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
September 28, 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; Brenda Hall; Paula Tobon; and J.T. Edwards.

Commissioners Absent: None

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

Chair Toliver made a statement outlining the rules of procedure that govern the Board meetings.

Approval of Minutes of Previous Meetings

Vice-Chair Easterwood made a motion to approve the August 31, 2026 Board Meeting minutes and Commissioner Tobon seconded the motion. The motion was approved unanimously.

Financial Statements

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

Total Operating Revenue:	$ 555,386
Total Operating Expense:	$ 5,206,274
Operating Income (Loss):	$ -4,650,888
Operating Income (Loss) & Noncapital Subsidies	$ 319,484
Change in Net Position	$ 374,234
Total Assets	$186,160,363
Total Liabilities & Net Assets:	$186,160,363

Action Items (Resolutions)

Resolution 3037 – Approving HCV Program Payment Standards Effective January 1, 2027 – Ms. Purgason stated this was the annual required adoption of HUD's published Fair Market Rents (FMRs) and approval of GHA's local Payment Standards. Ms. Purgason explained that HUD's recent guidance suggested that Housing Authorities should take measures to reduce program costs, and specifically suggested PHAs reduce Payment Standards while remaining within the basic range. Therefore GHA recommended that the Board approve the Resolution which changed the Payment Standard from 110% of the published FMRs to 100%. Commissioner Edwards moved approval and Vice-Chair Easterwood seconded. The Resolution was approved unanimously.

Resolutions 3038 and 3039 – Approving HCV Program Utility Allowances and LIPH Program Utility Allowances Effective January 1, 2027 – Ms. Purgason stated these annual required Resolutions set the utility allowances which are amounts credited to participants who pay their own utilities so that their monthly charges do not exceed 30% of their income. The allowances were based on recommendations by a third-party consultant who evaluated local utility costs. Commissioner Edwards moved approval and Commissioner Hall seconded. The Resolutions were approved unanimously.

Secretary's Report

Development – Deyna Sims, Director of Development, reported on the DRRP program that there had been no bids on the DRRP – Oleanders project and it had been advertised for re-bid. The other projects had upcoming bid deadlines.

MOD – Juan Gonzalez, Maintenance and Modernization Director, reported that unit make-readies, modernization, and other projects were ongoing. In addition NSPIRE readiness inspections continued.

Public Housing and Resident Services – Odelia Williams, Director of Public Housing, stated Public Housing was almost fully leased, and there were families ready to occupy all available units. She reported resident activities were ongoing and National Night Out gatherings would take place October 6 at Holland House and Gulf Breeze.

HCV – HCV was leased up at 101% monthly, and GHA was managing 101 DV-IKE vouchers. There were 282 outgoing ports including 203 to Texas City.

MBM Lease-Up -- Villas was 96% occupied and reserved, Cedars was 89% occupied and reserved, and Oleanders was 89% occupied and reserved. The Board inquired about ongoing issues at Oleanders including vent fans, repairs, and elevator operations.

Human Capital Report – Gilbert Vasquez of Urban Strategies reported 88% program participation for the Cedars and Villas, and 54% at Oleanders. There were 21 IDPs and FDPs closed in August, and 118 were started. There were 26 referrals made and connected for basic and emergency services. There was one employment placement.

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