



**BOONE COUNTY**  
UPWARD MOBILITY

Affordable Housing Coalition Policy Subcommittee Minutes

April 23, 2024

Love Columbia (1209 E Walnut St., Columbia, MO 65201)

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**Meeting Attendees:** Nick Foster (City of Columbia - Ward 4 Councilperson), Conrad Hake (Love Columbia), Mary Clark (Love Columbia), Jane Williams (Love Columbia), Jennifer Deaver (City of Columbia-Housing and Neighborhood Services Department), Diane Suhler (Interested Person), Laura Morrow (Retired), McKenzie Ortiz (Local Motion), Verna Laboy (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Kerby Webb (BCCSD)

**1. Welcome and Introductions**

Nick opened the meeting with all in attendance making introductions.

**2. Review and Questions – 2/20/2024 Policy Subcommittee Minutes**

No questions or comments were brought up.

**3. Report Out by Subcommittee Members**

Nick allowed time for anyone to share updates specifically related to the policy focus of this workgroup. No updates were shared.

**4. Goal Setting**

The group discussed progress already made by the Affordable Housing Coalition and started thinking about what is next using the workgroup overview document to revisit the scope of this subcommittee. With the housing study taking place, the potential to consider what is “low hanging fruit” and ways to move forward prior to the report completion was addressed. The workgroup noted other efforts happening in the community, with some related to the Affordable Housing Coalition. The potential to track accomplishments, potentially working with the Marketing Subcommittee, was noted. A handout showing a housing continuum was reviewed, with conversation from the subcommittee looking more about where policy efforts could be focused at this time.

The potential to address rental opportunities, primarily apartments, and the need for more income based housing was discussed. Zoning policies were brought up related to local R1 zoning, default annexation zoning, and changes to R1 elimination in other communities. This led to consideration of infill, lots, central overlay discussions, and starter home costs. A Housing Forward handout from Madison, WI was reviewed and discussed.

The group discussed county population shifts due to housing affordability, both locally and as cited by an article in The Economist this week. Shared housing, City of Columbia purchase of land, and a Dane County housing initiative to lower development costs were discussed by the group. Policy to



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encourage building, including approaches to incentivize with funding mechanisms were discussed with some examples of local efforts.

The subcommittee discussed some local observations of rent increases and income levels for some properties. The structure and approach in Madison, WI was brought up with some comparison made to our local community needs. The subcommittee considered what might be low hanging fruit and areas to explore more at this time. Policies related to building fees, shared housing, and mixed income apartments were discussed with plans for Jane to share the current UDC (Unified Development Code) policy with recognition that additional research would be useful.

**5. Next Steps**

Subcommittee members volunteered to gather more information about some specific policy areas (mixed income development, shared housing, and research entities which provide best practices on affordable housing). Information will be emailed to those who have attended the subcommittee meetings to solicit interest in assisting with these efforts.

**Next Policy Subcommittee Meeting:** June 18, 2024, 3:00PM – 4:30PM, Love Columbia



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