

**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
DECEMBER 12, 2024 AT 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Thursday, December 12, 2024 at 12:00PM at the main office 4731 North Boulevard, Baton Rouge, LA 70806.

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

Invocation **Commissioner Chris Brown**

Roll Call:

Members Present **Commissioner Dianna Payton, Chair**
 Commissioner Al Barron
 Commissioner Chris Brown
 Commissioner Lynn Farris
 Commissioner Justin Gaudet
 Commissioner Terry Landry, Jr.

Members Absent **Commissioner Brandon Kelly**

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 - OCTOBER 10, 2024 REGULAR BOARD MEETING**

Motion was made by Commissioner Barron to approve, and Commissioner Brown 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:
MINUTES - NOVEMBER 10, 2024 SPECIAL CALL BOARD MEETING

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

MOTION PASSED

AGENDA ITEM NUMBER 3:
HOUSING CHOICE VOUCHER: ADMINISTRATIVE PLAN REVISIONS
RESOLUTION NO. 2024-21

The Board was informed that the Housing Choice Voucher Program has undergone a significant number of revisions due to major policy changes implemented by HUD, primarily through the Housing Opportunity Through Modernization Act (HOTMA). These changes include modifications to program calculations, some of which are designed to simplify processes for both families and housing authorities, while others may present challenges. Many HOTMA provisions will not take effect until HUD updates its software, which has resulted in certain administrative plan chapters having two versions, one reflecting the current rules and another prepared for implementation once HUD finalizes its system changes. Motion was made by Commissioner Landry to approve, and Commissioner Brown seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

AGENDA ITEM NUMBER 4:
BR CHOICE NEIGHBORHOOD - TRANSACTION APPROVAL: PHASE II
RESOLUTION No. 2024-22

- a. PSE GRANT AUTHORIZATION**
- b. GROUND LEASE**
- c. TRANSACTION & DEVELOPMENT AUTHORIZATION**

Ms. Brown presented the transactional approval for Phase 2 of the BR Choice Neighborhood Plan, which involves the development of a 70-unit senior housing component with an approximate development cost of \$22.7 million. The financing structure includes 9% Low-Income Housing Tax Credits (LIHTC), with Regions Bank serving as the tax credit investor and perm lender, \$850,000 in Federal Home Loan Bank Affordable Housing Program (AHP) funding, \$2 million from the Louisiana Housing Corporation (LHC) through its Developer Assistance Program, and Chase Bank construction loan to complete the capital stack. Approval was requested for a grant from the CNI (Choice Neighborhood Initiative) funds in the amount of \$656,668 to Partner Southeast. This follows prior board approval by Partner Southeast and is

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structured to strengthen its balance sheet, allowing it to independently guarantee and support future tax credit projects. Additionally, the Board was asked to approve a 75-year ground lease to the partnership, authorizing the construction of improvements and development of the community, including associated amenities and ground leases. The transaction also includes a payment in lieu of taxes (PILOT) agreement with Capital Area Finance Authority (CAFA). While the Housing Authority, as the ground lessor, is tax-exempt, this does not extend to improvements on the site. The PILOT agreement, previously approved by CAFA and the Metro Council, establishes a fixed tax bill of \$100 per year for the next 15 years in exchange for a nominal fee paid to CAFA, which was approved at a reduced rate due to the Housing Authority's partnership and the development's public benefit. The PILOT agreement was approved for Phases two, three, and four, eliminating the need for the Housing Authority to seek further Metro Council approvals for future phases. Motion was made by Commissioner Landry to approve, and Commissioner Barron seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

AGENDA ITEM NUMBER 6: ELECTION OF OFFICERS

Commissioner Barron made a motion to approve the current slate of officers for the 2025 term en globo: Commissioner Payton as Chair, Commissioner Barron as Vice-Chair, and Commissioner Gaudet as Second Vice-Chair. The motion was seconded by Commissioner Brown and was unanimously approved.

AGENDA ITEM NUMBER 6: CHIEF EXECUTIVE OFFICER REPORT a. EXECUTIVE UPDATE

The Chief Executive Officer was presented and provided an overview of the agency's accomplishments and key initiatives over the past year. Construction commenced on Phase I of Cypress at Ardendale, a \$70 million investment creating a 170-unit family community as part of the Choice Neighborhoods Initiative. Work continues securing tax credits and funding for Phases II and III, with a strategy to potentially split Phase III into additional phases for financing feasibility. The Housing Authority received \$850,000 in Federal Home Loan Bank of Dallas funding for Cypress at Ardendale Senior. A \$2.5 million HUD Supplemental Choice Neighborhoods Grant was awarded, supporting ongoing redevelopment efforts. A \$2.2 million grant from LADOTD was secured to enhance public infrastructure and pedestrian access in the Choice Neighborhoods area, with the City-Parish committing an additional \$435,000 in matching funds. The team's dedication and achievements, was commended, emphasizing that the Housing Authority is setting a new standard for affordable housing development nationwide.

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**AGENDA ITEM NUMBER 7:
DEPARTMENTAL REPORTS**

- a. FINANCIAL STATEMENTS & REPORTS (OCTOBER 2024)**
 - i. FINANCIAL STATEMENT – INCOME & EXPENSE**
 - ii. AMP – INCOME & EXPENSE**
- b. CHIEF HOUSING OFFICER REPORT**
 - i. HOUSING CHOICE VOUCHER PROGRAM**
 - ii. AFFORDABLE HOUSING**
 - iii. CAPITAL FUND PROGRAM**
- c. HUMAN RESOURCES**

October 2024 financials were presented as they relate to the departments and the overall budget, highlighting key trends and fiscal considerations. Early reports indicate some financial losses, which are expected to be corrected over the fourth quarter as additional funding sources are allocated and expenses are balanced. The financial outlook remains stable, with strategic planning in place to address funding challenges and maintain fiscal responsibility. The Housing Authority will continue to monitor financial performance and adjust operational strategies as needed.

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

The departmental reports were included in the board packets and distributed to board members prior to the meeting. Additionally, key updates from the BR Choice Neighborhood report and Partners Southeast COO report were covered within the CEO Report. This concluded the departmental reports.

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

The departmental reports were included in the board packets and distributed to board members prior to the meeting. Additionally, key updates from the BR Choice Neighborhood report and Partners Southeast COO report were covered within the CEO Report. This concluded the departmental reports.

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**AGENDA ITEM NUMBER 10:
NEW BUSINESS**

Commissioner Barron informed the Board that the Louisiana Housing Corporation (LHC) has appointed Mr. Kevin Delahoussaye as its new Executive Director.

**AGENDA ITEM NUMBER 11:
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