



**BOONE COUNTY**  
UPWARD MOBILITY

## Affordable Housing Coalition Minutes

January 16, 2024

Love Columbia (1209 E Walnut St., Columbia, MO 65201) and virtual via Zoom

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**Meeting Attendees:** Randy Cole (Columbia Housing Authority (CHA)), Tawanda Edwards (CHA), Camille Townson (CHA), William Lautenschlager (Love Columbia (LC)), Lisa Buxman (LC), Lori Acton (LC), Jane Williams (LC), Mary Clark (LC), Conrad Hake (LC), Darin Preis (Central Missouri Community Action (CMCA)), Bailey Stock (CMCA), Tim Teddy (City of Columbia), Leigh Kottwitz (City of Columbia), Diane Suhler (Retired Professor), Garrett Matthews (Mid MO Legal Services (MMLS)), Pat Fowler (MMLS), Tasha Belcher (Columbia African American Business Association (CAABA)), Roger Dyer (MMLS), Jon Weekly, (Central MO Stop Human Trafficking Coalition), Jodie Jackson Jr. (COMO Magazine), Judy Bock (St. Vincent de Paul), Rhonda Carlson (C&C Construction), Bridget Lenhardt (Salvation Army), Nick Foster (Columbia City Council), Anthony Woods (Powerhouse Community Development Corporation/Friendship Baptist), Scott Buis (Truman VA), Kel Beal (Welcome Inn), Jessica Boyle (Iron Gate Real Estate), Meredith Nelson, Laura Morrow (community volunteer), Chelsea Zabski (MO Foundation for Health), Ryan Krueger (RTK Rentals), Misha Smith (Empower Missouri), Maria Oropallo (City of Columbia Finance Committee), Joanne Nelson (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Lenna Peterson (BCCSD), Verna Laboy (BCCSD)

**Meeting Objective:** Share and update information related to housing issues and clarify the purpose and role of the Affordable Housing Coalition subcommittees.

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

### 1. Welcome and Introduction

### 2. Boone County/City of Columbia Housing Study Update (Joanne Nelson)

The Boone County Community Services Department had their initial meeting with Dr. David Boston, the president of Amarach. Dr. David Boston is reaching out to different agencies to start data gathering. Updates will be provided regularly and there will be opportunities to provide input. David may be attending some of the Upward Mobility meetings.

### 3. Central City Neighborhood Study Update (Tim Teddy)

Tim Teddy provided an overview of the Central Area Project that will look at making changes to land use regulation for the area north of Broadway to the Business Loop, including East Campus. The first community meeting was on December 14, 2023. A presentation and video were given at the meeting, which are available for anyone interested. They are developing a vision for planning to make changes to the building codes in Phase 1. Phase 2 will involve starting to make changes to the code.

### 4. Columbia Housing Authority (CHA) Presentation (Randy Cole)

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



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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 have become 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. Kinney Point will begin construction soon for 34 new units. Park Ave construction will follow to refurbish 70 units and add nine additional units.

Darin Preis shared that Central Missouri Community Action (CMCA) is building two homes on Hickman Avenue that will be for sale. The sale price will be heavily subsidized, and the land will be transferred to the Community Land Trust. CMCA will be building 14 additional condo units with construction starting in March with the first phase available by June. CMCA will also be building 40 units in Jefferson City and is working with Fulton Housing Authority, who has transferred all Section 8 vouchers to CMCA. They facilitated a community education workshop with speakers in Jefferson City with several hundred people in attendance. Housing advocates worked together with the Chamber of Commerce, businesses, and JC REDI.

5. **Manufactured Homes as A Housing Option:** (Presentation by Diane Suhler (see attached); comments from Tim Teddy on City of Columbia policies)

Diane provided background on the past, present, and potential future of manufactured homes and suggested potential policy changes which could include financing changes for manufactured homes. Tim added that the city code does allow manufactured homes to be used. Manufactured homes are typically used more in rural areas. Tiny homes are typically manufactured homes. There are no requirements on minimum house sizes. Tim suggested reviewing mobile home materials to look for potential policy changes.

6. **Additional Updates**

Nick Foster mentioned there will be a policy recommendation change that will be brought to the city council this evening by Adrienne Stolwyk which will include the following three items:

- Allow attached ADU front door to face the street.
- Moving the setback on multifamily residences from 10 ft to 6 ft
- Removing minimum standards from lot width and area for building an ADU

7. **Next Steps**

- Policy Subcommittee and Marketing Subcommittee meetings will be held February 20, 2024, at 3:00 PM at Love Columbia. No Zoom option is available for the subcommittee meetings. Subcommittee reports will be made during the following full workgroup meeting.
- The full Affordable Housing Coalition group meets every other month with the subcommittee meetings on the even months. The next meeting with the full Affordable Housing Coalition will be March 19, 2024, at 3:00PM at Love Columbia.



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### **Additional Resources:**

[Love Columbia Affordable Housing Coalition Page](#)

[City/County Housing Study Press Release](#)

[Central Area Urban Conservation District Public Meeting](#)



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