Board Vice Chair Poitras called the MO BoS CoC Board of Directors to order at 11:06 am on Thursday, April 28, 2022.

Roll call was taken with the following board members present: Angela Webb, Ann Gosnell-Hopkins, Becky Poitras, Kelli Kemna, Mark Kirchhoff, Reginald Jennings, Stephanie Culter, Steve Hollis, Sharon Cobb, Tysa Coleman, Glenna Wilson, Nicole Hahn and Ex-Officio Members Nathaniel Meece, Melissa Stickel, Alissa Weber, Michael Tonarely, and Belle Delacruz. Also, in attendance was Annie Burkhalter and Jessica Macy.

Absent: Angella Holt, Martha Sander, Nicole Hahn, and Calvin Garner.

Culter moved and Cobb seconded the motion to approve the agenda with the addition of Housing Program Standards and Region 10 Issues with rent increases.

There was a correction to the minutes to reflect they are for March instead of February. Minutes were approved with this correction.

**Old Business:**

**Written Standards from MHDC**

* The formation of a workgroup was proposed to discuss how to run programs across the CoC.
* Agencies should have their own written standards in place to align with the CoC Written Standards
* Agency Written Standards need to be on file with the CoC

**Lead Agency Evaluation**

* No action was taken at this time.

**HMIS Evaluation**

* No action was taken at this time.

**New Business:**

**Full CoC Membership Meeting**

* Board agreed that August 25, 2022 is the preferred date
* A special Board Meeting will be scheduled July 21, 2022 @ 9am for voting

**Grants Committee Chair**

* Tammy Dreyer has resigned her position with the CoC and there is now an opening for a Chair on the Grants Committee
* Discussion included noting that representation needed to be from both funded and non-funded agencies

**Performance Policy**

* Performance Improvement Plans will not be issued for previous performance years
* Challenges will be identified with the agencies, but no formal plan will be issued until the end of the 2022 Fiscal Year
* Kirchhoff moved and Jennings seconded the motion for the CoC to refrain from providing Performance Improvement Plans until the end of Fiscal year 2022. Kemna abstain; motion carried

**Lead Agency Report**

**Training goals for Full CoC Meeting**

* An email will be sent out requesting input (voting) on training for the meeting

**Housing Lab Research Grant**

* Implementation of the MO BoS CoC Qualified Minor Tool
* Grant was approved

**HMIS License Policy**

* Provided for Board Review
* Approval will be sought at next Board Meeting

**University of Missouri Grant**

* No action needed by the Board

**Other Updates**

* The CoC Performance Specialist position has been filled and will begin June 2022

**HMIS Report**

**HMIS Lead Report**

* The HMIS License Policy
	+ Review attached policy and voting will take place at the May Board Meeting

**Committee Reports**

**Other Business**

* Region 10
	+ Rental units are being sold to corporations and the rent has been increased up to 3x the previous rates; this puts the rents above FMR
	+ A private investor in Columbia has partnered with Flourish and they are able to offer damage remediation to landlords
	+ It may be wise to implement teaching clients to be “good neighbors”; how to be a good tenant
	+ Jessica Macy suggested contacting employers
	+ Would the Board consider drafting a statement about spending deadlines due to these challenges?
		- Gosnell-Hopkins moved, and Kirchhoff seconded a motion for the Lead Agency to draft a statement requesting MHDC to push back ESG, ESG-CV, and MHTF spending deadlines due to lack of affordable housing and out of state investors increasing rents. Motion carried.
* Opposition to Senate and House Bills
	+ A letter of opposition has been included in the Board Packet for review
	+ The Senate Bill has been attached to another bill
	+ Jennings moved and Cobb seconded extending the Opposition Statement to the new bill. Motion carried

With no further issues to discuss; Hollis made a motion to adjourn the meeting. Jennings seconded. Motion carried unanimously.

Minutes recorded and submitted by Angela Webb, Board Secretary