

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 29, 2024 – 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: Vice-Chair Betty Massey; Patricia Toliver; Brax Easterwood; and Brenda Hall.

Commissioners Absent: Chairman Ansell

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

Approval of Minutes of Previous Meetings

Commissioner Toliver made a motion to approve the March 25, 2024 minutes and Commissioner Easterwood seconded. The motion was approved unanimously among the Commissioners present (Massey, Toliver, Easterwood, Hall).

Financial Statements

Arvle Dunn, Finance Director, reported the following for March 2024:

Total Operating Revenue:	\$ 40,118,342
Total Operating Expense:	\$ 20,075,809
Net Income:	\$ 20,042,533
Total Liabilities & Net Assets:	\$ 255,864,050

Public Comments

Shon Arthur inquired about completion dates and lease-up for The Oleanders at Broadway, as there were many questions about it in the community.

Tarris Woods inquired about ownership of mixed income and scattered sites properties, as well as completion dates and lease-up at the Oleanders.

Action Items/Resolutions

Resolution 2978 – Approval to Dispose of Non-Operable Vehicles – Juan Gonzalez, Director of Maintenance and Modernization, stated the Resolution was to approve the disposition of two non-operable vehicles owned by GHA since 2008 and 2009 to be sold

as scrap. He stated parts from both inoperable vehicles had been used for repair and replacement on other vehicles.

Commissioner Easterwood moved approval of the Resolution, and Commissioner Hall seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Toliver, Easterwood, Hall).

Resolution 2979 – Recognizing April as Fair Housing Month – Ms. Purgason stated this was a Resolution recognizing April as Fair Housing Month and indicating GHA's ongoing commitment to Fair Housing. She stated an annual Resolution was required as part of GHA's documentation for the CDBG-DR program.

Commissioner Hall moved approval of the Resolution, and Commissioner Toliver seconded. The Resolution was approved unanimously among the Commissioners present (Massey, Toliver, Easterwood, Hall).

Secretary's Report

Development Report – Deyna Sims, Director of Real Estate and Development, stated 26 project-based scattered site units that were developed as replacement units are owned by Beau Yarbrough and were built with CDBG Disaster funding. She stated those units were developed subject to a Land Use Restriction Agreement (LURA) through the state of Texas (GLO) and that the units have to stay affordable and within GHA's program. Vice-Chair Massey stated that was also the case with the 97 scattered sites procured and developed by the GLO.

Monique Chavoya of MBS reported on the Oleanders at Broadway that they were heading down the home stretch on the last two blocks, completing the punch and turning the buildings over. She stated Buildings on Block 4 East (directly across from Salvation Army) were being punched in the upcoming week. She further stated MBS and the contractor had worked with the City to provide solutions to the drainage issues including installation of concrete flumes, which had caused delays. She stated during the process of obtaining the Temporary Certificates of Occupancy, the City at times imposed various requirements that caused some delays. She stated during the process of accepting units from the general contractor, sometimes necessary changes caused other changes which caused delays. She stated substantial completion was planned for the last week of May.

MOD/Maintenance – Mr. Gonzalez reported the elevator at Gulf Breeze was repaired, and staff was looking ahead to storing commonly needed elevator parts if found to be cost effective. He further reported the new HVAC unit was installed at Gulf Breeze. Mr. Gonzalez reported tests were conducted on units at Gulf Breeze and Holland House to potentially supply additional power for emergency use in case of a loss of power.

Public Housing and Resident Services – Odelia Williams, Director of Public Housing, stated GHA initiated an online rent payment option and tested it with Gulf Breeze residents, and it was available to all residents for May rent payments. She further stated

Galveston Police Department officers were doing security, rotating through all public housing sites. She stated staff and residents were preparing for Hurricane season with meetings and information. Public Housing was leased up at 94.44%.

HCV – Maria Godwin, Housing Director, stated HCV was leased up at 105% monthly and 101% year to date, GHA was administering 126 remaining DV-IKE vouchers, and there were 164 total outgoing ports, 138 of those to Texas City. She stated there were 3,095 families on the HCV waiting list.

Human Capital Report – Dr. Fuller of Urban Strategies stated 127/145 families at The Cedars and The Villas and 26 families at The Oleanders were enrolled in the program. There were 98 referrals completed with connections. Thirty FDPs/IDPs were completed at Cedars and Villas, and 12 at Oleanders. Eighty of 93 of able-bodied residents were working, with an average salary of \$12.58/hour. Nineteen school-age students were enrolled in an early childhood program, and 98% of K-12th grade students had participated in enrichment activities.

Ms. Purgason stated the next meeting would not take place at the end of May due to GHA's Memorial Day Holiday, and an alternative date would be discussed with the Commissioners.

The Board adjourned into Executive Session at 9:55 a.m. and reconvened the open meeting at 10:21 a.m.

The Board meeting was adjourned at 10:22 a.m.