

Affordable Housing Coalition Minutes

October 11, 2022

1. Joanne Nelson, Boone County Community Services (BCCS) Director, provided an overview of the Upward Mobility strategic planning process. BCCS received funding through the Urban Institute, specifically funded by the Bill and Melinda Gates Foundation. The grant offered 18 months of technical assistance to projects focused on upward mobility, or helping people to move out of poverty. Boone County was selected as one of 8 grants out of 75 applicants. BCCS decided to use Results Based Accountability as their method. Data were collected and posters were developed to show community needs. The following focus areas were initially chosen:

- Fair and Inclusive Housing
- Workforce Development
- Early Grade Literacy
- Benefits Cliff
- Referrals to Juvenile Office

Upward Mobility chose to initially move forward on the first 3 items. Two workgroups have formed around Fair and Inclusive Housing strategies: Increase Second Chance Leasing Opportunities, coordinated by Jessica Macy, and Increase Affordable Housing Stock in Boone County, coordinated by Randy Cole. The next steps were to develop Mobility Action Plans.

Documents were distributed that provided the following information for each workgroup:

- What's the story behind the curve?
- What are the root causes?
- Who are the partners that have a role to play in turning the curve?
- Increase affordable housing in Boone County strategies.
- What works to turn the curve?
- What is our action plan to turn the curve? (not yet completed)

Goal: Increase Second Chance Leasing Opportunities (6 strategies listed below)

1. Improve community messaging around housing choice vouchers program.
2. Develop and implement a landlord training program.
3. Develop and implement a tenant training program.
4. Expand capacity to provide wraparound supportive services for renter participants.
5. Develop and implement "Second Chance" Lease agreements.
6. Develop coordinator position to connect renters and supportive services.

Goal: Increase Affordable Housing Stock in Boone County (6 strategies)

1. Improve community messaging around affordable housing.

2. Coordinate information for community members who don't qualify for traditional home financing.
 3. Policy analysis of housing policies negatively impacting housing development.
 4. Create housing trust fund for Boone County.
 5. Complete Housing Market Study
 6. Improve housing policies to support development of affordable housing
- Joanne stated that there is discussion about the city/county contracting to obtain a housing analysis to determine our actual housing needs. Darin Preis shared about similar work done in Jefferson City and being planned for Callaway County. The idea is to identify all the types of housing needed so that different groups can address parts of the need. Joanne also noted that there was some interest in a third housing workgroup that would focus on neighborhoods where residents could use home repairs similar to the work being done by ForColumbia. This group could be launched if there is enough interest.

Jane explained that the Affordable Housing Coalition could merge with these workgroups and offer our members the option of joining one or more of them based on their interest. We could continue the coalition as a primarily education/awareness raising group with "action steps" diverted to the Upward Mobility workgroups. We could potentially meet quarterly for this purpose. Please email Jane if you have thoughts about best way to move forward.

Ronnie Kitchens said she is most interested in tenant work and liked the idea of Love Columbia offering a tenant education class for clients. Jane said landlords may give discounts for tenants who have attended the class.

Joanne will provide meeting information for the Upward Mobility workgroups so interested coalition members can attend.

2. Conrad Hake reported that Love Columbia was approved as a HUD Housing Counseling certified agency. Love Columbia started this process over a year ago to be able to provide pre-ownership classes that certify participants for HUD first time homeowner downpayment benefits and to increase our competency/credentials in the entire range of housing-related supportive services. The city stopped offering homeownership classes/assistance with down payments when HUD started requiring classes be taught only by HUD certified agencies. Four Love Columbia staff have passed the HUD housing exam and completed 30 hours of training. Love Columbia will initially be an affiliate of Housing Action of Illinois who will serve as their HUD intermediary. They will offer prepurchase homebuyer education and mortgage assistance through SAFHR to help people stop foreclosures. Love Columbia is excited to be able to provide supportive services to the entire spectrum from homelessness to home ownership. These new services will start in January 2023. Love Columbia will be letting local mortgage lenders know about our services and working with the City and Habitat for Humanity as initial partners. Thank you to Ashley Switzer, Habitat Community Engagement Director, for bringing cupcakes to celebrate this milestone.
3. Partner updates and reports on any further research that has been done on affordable housing or efforts in other communities.

- a. Judy Bock from St. Vincent de Paul talked about a company that is building 2000 affordable housing units in Los Angeles, CA. Inside one developer's big bet on affordable housing in Los Angeles
<https://www.wbur.org/onpoint/2022/10/11/los-angeles-affordable-housing-public-funding>

The Source Summit will serve as the November Affordable Housing Coalition Meeting. See The Source Summit website: [TheSourceSummitGlobal.com](https://thesourcesummitglobal.com) for FREE registration and more information. There will be a panel on affordable housing on Thurs, Nov 10 from 5:10 to 6:00pm.