



**BOONE COUNTY**  
UPWARD MOBILITY

## Affordable Housing Coalition Minutes

May 20, 2025, 3:00PM – 4:30PM

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

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**Meeting Objective:** Learn about Golden HomeShare shared living and Community Land Trusts

**Attendees:** Jane Williams (Love Columbia (LC)), Sara Stone (LC), Monica Fulkerson (LC), Conrad Hake (LC), Mary Clark (LC), Lori Acton (LC), Jessica Roohparvar (LC), Nick Foster (City of Columbia Councilman), Bill Florea (Boone County Resource Management Department), Carmelita Wright (Salvation Army), Doug Hunt (Columbia Community Land Trust (CCLT)), Carolyn Hunt (Turning Point Day Center), Judy Bock (St. Vincent dePaul Society), Onni Flint (Central Missouri Community Action (CMCA)), Ben Burgett (CMCA), Ashley Switzer (Habitat for Humanity), Damien Shafer (Mortgage Broker), Sidney Everhart (University of Missouri – Columbia), Ituwa Lubani (American Lung Association), Leigh Kottwitz (City of Columbia - Housing and Neighborhood Services), Jake Amelunke (City of Columbia - Housing and Neighborhood Services), Steve Matthews (Volunteer), Laura Morrow (Concerned Citizen), Scott Claybrook (Arise Dwellings), Matthew Copeland (Arise Dwellings), Scott Buis (Veterans Administration), Beatrice Stewart (Flourish Initiative), Mary Jo Herde (Citizen), Al Tacker (Citizen), Jami Clevenger (Home Builders Association of Columbia), Nathan Smith (Golden HomeShare), Malaki Doubet (Golden HomeShare), Rebekah Robertson (Stonebridge House), Candice McCool (Real Estate Investor), Ashley Haymart (Burrell Behavioral Health), Brandon Shults (Burrell Behavioral Health), McKenzie Ortiz (Local Motion/City of Columbia Planning & Zoning Commission), Evan Lawrence (4-A Change), Sidney Huhman (Bedford Walk), Verna Laboy (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Joanne Nelson (BCCSD)

### 1. Welcome and Introductions

Jane welcomed everyone in attendance with everyone providing introductions. Jane highlighted the speakers planned for the meeting to provide information on unique approaches to affordable housing.

### 2. Housing Study recommendations - City of Columbia and Boone County updates

Jane invited individuals from the City of Columbia and Boone County to provide any updates on progress happening which relates to recommendations from the [housing study](#).

- For the City of Columbia, Leigh Kottwitz shared about potential changes to the zoning code, with plans to have a report. The definition of family will be revisited at the next [Planning and Zoning Commission](#) work session. Nick Foster added about leadership changes, with the director position within Housing and Neighborhood Services yet to be filled after Becky Thompson shifted roles and Tim Teddy retiring this summer.
- Providing Boone County updates, Bill Florea remarked that efforts to streamline the review/permit process are continuing with a transition period to start soon with a contracted vendor. [The Boone County Master Plan](#) is awaiting commission approval in May a plans to move forward after that. One area of research related to affordable housing has been SIP homes which are those built with Structural Insulated Panels. Bill said he can share a [video of a SIP home](#) built in under an hour.

The workgroup discussed some local efforts using and exploring SIP and straw bales. Jane reminded everyone of the How to ADU (Accessory Dwelling Unit) class being offered at Love Columbia on July 12.



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### 3. Discussion of Shared Living Program – Golden HomeShare

Nathan Smith and Malaki Doubet presented and shared slides about their company, [Golden HomeShare](#), which is focused on matching homeowners who want to age in place with individuals to rent space in their homes at an affordable price. Slides were shared to explain the process of matching individuals which results in agreed parameters through customized home sharing agreements.

### 4. Homes and Hands: Community Land Trusts in Action – Doug Hunt, Columbia Community Land Trust

Doug Hunt shared information about [Columbia Community Land Trust](#) and provided some background about the structure and value of land trusts in preserving housing affordability. Doug noted that land trust homes are not exclusively new constructions, and existing properties can be converted to be a land trust property. A video, Homes and Hands: Community Land Trusts in Action, was mentioned as being a great illustration of the land trust model. Due to technical difficulties and time constraints, workgroup participants were encouraged to watch at least the first 19 minutes of the video, which can be accessed for free from the public library, instead of viewing this portion of the video at the meeting. Workgroup questions were addressed along with conversation about city code interpretation and how landlord/tenant laws could potentially be interpreted differently with this type of agreement.

### 5. Next Steps - 2025 Workgroup Planning

Jane remarked on the many pioneers in the room, including someone that purchased a home that is part of the Columbia Community Land Trust, and the progress happening by looking at the different ways to address affordable housing. Opportunities to continue this through planning and exploration of relevant code were noted, with interest in exploring more about building considerations as it relates to affordable housing at the next workgroup meeting.

### 6. Closing

#### a. Partner Updates

- Carolyn Hunt shared that Turning Point and Wilkes Boulevard United Methodist Church will be separating, with Turning Point to become a nonprofit located at Opportunity Campus and plans for the church to be used a manner which is of benefit to the neighborhood.
- Jami Clevenger shared that Missouri House Bill 939, which would add parameters to the adoption of certain energy standards in building code, stalled out. Jami has a meeting to discuss affordability concerns with energy code enforcement in the City of Columbia.

#### b. Comments and Questions

- Gina Jenkins suggested that the workgroup could consider canceling the workgroup meeting scheduled for July 15, 2025 so workgroup members could reallocate their time to attend the ADU workshop which is scheduled for the Saturday before that meeting. No additional discussion resulted in a decision on if a July workgroup meeting would be held.
- Jane closed the workgroup meeting with a reminder of the next workgroup meeting date.

**Next Workgroup Meeting:** June 17, 2025, at 3:00PM at Love Columbia in person or via [Zoom](#)