



BOONE COUNTY
UPWARD MOBILITY

Affordable Housing Coalition Minutes

July 16, 2024

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

Meeting Attendees: Misha Smith (Empower Missouri), Rikki Ascani (Local Motion), Rebecca Scott (Daniel Boone Regional Library (DBRL)), Typer Davis (DBRL), D'Andre Thompson (City of Columbia), Tracie Vangel (Love Columbia (LC)), Lori Acton (LC), Mary Clark (LC), Jane Williams (LC), Conrad Hake (LC), Sara Stone (LC), Senica Smith (Voluntary Action Center (VAC)), Tionna Lawson (VAC), Michael Martin (AP Columbia), Kari Utterback (Columbia/Boone County Public Health and Human Services), Randy Cole (Columbia Housing Authority (CHA)), Kendra Jackson (CHA), Becky Thompson (City of Columbia – Housing and Neighborhood Services), Lacey Salazar (City Intern – City of Columbia), Marrello Sieverin (City Intern – City of Columbia), Scott Buis (Truman VA), Anthony Stanton (Columbia Community Land Trust), Erica Pefferman (COMO Companies), McKenzie Ortiz (Local Motion), Judy Bock (St. Vincent de Paul Society), Erika Buford (Powerhouse), Shelia Whitfield (Central Missouri Community Action), Tasha Belcher (Columbia African American Business Association), Shawna Neuner (Columbia Board of Realtors and Columbia Apartment Association), Alice Leeper (Columbia Board of Realtors), Terry Pippenger (Magnus Mini Homes), Nick Foster (Columbia City Council), Verna Laboy (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Kerby Webb (BCCSD)

Meeting Objective: Legislative updates and local Affordable Housing Projects

1. Welcome and Introductions

Jane opened the meeting with everyone providing introductions.

2. Legislative Updates

a. Misha Smith, Empower Missouri Affordable Housing Policy Manager

Misha presented slides with an overview of legislation in Missouri related to affordable housing, including highlights of 2024 bills and policy priorities for Empower Missouri for 2024 and 2025. Bills passed related to eviction moratoria preemption and enabling land banks. Misha noted data suggests money lost by landlords during the eviction moratorium did not exceed previous periods. Bills related to increased funding for the Missouri Housing Trust Fund (MO HTF), the establishment of the Missouri Fair Housing Act, and Circuit Breaker Tax Credit stalled. Misha noted that source of income issues impact individuals at many income levels, such as individuals which have non-traditional sources of income.

Empower Missouri is actively involved in the Source of Income Discrimination Ban Preemption and Homeless Criminalization bills which are likely to be refiled in 2025. Education campaigns and public awareness are priorities for Empower Missouri, noting it is not an exhaustive list and they will see what is filed in January. Everyone was invited to follow Empower Missouri via social media for updates and attend their statewide Affordable Housing Coalition meetings on the third Wednesday of each month starting at 11:00AM.



b. Questions

Further information on the misinformation related to Source of Income was requested, with Misha providing examples of testimony and some concerns brought up which needed additional clarification or correction. Funding for the MO HTF was discussed, noting the current \$3.00 per document filing fee which provides funding has not increased in thirty years, making Missouri near the bottom of states in funding levels.

3. Subcommittee Meeting Updates

a. Marketing subcommittee – Erica Pefferman

Erica explained that the website to serve as the hub for Affordable Housing efforts in Boone County is under development, with the contract to move forward currently under review.

b. Policy subcommittee – Nick Foster

Nick shared that Dr. Boston, owner of Amarach Planning Services, joined the last subcommittee meeting, reviewing areas identified for the group to pursue and giving additional guidance on areas of research. Based on this input, the subcommittee is preparing to research six topics at this time: preservation of existing housing stock, small lot development, ability for expedited review to waive permit fees for affordable housing, R-1 zoning reform, unrelated people/co-living, and inclusionary zoning/mixed income development. Nick welcomed anyone interested in contributing to research efforts to [contact Gina](#).

4. Partner Updates/Local Affordable Housing Project Updates

- Nick mentioned a [report related to housing](#) prepared at the request of Columbia City Council which was shared at their July 15 meeting. Everyone was encouraged to read the report along with the [CAPER](#) (Consolidated Annual Performance and Evaluation Report) and comprehensive plan ([report](#) and [presentation](#)). Policy changes related to registration and licensing of short term rentals were passed at the meeting.
- Terry provided some background on Magnus Mini Homes and interest in further consideration of zoning to support a “landominium” setup, where smaller homes would be grouped together with a structure similar to condominium ownership.
- Randy invited everyone to attend the Groundbreaking Ceremony for Kinney Point on July 25 at 3:30PM. With appreciation for partners, Randy noted minimal Columbia Housing Authority vacancies and that VASH (Veterans Affairs Supportive Housing) vouchers are fully utilized.
- Love Columbia shared they are close to having fifteen individuals who attended their homeowner class become homeowners this year. They noted their work with Anderson Homes Foundation with multiple lots either closed or to be closed soon. Their 10-plex design has been submitted to the city with hopes to break ground soon. Jane updated everyone about a group of



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individuals traveling to see Eden Village, a tiny home community in Springfield, MO, with other group members offering additional information about the model and considerations for local implementation.

- Kendra shared recent meetings with community partners, including a presentation for the Columbia Apartment Association. Others also noted that this was well received.
- Becky noted that planning for a local housing summit is underway, which will take place on October 24. While more details will be shared when they are available, it will likely be a full day event and include presentations and action planning.
- Verna mentioned that an event is tentatively scheduled for September 6 to provide an update on Upward Mobility efforts and will also include a Poverty Simulation.
- Kari noted that the Letter of Intent for City of Columbia Social Services Funding in the Opportunity area is due by July 26. Project Homeless Connect was attended by 136 people, including more children than ever before. Everyone was invited to attend a retirement celebration for Steve Hollis from 2:30-4:30PM on August 14 at the health department. Others congratulated Kari on her new position as Human Services Manager.

5. Next Steps

- Policy & Marketing Subcommittees will meet at Love Columbia on August 20, 2024 at 3:00PM in person only.
- The next meeting with the full Affordable Housing Coalition workgroup will be on Tuesday, September 17, 2024 at 3:00PM at Love Columbia and with an option to join via [Zoom](#).