

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
February 10, 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
Gus Knebel, Legal Counsel

Approval of Minutes of Previous Meetings

Vice-Chair Massey made a motion to approve the December 9, 2024 minutes and Commissioner Hall seconded. The motion was approved unanimously.

Financial Statements

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

Total Operating Revenue:	\$ 14,976,401
Total Operating Expense:	\$ 13,045,622
Net Income:	\$ 1,930,779
Total Liabilities & Net Assets:	\$ 263,018,423

Public Comments

Estella Russell, public housing resident, stated she was trying to get a rental adjustment.

Tarris Woods stated he attended due to an article in the Galveston Daily News about the Board considering workforce housing in the Five-Year Plan. He stated GHA has several different types of housing, and the mission of the Board is basically dealing with public housing. He stated he doesn't think the Board should deal with workforce housing. He stated he had a list of names that were against the building being torn down.

Action Items/Resolutions

Resolution 2994 – Approval to Initiate Application Process to Designate Gulf Breeze as a Galveston Historic Landmark – Mona Purgason stated the subject was brought to the Board by Commissioner Easterwood. Commissioner Easterwood stated as an architect in

Galveston he worked with historical preservation, and the building was important to the Housing Authority, the community and the residents. The Historic Preservation designation would add a layer of protection to the building itself.

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

Resolution 2995 – Approval of Collection Loss Write-Offs – Arvie Dunn stated the Resolution was to approve the write off of uncollectable accounts, some of which were for residents who were deceased or had moved to a nursing home.

Commissioner Davis moved approval of the Resolution, and Vice-Chair Massey seconded. The Resolution was approved unanimously.

Resolution 2996 – Approval of Updated Violence Against Women Act (VAWA) Policy – Deyna Sims, Director of Real Estate Development, stated the Resolution was to approve an updated policy for VAWA to bring it into line with current regulations. She further stated GHA staff would be trained on the new policy.

Vice-Chair Massey moved approval of the Resolution, and Commissioner Easterwood seconded. The Resolution was approved unanimously.

Resolution 2997 – Authorizing Awarding a Contract to an Administrative/Project Delivery Service Provider for the Disaster Recovery Reallocation Program (DRRP) – Deyna Sims stated GHA was invited to apply for funds administered by the GLO that were leftover from previous disaster funding, and a grant administrator was needed to help with the application for and administration of the funding.

Commissioner Hall moved approval of the Resolution, and Vice-Chair Massey seconded. The Resolution was approved unanimously.

Secretary's Report

Development – Monique Chavoya stated at The Oleanders, work continued on closeout of the grant funding and final Certificates of Occupancy were granted in December with the requirement of additional public infrastructure.

MOD/Maintenance – Juan Gonzalez, Maintenance and Modernization Director, stated crews were working on unit turnover, air conditioning improvements, elevator repairs and improvements, and preparation for the REAC Inspection on Scattered Sites.

Public Housing and Resident Services – Odelia Williams, Director of Public Housing, stated in December, Christmas activities included a Gala, and Commissioner Hall did a wonderful job, and she is making great changes at Gulf Breeze and is a wonderful asset. She further stated staff is working with the Resident Council at Holland House, as well as

local organizations interested in helping residents. Briefings had been conducted with potential new residents, and Public Housing was leased up at 95%.

HCV – Maria Godwin, Housing Director, stated HCV ended 2024 leased at 101% year to date, there were 60 vouchers issued in December, and there were 202 outgoing ports, including 140 to Texas City.

Human Capital Report – Dr. David Fuller of Urban Strategies stated 126/145 families at The Cedars and The Villas and 101/261 families at the Oleanders were enrolled in the program. 59 referrals were made for basic and emergency services. There were three residents assisted with rent at Cedars/Villas and one at Oleanders.

The Board meeting was adjourned at 10:30 a.m.