



BOONE COUNTY
UPWARD MOBILITY

Affordable Housing Coalition Policy Subcommittee Minutes

June 18, 2024

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

Meeting Attendees: Nick Foster (City of Columbia - Ward 4 Councilperson), Becky Thompson (City of Columbia), Sara Stone (Love Columbia), Conrad Hake (Love Columbia), Jane Williams (Love Columbia), James Bayless (Fresh Start), McKenzie Ortiz (Local Motion), Michael Martin (AP Columbia), Daniel Crasnow (Central Missouri Community Action), David Boston (Amarach Planning Services), Verna Laboy (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Joanne Nelson (BCCSD)

1. Welcome and Introductions

Nick opened the meeting with all in attendance making introductions.

2. Review and Questions – 4/23/2024 Policy Subcommittee minutes and topics

Nick provided some background information on previous subcommittee plans and interest in revisiting areas previously identified to research or other topics based on feedback from David Boston so the group can focus on areas most relevant locally. The [Dane County example](#) previously shared was mentioned and asked to be resent to the group.

- Previously Identified policy areas of interest
 - Mixed income development
 - Shared housing
 - Reliable sources for best practices on affordable housing

Nick shared some updates from the Columbia City Council meeting, including Planning and Zoning Commission (P&Z) efforts. Nick has been in contact with the P&Z chair and provided additional information on their conversation about what P&Z has been seeing.

3. Housing Study

David reiterated the importance of continued policy research, noting this is an area where one can never finish learning. An update of the housing study timeline was provided, with plans to look at policy interventions with the biggest impact in August but some issues have been rising to the surface already.

Information was provided on multiple issues, with further details of considerations both generally and some context of how they relate to each other discussed. The subcommittee asked questions and added some additional local information throughout. Topics mentioned which might be worth looking at included:

- Preservation of existing housing stock
- Ways to make building affordable housing more feasible
 - Local fund for housing
 - Discretionary review as part of the approval process
- Small lot development



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- Provision of zoning code
 - A City of Columbia ordinance and what P&Z is looking at with staff input were mentioned related to efforts in this area
 - Context driven zoning
- Ability for expedited review to waive permit fees for affordable housing
 - Consider processes and thresholds
 - It was noted that waivers exist for CBDG and HOME funded projects in Columbia.
- R-1 zoning reform
- Unrelated people and co-living
- Inclusionary zoning
 - Can be mandatory or incentive based
 - David noted lots of established literature exists on this topic.

Areas David suggested not exploring much were density bonuses and transfer development rights. When asked about land banks, David suggested they are beneficial in areas with a rapidly shrinking population, so it may not be as high of a priority locally. Information about parking requirements was considered something that could be looked at, though it did not come up as a cost barrier locally. David plans to cover other zoning and subdivision requirements in more detail within the housing study.

David reviewed where he was in the process of completing the housing study and will share all information in the report at one time as only preliminary data is available. Joanne noted that a high level update was recently emailed to individuals affiliated with the City of Columbia and anyone is welcome to reach out with questions.

4. Discuss where to focus and goal setting

Nick reflected on where this leads us and noted some potential areas to refocus research efforts (affordable housing trust fund, occupancy ordinances, R-1 reform, and inclusionary zoning) while recognizing areas can be sent to the group to ask what topics individuals would like to research.

5. Next Steps

Plans were made to coordinate further through a follow up email to subcommittee members, recognizing others not present at the meeting may also be interested in contributing to research efforts. Smaller groups will research specific topics and should be prepared to report out at the next subcommittee meeting in August. David volunteered to attend this subcommittee meeting to share more information and touch base on subcommittee research efforts.

Next Policy Subcommittee Meeting: August 20, 2024, 3:00PM – 4:30PM, Love Columbia

