



Affordable Housing Coalition Minutes

June 17, 2025, 3:00PM – 4:30PM

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

Meeting Objective: Learn and discuss updates on local policies, projects, etc. which impact housing affordability to help guide the next steps for this workgroup.

Attendees: Jane Williams (Love Columbia (LC)), Conrad Hake (LC), Mary Clark (LC), Lori Acton (LC), Nick Foster (City of Columbia Councilman), Alice Leeper (Columbia Board of Realtors), Bill Florea (Boone County Resource Management Department), Kallee Clarkston (Compass Health Network), Diane Suhler (Citizen), Carmelita Wright (Salvation Army), Doug Hunt (Columbia Community Land Trust), Carolyn Hunt (Turning Point Day Center), James Bayless (Fresh Start), Kendra Jackson (Columbia Housing Authority), Judy Bock (St. Vincent DePaul Society), Darin Preis (Central Missouri Community Action (CMCA)), Ben Burgett (CMCA), Pat Fowler (Mid Missouri Legal Services), Scott Buis (Veterans Administration), Shannon Wilson (Citizen and City of Columbia Planning and Zoning Commission member), Sidney Everhart (University of Missouri – Columbia), Jane Church (Citizen), Miles Gibson (First/Last Mile Transportation Service), Leigh Kottwitz (City of Columbia - Housing and Neighborhood Services), Brian Toohey (Columbia Board of Realtors), Laura Morrow (Citizen), Scott Claybrook (Arise Dwellings), Matt Copeland (Arise Dwellings), Beatrice Stewart (Flourish Initiative), Mary Jo Herde (Citizen), Al Tacker (Citizen), Nathan Smith (Golden HomeShare), Malaki Doubet (Golden HomeShare), Brandon Shults (Burrell Behavioral Health), Evan Lawrence (4-A Change), 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. She shared that we originally planned to hear updates from builders on the barriers to building affordable housing stock, but it has been scheduled for the August workgroup session.

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

City of Columbia updates included Leigh sharing that City of Columbia and Boone County leaders plan to meet in August to continue to address Housing Study recommendations. Revisiting the definition of “family” has not come before the City Council yet and remains in discussion in the Planning and Zoning Commission, where they are researching other examples. Brian stated two people per bedroom is the most common definition. Nick added discussion of short term rental regulations continues. Interviews are currently in progress for the director of the Housing and Neighborhood Services Department, and they anticipate filling the position soon.

In providing an update for Boone County, Bill stated the Boone County Commission approved the Master Plan, which cross references some items from the Housing Study. A housing development has been approved by county planning and zoning which will bring 219 units with different types of lots/dwellings.

3. Community updates on housing affordability

- Brian Toohey, Chief Executive Officer, Columbia Board of Realtors

Brian provided an update on the [current housing market](#), noting a split market with the cost of available homes for sale above and below \$400,000. In April, sales priced above \$400,000 were down 15% while sales below \$400,000 were up 15%. It is still considered a seller’s market, as the severe inventory shortage first seen in November 2017 continues and has gotten worse. Rate lock with



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interest rates, appreciation and capital gains from sales, and tax consequences all have an impact on the housing market, with the biggest segment of buyers now being baby boomers.

As the workgroup discussed these findings, questions about how local policies might help to address these issues were brought up. This included discussion regarding energy costs and energy efficiency of housing stock. Leigh shared that the City of Columbia Office of Neighborhood Services is offering free voluntary home energy audits with all rental inspections.

- **Mary Clark, Love Columbia**

Mary shared about [HomeShare Vermont](#), a housing sharing program covering 10 counties, with information about their state funding, matching process, and demographics of participants. The work group engaged in conversation about [Golden HomeShare](#), the local home sharing program which presented at a [previous workgroup meeting](#), which included discussion of city rental licensure guidelines and variations from the Vermont program.

Mary provided background on a New York program called [InnerCHANGE East Harlem NYC](#) she has learned about through a Christian Community Development Organization. InnerCHANGE is focused on economic empowerment through housing. This group is trying to duplicate efforts of a London based program that recruited investors to buy affordable housing properties with an option to continue or leave the investment after seven years. During that time, properties were used to provide affordable housing.

- **Additional Updates**

- Scott Claybrook with [Arise Dwellings](#) just refurbished their eighteenth house, ten of which were purchased by first time home buyers, and sold vacant lots to Anderson Homes for them to build new houses. Arise Dwellings is involved in a workforce housing project on Rangeline which has twelve rooms available for rent. Scott expressed openness to other community collaborations. They are in the process of converting to a nonprofit structure.
- Kendra Jackson with [Columbia Housing Authority](#) shared that referrals are being accepted for Kinney Point Apartments as they approach completion. An informational session will take place July 10, 2025 at 10:00am.
- Darin Preis with [Central Missouri Community Action](#) stated the Providence Landing completion date is unclear but they anticipate framing will be done by this fall. Darin stated he is on the board of [A Home for Her](#).
- Jane Williams with [Love Columbia](#) shared their ten-plex should hopefully be finished in November.
- Doug Hunt with [Columbia Community Land Trust](#) (CCLT) shared they learn from successes in other communities and noted opportunities for CCLT to help keep housing permanently attainable with less cost escalation. Doug mentioned an example where someone donated the underlying land on their property to CCLT where they will continue to live while maintaining affordability in the future and said there is room for more partnership and collaboration.

Additional issues of housing affordability were brought up within the workgroup. Topics touched on included terminology, noting interest in the term accessible and attainable housing rather than



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affordable housing. Discussion also included the potential for converting the property previously operating as McCambridge House to provide some type of affordable housing. Approaches being considered by Columbia City Council with budget priorities and potential programs were shared.

4. Next Steps - 2025 Workgroup Planning

The July meeting has been canceled to instead encourage all to attend the [How Do You ADU? workshop](#) held at Love Columbia on July 12 starting at 10:00am. The next workgroup meeting will be in August.

5. Closing

a. Partner Updates

No additional updates were provided.

b. Comments and Questions

The workgroup meeting closed with a reminder of the next workgroup meeting date.

Next Workgroup Meeting: August 19, 2025 at 3:00PM at Love Columbia in person or via [Zoom](#)

The workgroup meeting originally scheduled for July 15, 2025 has been canceled