



BOONE COUNTY
UPWARD MOBILITY

Second Chance Leasing Workgroup Minutes

January 25, 2024, 1:30 – 3:00PM

Boone Electric Community Building (1413 Rangeline St., Columbia, MO 65201)

Meeting Objective: Review ranking process and prioritize action steps for workgroup.

Population Results Statement: All people in Boone County have safe, quality, and affordable housing.

Attendees: Michael Martin (Arthouse Properties), Tasha Belcher (CAABA), Lori Acton (Love Columbia), Sarah Melchert (Frontier Property Management), Sheila Whitfield (Central Missouri Community Action), Leigh Kottwitz (City of Columbia Department of Neighborhood Services), Alice Leeper (Columbia Board of Realtors (CBOR)), Shawna Neuner (CBOR), Jon Weekley (Central Missouri Stop Human Trafficking Coalition), Joanne Nelson (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Lenna Peterson (BCCSD), Verna Laboy (BCCSD)

1. Welcome and Introductions

Verna opened the meeting welcoming all attendees. No introductions were necessary.

2. Columbia Housing Authority (CHA) Announcement

Verna read CHA Impact Newsletter highlights in Randy Cole's Absence. CHA has been working on utilizing vouchers over the past two years. The leasing potential for 2024 is 54 vouchers. CHA hired a Homeless Outreach Coordinator, Camille Townson, whose position was funded through the Emergency Housing Program. CHA was awarded and utilized 88 additional special vouchers for homeless or at-risk households. In 2023, CHA worked with 27 individuals who previously could not get housing services due to having a criminal background. CHA connected these individuals with community support services. By partnering with other nonprofits, they became eligible for housing services. This typically happens when the individual can show they are making changes by participating in supportive services. CHA worked with 364 property managers and cites very few negative interactions.

a. **Following the update, the workgroup discussed CHA's inspection process and had some follow up questions for CHA. Verna plans to follow up with Randy and bring additional back to the workgroup.**

- **Discussion and Questions for CHA:**

- (1) Inspector Bidding Process. When is it open again? How is it advertised? Many would like local inspectors to have the opportunity to apply.
- (2) There were questions regarding the 54 housing vouchers mentioned in CHA's report. Are they new opportunities, or are they outstanding vouchers already released waiting to be matched with a landlord who is willing to accept?
- (3) Is CHA planning to launch a Property Manager Trauma Training program?



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3. Review Strategies and Action Steps Tracking document.

- a. The workgroup revisited each action step, brainstorming who's involved and potential opportunities. We discussed the scoring, which the workgroup previously completed, and which Action Steps rose to the top. Additional information was added to the Tracking Strategies and Action Steps worksheet.
- b. document. The workgroup found areas where the strategies and action steps for the workgroup should be revised as a result of the ongoing discussion and learning occurring withing the workgroup.
 1. Improve community messaging around housing assistance programs.
 2. Develop and implement a housing provider training program.
 - CHA may be developing Trauma Informed Housing Provider Training
 - Shawna Neuner has developed a Housing Provider Training Program (has developed basic idea) Shawna & Verna to discuss.
 3. Develop and implement a resident training program.
 - Love Columbia has launched a certificate Resident Training Program, "Rent Well". They may be open to offering recordings of local landlords advising tenants with information. There is no waiting list for the program. Meetings are weekly at Love Columbia, Thursday afternoons from 3:00 pm – 4:00 pm.
 - Discussion in the workgroup regarding data points that would be great to share out in community, if possible: (1) 12 months after completing certification Rent Well program, were they offered rental lease/renewal? (2) Were they able to upgrade to another property? (3) Could they ask the Property Manager if the lease was renewed? (4) Important to collect data points.
 4. Expand capacity to provide wraparound supportive services for resident participants.

The group felt that this action can now be removed from the list of proposed action items. The (Housing Provider/Lessee form) that was developed and submitted to the SCL Group satisfies communication needs between wraparound service providers & Lessees. Our group has also learned much about wraparound services in Boone County since starting this work a few years ago when the strategic action plan was developed.



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4. Summarize Next Steps for Workgroup

- a. Continue review of action steps and complete those involved and the opportunities. Updated Worksheet attached.
- b. Look at Missouri Area Real Estate Issues & their thoughts on Section 8 Voucher benefits. Many Property Managers at the table were pleased with the steady income the vouchers brought.

5. Closing

- a. Partner Updates – There were no updates from partner agencies.
- b. Comments and Questions – There were no comments and questions.

Next Meeting: Thursday, February 22, 2024, 1:30 – 3:00PM



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