

**MINUTES OF THE ANNUAL AND REGULAR MEETING AND PUBLIC HEARING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF EAST BATON ROUGE PARISH  
MAIN OFFICE, 4731 NORTH BOULEVARD  
October 11, 2018 AT 12:00PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Wednesday, October 11, 2018 at 12:00 pm in the Main Office, located at 4731 North Boulevard.

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

**Invocation**                                      **Commissioner Chris Brown**

**Pledge of Allegiance**

**Roll Call**

**Members Present:**                      **Commissioner Chris Brown**  
**Commissioner Dianna Payton, Chair**  
**Commissioner Al Barron, Vice Chair**  
**Commissioner Helena Cunningham**  
**Commissioner Lamiesa Bonton**  
**Commissioner Tyra Banks**

**Members Absent:**                      **Commissioner Philip Smith, Jr.**

**QUORUM PRESENT**

**Public Comment Period**

Commission Payton asked if there were any public comments to be made. None were voiced. Public comment period was closed.

**AGENDA ITEM NUMBER 1:  
APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE EAST BATON ROUGE PARISH HOUSING AUTHORITY HELD SEPTEMBER 20, 2018.**

Mr. Daniels stated due to Ms. Chris Drago’s absence and family loss, the minutes had not been obtained. He stated that they would be diligent in providing them at the next board meeting. No action was taken on this agenda item.

**AGENDA ITEM NUMBER 2:  
FY 2018 PUBLIC HOUSING COLLECTION LOSS. SEE RESOLUTION NUMBER 2018-29.**

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Mrs. Bayham presented this agenda item. She stated that this was a routine agenda item each year for the housing authority. The collection balances were written off because the agency was evaluated in the management area and the sub-component area tenants' accounts receivables by HUD. It was highly recommended for these to be written off, so they would not show on the evaluation negatively. She reminded the Board that writing them off did not prevent them from continuing to attempt to collect on those accounts. She did review with the board the efforts and process they went through to attempt to collect on the accounts being written off. Commissioner Payton asked if there were any other questions. None were voiced.

Motion was made by Commissioner Barron to approve the write-off of the collection loss for fiscal year 2018 and Commissioner Brown seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

**MOTION PASSED**

**AGENDA ITEM NUMBER 3:  
CPA FIRM SELECTION FOR AUDIT SERVICES. SEE RESOLUTION NUMBER  
2018-30.**

Mrs. Bayham stated that at the request of the Board, the housing authority had advertised and solicited for proposals for a new auditing firm to begin with the audit for fiscal year 2018. It was advertised as a two-year contract with three one-year options.

They had received five proposals which were sent to the evaluation team consisting of Mr. Daniels, Ms. Lang and herself. The analysis had been included in the board packets and they were seeking approval to proceed with possibly entering into a contract with Clifton Larson Allen. The only item that they would need to complete were the reference checks, but they did not foresee any issues with those.

Motion was made by Commissioner Brown to approve the execution of a contract between the East Baton Rouge Housing Authority and Clifton Larson Allen after reference checks were completed and Commissioner Barron seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

**MOTION PASSED**

**AGENDA ITEM NUMBER 4:  
AMENDED LOAN COMMITMENT FOR CYPRESS AT GARDERE. SEE  
RESOLUTION NUMBER 2018-31.**

Mr. Daniels stated that this particular agenda item was referencing the loan commitment for Cypress Gardere. Originally, back in 2017, the Board had committed \$5.5 million in the DHAP funds to the Cypress at Gardere project. They had begun to look at additional housing opportunities mainly in support of Cypress at Ardendale. At application, they had decided to divide the allocation which would enable them to strengthen the competitiveness of their piggyback applications to LHC. Based upon the splitting of the loan

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commitment, they had enabled both projects to be competitive. Ultimately, the strategy proved to be successful by both projects being awarded. The new loan commitment and authorization was for a lesser amount of \$2.3 million. Between the two projects now, there was no new conveyance, just a reallocation of funds.

Motion was made by Commissioner Barron to approve the amendment to the loan commitment for Cypress Gardere and Commissioner Brown seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

**MOTION PASSED**

**AGENDA ITEM NUMBER 5:  
LOAN COMMITMENT FOR CYPRESS AT ARDENDALE. SEE RESOLUTION  
NUMBER 2018-32.**

Commissioner Payton stated that discussion and explanation for this agenda had been combined with Agenda Item No. 4. No further discussion was made.

Motion was made by Commissioner Barron to approve the loan commitment for Cypress at Ardendale and Commissioner Brown seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

**MOTION PASSED**

**AGENDA ITEM NUMBER 6:  
REPORT OF FINDINGS - EBRPHA FOCUS GROUPS.**

Mr. Otey White, the representative of their PR firm, gave the presentation. There was a report of findings included in the board packet based on the sampling of community stake holders. He stated that Mr. Percy would be presenting the findings and recommendations based on them. Mr. Percy reviewed who attended the focus groups, the location and when it had taken place. Community leaders felt that the housing authority was doing a great job, but they felt that the larger community as a whole had a negative attitude towards the housing authority. The residents, particularly the seniors, were appreciative for the housing units and had a more positive view.

However, they had heard some critique of the housing authority policies, management, and some issues with the neighborhoods where they lived. He did state that when it came to the policies, he did not feel that the residents understood that the policies in place were not always coming from the housing authority, but from HUD. It was the general consensus that the housing authority could do a better job with screening residents who were approved for housing and also that there needed to be a stronger imposition of drug testing, eviction and other regulations that were in place.

The general community did accept and respect that there was a need for affordable housing and were appreciative, but they just didn't want it in their neighborhood. Basically, it was fine as long as it was

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somewhere else. Overall, there was little understanding regarding what the housing authority was all about, what they were in charge of, or the work they did.

Of importance, overall, crime was mentioned as a concern. He went over other details that were addressed in the focus groups which had been included in the report provided to the Board. He then turned the floor back over to Mr. Otey White. Mr. White went over their next steps in moving forward. Commissioner Payton thanked them for their work on this and felt that this would help them target where their challenges were as they were continuing to grow and change.

There were comments made regarding handling and addressing simple issues such as the overflowing dumpsters and policy review with residents. Also, it was mentioned that as far as policing for the areas, it was more important and more dangerous at night. Generally, it was outsiders coming into the area causing the problems and not necessarily the residents. Security options were discussed.

Ms. Bayham reminded the Board that the negative view was mainly towards the programs themselves and not the housing authority.

Commissioner Payton encouraged the Board not to be on the defensive regarding this report. There was always going to be feedback and it was an opportunity to improve and become better within the community.

\*She asked that the record reflect that Commissioner Banks had arrived at the meeting.

## **AGENDA ITEM NUMBER 7: PRESENTATION OF THE CHIEF EXECUTIVE OFFICER'S REPORT.**

Mr. Daniels presented his report. The CNI Press Conference and Community Meeting was going to take place on Thursday, October 25, 2018. He would be sending out more information on that. It would be a press conference and community meeting. He encouraged the Board to participate. The details of RAD and impact on the organization would be coming soon to them.

The tax credit application came back very good, but the deal did not go through because the owner of the property decided not to pursue. They were actively looking for another site within the same location to move forward on with another tax credit application. The opportunity outlets were detailed in the Board packet. This concluded the presentation of the chief executive director's report.

## **AGENDA ITEM NUMBER 8: PRESENTATION OF THE DEPARTMENTAL REPORTS.**

**Chief Operating Officer** - No report was presented.

**Financial Statements & Reports** – No report was presented.

**Housing Choice Voucher Program** – No report was presented.

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**Public Housing** - No report was presented.

**Capital Fund Program** – No report was presented.

**Human Resources** – No report was presented.

**AGENDA ITEM NUMBER 9:  
PRESENTATION OF THE PARTNERS SOUTHEAST REPORT.**

No report was presented.

**AGENDA ITEM NUMBER 10:  
NEW BUSINESS**

This agenda item was not addressed.

**AGENDA ITEM NUMBER 11:  
ADJOURNMENT.**

No other comments were voiced.

**MEETING ADJOURNED.**

**APPROVED:**

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**Dianna Payton**  
**Chair**  
**East Baton Rouge Parish Housing Authority**

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**J. Wesley Daniels, Jr.**  
**Acting Chief Executive Officer**  
**East Baton Rouge Parish Housing Authority**

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