



BOONE COUNTY
UPWARD MOBILITY

Second Chance Leasing Workgroup Minutes
February 22, 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: Senica Smith (Voluntary Action Center (VAC)), Becca Jones (VAC), Tionna Lawson (VAC), Alice Leeper (Columbia Board of Realtors (CBOR)), Shauna Neuner (CBOR), Tasha Belcher (Columbia African American Business Association), Randy Cole (Columbia Housing Authority (CHA)), Camille Townson (CHA), Bailey Stock (Central Missouri Community Action), Lori Acton (Love Columbia), Scott Buis (Truman VA), Bridget Lenhardt (Salvation Army), LaShawn McCleary (Property Manager), 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 and everyone introduced themselves.

2. Updates

- a. Boone County Rental Standards: Boone County is adding a position for rental inspections which will be complaint driven to prompt an inspection.
- b. Attorney General – Missouri’s Landlord-Tenant Law Pamphlet.

3. Review Strategies and Action Steps Tracking Document

- a. Review changes to document and follow-up items (Lenna Peterson)
- b. Update on questions for Columbia Housing Authority (Verna Laboy)
- c. Update on Property Provider Training (Shawna Neuner & LaShawn McCleary) We reviewed a rough draft of a Property Provider Academy Training Program they both developed. The workgroup has not determined if it remains a workgroup priority given the fact that the City of Columbia just hired a Housing and Neighborhood Director. This will be tabled for now. Verna will ask the new department director to come and speak to this workgroup.
- d. Additional updates:
 - * VA piloting shared living spaces w/HUD/VASH Vouchers, & Medical Foster Homes for veterans.
 - * Discussion & questions for CHA: Randy Cole: Regarding the inspector bid process, it was run Aug/Sept 2023. The contracts are effective for 3 years with 2 allowed 1-year extensions. It is advertised in the newspaper, website, social media & other industry platforms. They are several months into the new contract. 93% of initial inspections pass, 1.3% fail. CHA has a live, in-house dashboard for updates to monitor inspection process. 5.15 days average to schedule/inspect. CHA is very pleased with the current



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inspection process. He stated that the Inspector hires local inspectors to complete the work locally.

* There was a question from a social services provider, if he could be included in inspection information for his clients, Randy concluded that it was possible if he reached out to the Section 8 staff so he could be looped in.

*Vouchers valued at 120% of housing market rate. Housing providers are making money by accepting voucher programs.

* People who apply for housing are placed on a wait list until housing becomes available. They do move up/down on the list according to priority. Housing vouchers are portable, meaning they can find housing in other cities.

* CHA purges wait list yearly

*CHA is providing “trauma informed” training for their CHA staff only. They would consider wider community training.

Verna determined that the question regarding the “54 vouchers” outstanding mentioned in last month’s minutes was an “AI” recording mistake.

- Bailey Stock (CMCA) mentioned that out of the 7 counties they serve, 3-4 counties are experiencing housing stock issues.

4. Discussion of Next Steps for Workgroup: Verna will reach out to the new City Housing and Neighborhood Services Director to request a presentation to the workgroup.
5. Closing
 - a. Partner Updates: Bailey Stock shared [CMCA's Community Needs Assessment Publication](#) which is available online.
 - b. Comments and Questions

Next Meeting: Thursday, March 21, 2024, 1:30 – 3:00PM

Zoom: <https://us02web.zoom.us/j/89251914857>

Additional Resources:

[Boone County Rental Standards Press Release](#)

[Missouri Landlord-Tenant Law Pamphlet](#)



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