for participating in the Housing Choice Voucher Program and helping the Galveston Housing Authority provide assistance for affordable housing to very low income families and victims of abuse. A review of GHA's collaboration with WOMAN Inc. has been conducted and has concluded.

As a result of the review, GHA will not continue its relationship with WOMAN Inc. due to numerous complaints and documented program violations. Effective May 21, 2012, GHA will no longer accept any referrals from WOMAN Inc. GHA will continue to provide assistance on behalf of [REDACTED] and [REDACTED] until the conclusion of their occupancy at Beacon Place. GHA is confident that the residents listed above will not encounter any adverse actions as a result of this decision. In the event that any adverse actions are reported, GHA will immediately terminate all HAP Contracts with WOMAN Inc. Please note, GHA will continue to conduct periodic reviews of its collaboration with WOMAN Inc. and if it is determined that policies and goals of the program are not being followed; GHA will terminate all HAP Contracts without prior notice.

By accepting payments for July, your establishment is accepting the terms of this letter. If you are not willing to accept these terms, GHA is requesting that you provide a minimum of 30 days notice to your residents so that they can begin relocating.

Thank you in advance for your cooperation.

Sincerely,

  
**Stanley Lowe, Executive Director  
Galveston Housing Authority**



**COPY**

CC: [REDACTED]

# HOUSING AUTHORITY

OF THE CITY OF GALVESTON, TEXAS

409 / 765-1900

77551



Central Office 4700 Broadway

May 21, 2012

Woman Inc.

P. O. Box 571898

Houston, Texas 77257-1898

Dear Woman Inc.,

As stated in the correspondence date for May 18, 2012, ***"The Galveston Housing Authority Housing Choice Voucher Program is currently conducting a review of its collaboration with Woman Inc. Until the review is concluded, no other referrals will be processed. To aid us in the completion of the review, please forward the following documents by close of business May 30, 2012.***

- *Contract between Woman Inc. and Galveston Housing Authority*
- *A list of program participants from the start date of the Woman Inc-GHA collaboration to now*
- *A list of services your establishment provides and who conducts each service*
- *The success rate of your program*
- *Woman Inc. policies and procedures*
- *Any complaints regarding your program made by past or current residents*

*Upon receipt of this information, Galveston Housing Authority will notify you after the review is conducted. Thank you in advance."*

Sincerely,

H. Johnson

Housing Choice Voucher Program Supervisor

**MAILED**  
5.22.12

**FILE COPY**

Enclosed: Referrals for Blanca Campas and Kellie Irving

May 21, 2012

BOARD OFFICERS

EXECUTIVE DIRECTOR  
Michaelle Wormly

PRESIDENT  
Linda McAdams

VICE PRESIDENT  
Diane Savage

TREASURER  
Marilyn Farrell

SECRETARY  
Vita Rogers

Ms. H. Johnson, Housing Choice Voucher Program Supervisor  
Housing Authority of the City of Galveston, Texas  
Central Office, 4700 Broadway  
Galveston, Texas 77551

Dear Ms. Johnson:

Women Opting for More Affordable Housing Now, Inc. (WOMAN, Inc.) received your letter of correspondence this morning in the mail. It is my understanding that the Galveston Housing Authority Choice Voucher Program is currently conducting a review of its collaboration with WOMAN, Inc. and until the review is concluded, no other referrals will be processed. We currently have two families, [REDACTED] and [REDACTED], referred from the Resource Crisis Center awaiting approval from the GHA. We have previously stated that when a family is in need and we have a vacant unit we would allow them to reside in the unit until such time as the GHA conducts their interview and inspection of the unit. In the past, there has been an implicit agreement that the interview and subsequent inspection of the unit would take place ASAP or within seven to ten days. We do so hope that the residency of these families will not be put on hold, since we were just informed of this review.

I have a few comments and questions regarding the following documents you requested by close of May 30, 2012.

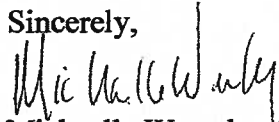
- Contract between WOMAN, Inc. and Galveston Housing Authority. *Due to the advent of Hurricane Ike, the majority of our files were damaged and or destroyed pre-September 2008. Therefore, at this time, we cannot find the contract between WOMAN, Inc. and the Galveston Housing Authority, however, the agreement was made in the spring/summer of 2001 and addressed the desegregation order imposed upon the GHA. The provision set forth in the Consent Decree was a Civil Action and I am sure it is in your files unless they also were destroyed and or damaged during Hurricane Ike.*
- A list of program participants from the start date of the WOMAN, Inc.-GHA collaboration to now. *As stated above, we do not have program files pre-September 2008 due to Hurricane Ike and therefore cannot compile a list of participants from the start date of WOMAN, Inc.'s collaboration with GHA. However, we can provide*

***a list post-September 2008. Will a rent roll from our Property Management firm be sufficed?***

- A list of services your establishment provides and who conducts each service. We can provide the list of services and who conducts each.
- WOMAN, Inc. policies and procedures. ***We can provide our policies and procedures.***
- Any complaints regarding your program made by past or current residents. ***WOMAN, Inc. has a Grievance Policy posted in the community center and provided to residents at their request. To date, no resident has ever submitted a "Grievance" in writing however, they have on occasion phoned with complaints and when necessary and applicable a meeting was scheduled to discuss their issues. The majority of the time the complaints centered around noncompliance with program and community rules, i.e. not enrolled in school and or employed a minimum of 30 hours, fined for having pets which are not allowed, ect. We are cognizant of the fact that residents will contact the GHA and posit all kinds of complaints regarding WOMAN, Inc. and we have tried our best to address their issues and when appropriate to accommodate. We can discuss any complaints in brought to the attention of the GHA if that will suffice? But, as mentioned above, we do not have any documentation pre-September 2008.***

WOMAN, Inc. looks forward to our continued collaboration in the future and we will make available the information referenced above. Thanks for your cooperation.

Sincerely,



Michaelle Wormly, AICP  
Executive Director

Cc: Mr. Stanley Lowe, Executive Director

# HOUSING AUTHORITY

OF THE CITY OF GALVESTON, TEXAS

409 / 765-1900

77551



*Central Office 4700 Broadway*

**May 18, 2012**

**Woman Inc.**

**P. O. Box 571898**

**Houston, Texas 77257-1898**

**Dear Woman Inc.,**

The Galveston Housing Authority Housing Choice Voucher Program is currently conducting a review of its collaboration with Woman Inc. Until the review is concluded, no other referrals will be processed. To aid us in the completion of the review, please forward the following documents by close of business **May 30, 2012**.

- Contract between Woman Inc. and Galveston Housing Authority
- A list of program participants from the start date of the Woman Inc-GHA collaboration to now
- A list of services your establishment provides and who conducts each service
- The success rate of your program
- Woman Inc. policies and procedures
- Any complaints regarding your program made by past or current residents

Upon receipt of this information, Galveston Housing Authority will notify you after the review is conducted. Thank you in advance.

Sincerely,

**H. Johnson**

**Housing Choice Voucher Program Supervisor**

**FILE COPY**

**MAILED**  
5.18.12



HOUSING AUTHORITY OF  
THE CITY OF GALVESTON

4700 Broadway  
Galveston, TX 77551

TO:

Nomen Inc.

P.O. Box 571898

Houston, TX. 77257-1898

# HOUSING AUTHORITY

OF THE CITY OF GALVESTON, TEXAS

409 / 765-1900

77551



*Central Office 4700 Broadway*

**May 18, 2012**

**Woman Inc.**

**P. O. Box 571898**

**Houston, Texas 77257-1898**

**Dear Woman Inc.,**

The Galveston Housing Authority Housing Choice Voucher Program is currently conducting a review of its collaboration with Woman Inc. Until the review is concluded, no other referrals will be processed. To aid us in the completion of the review, please forward the following documents by close of business **May 30, 2012**.

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- A list of program participants from the start date of the Woman Inc-GHA collaboration to now
- A list of services your establishment provides and who conducts each service
- The success rate of your program
- Woman Inc. policies and procedures
- Any complaints regarding your program made by past or current residents

Upon receipt of this information, Galveston Housing Authority will notify you after the review is conducted. Thank you in advance.

Sincerely,



**H. Johnson**

**Housing Choice Voucher Program Supervisor**

Member

National Association of Housing  
and Redevelopment Officials (NAHRO)

Member

Public Housing Authorities  
Directors Association

Member

Texas Housing  
Association



# HOUSING AUTHORITY

OF THE CITY OF GALVESTON, TEXAS

109 / 765 1900

77551



*Central Office 4700 Broadway*

July 14, 2011

Michaëlle Wormly  
Executive Director  
WOMAN, Inc.  
P.O. Box 571898  
Houston, Texas 77257-1898

Re: Beacon Place Documentation

Dear Ms. Wormly:

This communication will serve as notice that the Galveston Housing Authority has reviewed all active Beacon Place resident files and found several files containing untrustworthy or questionable documentation. Specifically, our findings revealed multiple leases and other forms with unreliable resident signatures. Notwithstanding the continuous request to cure files, WOMAN, Inc./Beacon Place has consistently failed to comply with federal rules and regulations of the Housing Choice Voucher Program. As such, it is imperative that the above-mentioned documentation be cured within five business days of receipt of this communication.

Lastly, failure to cure within the specified time period will result in a refusal to accept future referrals from your organization. This notice will serve as the final notification to WOMAN, Inc./Beacon Place regarding the concerns presented above. Thank you in advance for your prompt response to this matter.

Should you have any concerns, please direct all communications to the undersigned.

Sincerely,

Yvette Camel-Smith  
Director, Housing Operations

YCS/dls

# HOUSING AUTHORITY

OF THE CITY OF GALVESTON, TEXAS

409 / 765-1900

77551



Central Office 4700 Broadway

*Housing Choice Voucher Program*

June 17, 2011

Beacon Place  
Attn: Ruby Jones  
3104 53<sup>rd</sup> Street  
Galveston, Texas 77551

**MAILED**  
6.17.11

**COPY**

Re: Beacon Place Updates

I received the information you submitted to the office on June 17, 2011 at 9:01 a.m. Each file has been reviewed and the following items have been flagged as a result of the information received and your handwritten notations. Detailed below is exactly what actions need to be taken to cure each file. As stated in my previous letter, *"It is my goal to create and maintain a successful and cooperative partnership as we both seek to assist those whom we are in place to service."* The highlighted files must be cured by June 28, 2011.

1. [REDACTED] - File appears to be in good standing
2. [REDACTED]
  - a. A lease addendum dated for 10.12.11 is needed  
The lease received on 6.17.11 is different from the final lease that was already in the file. This lease received on 6.17.11 is signed for 8.20.10. Both the lease and lease addendum should be dated for 10.12.10. 10.12.10 is the HAP execution date (Payment start date)
3. [REDACTED]
  - a. A lease is needed
  - b. A lease addendum is needed
4. [REDACTED]
  - a. A copy of the final lease is needed. The file only contains the "proposed" lease that was submitted with the RFTA.
  - b. The rental amount is \$1,117.00 per Rent Reasonableness
  - c. The final lease and lease addendum upon submission should be signed by the tenant and your representative with the date of 03/21/2011

# HOUSING AUTHORITY

OF THE CITY OF GALVESTON, TEXAS

409 / 765-1900



77551

Central Office 4700 Broadway

5. [REDACTED]
- a. A copy of the final lease is needed
  - b. The "Utilities" section on page 4 of 14, #11 needs to be completed. Based on the information you provided on the Request for tenancy approval (RFTA) it stated you would assume that responsibility.
  - c. The final lease and lease addendum upon submission should be signed by the tenant and your representative with the date of 05/04/2011

6. [REDACTED] – Orientation Pending – Her appointment letter was mailed on 6.14.11

The above items need to be rectified no later than noon on June 28, 2011. In the event that there is a delay in your submission of the above information, the files out of compliance will be put on payment hold effective July 1, 2011.

In reference to the handwritten notations on the letter mailed to both you and your Executive Director, I have reviewed all information submitted to Mr. Garcia as a result of his meeting with you. The above items still need to be addressed. Any adjustments that you feel should be made to the participants' portion of the rent MUST BE requested by them. That process was and is explained at the time of Admission.

Lastly, as stated in my original letter to you and your Executive Director, I requested that *"when referring clients to Galveston Housing Authority, please discontinue unauthorized use of the GHA Section 8 application. The only documentation needed is the shelter referral. The completion of applications and other required documents will be done with me at the time of orientation."* The vouchers issued to Beacon Place residents ARE NOT Project Based and the application you are using is the property of Galveston Housing Authority.

If you have any questions or need any additional information please feel free to contact me at 409-765-1953. Your immediate attention to this matter is appreciated.

Sincerely,

H. Johnson

Housing Choice Voucher Program Admissions Specialist

CC: Michalle Wormly, Executive Director

**HOUSING AUTHORITY  
OF THE CITY OF GALVESTON, TEXAS**



4700 Broadway  
Galveston, Texas 77551

June 17, 2011

Beacon Place  
Attn: Ruby Jones  
3104 53<sup>rd</sup> Street  
Galveston, Texas 77551

