



Affordable Housing Coalition Minutes

March 18, 2025, 3:00PM – 4:30PM

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

Meeting Objectives:

- Provide ideas and input related to a local Housing Trust Fund
- Continue 2025 Affordable Housing Coalition Workgroup Planning

Attendees: Jane Williams (Love Columbia (LC)), Sara Stone (LC), Conrad Hake (LC), Mary Clark (LC), Sherry Wyss (LC), Kelli Van Doren (LC), Lori Acton (LC), Carmelita Wright (Salvation Army), Ashley Switzer (Habitat for Humanity), Sidney Everhart (University of Missouri - Columbia), Mary Jo Herde (Citizen), Amy Gutel (Citizen), Carter Stephenson (Columbia/Boone County Public Health & Human Services), Ituwa Lubani (American Lung Association), Jake Amelunke (City of Columbia - Housing and Neighborhood Services), Rebecca (Becky) Thompson (City of Columbia - Housing and Neighborhood Services), Rikki Ascani (Local Motion), Laura Morrow (Citizen), Onni Flint (Central Missouri Community Action (CMCA)), Darin Preis (CMCA), Jacque Sample (3rd Ward Columbia City Council Candidate), Jami Clevenger (Columbia Home Builders Association), Randy Cole (Columbia Housing Authority (CHA)), Kendra Jackson (CHA), Verna Laboy (Boone County Community Services Department (BCCSD)), Kerby Webb (BCCSD), Gina Jenkins (BCCSD)

1. Welcome and Introductions

Jane welcomed everyone and opened the floor up for introductions. During her introduction, Kerby shared she would be less involved in workgroup meetings due to shifting job responsibilities and left the meeting.

2. Housing Study recommendations

a. City of Columbia and Boone County updates

Jane said updates will continue to be shared but those who would typically provide an update were not present. Gina added that the March 2025 joint planning meeting with City of Columbia and Boone County officials addressing Housing Study recommendations was postponed. Since the meeting will be open to the public, the meeting date will be shared with this workgroup once it is rescheduled for a later date in April 2025.

Becky Thompson joined the meeting and shared that the City of Columbia departments are working on several recommendations, making progress on the steps already taken. She introduced Jake Amelunke as the new Housing Programs Manager.

b. Empowerment updates

Jane reminded the workgroup that the Housing Study Empowerment recommendations included a recommendation to expand homeowner education and financial literacy classes, noting an apparent expansion of services already occurring in this area since the release of the Housing Study. Sherry Wyss, Kelli Van Doren, and Darin Preis contributed information about trainings and classes being offered by [Love Columbia](#), Central Bank of Boone County – [ProsperU](#), and [Central Missouri Community Action](#) (CMCA). In addition to reviewing handouts shared with the workgroup, Darin added that CMCA's [Financial Opportunity Center](#) also has a podcast.

3. Discussion of Housing Trust Fund structures and funding mechanisms

Conrad Hake led a discussion of Housing Trust Fund (HTF) structures and funding mechanisms, presenting a spreadsheet with a compilation of HTFs across the country with links and a summary of how they are



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funded. The workgroup will use this to further explore and research/investigate what might work here in Columbia and Boone County. Conrad also provided a summary analysis of the frequency which various revenue sources appeared in this document. Becky shared the potential for a joint City of Columbia/Boone County HTF has been brought up with Boulder County being noted an area where this model has been used. The workgroup discussed some of the current challenges around the funding structure of the [Missouri Housing Trust Fund](#) and some advocacy efforts happening statewide. The workgroup discussed some funding structures and recognized further research to understanding what has been successful in other areas would be a useful part of the ongoing conversation related to HTF funding mechanisms.

4. Next Steps - 2025 Workgroup Planning

Jane Williams shared that the Affordable Housing Coalition will hear from Adrienne Stolwyk with an Accessory Dwelling Units (ADU) update at the April workgroup meeting. Jacque Sample shared that ADU's have been a topic at the candidate forums, and all seem to be very supportive. The workgroup discussed exploring ways for collaborating with the other Upward Mobility Housing Access and Support Alliance workgroup without duplicating efforts. Potential avenues for seeking additional input while moving forward with Housing Study recommendations were discussed.

5. Closing

a. Partner Updates

- Jami shared Careers Under Construction is open to the public 9:00am-12:00pm on April 11, 2025 at [the Northeast Event Center](#) in Columbia, MO. Individuals needing transportation can call [First/Last Mile](#) as they are offering free transportation for this event.
- Ashley shared [Show Me Central Habitat for Humanity's Women Build](#) will occur May 1-3, 2025. [Home ownership applications](#) are open through March 29, 2025.
- Darrin Preis shared that the two homes CMCA built for \$219,000 sold for less (one has closed, the other closing soon) and recognized other community partners who helped.
- Randy shared that Columbia Housing Authority received final HUD approval to close on Park Avenue units with renovations to start soon and added appreciation all the community engagement and help.
- Becky shared Columbia Board of Realtors, City of Columbia, and Columbia Housing Authority will host a Fair Housing Event 9:30am-11:30am on April 18, 2025 at City Hall.
- Jami shared a lead paint certification program is being offered locally and that anyone interested can reach out to her at [Columbia Home Builders Association](#) for more information.
- Conrad said the Love Columbia "How Much House Can I Afford" flyer can be a useful guide for loan affordability with Jane adding their rental cost flyer is also a popular resource, noting a local employer increased salaries after reviewing it.

b. Comments and Questions

With no additional comments, Jane announced the next meeting date and closed the meeting.

Next Workgroup Meeting: April 15, 2025, at 3:00PM at Love Columbia in person or via [Zoom](#)