

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  
August 28, 2023 – 9:00 a.m.

The Board of Commissioners of the Housing Authority of the City of Galveston, Texas (GHA) met as stated above. Chairman William Ansell called the meeting to order at 9:00 a.m. and declared a quorum was present. He further clarified that the meeting was duly posted. The following commissioners were noted present: Chairman Ansell; Vice-Chair Betty Massey; Patricia Toliver; Brax Easterwood; and Brenda Hall.

Commissioners Absent: None

Others Present: Mona Purgason, Executive Director  
Gus Knebel, Legal Counsel

### **Approval of Minutes of Previous Meetings**

Commissioner Toliver made a motion to approve the July 31, 2023 minutes and Commissioner Easterwood seconded. The motion was approved unanimously.

### **Election of Board Officers**

Commissioner Toliver made a motion to re-elect Chairman Ansell and Vice-Chair Massey to continue in the roles of Chair and Vice-Chair. Vice-Chair Massey seconded and the motion was approved unanimously.

Commissioner Toliver requested that the Board members have access to training.

### **Presentation of FY22 Audit**

Gaby Miller of Clifton Larson Allen stated there were no misstatements or significant deficiencies in the Financial Statements, and no findings on the financial statements. The major program tested was the Housing Choice Voucher program. There were three audit findings in that program. The first was related to delays in PIC reporting (loading reports into the PIC system). The second was related to eligibility, and five out of 40 files had missing or incorrect information. The third finding was related to quality control (QC) inspections, where additional inspections to determine quality control of Inspectors were not always conducted within the 90 day window required. Ms. Miller stated most of the findings for GHA and other Housing Authorities during this time were related to Covid, due to staffing and HUD waivers ending, and GHA had fewer findings than many of their clients. She stated during the audit there were no significant deficiencies and no disagreements with management.

Commissioner Toliver noted that GHA had already completed corrective action for all three findings.

### **Financial Statements**

Arvle Dunn, Finance Director, reported the following for July, 2023:

Total Operating Revenue:	\$ 5,366,912
Total Operating Expense:	\$ 1,975,439
Net Income:	\$ 3,391,473
Total Liabilities & Net Assets:	\$209,805,745

### **Public Comments**

Tarris Woods made a request for a copy of the audit report, and made comments related to copies at the receptionist window, whether case managers met clients at the window, whether GHA joined a lawsuit, and whether GHA would have security in the building. He also asked for an update on signage at the mixed income developments.

### **Action Items/Resolutions**

*Resolution 2969 – Ratifying the Submission of the FY2023 Housing Choice Voucher Section Eight Management Assessment Program Certification to HUD* – Ms. Purgason stated SEMAP is an annual HUD requirement. She stated it was waived last year, but is required again this year. She further stated GHA’s score was 96%. Vice-Chair Massey moved approval of the Resolution and expressed her appreciation for the hard work that was done by GHA, and Commissioner Easterwood seconded. The motion was approved unanimously.

### **Secretary’s Report**

*Development Report* – Deyna Sims reported GHA was working with GrantWorks (grant administrator) to close out the grant related to CDBG funding for the scattered sites.

Monique Chavoya of MBS reported on The Oleanders at Broadway that Block 2 would have unit walk-throughs and punch lists for 48 units. She stated there was a two-week delay requested by the general contractor related to the amount of time required for Centerpoint to place meters. As a result units were scheduled to be turned over late-September for Block 2 and early October for Block 1.

Public Housing was leased up at 98%.

HCV was leased up at 99%.

*Human Capital Report* – Dr. Fuller of Urban Strategies stated 129 out of 145 families at the Villas and Cedars were enrolled in the program. There were 26 Family Development

Plans/Individual Development Plans completed successfully in July, and 28 were started for August. 64 out of 64 service referrals resulted in connections. 79 of 92 eligible residents were employed, and the average wage was \$14.07/hour.

The Board meeting was adjourned at 10:25 a.m.