PHARR HOUSING AUTHORITY

EQUAL HOUSING OPPORTUNITY

A G E N D A

PHARR HOUSING AUTHORITY

Meet for Regular Session at Sunset Terrace Senior Village located at 701 N Flag Street Pharr, Texas at 9:00 a.m. on Saturday, September 26, 2026, to discuss and act upon the following.

If during the course of the meeting, the Board of Commissioners should determine that a Closed or Executive Session or Meeting is Authorized by Sections 551.071 to 551.084 of the Government Code, Vernon's Texas Codes, and Annotated. (Open Meetings Act) Notice of Closed or Executive Session will be given after the Commencement of the Meeting covered by this Notice Pursuant to Section 551.101 of the Government Code, V.T.C.A. The Board of Commissioners will deliberate and consider action on the following matters:

Consent Agenda: Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

A. Chairman Call Regular Board Meeting to Order.

B. Roll Call, Certification of Quorum and Possible Action on Excusing any Absent Board Member.

C. Pledge of Allegiance/Invocation.

D. Public Comments. *A registered speaker may speak on several items or topics of public concern; A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

E. EXECUTIVE SESSION in accordance with Chapter 551.071 and 551.072 of the Texas Government Code (Open Meetings Act), the Housing Authority of the City of Pharr, Board of Commissioners hereby gives notice that it will meet in executive session. Should any final action, decision, or final vote be required in the opinion of the Board with regard to any item deliberated during a closed meeting then final action, decision, or final vote shall be made during the open meeting held in compliance with Chapter 551, Government Code V.T.C.A. The Board of Commissioners will discuss the following matters:

1. Private consultation with Board's attorney under 551.071(2)

F. RECONVENE into open session and consider action, if any, on items discussed in executive session.

G. Consideration and Possible Action to Approve Minutes of Regular Board Meeting held on August 20, 2026.

H. Consideration and Possible Action to Approve Resolution No. 787 – Resolution to Approve the Operating Budget for the Public Housing Program, (form HUD 52574) and Housing Choice Voucher Program for Fiscal Year October 01, 2026 to September 30, 2027.

I. Consideration and Possible Action to Approve Resolution No. 788 – Resolution Approving the Payment Standards as per the U.S. Department of HUD Published Small Area Fair Market Rent (SAFMR) effective October 01, 2026 through September 30, 2027.

J. Consideration and Possible Action to Approve Resolution No. 789 – Resolution Approving the Flat Rents based on the market rent of comparable units in the private, unassisted rental market effective October 01, 2026 through September 30, 2027.

K. Adjourn.

EXECUTIVE SESSION:
In accordance with Chapter 551 of the Texas Gov't. Code, the Housing Authority of the City of Pharr, Board of Commissioners hereby gives notice that it may meet in executive session to discuss the items listed on the public portion of the meeting agenda, in accordance with the following below:

Pursuant to Section 551.071, the Board of Commissioners may convene in a Closed, non-public meeting with its attorney and discuss any matters related to Legal advice on pending or contemplated litigation, settlement offer, And/or on a matter in which the duty of the attorney to the governmental body Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Board of Commissioners and Its attorney may also discuss such issues with the appropriate staff to obtain. Necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board of Commissioners may convene in a Closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the Pharr Housing Authority and a third party. The Board of Commissioners and its attorney may also discuss Such issues with the appropriate staff to obtain necessary and relevant Information so that such discussion is informative and developed.
Pursuant to Section 551.074, the Board of Commissioners may convene in a Closed, non-public meeting to discuss any matters related to appointment, Employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee. The Board of Commissioners and its attorney may also discuss such issues with the appropriate staff to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.075, the Board of Commissioners may convene in a Closed, non-public meeting to discuss any matters with all Employees to Receive information or question the employees. The Board of Commissioners and its attorney may also discuss such issues with the appropriate staff to Obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board of Commissioners may convene in a Closed, non-public meeting to discuss any matters on the deployment, or specific Occasions for implementation, of security personnel or devices. The Board of Commissioners and its attorney may also discuss such issues with the appropriate Staff to obtain necessary and relevant information so that such discussion is Informative and developed.

Pursuant to Section 551.084, the Board of Commissioners may convene in a Closed, non-public meeting to discuss any matters involving an investigation and May exclude a witness from hearing during the examination of another Witness in the investigation. The Board of Commissioners and its attorney may Also discuss such issues with the appropriate staff to obtain necessary and Relevant information so that such discussion is informative and developed. RECONVENE into regular session and consider action, if any, on items discussed in executive session.

RECONVENE into regular session and consider action, if any, on items discussed in Executive Session.

Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.

Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.

*The Housing Authority of the City of Pharr (PHA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

The Housing Authority of the City of Pharr is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Tanya Tapia at PHA at (956) 787-1822 or tanya.tapia@pharrha.org for additional information; TTY users route through Relay Texas at 711.