

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  
March 30, 2026 – 4:00 p.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 4:00 p.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**

Vice-Chair Massey made a motion to approve the February 23, 2026 Board Meeting minutes and Commissioner Tobon seconded the motion. The motion was approved unanimously among the Commissioners present (Toliver, Massey, and Tobon).

Commissioner Easterwood joined the meeting.

**Financial Statements**

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

|                                 |                |
|---------------------------------|----------------|
| Total Operating Revenue:        | \$ 21,939,500  |
| Total Operating Expense:        | \$ 20,850,679  |
| Net Income:                     | \$ 1,088,821   |
| Total Liabilities & Net Assets: | \$ 188,508,173 |

**Discussion Item(s)**

*Recognizing April as Fair Housing Month* – Ms. Purgason stated this Resolution was required annually as part of the CDBG-DR funding documentation, and that GHA had been participating in Fair Housing Month trainings and activities for many years. She stated staff would participate in training during April.

Chair Toliver moved approval of *Resolution 3030, Recognizing April as Fair Housing Month*, and Vice-Chair Massey seconded. The Resolution was approved unanimously among the Commissioners present (Toliver, Massey, Easterwood, and Tobon).

*Authorizing Submittal of Agency Annual Plan to HUD* – Ms. Purgason stated the Plan was discussed during the February meeting, had been available for public comment for the required number of days, and was reviewed with a group of representative residents. She stated this Resolution would be considered after the public hearing.

## **Secretary's Report**

*Development* – Deyna Sims stated regarding the DRRP program, the Authority to Use Grand Funds had been received for the Public Housing properties, and there would be a kick off meeting with the architect later in the week. She stated they hoped to get the bid package out quickly and begin construction no later than June 30. For the mixed income properties, the Notice to Proceed had been issued for Oleanders and was forthcoming for Villas.

Lou Bernardy from MBS reviewed the report on the inspections and repairs taking place at Oleanders, including replacement of sub-flooring, appliances, exhaust vents and fans, and issues with condensation. The Board received assurances that MBS would continue to inspect and repair units and would support the community for the life of the project.

*MOD/Maintenance* – Mr. Gonzalez reported major renovation and repairs were completed on a five-bedroom scattered sites home, and the team was working on pre-NSPIRE inspections and repairs. In addition hot water tanks would be replaced at Gulf Breeze.

*Public Housing and Resident Services* – Odelia Williams, Director of Public Housing, reported staff was pulling from the waiting list and conducting briefings to get units leased. Public Housing was leased up at 95%. Ms. Williams further reported on activities that took place in March, including staff professional development.

*HCV* – Maria Godwin, Director of Housing, stated HCV was leased up at 102% monthly, and GHA was managing 105 DV-IKE vouchers. There were no new vouchers issued, and 12 terminations.

*MBM Lease-Up* -- Villas was 94% occupied and 96% leased, Cedars was 89% occupied and 92% leased, and Oleanders was 84% occupied and leased.

*Human Capital Report* – Gilbert Vasquez of Urban Strategies reported 124/145 families were participating at Cedars and Villas, and 151 out of 261 at The Oleanders. A total of 44 FDPs and IDPs were closed last month, and 37 were started. There were 21 referrals made and connected for basic and emergency services.

The Board adjourned temporarily to conduct a Public Hearing at 5:00 p.m.

The Board meeting was reconvened at 5:12 p.m.

## **Action Items/Resolutions**

*Resolution 3031 – Authorizing Submittal of GHA FYB July 1, 2026 Annual Plan to HUD* – Commissioner Easterwood moved approval and Commissioner Tobon seconded. The Resolution was approved unanimously among the Commissioners present (Toliver, Massey, Easterwood, and Tobon).

The Board Meeting was adjourned at 5:13 p.m.