

**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
JULY 23, 2026 AT 2:00 PM**

The Board of Commissioners of the Housing Authority of East Baton Rouge Parish convened in regular session on Thursday, July 23, 2026 at 2:00 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, Chair at 2:10 pm.

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

Invocation **J. Wesley Daniels, Jr.**

Roll Call:

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

Members Absent **Commissioner Lynn Farris**

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 11, 2026 REGULAR BOARD MEETING**

On a motion made by Commissioner Hunter, and seconded by Commissioner Kelly, the Board unanimously approved the minutes of the June 11, 2026, Regular Board Meeting.

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:
FY 2027 PHA ANNUAL PLAN
RESOLUTION NO. 2026-06**

The Board considered the Fiscal Year 2027 PHA Annual Plan, which outlines the Housing Authority's planned activities for the upcoming year and aligns with the current Five-Year Plan. No public or resident comments were received.

On a motion made by Commissioner Kelly and seconded by Commissioner Hunter, Resolution No. 2026-06 was approved. The motion carried.

**AGENDA ITEM NUMBER 3:
AFFORDABLE HOUSING: FY 2027 UTILITY ALLOWANCE
RESOLUTION NO. 2026-07**

The Board considered the Fiscal Year 2027 Affordable Housing Utility Allowance and the required revisions based on applicable utility rate changes.

On a motion made by Commissioner Hunter and seconded by Commissioner Kelly, Resolution No. 2026-07 was approved. The motion carried.

**AGENDA ITEM NUMBER 4:
HOUSING CHOICE VOUCHER: ADMINISTRATIVE PLAN REVISIONS
RESOLUTION NO. 2026-08**

The Board considered proposed revisions to the Housing Choice Voucher Administrative Plan to incorporate a preference for victims and survivors of human trafficking.

On a motion made by Commissioner Kelly and seconded by Commissioner Hunter, Resolution No. 2026-08 was approved. The motion carried.

**AGENDA ITEM NUMBER 5:
HOUSING CHOICE VOUCHER: FY 2027 HCV/PBV UTILITY ALLOWANCE
RESOLUTION NO. 2026-09**

The Board considered the Fiscal Year 2027 Housing Choice Voucher Utility Allowance and related revisions.

On a motion made by Commissioner Kelly and seconded by Commissioner Hunter, Resolution No. 2026-09 was approved. The motion carried.

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AGENDA ITEM NUMBER 6:

**BR CHOICE NEIGHBORHOOD TRANSACTIONAL APPROVAL: PHASE IV
RESOLUTION NO. 2026-10**

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

The Board considered transaction approval for Phase IV of the Choice Neighborhoods development, including related financing, funding, and closing authorizations.

On a motion made by Commissioner Hunter and seconded by Commissioner Kelly, Resolution No. 2026-10 was approved. The motion carried.

AGENDA ITEM NUMBER 7:

**BR CHOICE NEIGHBORHOOD TRANSACTIONAL APPROVAL: PHASE III INFRASTRUCTURE
RESOLUTION NO. 2026-11**

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

The Board considered transaction approval for infrastructure improvements supporting Choice Neighborhoods Phase III A and Phase III B, including related funding and transaction authorizations.

On a motion made by Commissioner Barron and seconded by Commissioner Kelly, Resolution No. 2026-11 was approved. The motion carried.

AGENDA ITEM NUMBER 8:

CHIEF EXECUTIVE OFFICER REPORT

The CEO report provided updates on the Choice Neighborhoods program, ongoing development activities, and recent federal housing legislation affecting affordable housing. The Board also discussed Opportunity Zones and related redevelopment opportunities.

AGENDA ITEM NUMBER 9:

DEPARTMENTAL REPORTS

- a. FINANCIAL STATEMENTS & REPORTS (MAY 2026)**
 - i. FINANCIAL STATEMENT – INCOME & EXPENSE**
 - ii. AMP – INCOME & EXPENSE**

Mission Statement

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The Board was updated on the May 2026 financial statements and reports, including the Central Office Cost Center, Housing Choice Voucher Program, Partners Southeast, Asset Management Projects, and Capital Fund Program.

- b. CHIEF HOUSING OFFICER REPORT**
 - ii. HOUSING CHOICE VOUCHER PROGRAM**
 - iii. AFFORDABLE HOUSING**
 - iv. CAPITAL FUND PROGRAM**
 - v. RESIDENT SERVICES**
- c. HUMAN RESOURCES**

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

AGENDA ITEM NUMBER 10: BR CHOICE NEIGHBORHOOD REPORT

The Board received an update on the Choice Neighborhoods grant expenditure deadline, coordination with HUD, and use of remaining grant funds for Phase IV activities.

AGENDA ITEM NUMBER 11: PARTNERS SOUTHEAST COO REPORT

The Board received the Partners Southeast COO Report, including updates connected to ongoing Choice Neighborhoods development activities, the anticipated Phase IV closing, grant expenditures, development fee income, and planning for legacy properties.

AGENDA ITEM NUMBER 12: NEW BUSINESS

There was no new business.

**AGENDA ITEM NUMBER 13:
ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:43 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**