



Meeting Objective: Formalize a new name for the workgroup and continue workgroup plans for 2025.

Attendees Alice Leeper (Columbia Board of Realtors (CBOR)), Scott Buis (Truman VA), Evan Lawrence (4-AChange), Mike Martin (AP COMO), Shawna Neuner (CBOR/Columbia Apartment Association), Sarah Melchert (Frontier Property Management), Catherine Wallis (Salvation Army Harbor House), Lori Acton (Love Columbia), Roy Kroeger (Boone County Resource Management Department), Gina Jenkins (Boone County Community Services Department (BCCSD)), Joanne Nelson (BCCSD), Kerby Webb (BCCSD), Emilio Ayala Youngblood (BCCSD)

1. Welcome and Introductions

Gina welcomed all attendees and opened the floor for introductions.

2. Follow up from last meeting

a. Workgroup name change

Gina showed the group the results of the name change survey. The survey concluded that a majority of survey respondents wanted to change the workgroup name to “Housing Access and Support Alliance”. Those present supported this change and confirmed this as the new workgroup name.

b. Tasks and discussions

The workgroup reviewed the 2025 Workgroup Plan by noting tasks, as well as responsible parties, taken following the last workgroup meeting. A workgroup member had planned to reach out to the Columbia Apartment Association and provide more information at this meeting but they were not present. Mike shared contact information of a contact with Gina who will reach out for more information before the next meeting.

3. Next Steps – Continue 2025 Workgroup Plan

The workgroup continued focus from prior meetings, including interest in the potential for universal background checks or applications for renters. The ARCH program in St. Louis, which has a mechanism for screening those seeking housing, was mentioned as something that could be expanded to Boone County if there was interest. Members would like to learn more about the ARCH program at the next meeting. The workgroup discussed Rent Spree, a tool currently being implemented for the Multiple Listing Service (MLS) with a shared rental application feature.

Attendees brainstormed both topics and communication taglines for tenant messaging. Potential ways to share tenant messaging documents were discussed. Conversation included ideas for ways individuals can prepare to seek housing, which was determined to be the first information sheet the workgroup would like to collaborate on. Initial suggestions were made, and the workgroup will



Second Chance Leasing Workgroup Minutes
January 23, 2025, 1:30PM – 3:00PM
Love Columbia (1209 E Walnut St., Columbia, MO 65201) and virtually via Zoom

email other ideas to upward@boonecountymmo.org. Gina will compile a draft document to be shared with the workgroup for review. Further discussion will continue at the next workgroup meeting.

Members of the workgroup expressed interest in looking into the most common reasons people are being denied rental approval. The workgroup discussed different methods used for background checks and screening potential renters.

Lori will follow up to see if someone could present more about the ARCH program during the next workgroup meeting.

4. Closing

a. Partner Updates

- 4-A-Change is taking referrals to assist individuals with goals around housing and case management. Evan can be reached at comootreach@gmail.com for further information and assistance.
- Love Columbia is hosting a one day Saturday RentWell course in February, with 25 currently signed up to attend. There were 12 individuals who attended the most recent First Time Homebuyers class.
- Truman VA is working on building a new program for veterans modeled after the RentWell program at Love Columbia. The name of the program is yet to be determined.
- Sarah is in the process of learning more about USDA (US Department of Agriculture) housing contracts.

b. Comments and Questions

The workgroup briefly discussed the rise in local asking and sale prices on homes, insurance concerns, and rental assistance funding availability.

Next Meeting: Thursday, February 27, 2025 1:30 – 3:00PM in the Friends Room at Columbia Public Library (100 W. Broadway, Columbia, MO 65203) or [via Zoom](#).