

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING OF
THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF EAST BATON ROUGE PARISH
AT 4731 NORTH BOULEVARD
JULY 10, 2025 AT 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Thursday, July 10, 2025 at 12:00 pm at the main office 4731 North Boulevard, Baton Rouge, LA 70806 for Staff and via video and teleconference for Commissioners. The meeting was called to order by Commissioner Barron at 12:12 pm.

Meeting Called to Order

Commissioner Al Barron

Invocation

Commissioner Chris Brown

Roll Call:

Members Present

Commissioner Al Barron (Virtual)

Commissioner Chris Brown

Commissioner Lynn Farris (Virtual)

Commissioner Justin Gaudet (Virtual)

Commissioner Brandon Kelly (Virtual)

Members Absent

Commissioner Dianna Payton, Chair

QUORUM PRESENT

Public Comments

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

AGENDA ITEM NUMBER 1:

MINUTES – JUNE 12, 2025 REGULAR BOARD MEETING

On a motion made by Commissioner Kelly, and seconded by Commissioner Brown, the minutes of the May 8, 2025 Board of Commissioners 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:
BR CHOICE NEIGHBORHOOD - AMENDED TRANSACTION APPROVAL:
CYPRESS AT ARDENWOOD
RESOLUTION 2025-11

- PSE GRANT AUTHORIZATION
- GROUND LEASE
- TRANSACTION & DEVELOPMENT AUTHORIZATION

Ms. Brown presented the amended transactional approval for Cypress at Ardendale Phase II, noting the closing delay due to unfavorable terms from the prior permanent lender. Partners Southeast has secured Cedar Rapids Bank & Trust as the new permanent lender, with closing anticipated by month's end. The amendment increases Choice Neighborhoods funding from approximately \$660,000 to \$1.1 million due to changes in equity pricing, authorizes the ground lease to the partnership, and approves the overall transaction which include four (4) RAD units to meet the senior replacement housing requirement. Other funding sources include 9% tax credits from the Louisiana Housing Corporation with Regions Bank as equity investor, \$2 million in Developer Assistance Program funding from LHC, and a \$850,000 Federal Home Loan Bank award, for a total development cost of approximately \$23 million.

A motion was made by Commissioner Barron and seconded by Commissioner Brown to approve all actions *en globo*. There being no further discussion, opposition, or public comment, the motion passed unanimously.

AGENDA ITEM NUMBER 3:
FY 2026 PUBLIC HOUSING UTILITY ALLOWANCE
RESOLUTION 2025-12

Ms. Mejia presented the proposed FY 2026 Utility Allowance schedule for the Affordable Housing Program. The annual review indicated a 10% change in utility rates, requiring a full survey conducted by a third-party firm. The results reflected an average of \$5 per month increase in utility costs per household. The change will take effect October 1, 2025, and apply at each household's annual recertification.

A motion was made by Commissioner Kelly to approve and seconded by Commissioner Farris. There being no further discussion, opposition, or public comment, a vote was taken and the motion passed unanimously.

AGENDA ITEM NUMBER 4:
CHIEF EXECUTIVE OFFICER REPORT
a. EXECUTIVE UPDATE

Mr. Daniels reported on the pending closing of Cypress at Ardendale Phase II and emphasized continued alignment with federal, state, and city partners to support development initiatives. He provided a legislative update on the recently enacted 'Big Beautiful Bill,' which increases Louisiana's 9% tax credit allocation from \$13 million to \$20 million annually, expands Opportunity Zones, and reduces the 4% bond volume cap test from 50% to 25%, effectively doubling production capacity. He noted ongoing advocacy for Housing Choice funding and has continued to monitor the pending federal budget approval process. Mr. Daniels also reviewed recent and pending state legislation affecting the Housing Authority.

AGENDA ITEM NUMBER 5:
DEPARTMENTAL REPORTS

a. FINANCIAL STATEMENTS & REPORTS

(May 2025 pending Yardi enterprise software conversion)*

b. CHIEF HOUSING OFFICER REPORT

i. HOUSING CHOICE VOUCHER PROGRAM

ii. AFFORDABLE HOUSING

c. CAPITAL FUND PROGRAM

d. HUMAN RESOURCES

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

AGENDA ITEM NUMBER 6:
BR CHOICE NEIGHBORHOOD REPORT

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

**AGENDA ITEM NUMBER 7:
PARTNERS SOUTHEAST COO REPORT**

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

**AGENDA ITEM NUMBER 8:
NEW BUSINESS**

There was no new business.

**AGENDA ITEM NUMBER 9:
ADJOURNMENT**

A motion to adjourn was made by Commissioner Barron. 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