



Affordable Housing Coalition Workgroup Minutes
January 21, 2025, 3:00PM – 4:30PM
Love Columbia (1209 E Walnut St., Columbia, MO 65201)

Meeting Attendees: Sara Stone (Love Columbia (LC)), Conrad Hake (LC), Candice McCool (Real Estate Investor), Carolyn Hunt (Turning Point), Bill Florea (Boone County Resource Management), Kip Kendrick (Boone County Presiding Commissioner), Jane Williams (LC), Alice Leeper (Columbia Board of Realtors), Ben Burgett (Central Missouri Community Action (CMCA)), Carmelita Wright (Salvation Army), Erica Pefferman (Flat Branch Bank), Ashley Switzer (Habitat for Humanity), Judy Bock (St. Vincent DePaul Society), Sidney Everhart (University of Missouri - Columbia (MU)), Haley Hamblin-Dold (MU), Amelia Lewis-Allen (Burrell Behavioral Health), Brian Gardner (Citizen), Scott Buis (Truman VA), Al Tacker (Citizen), Mary Jo Herde (Citizen), Rebecca (Becky) Thompson (City of Columbia - Housing and Neighborhood Services), Jane Church (Citizen), Nick Foster (City of Columbia), Rikki Ascani (Local Motion), Darin Preis (CMCA), Anthony Stanton (Columbia Land Trust), Jami Clevenger (Columbia Home Builders Association), Verna Laboy (Boone County Community Services Department (BCCSD)), Emilio Ayala Youngblood (BCCSD), Kerby Webb (BCCSD), Gina Jenkins (BCCSD), Joanne Nelson (BCCSD), Kristin Cummins (BCCSD)

Meeting Objective: Continue 2025 Affordable Housing Coalition Workgroup Planning

1. Welcome & Introductions

Jane welcomed everyone and opened the floor up for introductions.

2. Confirm 2025 workgroup structure utilizing survey results

Gina presented the compiled results from the 2025 Workgroup Structure Survey. The survey results showed that most workgroup members would like to move forward with the same schedule as prior years, meeting on the third Wednesday of each month from 3:00pm to 4:30pm at Love Columbia. Members noted that supplemental meetings could still be called to convene with partners and community members who may not be able to meet during traditional business hours. This schedule was finalized as no workgroup members voiced objections to adopting this workgroup structure for the remainder of 2025.

3. Updates on Housing Study recommendations

Bill Florea and Becky Thompson presented on the work being done with the Housing Study recommendations, noting additional planning is underway.

Bill shared that the county is working to develop permitting software to refine workflows, provide additional transparency, and increase efficiency. The county is also working on removing red tape from processes where administrative decision making can be made. Bill shared that the county would like to work on updating the housing inventory and building codes. Bill clarified that the newly hired Rental Housing Coordinator is operating on a complaints-based basis as permitted by legislation. The county's sewer structures are the largest barrier to housing expansion, and the sewer district is working on extending the sewer system.

Becky shared that the city's efforts align with the efforts being worked on by the County. These efforts include things like updating inventory, reviewing zoning and building codes, and family definitions. Becky also shared that the city is researching how to implement an effective housing trust fund with ongoing funding. They are working to create an easily understandable process flowchart for development and other housing related processes. Columbia Board of Realtors shared suggestions for priorities with the city which were distributed during the workgroup meeting.



Affordable Housing Coalition Workgroup Minutes
January 21, 2025, 3:00PM – 4:30PM
Love Columbia (1209 E Walnut St., Columbia, MO 65201)

Ongoing collaboration and input are expected, with representatives from Boone County and the City of Columbia scheduled to meet again in March.

4. Next Steps - 2025 Workgroup Plan

- The workgroup would like to continue to hear updates on how current housing development efforts are progressing as well as different efforts in the community. The workgroup shared information and discussed numerous things happening which relate to local housing affordability.
- Land banks were discussed as something that could be explored but may not be a high priority given the local availability. Becky shared the [Center for Community Progress](#) could be a resource for more information.
- The connection between housing affordability and attracting potential businesses and employees to the area was discussed. Workforce housing and the spectrum of housing options were brought up, with information on the rising cost of building new homes.
- Recommendations relating to empowerment in the Housing Study were discussed as an area this workgroup could take on.
- The upcoming release of the Boone County Master Plan and City of Columbia Transit Study were mentioned as additional information which will become available to inform local efforts.
- Rikki added that Local Motion has received a grant from the Environmental Protection Agency (EPA) to write a transit master plan. The plan will be created with input from other local community stakeholders.
- The workgroup is interested in continuing to be flexible on how to move forward as different plans are developed from Housing Study recommendations. The next meeting may include more time dedicated to sharing input about funding and structures for a local housing trust fund.

5. Closing

a. Partner Updates

- Jami shared information for a Home Builder's Association of Columbia event titled [Careers Under Construction](#) which will take place in April with volunteers welcomed to become involved.
- Ashley said a local Realtor Build is being hosted later this month to build five Habitat for Humanity homes. The new subdivision will have a total of 143 homes with the next phase coming.
- Anderson is building new homes, including a larger ADA accessible home.
- CMCA shared they are finishing phase one of the Providence Landing housing development which will have 14 units. Two Hickman house are currently under contract.
- Jane is learning more about shared living and welcomes volunteers to help read and synthesize information on this or other topics related to housing.

b. Comments and Questions

None.

Next Meeting: February 18, 2025, from 3:00pm-4:30pm
Love Columbia's Community Room (1209 E Walnut St., Columbia, MO 65201) or via [Zoom](#)