

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING OF
THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF EAST BATON ROUGE PARISH
CYPRESS AT ARDENDALE
5800 IMAGINATION PKWY
MAY 14, 2026 AT 12:00 PM**

The Board of Commissioners of the Housing Authority of East Baton Rouge Parish convened in regular session on Thursday, May 14, 2026 at 12:00 pm at Cypress at Ardendale at 5800 Imagination Pkwy, Baton Rouge, LA 70806. The meeting was called to order by Commissioner Payton, at 12:07 pm.

Meeting Called to Order	Commissioner Dianna Payton, 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	None
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QUORUM PRESENT

Public Comments

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

**AGENDA ITEM NUMBER 1:
APPROVAL OF MINUTES**

- a. MARCH 12, 2026 REGULAR BOARD MEETING**
- b. APRIL 9, 2026 REGULAR BOARD MEETING**

The minutes of the March 12, 2026 Board of Commissioners Regular Board Meeting, which had previously been reviewed with no action taken due to lack of a quorum, and the minutes of the April 9, 2026, Board of Commissioners Regular Board Meeting were presented for approval and considered *en globo*. On a motion made by Commissioner Barron, and seconded by Commissioner Gaudet, the Board unanimously approved the minutes of the March 12, 2026, Regular Board Meeting and the April 9, 2026, Regular Board Meeting 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:
CAPITAL FUND PROGRAM: ACTION PLAN REVISIONS
RESOLUTION NO. 2026-01

The Board considered Resolution No. 2026-01 regarding revisions to the Capital Fund Program action plans. Staff explained that the revisions related to previously approved plans and reflected remaining grant balances, changing priorities, and the need to align eligible activities with current capital improvement needs.

On a motion made by Commissioner Al Barron, and seconded by Commissioner Brandon Kelly, Resolution No. 2026-01 was unanimously approved.

AGENDA ITEM NUMBER 3:
HOUSING CHOICE VOUCHER: ADMINISTRATIVE PLAN REVISIONS
RESOLUTION NO. 2026-02

The Board considered Resolution No. 2026-02 regarding revisions to the Housing Choice Voucher Program Administrative Plan. Staff provided an overview of the proposed revisions, including updates related to the Housing Opportunity Through Modernization Act, income and asset calculation provisions, re-examination requirements, and related policy changes. Staff also discussed updates connected to federal guidance and executive order changes affecting limited English proficiency requirements.

On a motion made by Commissioner Al Barron, and seconded by Commissioner Lynn Farris, Resolution No. 2026-02 was unanimously approved.

AGENDA ITEM NUMBER 4:
HOUSING CHOICE VOUCHER: PBV PROGRAM INDEPENDENT INSPECTOR
RESOLUTION NO. 2026-03

The Board considered Resolution No. 2026-03 regarding approval of an independent inspector for the Project Based Voucher Program. Staff explained that the Housing Authority is required to use an independent third-party inspector for project-based voucher units where the agency has an ownership interest. Staff reported that, following a competitive process, The Brighton Associates was recommended to provide inspection services.

On a motion made by Commissioner Brandon Kelly, and seconded by Commissioner Al Barron, Resolution No. 2026-03 was unanimously approved.

AGENDA ITEM NUMBER 5:
CHIEF EXECUTIVE OFFICER REPORT

The CEO report provided updates regarding operations, legislative matters, development activity, community partnerships, and recent resident services and outreach initiatives.

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**AGENDA ITEM NUMBER 6:
DEPARTMENTAL REPORTS**

a. FINANCIAL STATEMENTS & REPORTS (MARCH 2026)

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

The Board was updated on the March 2026 financial statements and reports, including discussion related to budget performance. The financial report included updates regarding the Central Office Cost Center, Housing Choice Voucher Program funding, administrative fee reductions, housing assistance payment funding, and AMP performance. Staff discussed current financial conditions, ongoing investments in system implementation and finance infrastructure, and continued efforts to monitor voucher funding and reserves.

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 further questions or comments.

**AGENDA ITEM NUMBER 7:
BR CHOICE NEIGHBORHOOD REPORT**

The Board received an update regarding BR Choice Neighborhood activities, including continued progress at Cypress at Ardendale. Staff discussed ongoing construction, occupancy progress, upcoming development activity, community amenities, public art, and planned improvements within the Ardendale community.

**AGENDA ITEM NUMBER 8:
PARTNERS SOUTHEAST COO REPORT**

The Board received the Partners Southeast COO Report.

**AGENDA ITEM NUMBER 9:
NEW BUSINESS**

There was no new business.

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**AGENDA ITEM NUMBER 10:
ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:55 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