

Housing Study Data Points

Data points on this page can be found in the Boone County and the City of Columbia Housing Study. The full study includes references and further information. The full study can be viewed here: <https://www.como.gov/wp-content/uploads/2024/10/boone-county-columbia-housing-study.pdf>



Boone County Projected Population Change (page 23)

190,000

Today (2024)



**210,000 -
230,000**

2045

Since 2010, Boone County has experienced population growth in **young adults under 45** and **older adults over 60**, but not much growth among kids or middle-aged adults between 45 and 60. (pages 25-26)

Daily Commuting into Boone County (pages 46-47)

Percent of daily commuters into Boone County increased from 24% to 33% between 2002 and 2021

Hourly Wage Necessary to Afford the 2024 Fair Market Rent (page 75)

\$13.50/hr

Studio

\$16.56/hr

1-bedroom

\$19.90/hr

2-bedroom

\$26.65/hr

3-bedroom

\$31.15/hr

4-bedroom

Housing Cost Burden in Boone County (pages 76-77)

Cost-Burdened - spending more than 30% of income on housing
Severely Cost-Burdened - spending more than 50% of income on housing

Renters

50.67%
cost-burdened

27.47%
severely cost-burdened

Homeowners

19.95%
cost-burdened

7.43%
severely cost-burdened

Housing Shortage in Boone County (pages 103-104)

Boone County faces an **annual shortage of approximately 3,388 homes for purchase and 2,127 rental homes**, considering both current residents moving within the county and potential newcomers seeking ideal homes.

Housing Study List of Recommendations

Development Recommendations

- 1.1: Create predictable and streamlined review processes
- 1.2: Create a local housing trust fund
- 1.3: Develop a linkage fee policy
- 1.4: Establish an inclusionary zoning policy
- 1.5: Other zoning code and plan revisions
- 1.6: Tax increment financing (TIF) to facilitate infill development
- 1.7: Include universal design and accessibility features in new homes
- 1.8: Prioritize and incentivize this study's development targets
- 1.9: Apply for the PRO Housing Grant in Round 3

Preservation Recommendations

- 2.1: Create a housing preservation inventory
- 2.2: Code enforcement prioritizes keeping housing well-maintained
- 2.3: Replicate the Home Rehab & Energy Efficiency Program
- 2.4: Participate in the MHDC HeRO Program

Empowerment Recommendations

- 3.1: Establish rent-to-own programs
- 3.2: Expand homeowner education and financial literacy classes
- 3.3: Invest in skilled labor training
- 3.4: Utilize existing resources effectively
- 3.5: Improve and consolidate the transit system
- 3.6: Include transportation costs in manual underwriting

Sustainability Recommendations

- 4.1: Expand the use of energy efficient mortgages (EEM)
- 4.2: Build more energy efficient homes
- 4.3: Create a land bank and bolster the land trust
- 4.4: Cost-benefit analysis for regulations impacting housing
- 4.5: Leverage public-private partnerships

