

**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
DECEMBER 11, 2025 AT 12:00 PM**

The Board of Commissioners of the Housing Authority of East Baton Rouge Parish convened for the Annual Meeting on Thursday, December 11, 2025 at 12:00 pm at the main office 4731 North Boulevard, Baton Rouge, LA 70806. The meeting was called to order by Commissioner Payton at 12:02 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 **Commissioner Chris Brown**

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 – NOVEMBER 13, 2025 REGULAR BOARD MEETING

On a motion made by Commissioner Barron, and seconded by Commissioner Gaudet, the minutes of the November 13, 2025 Board of Commissioners Regular Board Meeting were unanimously approved, as distributed.

AGENDA ITEM NUMBER 2:
HOUSING CHOICE VOUCHER: FSS ACTION PLAN
RESOLUTION 2025-25

The resolution was presented to the Board, noting the revisions to the Family Self-Sufficiency Action Plan, a HUD required document, that outlines how the agency administers its voluntary FSS program. The updates expand eligibility to include Affordable Housing families, who previously were not eligible. This change aligns with the Agency Plan's goals and offers more residents access to self-sufficiency services and support. Approval of the revised Action Plan was requested.

On a motion by Commissioner Kelly, seconded by Commissioner **Barron**, Resolution 2025-25 was approved unanimously.

AGENDA ITEM NUMBER 3:
BR CHOICE: OCD CDBG GRANT ACCEPTANCE
RESOLUTION 2025-26

The resolution was presented to the Board to authorize acceptance of up to \$4,000,000 in Community Development Block Grant funds from the City of Baton Rouge in support of the Choice Neighborhoods Initiative. These funds were approved by the Metropolitan Council on August 27, 2025, through Resolution 25-00963, and represent an amendment to the existing Cooperative Endeavor Agreement between EBRPHA and the City-Parish. The amendment increases the contract amount and extends the agreement through December 31, 2026. Approval of Resolution No. 2025-26 was requested.

On a motion made by Commissioner Barron and seconded by Commissioner Gaudet, Resolution 2025-26 was approved. The motion carried unanimously.

AGENDA ITEM NUMBER 4:
BR CHOICE: PARTNERS SOUTHEAST GRANT APPROVAL
RESOLUTION 2025-27

The resolution was presented and approval was requested of the Board to authorize a grant up to \$4,000,000 to Partners Southeast in support of development activities at Cypress at Ardendale. Partners Southeast serves as co-developer and general partner for the housing components of the project. This grant is funded through an amendment to the Cooperative Endeavor Agreement between EBRPHA and the City-Parish, which was approved by the Metropolitan Council on August 27, 2025. The grant will support the multi-phase development activities and associated infrastructure improvements.

On a motion made by Commissioner Hunter and seconded by Commissioner Payton, Resolution 2025-27 was approved. The motion carried unanimously.

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

AGENDA ITEM NUMBER 5: ELECTION OF OFFICERS

The Board conducted its annual election of officers for the 2026 calendar year. It was noted that the current slate for 2025 included Commissioner Payton as Chair, Commissioner Barone as Vice Chair, and Commissioner Gaudet as Second Vice Chair. The Board was advised that it could either retain the existing slate or propose changes. A motion was made by Commissioner Farris to retain the current slate of officers for the 2026 term. The motion was seconded by Commissioner Kelly and unanimously approved.

AGENDA ITEM NUMBER 6: CHIEF EXECUTIVE OFFICER REPORT

- a. YEAR END ACCOMPLISHMENTS**
- b. 2026 BOARD SCHEDULE**

The CEO report included year-end highlights, noting grant awards, progress on major development initiatives, and continued community partnerships. Updates were provided on legislative impacts affecting project timelines, new property management responsibilities, audit compliance efforts, and upcoming development closings. The Board was also informed of additional BR Choice funding, recognition of job readiness graduates, and the inclusion of the 2026 Board Meeting Schedule in the packet.

AGENDA ITEM NUMBER 7: DEPARTMENTAL REPORTS

- a. FINANCIAL STATEMENTS & REPORTS (OCTOBER 2025)**
 - i. FINANCIAL STATEMENT – INCOME & EXPENSE**
 - ii. AMP – INCOME & EXPENSE**

The Board was updated on the October 2025 financial statements and reports, noting that the agency remains in a strong financial position and continues to operate well within its approved annual budget.

- a. CHIEF HOUSING OFFICER REPORT**
 - ii. HOUSING CHOICE VOUCHER PROGRAM**
 - iii. AFFORDABLE HOUSING**
 - iv. CAPITAL FUND PROGRAM**
- b. HUMAN RESOURCES**

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

**AGENDA ITEM NUMBER 8:
BR CHOICE NEIGHBORHOOD REPORT**

The BR Choice Neighborhood report included updates on housing and community development efforts supported by the \$29.5 million HUD grant, now extended through September 2026. Highlights included continued progress at Cypress at Ardendale, resident empowerment programming, and \$716,000 in City-Parish funding for community improvements. Two murals were completed, and additional enhancement projects were proposed under the MoveBR program.

**AGENDA ITEM NUMBER 9:
PARTNERS SOUTHEAST COO REPORT**

The Partners Southeast COO report highlighted the completion of Cypress at Ardendale Phase I, with leasing is underway, and the start of Phase II construction in October 2025. Future phases are in predevelopment, with tax credit applications submitted or awarded. Land acquisitions tied to the Choice Neighborhoods grant are ongoing. Additional pipeline projects, including Cypress Asante and The Compass, are advancing with secured and pending funding.

**AGENDA ITEM NUMBER 10:
NEW BUSINESS**

There was no new business.

**AGENDA ITEM NUMBER 11:
ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:28 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