



**BOONE COUNTY**  
UPWARD MOBILITY

## Affordable Housing Coalition Minutes

May 21, 2024

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

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**Meeting Attendees:** Haley Hamblin (University of Missouri - Columbia), William Lautenschlager (Love Columbia (LC)), Tracie Vangel (LC), Lori Acton (LC), Lauren Mott (LC), Jane Williams (LC), Conrad Hake (LC), Sara Stone (LC), Ben Bargett (Central Missouri Community Action (CMCA)), Kari Utterback (Columbia/Boone County Public Health and Human Services), Tim Teddy (City of Columbia – Community Development), Becky Thompson (City of Columbia – Housing and Neighborhood Services), Diane Suhler (Interested Community Member), Pat Fowler (Mid MO Legal Services), Chelsea Zabski (MO Foundation for Health), Kellie Bishop (Truman VA), Scott Buis (Truman VA), Melonie Blair-Fabian (Truman VA Medical Foster Home), Rhonda Carlson, (C and C Construction), Anthony Stanton (Columbia Community Land Trust), Erica Pefferman (COMO Magazine), Judy Bock (St. Vincent de Paul Society), Erika Buford (Powerhouse), Shelia Whitfield (CMCA), Daniel Crasnow (CMCA), Garnett Matthews (Mid MO Legal Services), Tasha Belcher (Columbia African American Business Association), Carmelita Wright (Salvation Army), Nick Foster (Columbia City Council), Alice Leeper (Columbia Board of Realtors), Joanne Nelson (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Kerby Webb (BCCSD), Verna Laboy (BCCSD), Dr. David Boston (Amarach Planning Services, LLC)

**Meeting Objective:** Explore Shared Housing Opportunities & hear Housing Study Update

### 1. Welcome and Introductions

Jane Williams opened the meeting welcoming all attendees and allowed brief introductions.

### 2. Subcommittee Meeting Update

#### a. Policy subcommittee

Nick Foster, chair of this subcommittee, discussed goal setting, low hanging fruit, and what issues to address by the Policy Subcommittee considering the work that Dr. David Boston is completing with the Housing Study. Nick provided some updates on related activities happening at the City of Columbia. The FY 2025 city budget will include a Housing Fund, with details on how this will be structured/funded still in the works. Individuals who visited a Tiny Home Development in Springfield, MO in March 2024 are discussing ideas from what they learned from the trip. Becky Thompson added that they are considering workforce housing efforts.

#### b. Marketing subcommittee

Joanne Nelson and Erica Pefferman, chair of this subcommittee, shared the Marketing Subcommittee proposal to develop a website for the Affordable Housing Coalition as a landing page for the housing continuum. This could include information sharing, consistent messaging, community housing resources, a place for incoming messages, and testimonials. The County would use funds donated by Cradle to Career Alliance to pay for the cost of developing this website to be owned and maintained by the County with Erica offering to host it at no charge. Before moving forward, feedback from the full workgroup was sought and there was no opposition expressed.



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### 3. Shared Housing Living Examples

#### a. Diane Suhler, Retired professor, volunteer- agency that matches seniors with students.

Diane presented Shared Housing examples, described as situations in which two or more people live in a permanent housing unit and share costs associated with maintaining housing. The handout provided included both examples and related laws from other areas.

#### b. Melonie Blair-Fabian, LCSW, Truman VA [Medical Foster Home \(MFH\)](#) Coordinator

Melonie shared an initiative for Veterans who cannot live on their own which offers more options to support independence in a home-like environment. MFHs are private residences where the caregiver lives and provides continuous care for the Veterans, with the assistance of relief caregivers. After sharing a national [news story](#) about MFHs, Melonie mentioned that she is available to share this opportunity with any group with further interests.

Verna shared information on a handout from Leigh Kottwitz, City of Columbia Office of Neighborhood Services, explaining the City of Columbia's Shared Living Regulations.

### 4. Housing Study Update

Dr. David Boston, owner of Amarach Planning Services, LLC, provided an update on the Boone County housing study. Work began in January 2024 and will be completed in early Fall 2024. There were over 700 responses to the Housing Study survey, with over 500 providing detailed feedback. Some shared specifics of situations and gave feedback on what would have helped. Some preliminary findings from feedback on housing preferences were shared, including the frustration about rising housing costs being mentioned. Many factors with supply not keeping up with demand were touched on. Dr. Boston explained coordination with other planning occurring within the county, such as the County's Master Plan, and City of Columbia's First Ward Overlay Plans. Dr. Boston encouraged the workgroup to continue researching but to consult with him before making plans resulting from that research, noting efforts in the Policy Subcommittee in particular. Next steps for the housing study are looking at housing demands, identifying and finding approaches to address gaps, and looking more at policy analysis and recommendations.

### 5. Additional Updates

- Verna Laboy shared that Boone County Community Services Department is offering free Results-Based Accountability (RBA) training on June 7, 2024, noting this is the foundation which the local Upward Mobility initiative was built on.
- Jane Williams mentioned the following updates: Habitat for Humanity is in the selection process for the next round of homeowners. Substantial donation to Love Columbia from The Crossing Church will enable Love Columbia to now build a ten plex for transitional housing. Love



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Columbia is hosting a Job Fair for City/County employment opportunities on Wednesday, June 12, 2024, from 3:00 PM – 6:00 PM with staff available to assist with completing job applications.

- Kari Utterback shared Project Homeless Connect will take place July 11, 2024.
- Tim Teddy shared that the City of Columbia has recently issued a variety of housing permits which included 10 duplexes and gave an update regarding the Central Area Zoning and Design meetings.
- Anthony Stanton shared that the City of Columbia Planning and Zoning Commission is looking at nonconforming and small lot utilization. He also advised that he is working with the Local Motion group, noting it would be great to make maps with layers of where we live and work in the community to see where the transportation need is greatest.
- Nick Foster shared that the Fall 2024 transit study will provide more information.

### 6. Next Steps

- Policy & Marketing Subcommittees will meet June 18, 2024, at 3:00PM at Love Columbia.
- The next meeting with the full Affordable Housing Coalition workgroup will be on Tuesday, July 16, 2024 at 3:00PM at Love Columbia and with an option to join virtually.
- Verna adjourned the meeting.



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