



BOONE COUNTY
UPWARD MOBILITY

Affordable Housing Coalition Policy Subcommittee Minutes

August 20, 2024

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

Meeting Attendees: Nick Foster (City of Columbia – Ward 4 Councilperson), Jane Williams (Love Columbia), Mary Clark (Love Columbia), Conrad Hake (Love Columbia), Sara Stone (Love Columbia), McKenzie Ortiz (Local Motion), Laura Morrow (Retired), Tyler Davis (Daniel Boone Regional Library), Daniel Crasnow (Central Missouri Community Action), Shawna Neuner (Columbia Board of Realtors/Columbia Apartment Association), David Boston (Amarach Planning Services), Verna Laboy (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Kerby Webb (BCCSD)

1. Welcome & Introductions

Nick Foster welcomed all to the meeting followed by introductions of all attendees. Dr. David Boston joined virtually and shared a brief update on the status of the Boone County Housing Study, noting individual reports are being wrapped up. He is seeing a mismatch with housing market demand versus availability. Some renters are financially overextending themselves 50% of their income to find housing, with some individuals relocating to smaller/rural communities outside of Boone County for more affordable housing.

2. Updates from Research Groups

Nick shared with Dr. Boston the research topics being considered by the Policy Subcommittee. Dr. Boston added some points for consideration and discussion:

- **Preservation of existing housing stock**

Consider the value of the stock of longtime owner-occupied homes without mortgages in the community- although they may be more challenging to maintain or bring up to good condition. State and Federal funds, such as Community Development Block Grant (CBDG) funding programs, can be a great resource for municipal programs to rehab existing affordable housing stock while prioritizing the most critical needs for housing across the community.

- **Small lot development**

Tactics that can assist in getting small lots zoned for development include reviewing lots of record and determining if a lot's size was once within regulation but is now not so due to regulatory changes that have taken place over time. Additional strategies that may reduce small lot development barriers include removing discretionary reviews and developing fee scales that consider lot size. Having a dedicated liaison within local government for small lot development/zoning can help in all of the aspects listed above by reducing the burden on developers. The City Housing Trust Fund is pending approval, which could gain funding from associated linkage fees.

- **Ability for expedited review to waive permit fees for affordable housing**

One of the simplest ways to encourage the development of affordable housing is through fee waiving. Sometimes permit review delays are actually on the applicant side because it can be difficult to understand the language and comments that come back to applicant. The concept of



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a municipal liaison for developers is also applicable here to assist with fees and permitting barriers.

- **R-1 zoning reform**

R-1 zoning composes approximately 75% of the housing stock in Columbia. R-1 zoning regulations are typically different across municipalities, which inhibits developers from easily conducting business in multiple areas. Fostering consistency within municipalities to create a simpler process for builders can also reduce the costs associated with building affordable housing. Single family detached homes are the highest demand housing style across Boone County.

- **Unrelated people and co-living**

Not every municipality has something on the books regarding this concept and those that do often have low regulation of the policy. These regulations in general commonly create more hardship than benefit. Within Columbia, R-1 zoning dictates that no more than 3 unrelated persons can cohabitate- in years past that limit was higher. If this policy were to be challenged, there would be expected pushback from neighborhoods surrounding the college campuses. Cultural impacts regarding this policy are significant since Columbia has a large refugee population who live and define relatedness differently.

- **Inclusionary zoning and mixed income development**

Inclusionary zoning has great social benefit but requires mindful crafting. Consideration of local capacity is vital when developing in this manner, especially if the goal is to distribute affordable units across an entire community and rather than in small pockets. The concept of a developer liaison recurs here again to assist builders with understanding Federal, State, and local funding requirements such as the Low-Income Housing Tax Credit (LIHTC). There is often significant conversation about unit type, price point, and difficulty in putting many options in one development.

3. Small research group breakouts for further research/collaboration

Time did not allow for actual break out group discussion during the meeting. Each topic group identified an individual to serve as the facilitator to coordinate communication within their group and ensure the group is moving forward.

4. Next Steps

Nick encouraged everyone to stay connected with each other and reach out if others can assist with making connections to others with content expertise. Further communication will follow, with potential refinements in how to continue research in small groups without causing anyone to overcommit to many research topics.

Next Policy Subcommittee Meeting: October 15, 2024, 3:00PM – 4:30PM, Love Columbia