

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 27, 2026 – 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 Paula Tobon.

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 March 30, 2026 Board Meeting minutes with the addition of a statement requested by Chair Toliver regarding MBS's commitment to the Oleanders project and Commissioner Easterwood seconded the motion. The motion was approved unanimously.

### **Financial Statements**

Ashland Ray, Finance Director, reported the following for March, 2026:

Total Operating Revenue:	\$ 24,767,301
Total Operating Expense:	\$ 23,504,327
Net Income:	\$ 1,262,974
Total Liabilities & Net Assets:	\$ 188,745,229

### **Action Items/Resolutions**

*Resolution 3032 – Approval of Collection Loss Write-Offs* – Ms. Ray stated these were uncollectable amounts totaling \$4,890.15. Vice-Chair Massey moved approval and Commissioner Tobon seconded. The Resolution was approved unanimously.

### **Secretary's Report**

*Development* – Deyna Sims, Director of Development, reported regarding the DRRP program that the scope of work for The Oleanders had been amended due to ineligibility for reimbursement of funds expended on work that was completed before the grant was awarded. Design work and plans continue for the GHA public housing sites. Discussions were ongoing about funding for the Villas project.

Lou Bernardy from MBS reviewed the report on the inspections and repairs taking place at Oleanders. He stated 22 floors had been repaired and more were included on a watch list.

*MOD/Maintenance* – Juan Gonzalez, Maintenance and Modernization Director, reported on replacement of two hot water tanks at Gulf Breeze and stated the team was working on pre-NSPIRE inspections and repairs. In addition Galveston Fire Marshal requires a sprinkler system be installed at Gulf Breeze and has allowed 12 years to complete. Mr. Gonzalez stated an upgrade to the alarm system would be the first step.

*Public Housing and Resident Services* – Public Housing was leased up at 93%. There were 1,626 heads of household on the waiting list. Resident Services events were ongoing, including food boxes, a health and wellness event, a Mother’s Day Tea, and Walk and Talks.

*HCV* – Maria Godwin, Director of Housing, stated HCV was leased up at 102% monthly, and GHA was managing 105 DV-IKE vouchers. There were two VASH vouchers and two PBV families admitted and 12 terminations.

*MBM Lease-Up* -- Villas was 94% occupied and 96% leased, Cedars was 86% occupied and 90% leased, and Oleanders was 83% occupied and 90% leased.

*Human Capital Report* – Gilbert Vasquez of Urban Strategies reported 125/145 families were participating at Cedars and Villas, and 145 out of 261 at The Oleanders. A total of 44 FDPs and IDPs were closed last month, and 49 were started. There were 23 referrals made and connected for basic and emergency services.

The Board adjourned into Executive session at 9:47 a.m.

The Board meeting was reconvened at 10:26 a.m.

The Board took no action as a result of Executive Session and the Board Meeting was adjourned at 10:26 a.m.