



**BOONE COUNTY**  
UPWARD MOBILITY

## Second Chance Leasing Workgroup Minutes

June 27, 2024, 1:30 – 3:00PM

Boone Electric Community Building (1413 Rangeline St) and virtual via Zoom

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**Meeting Objective:** Compile housing related resources to be discussed.

**Attendance:** Shawna Neuner (Columbia Apartment Association), Alice Leeper (REMAX), Lori Acton (Love Columbia), Tionna Lawson (Voluntary Action Center (VAC)), Seneca Smith (VAC), Ben Berget (Central Missouri Community Action (CMCA)), Daniel Crasnow (CMCA), Scott Buis (Truman VA), Kendra Jackson (Columbia Housing Authority), Verna Laboy (Boone County Community Services (BCCSD), Kerby Webb (BCCSD)

### 1. Welcome and Introductions

Verna welcomed attendees and introductions were made.

### 2. Discussion of Housing & Neighborhood Services Information shared

It was shared that new Missouri legislature opens a path for a Rental Standards Coordinator position. The current Boone County inspection process for rental properties is complaint driven. The group reviewed key points from last month's presentation from the City of Columbia's Housing and Neighborhood Director, Becky Thompson.

### 3. Housing related resources

The workgroup discussed the following:

- Section 8 voucher processes can cause delays with landlords who are not accustomed to handling the vouchers or are unfamiliar with the process – however, communication strategy improvements & CHA staff are contributing to expediting that process. The question was asked about training more inspectors to combat long turnaround times for inspection completion. The current timeline of 5-7 days does not include any pre-vacancy requirements, which can contribute to lost rent.
- Adding an addendum to leases that states that the lease deposit would be returned, and the lease voided, if the property's Section 8 inspection fails. This raised a question regarding if a third party or escrow account can hold a deposit until an inspection is completed. Kendra (CHA) will look into this possibility.
- Property Management systems have unique procedures due to multiple parties being involved in their rental markets. What options can the group explore to assist social service systems in reaching and collaborating with property management groups?
- Missouri Realtors Association is currently developing a property management tool kit.
- Is there a pathway for larger housing providers and/or property management companies to guide smaller and/or local landlords? Could the City's Office of Neighborhood Services assist with this communication by way of the Neighborhood Services newsletter?



605 E. Walnut, Ste A, Columbia, MO 65201



[www.showmeboone.com/community-services](http://www.showmeboone.com/community-services)



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### 4. Closing

#### a. Partner Updates

Kendra (CHA) shared that CHA is processing on average 5 new vouchers/month and is maintaining all existing vouchers. Vouchers exist to cover an income gap, but those who are not in voucher programs who may lose their income are at risk for evictions. CHA shares success stories from voucher program participants – what can the workgroup do to amplify these stories to potential landlord and property management groups?

#### b. Comments and Questions

Came to a consensus about cancelling the July meeting in July. The next SCL workgroup meeting is on August 29, 2024.

#### c. Next Steps

Review the Second Chance Leasing Opportunities worksheet to determine which strategic actions have been satisfied, and what needs to be added. The worksheet will be sent out with the meeting minutes.

**Next Meeting:** Thursday, August 29, 2024, 1:30 – 3:00PM



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