

Minutes of Meeting of  
The Housing Authority of the City of Galveston, Texas  
Island Community Center – Community Room  
4700 Broadway, Galveston, TX 77551  
February 24, 2020 – 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; Angela Brown; and Betty Massey.

Commissioners Absent: Turner  
Garrison

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

Approval of Minutes of Previous Meetings

Commissioner Massey moved to approve the minutes of the January 27, 2020 meeting. Commissioner Brown seconded. The motion was approved unanimously among the three Commissioners present.

Presentation of FY2019 Audit

Mandy Merchant from CLP (CliftonLarsonAllen LLP) stated their company conducted the audit for GHA's Fiscal Year 2019 (FYB July 1, 2018), and that they issued an independent audit report, a report on internal controls and compliance, and a report on the major programs. She stated her firm did overall planning to understand processes at GHA, and tested general disbursements, payroll, receipts, etc. as well as detailed testing to verify controls and compliance.

She stated this year for the single audit they looked at the Housing Choice Voucher Program, which is the largest program. She stated they looked at 250 files for compliance in eligibility, HQS inspections, wait list process, rent reasonableness, etc. Ms. Merchant stated there were two findings related to eligibility. Out of 25 Public Housing files, one had a missing form and one had miscalculated rent. She stated management has already addressed the issues. Out of 40 files tested for HQS inspection processes, and 24 for quality control inspections, one file out of 40 was not inspected on an annual basis, and five out of 24 quality controls which were not re-inspected within three months. Four quality control re-inspections were conducted by the same person who conducted the annual inspection. GHA submitted a corrective action plan on how the issues would be addressed.

There were no financial statements findings.

### Financial Statements

Arvle Dunn, Finance Director, reported the following for January 31, 2020:

Total Operating Revenue:	\$ 12,683,090
Total Operating Expense:	\$ 12,524,936
Residual (Net Income)	\$ 158,155
Total Liabilities & Net Assets:	\$108,698,483

### Discussion Items

#### **Development Update**

Deyna Sims, Director of Real Estate Development, stated pre-development activities for the Oleander site were underway, and there was a March 2, 2020 community meeting scheduled to get input on draft site plans for Oleander and 4700 Broadway.

#### **Human Capital Update**

Alex Stephens reported there were 137 families for a total of 376 individuals enrolled in the Human Capital Program at the Cedars and Villas. He further reported that recruiters from the 2020 Census had indicated there might be employment opportunities for residents. He stated the Urban Strategies Education Specialist would begin work March 16.

#### **Secretary's Report**

Mona Purgason reported a 98% lease-up in public housing and 105% Year to Date lease-up in Housing Choice Voucher. She stated GHA was still administering 207 DV-IKE vouchers, there were 2,543 families on the HCV waiting list and 3,500 on the public housing waiting list.

The Board adjourned into Executive Session at 9:33 a.m. and reconvened the open meeting at 10:25 a.m. The Board meeting was adjourned at 10:26 a.m.