

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING OF
THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF EAST BATON ROUGE PARISH
MAIN OFFICE AT 4731 NORTH BOULEVARD AND VIA VIDEO AND TELECONFERENCE
OCTOBER 9, 2025 AT 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Thursday, October 9, 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 Payton at 12:04 pm.

Meeting Called to Order **Commissioner Dianna Payton, Chair**

Invocation **Commissioner Chris Brown**

Roll Call:

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

Members Absent **N/A**

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 – SEPTEMBER 18, 2025 REGULAR BOARD MEETING

On a motion made by Commissioner Gaudet, and seconded by Commissioner Brown, the minutes of the October 9, 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:
HOUSING CHOICE VOUCHER: SEMAP CERTIFICATION
RESOLUTION 2025-21**

The Housing Choice Voucher Program performance certification was presented. Staff anticipate a High Performer designation this year.

On a motion made by Commissioner Brown and seconded by Commissioner Farris, Resolution 2025-16 was approved. The motion carried unanimously.

**AGENDA ITEM NUMBER 3:
CHIEF EXECUTIVE OFFICER REPORT**

a. EXECUTIVE UPDATE

Mr. Daniels provided the Executive update, highlighting the continued progress on YARDI integration and announced the hiring of CFO Don Johnson which returns the department's staffing to the 2022 level with one more position to add to the team. EBRPHA was selected to manage Mid-City Gardens, marking its second third-party property management engagement. Phase II of Cypress at Ardendale closed successfully, bringing in fiscal year-end revenue. The agency received multiple awards from NAHRO and the Baton Rouge Growth Coalition for recent development activities. Three new 9% tax credit applications were submitted to LHC under the 2025 QAP round with results expected soon.

**AGENDA ITEM NUMBER 5:
DEPARTMENTAL REPORTS**

a. DRAFT FINANCIAL STATEMENTS & REPORTS

The financials were presented, highlighting that the Housing Choice Voucher performance remains strong even amid the potential federal shutdown. EBRPHA has sufficient reserves to ensure uninterrupted payments to landlords and operations through year-end. Affordable housing and capital fund programs are stable, and contingency plans are in place if needed.

b. CHIEF HOUSING OFFICER REPORT

i. HOUSING CHOICE VOUCHER PROGRAM

ii. AFFORDABLE HOUSING

iii. CAPITAL FUND PROGRAM

c. HUMAN RESOURCES

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**AGENDA ITEM NUMBER 5:
BR CHOICE NEIGHBORHOOD REPORT**

An update was presented on the BR Choice Neighborhood Initiative. Phase II has closed. The City-Parish has committed an additional \$4M towards the completion of Cypress at Ardendale. Remaining funds will complete site infrastructure for Phase III and Phase IV. A 9% tax credit application for Phase IIIA is pending approval from LHC. All housing components are expected to close by Q2 2026 to meet HUD's expenditure deadline. No further questions were raised.

**AGENDA ITEM NUMBER 6:
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 7:
NEW BUSINESS**

There was no new business.

**AGENDA ITEM NUMBER 8:
ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:33 p.m.

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