

**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
SEPTEMBER 19, 2024 AT 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Thursday, September 19, 2024 at 12:00 pm at the Main Office at 4731 North Boulevard, Baton Rouge, LA 70806 for staff and via teleconference for Commissioners.

Meeting Called to Order **Commissioner Dianna Payton, Chair (via teleconference)**

Invocation **Commissioner Chris Brown (via teleconference)**

Roll Call:

Members Present **Commissioner Dianna Payton, Chair**
 Commissioner Justin Gaudet
 Commissioner Lynn Farris
 Commissioner Chris Brown

Members Absent **Commissioner Terry Landry, Jr.**
 Commissioner Brandon Kelly
 Commissioner Al Barron

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 THE MINUTES OF THE REGULAR MEETING OF THE EAST BATON ROUGE
PARISH HOUSING AUTHORITY HELD AUGUST 8, 2024**

Motion was made by Commissioner Brown to approve, and Commissioner Farris seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

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:
CEO EVALUATION AND CONTRACT AMENDMENT
RESOLUTION NO. 2024-11**

A unanimous agreement was made to postpone the agenda item to the next meeting.

**AGENDA ITEM NUMBER 3:
FY 2025 OPERATING BUDGET
RESOLUTION NO. 2024-12**

The 2025 operating budget was presented by Mr. Daniels. He highlighted the progress made in maintaining budgetary neutrality across multiple departments and properties. He discussed the successful collaboration across departments, projected revenue from development partnerships, and the efforts to manage aging properties and reposition assets. Motion was made by Commissioner Brown and seconded by Commissioner Farris. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 4: FY 2025
HOUSING CHOICE VOUCHER (HCV) / PROJECT- BASED VOUCHERS (PBV) PAYMENT
STANDARDS
RESOLUTION NO. 2024-13**

Ms. Mejia updated the board on payment standards based on HUD's new Fair Market Rents (FMRs) for 2024, stating that the agency is prepared for potential adjustments if HUD does not renew the existing waiver. Motion to approve the updated payment standards was made by Commissioner Brown and seconded by Commissioner Farris. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 5:
FY 2025 PUBLIC HOUSING UTILITY ALLOWANCE
RESOLUTION NO. 2024-14**

Ms. Mejia updated the board on utility allowances for the public housing program. The report covered both direct payments by residents and properties where the Housing Authority pays utilities. Motion to

Mission Statement

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

approve the updated utility allowances was made by Commissioner Payton and seconded by Commissioner Gaudet. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 6:
FY 2025 PUBLIC HOUSING FLAT RENTS
RESOLUTION NO. 2024-15**

Ms. Mejia presented the updated flat rent schedule, adjusted in accordance with the new Fair Market Rents (FMRs) and utility allowances. Motion to approve the flat rent schedule was made by Commissioner Brown, seconded by Commissioner Farris. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 7:
CAPITAL FUND PLAN
RESOLUTION NO. 2024-16**

- A. 5-YEAR PLANS:**
 - a. FY 2017-2023 (REVISED)**
 - b. FY 2024-2028**
- B. ANNUAL STATEMENTS: FY 2024**

Ms. Mejia presented the five-year capital fund plan (2024-2028) and revisions to previous years' grants. The plan will address repairs and improvements across public housing properties. Motion to approve the Capital Fund Plan was made by Commissioner Payton and seconded by Commissioner Brown. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 8:
FINANCIAL CONSULTANT AGREEMENT
RESOLUTION NO. 2024-17**

Mr. Daniels presented a proposal to engage IHF Solutions for financial consulting services, assisting with the Yardi software implementation and financial management. Motion to approve was made by Commissioner Brown and seconded by Commissioner Farris. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

Mission Statement

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

AGENDA ITEM NUMBER 9:
CHIEF EXECUTIVE OFFICER REPORT
a. EXECUTIVE UPDATE

Mr. Daniels announced the retirement of Mr. Al Gensler Effective September 1, 2024, Director Al Gensler resigned from the Partners Southeast Board of Directors. Director Gensler served in very impactful roles on the EBRPHA and Partners Southeast boards for over twenty years. His experience and leadership will be missed. Special thanks to Director Gensler for his dedicated service. As a matter of governance, Mr. Gensler was an “at-large” director and the EBRPHA Board will appoint his replacement. Mr. Daniels also welcomed Inetha Gaines as the new Director of Housing. He continued to update the board on the progress of the Yardi software implementation, with support from IHF Solutions, and ongoing discussions with Southern University about the Clarksdale acquisition for Southern Lab's expansion. Redevelopment projects, Cypress at Ardendale and Cypress River Lofts are advancing well. A successful homebuyer seminar was held to support staff and residents with wealth-building opportunities. Additionally, Baton Rouge General will provide mobile health services to affordable housing communities, and the "Attendance Matters" initiative aims to improve school attendance among resident children. He praised the team's efforts in enhancing education, healthcare, and financial stability for affordable housing families.

AGENDA ITEM NUMBER 10:
DEPARTMENTAL REPORTS

a. FINANCIAL STATEMENTS & REPORTS (JULY 2024)

Mr. Daniels addressed the July 2024 financials as they relate to the departments and the overall budget. He stated that The Housing Authority's financial performance is on track, with the Central Office Cost Center (COCC) operating in the black and within budget for the year. The Housing Choice Voucher (HCV) program is also maintaining a neutral budget. Partner Southeast (SE) is performing well, with expected revenue from recent projects like Hollywood Acres. Several AMPs (Asset Management Projects) are showing positive results: AMP 2 (Zion Terrace and Kelly) is operating in the black, while AMP 3 (Turner Plaza) is expected to reach budget neutrality by year-end. However, AMP 1 (Monsanto, Clarksdale, Scotlandville) faces challenges due to aging infrastructure and maintenance costs, and AMP 4 (Ardenwood Village) is slightly in the red for the month but projected to end the year in the black. Overall, the team's strategic efforts are driving significant improvements across properties, particularly in managing aging infrastructure and repositioning assets.

- b. HOUSING CHOICE VOUCHER PROGRAM**
- c. AFFORDABLE HOUSING**
- d. CAPITAL FUND PROGRAM**
- e. HUMAN RESOURCES**

**AGENDA ITEM NUMBER 11:
BR CHOICE NEIGHBORHOOD REPORT**

Mr. Daniels updated the board on the status of CNI in the Chief Executive Officer Report.

**AGENDA ITEM NUMBER 12:
PARTNERS SOUTHEAST COO REPORT**

Mr. Daniels included a status update for Partners Southeast in the Chief Executive Officer Report. Commissioner Payton asked if there were any questions about any other departmental reports. None were voiced.

The departmental reports were included in the board packets and distributed to the board members prior to the board meeting.

This concluded the departmental reports.

**AGENDA ITEM NUMBER 13:
NEW BUSINESS**

No new business was voiced.

**AGENDA ITEM NUMBER 14:
ADJOURNMENT**

**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