

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 31, 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 9:00 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 Brax Easterwood; Paula Tobon; and J.T. Edwards.

Commissioners Absent: Brenda Hall

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

Approval of Minutes of Previous Meetings

Commissioner Edwards made a motion to approve the July 27, 2026 Board Meeting minutes and Vice-Chair Easterwood seconded the motion. The motion was approved unanimously among the Commissioners present (Toliver, Easterwood, Tobon and Edwards).

Public Comments

Lillian McGrew expressed appreciation to the Board members for their work, congratulated the Chair and Vice-Chair on their positions and welcomed Commissioner Edwards to the Board.

Action Items (Resolutions)

Resolution 3036 – Ratifying the Submission of the FY2026 Housing Choice Voucher Section Eight Management Assessment Program (SEMAP) Certification to HUD – Ms. Purgason stated this was the annual required submission of the SEMAP scoring by the Housing Authority to HUD, which was submitted before the deadline of August 29, 2026. Commissioner Edwards moved approval and Commissioner Tobon seconded. The Resolution was approved unanimously among the Commissioners present (Toliver, Easterwood, Tobon and Edwards).

Secretary's Report

Development – Monique Chavoya from MBS updated the Board on Oleanders construction and maintenance issues. Results from the inspections on all the units were being tabulated and the document would be shared once completed. Flooring repairs were being completed and floors that had been flagged for continued inspection were being monitored by MBS. Repairs on existing issues were being completed and warranty repairs were ongoing.

Deyna Sims, Director of Development, reported on the DRRP program that the construction documents for the Oleanders project related to drainage was out for bid, and there would be a recommendation for approval of a contractor at the September board meeting. Bid documents for the Villas on the Strand project related to reconstruction of the building envelope were expected to be advertised beginning September 3. The projects involving GHA's public housing sites would most likely be advertised in October.

Public Housing and Resident Services – Odelia Williams, Director of Public Housing, stated the waiting list had been opened and would stay open for elderly only. She stated 188 applications had been completed so far. She further reported that a therapy room had been completed at Holland House and equipped by UTMB, and would be used for therapy programs. In addition the community garden and other activities continued. Ms. Williams reported that a new rent payment system was implemented and resident trainings had taken place and would continue. Public Housing was leased up at 93%.

HCV – HCV was leased up at 102% monthly, and GHA was managing 102 DV-IKE vouchers. There were 279 outgoing ports including 201 to Texas City.

MBM Lease-Up -- Villas was 96% occupied and reserved, Cedars was 92% occupied and reserved, and Oleanders was 83% occupied and 83% leased.

Human Capital Report – Gilbert Vasquez of Urban Strategies reported 88% program participation for the Cedars and Villas, and 54% at Oleanders. He further reported on summer activities including Employment Readiness Workshops, Artist Boat and CompUDopt. There were 36 IDPs and FDPs closed in July, and 26 were started. There were 11 referrals made and connected for basic and emergency services.

Commissioner Tobon announced a hurricane preparedness event taking place the next day.

The Board Meeting was adjourned at 9:49 a.m.