

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
June 8, 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 Betty Massey; Brax Easterwood; and Paula Tobon.

Commissioners Absent: Brenda Hall

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

Approval of Minutes of Previous Meetings

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

Financial Statements

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

Total Operating Revenue:	\$ 27,407,632
Total Operating Expense:	\$ 26,318,926
Net Income:	\$ 1,888,707
Total Liabilities & Net Assets:	\$ 188,631,357

Presentation of GHA FY2025 Audit

Sean Cedar of Doeren Mayhew presented GHA's FY2025 audit. He reviewed the Accounting and Auditing Guidelines that auditors must follow. He stated GHA's financial statements received an unmodified, or "clean" opinion. There were no deficiencies in internal control, and no instances of noncompliance. He stated the major programs received a qualified opinion. He stated there were no significant deficiencies, but that findings regarding eligibility were reported. The first finding was in the HCV program, where out of approximately 1,700 files, 40 were tested and 10 files had deficiencies. In Public Housing, 44 of 430 files were tested and 23 files had deficiencies. The deficiencies in both programs were items such as missing forms or documentation or incorrect or missing income calculation support. In addition there was a finding for an incorrect sample size in the SEMAP testing. GHA had already submitted a Corrective Action Plan regarding the findings.

Secretary's Report

Development – Monique Chavoya from MBS updated the Board on Oleanders maintenance issues. Results from the inspections on all the units were being tabulated and the document would be shared once completed. Flooring inspections including photographs, as well as a report on existing conditions, were being compiled and reviewed 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 bid documents for Oleanders and Villas were behind schedule but the GLO was aware of the timeline. She further stated the first draw would be submitted for reimbursement.

MOD/Maintenance – Juan Gonzalez, Maintenance and Modernization Director, reported unit turnover was ongoing, hot water piping replacement was in process, and several needed future projects would be funded by the DRRP.

Public Housing and Resident Services – Public Housing was leased up at 93%. Events that took place included a Mother's Day Tea, a healthcare event, and Loteria Bingo.

HCV – HCV was leased up at 102% monthly, and GHA was managing 104 DV-IKE vouchers. There were 272 outgoing ports including 195 to Texas City.

MBM Lease-Up -- Villas was 92% occupied and 96% leased, Cedars was 90% occupied and 90% leased, and Oleanders was 83% occupied and 85% leased.

Human Capital Report – Gilbert Vasquez of Urban Strategies reported 126/145 families were participating at Cedars and Villas, and 147 out of 261 at The Oleanders. A total of 30 FDPs and IDPs were closed last month, and 24 were opened. There were 11 referrals made and connected for basic and emergency services. There were 184 referrals for youth services.

Commissioner Easterwood expressed congratulations to newly elected City Council Member Jeff Taylor, who is a resident of Gulf Breeze.

The Board Meeting was adjourned at 10:10 a.m.