



**BOONE COUNTY**  
UPWARD MOBILITY

## Affordable Housing Coalition Minutes

March 19, 2024

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

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**Meeting Attendees:** Randy Cole (Columbia Housing Authority), Haley Hamblin (University of Missouri - Columbia), Meredith Nelson (Golden Grove Property Management), William Lautenschlager (Love Columbia (LC)), Tracie Vangel (LC), Lori Acton (LC), Jane Williams (LC), Mary Clark (LC), Conrad Hake (LC), Sara Stone (LC), Darin Preis (Central Missouri Community Action (CMCA)), Ben Bargett (CMCA), Tia Gardner (Todd Student Apartments and Columbia Apartment Association), Kari Utterback (City of Columbia), Tim Teddy (City of Columbia – Community Development), Becky Thompson (City of Columbia – Housing and Neighborhood Services), Jacob Amelunke (City of Columbia – Housing and Neighborhood Services), Diane Suhler (Interested Community Member), Pat Fowler (Mid MO Legal Services), Anthony Stanton (Columbia Land Trust), Brian Toohey (Columbia Board of Realtors), Jodie Jackson Jr. (COMO Magazine), Erica Pefferman (COMO Magazine), Judy Bock (St. Vincent de Paul), Susan McCollegan (Fayette Together), Carmelita Wright (Salvation Army), Sean Spence (Salvation Army), Tandra Hickem (Salvation Army Harbor House), Michael Martin (AP Columbia, LLC), James Bayless (Fresh Start Sober Living), Nick Foster (Columbia City Council), Jessica Boyle (Iron Gate Real Estate), Alexander Boyle (Iron Gate Real Estate), Laura Morrow (Interested Community Member), Lenna Peterson (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Kerby Webb (BCCSD), Verna Laboy (BCCSD)

**Meeting Objective:** Share reports from subcommittee meetings and provide and updates on issues related to affordable housing.

### 1. Welcome and Introductions

Verna Laboy and Jane Williams started the meeting and led introductions.

### 2. Subcommittee Meeting Update

#### a. Policy Subcommittee

Nick Foster reported on how the committee is just getting started and thinking about the strategy in light of the housing study, noting progress has been made on policies recommended by this coalition. Becky Thompson added an update on city policies based on the five priorities that have been identified by the affordable housing coalition including amending city code to authorize existing substandard lots to be developed, work in progress to establish reduced setback, and removing barriers to constructing Accessory Dwelling Units (ADU). Anthony Stanton stated that this policy change had a direct correlation to the work in this group. Verna asked everyone to pause and celebrate the success of the coalition's work.

#### b. Marketing Subcommittee

Erica Pefferman stated they are developing a skeleton of a marketing plan and shared plans for future actions to include communications planning, collecting marketing ideas from other cities that are doing similar work on affordable housing, and recommends giving a name to the affordable housing coalition/workgroup to give a clear identity for the group and to support the same goal.



605 E. Walnut, Ste A, Columbia, MO 65201



[www.showmeboone.com/community-services](http://www.showmeboone.com/community-services)



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### 3. Housing Study Update

An update on the progress of the study was provided by Gina Jenkins, reminding everyone of Community input meetings the week April 8 and the [survey](#) currently available which has had over 400 responses so far.

Mike Martin encouraged everyone to read [Dr. Boston's report on Elmira, NY](#) to see the type of recommendations he makes. It was mentioned that a link would be shared with the group.

### 4. Additional Updates

- Tim Teddy provided update on Central Neighborhood Overlay Zoning Plan including input received and next steps. The location has not been finalized yet for the next public forum which will be April 24 from 6-8pm. Additional discussion of overlay zoning and middle housing occurred. Jane mentioned an [article on the missing middle](#) would be reshared and noted many say we need more housing.
- Darin Preis provided an update on CMCA including Providence Landing structure and timeline. Everyone was invited to an Open House at their two recently completed houses at 210 and 212 Hickman Ave. on March 28 from 4:30-5:30pm. The challenges of in-fill housing construction and rising insurance rates were discussed with input from the group.
- Jane Williams updated the group on projects happening with Anderson Homes Foundation on Ria Street to be finished by the end of May and Arise Dwelling renovating homes purchased from Columbia College to be sold to first time home buyers. Information on Love Columbia's first-time homebuyer class was shared.
- Randy Cole gave updates on progress on Columbia Housing Authority including Kinney Point and Park Ave housing projects, which are proceeding on schedule.
- The group discussed local trends regarding rent increases, the number of students in Columbia Public Schools experiencing homelessness, the record high for average and median home sale prices in Boone County, and insurance costs impacting local housing. Challenges and future opportunities were brought up. Comments on housing trust funds, building relationships, and out of town investors making cash offers were included in the conversation.
- The Consolidated Annual Performance and Evaluation Report ([CAPER](#)) which is prepared for HUD was presented to Columbia city council and the group was encouraged to read it.

### 5. Next Steps

- Everyone is encouraged to attend one of the April public input meetings being held for the Boone County Housing Study.
- Additional communications will let the group know if the subcommittees will meet in April.
- The next meeting with the full Affordable Housing Coalition will be Tuesday, May 21, 2024 at 3:00PM at Love Columbia and with an option to join virtually. Information on shared housing models will be presented along with time for partner updates. Anyone in the group may suggest topics for future meetings.



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