

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
October 28, 2024 – 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 9:00 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; Brenda Hall; and Belinda Davis.

Commissioners Absent: Brax Easterwood

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 August 26, 2024 minutes and Commissioner Hall seconded. The motion was approved unanimously among the Commissioners present (Toliver, Massey, Hall, and Davis).

Financial Statements

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

Total Operating Revenue:	\$ 8,376,866
Total Operating Expense:	\$ 6,520,156
Net Income:	\$ 1,856,709
Total Liabilities & Net Assets:	\$ 262,689,283

Discussion Items

Board Goals and Objectives – Strategic Planning – Vice-Chair Massey stated she asked for this agenda item because the Housing Authority has been driven for the last 13 years by the redevelopment of the housing lost to Ike, which has been completed. She stated she wanted to gauge the interest from the other Commissioners in doing some sort of five- to ten-year strategic planning other than day-to-day operations. She further stated one item on her list would be maintenance and upgrades to whatever we own. Chair Toliver agreed and stated the Board wants to keep the housing maintained and modernized to standards. Commissioner Hall stated there are budget limits to consider as well.

Ms. Purgason stated Housing Authorities have a process by which plans are laid out, which is the Annual Agency Plan and Five-Year Agency Plan. She stated this was a good opportunity to lay out the strategic plans the Board may want to include.

Public Comments

Priscilla Brown suggested placing volunteers in advance of events such as Hurricane Beryl to collaborate and help the public housing residents, as well as an idea for a gym on the ICC property.

Lillian McGrew stated there is still a need for housing and wondered if there are plans to bring back more housing to the Island.

Action Items/Resolutions

Resolution 2987 – Approval of 2025 HCV Program Payment Standards – Maria Godwin, HCV Director, stated the Resolution was an annual requirement for Housing Authorities, based on HUD's Fair Market Rents (FMRs) for the area. GHA's payment standards would be set at 110% of FMRs.

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

Resolution 2988 – Approval of 2025 HCV Program Utility Allowances – Ms. Purgason stated this was a HUD requirement each year to approve allowances for the utility costs for the tenants in the HCV program.

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

Resolution 2989 – Approval of 2025 LIPH Program Utility Allowances – Ms. Purgason stated this was a HUD requirement each year to approve allowances for the utility costs for the tenants in the Public Housing program.

Vice-Chair Massey had to step out briefly.

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

Vice-Chair Massey returned to the meeting.

Resolution 2990 – Approval of MOU with Galveston Independent School District for Use of Walter Norris Jr. Island Community Center as a Reunification Site – Ashland Ray,

Assistant Finance Director, stated the agreement was to use space in the community center in the event that the school district needs a site to reunify families.

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

Resolution 2991 – Approval of Collection Loss Write-Offs – Ms. Ray stated this was to approve writing off uncollectable amounts totaling \$6,226.75.

Vice-Chair Massey moved approval of the Resolution with a correction to the date of the time period reflected, and Commissioner Davis seconded. The Resolution was approved unanimously among the Commissioners present (Toliver, Massey, Hall and Davis).

Secretary's Report

Development Report – Monique Chavoya of MBS reported final Certificates of Occupancy for The Oleanders were forthcoming, after the R tanks are delivered. City-required fencing was installed around the large bio swales. MBS continued to work with Block on the punch list items and finishing retention items.

She further reported RAD conversion was ongoing for The Oleanders.

Ms. Purgason reported that Public Housing staff and Commissioner Hall as well as the Resident Councils presented a great National Night Out and executive staff visited the sites. Public Housing was leased up at 93% overall. She further stated the waiting list had been opened for elderly and disabled and staff was working to process that list and lease up the units.

HCV – Maria Godwin, Housing Director, stated HCV was leased up at 103% monthly and 101% year to date, there was one VASH admission, and two for Project Based, and there were 183 outgoing ports, including 134 to Texas City.

Human Capital Report – Dr. David Fuller of Urban Strategies stated 86% of families at The Cedars and The Villas were enrolled in the program and staff continued to enroll families at The Oleanders. 32 FDPs/IDPs were completed and 41 were started. 23 referrals were made for basic and emergency services. There were 99 completed referrals for services. Dr. Fuller extended an invitation to the Fall Festival, Thursday, October 31, at the park at The Cedars.

November/December Meeting – Ms. Purgason stated due to the Holidays the November and December Board meetings would be combined. The consensus was for the meeting to be held December 9.

The Board meeting was adjourned at 10:31 a.m.