

**MINUTES OF THE ANNUAL MEETING AND PUBLIC HEARING OF
THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF EAST BATON ROUGE PARISH
MAIN OFFICE AT 4731 NORTH BOULEVARD
FEBRUARY 12, 2026 AT 12:00 PM**

The Board of Commissioners of the Housing Authority of East Baton Rouge Parish convened in regular session on Thursday, February 12, 2026 at 12:00 pm at the main office 4731 North Boulevard, Baton Rouge, LA 70806. The meeting was called to order by Commissioner Barron at 12:00 pm in the absence of Commissioner Payton. A quorum was present. Commissioner Barron presided until Commissioner Payton arrived at 12:30 pm and assumed the chair for the remainder of the meeting.

Meeting Called to Order **Commissioner Al Barron, Vice Chair**

Invocation **Commissioner Brandon Kelly**

Roll Call:

Members Present **Commissioner Dianna Payton, Chair**
 Commissioner Al Barron, Vice Chair
 Commissioner Lynn Farris
 Commissioner Justin Gaudet
 Commissioner Brandon Kelly
 Commissioner Raushanah Hunter

Members Absent **Commissioner Chris Brown**

QUORUM PRESENT

Public Comments

The floor was opened for public comments. Hearing none, the Board proceeded with the agenda items.

AGENDA ITEM NUMBER 1:

MINUTES – DECEMBER 11, 2025 ANNUAL BOARD MEETING

On a motion made by Commissioner Kelly, and seconded by Commissioner Gaudet, the minutes of the December 11, 2025 Board of Commissioners Annual Board Meeting were unanimously approved, as distributed.

Mission Statement
To provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization

AGENDA ITEM NUMBER 2: CHIEF EXECUTIVE OFFICER REPORT

The CEO report outlined the agency's strategic priorities for 2026 following a strong 2025, including strengthening organizational structure, completing the finance team, continuing Yardi implementation, and updating policies and procedures. Progress on the Choice Neighborhoods Initiative and the Ardendale redevelopment was also highlighted. Phase II remains under construction with completion expected by year-end, while Phases III and IV continue advancing toward development milestones. Efforts to secure tax credits, alternative financing, and the anticipated Ardenwood-Lobdell Connector Road project were also noted.

AGENDA ITEM NUMBER 3: DEPARTMENTAL REPORTS

a. FINANCIAL STATEMENTS & REPORTS (NOVEMBER/DECEMBER 2025)

- i. FINANCIAL STATEMENT – INCOME & EXPENSE**
- ii. AMP – INCOME & EXPENSE**

The Board was updated on the November and December 2025 financial statements and reports, noting that the Central Office Cost Center (COCC) shows a temporary variance of approximately \$142,000 related to recent staffing additions, which management anticipates balancing through normal year-end adjustments. The Housing Choice Voucher program remains stable despite flat federal funding and a five percent reduction in administrative fees, and staff will continue monitoring potential federal policy changes that may affect housing programs nationwide.

b. CHIEF HOUSING OFFICER REPORT

- ii. HOUSING CHOICE VOUCHER PROGRAM**
- iii. AFFORDABLE HOUSING**
- iv. CAPITAL FUND PROGRAM**
- v. RESIDENT SERVICES**

c. HUMAN RESOURCES

Departmental reports were included in the board packets distributed prior to the meeting. There were no questions or comments.

AGENDA ITEM NUMBER 4: BR CHOICE NEIGHBORHOOD REPORT

The BR Choice Neighborhood report included updates on the progress on the Choice Neighborhoods Initiative and the Ardendale redevelopment, including construction of Phase II and advancement of

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future phases. Updates were also provided on the Ardenwood–Lobdell Connector Road project, which will improve access between the redevelopment area and nearby educational institutions.

**AGENDA ITEM NUMBER 5:
PARTNERS SOUTHEAST COO REPORT**

The Partners Southeast COO report provided an update on development activities, noting continued progress on the Ardendale redevelopment. Staff are advancing financing and closing preparations for Phase IV and continuing work toward completing the remaining phases of the project.

**AGENDA ITEM NUMBER 6:
NEW BUSINESS**

There was no new business.

**AGENDA ITEM NUMBER 7:
ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:47 pm.

MEETING ADJOURNED

APPROVED:

Dianna Payton
Chair
East Baton Rouge Parish Housing Authority

J. Wesley Daniels, Jr.
Secretary/Chief Executive Officer
East Baton Rouge Parish Housing Authority