

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
April 28, 2025 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Chair Pat Toliver called the meeting to order at 9:02 a.m. and declared a quorum was present. She further clarified that the meeting was duly posted. The following commissioners were noted present: Chair Pat Toliver; Vice-Chair Betty Massey; Brax Easterwood; Brenda Hall; and Belinda Davis.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director
Fred Raschke, Legal Counsel

Approval of Minutes of Previous Meetings

Vice-Chair Massey made a motion to approve the March 31, 2025 minutes and Commissioner Easterwood seconded. The motion was approved unanimously.

Financial Statements

Arvle Dunn, Finance Director, reported the following for March, 2025:

Total Operating Revenue:	\$ 28,878,021
Total Operating Expense:	\$ 20,318,222
Net Income:	\$ 8,559,799
Total Liabilities & Net Assets:	\$ 269,944,466

Action Items/Resolutions

Resolution 3005 – Approval of Collection Loss Write-Offs – Arvle Dunn stated these were uncollectable amounts totaling \$15,836.15.

Commissioner Davis moved approval of the Resolution, and Commissioner Hall seconded. The Resolution was approved unanimously.

Secretary's Report

Development – Monique Chavoya stated at The Oleanders, things were wrapping up, public improvements were continuing, and inspections began for the lift station and concrete flumes. As-built drawings would be submitted to the City along with a two-year maintenance bond in order to receive the City's acceptance of the public improvements.

MOD/Maintenance – Juan Gonzalez, Maintenance and Modernization Director, stated crews were working on unit turnover, making assessments for current and future work, and working on pipes and HVAC systems that need replacement.

Public Housing and Resident Services – Ms. Purgason stated Ms. Hall had conducted a women's conference, and other activities were being planned. She stated staff was working on vacancies and Public Housing was leased up at 94%.

HCV – Maria Godwin, Housing Director, stated HCV was leased up at 98%, there were 62 voucher holders searching for housing, 47 leased VASH vouchers, 111 DV-like vouchers, and 232 outgoing ports, including 154 to Texas City. She further stated the Project Based Waiting List would open in the next two months.

Human Capital Report – Dr. David Fuller of Urban Strategies stated at the Cedars and Villas, there were 123 out of 145 households participating, and at Oleanders 129 of 261. There were 58 FDPs and IDPs closed at Cedars and Villas, and 46 at Oleanders. There were a total of 25 referrals made with connections to services. Four residents at Cedars and Villas and 1 at Oleanders had rental assistance. At Cedars and Villas, 67 of 85 able-bodied residents were working, and 42 of 85 at Oleanders.

The Board meeting was adjourned at 9:56 a.m.