



**BOONE COUNTY**  
UPWARD MOBILITY

## Affordable Housing Coalition Minutes

August 19, 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 and discuss updates on local policies, projects, etc. which impact housing affordability to help guide the next steps for this workgroup.

**Attendees:** Jane Williams - Facilitator (Love Columbia (LC)), Al Tacker (Citizen), Ashley Switzer (Habitat for Humanity), Ben Burgett (Central Missouri Community Action), Bill Florea (Boone County Resource Management Department), Brandon Shults (Burrell Behavioral Health), Carolyn Hunt (Turning Point Day Center), Carter Stephenson (Columbia/Boone County Public Health), Doug Hunt (Columbia Community Land Trust (CCLT)), Fred Saffold (Reentry Opportunity Center (ROC)), Garnett Matthews (Mid Missouri Legal Services), Jake Amelunke (City of Columbia - Housing and Neighborhood Services), James Bayless (Fresh Start), Jami Clevenger (Home Builders Association of Columbia), Jo Slawski (Gurdian Hills), Kallee Clarkston (Compass Health), Kim James (LC), Leah Carl (Citizen), Lori Acton (LC), Marlene Hanson (CMFM Construction), Mary Clark (LC), Mary Jo Herde (Citizen), Matthew Copeland (Arise Dwellings), Matt Belcher (Verdatek Solutions - guest), Pat Fowler (Mid Missouri Legal Services), Sara Loe (Citizen), Scott Buis (Veterans Administration), Scott Claybrook (Arise Dwellings), Enola-Riann White (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Joanne Nelson (BCCSD)

### 1. Welcome and Introductions

- Jane welcomed everyone then explained the agenda was adjusted to accommodate speaker schedules.

### 2. Jami Clevenger, Home Builders Association of Columbia– “Affordable Housing Crisis in Columbia: Data Driven Solutions & Industry Perspectives”

- Jami presented findings of the Housing Favorability Assessment conducted by the Home Builders Association which was completed by 11 local builders including custom home builders, real estate developers, and construction professionals. The assessment evaluated 20 categories revealing concerns with energy codes, mixed community attitudes, and moderate ratings for permit costs and waiting times. A case study examined the impact of these factors on homebuyers, and Jami proposed a cost/benefit analysis in partnership with a university to help with data collection. Potential universities are in West Virginia, Pennsylvania, and Missouri S&T in Rolla, MO, with potential funding support from the National Association of Home Builders. Jami addressed questions on modular housing and building code advocacy following the presentation.

### 3. Matt Belcher, Verdatek Solutions

- Jane thanked Jami for her presentation, then introduced Matt Belcher. Matt provided some background on his over 40 years of experience in the building industry and presented an overview of an upcoming webinar “Resiliency Through Building and Energy Codes.” The seminar will focus on the energy/resilience/affordability nexus as it relates to the local area. The date and time are to be determined but will be shared with the workgroup once finalized.

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



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- Bill Floria (Boone County Resource Management) shared there have been no major updates since his last report in June 2025. The county has approved new developments with cottage lots and is exploring other affordable housing styles.
  - Jake Amelunke (City of Columbia – Housing and Neighborhood Services) shared that the Homeownership Assistance Program has increased to up to \$20,000 per request. The New Community Development Director, Clinton Smith, will start on September 29, 2025. The Director of Housing and Neighborhood Services position has not been announced as of the meeting.
5. Community updates on housing affordability
- Doug Hunt (Columbia Community Land Trust (CCLT)), presented the concept of “Island of Affordability,” explaining how the CCLT rules ensure that once a house becomes part of the Trust’s portfolio, it will be forever affordable to low-to moderate-income Columbians. He also introduced the “Chain of Houses Initiative,” in which donors fund the acquisition or rehabilitation of homes. A home is purchased by CCLT (i.e. for \$250,000), then sold to families at an affordable price (i.e. for \$170,000), and the proceeds are reinvested to fund future purchases, creating a “Chain of Houses.” The goal is to purchase and resell at least ten homes in ten years. There was discussion about application criteria (providing proof of income, credit, insurance, having a mortgage, homebuyer education classes), focus on buying vs. renovating properties (leaning toward existing homes), and the possibility of combining other homebuyer support programs – which would depend on the specific rules of the funding source.
  - Jane Williams (Love Columbia) provided an overview of the “How Do You ADU” workshop held on July 12, 2025 and shared that the PowerPoint is available by emailing [upward@boonecountymo.org](mailto:upward@boonecountymo.org) if interested. Jane said Adrienne Stolwyk and Nick Timberlake presented on creating affordable housing through Accessory Dwelling Units (ADUs). Recent changes to ADU regulations stemmed from Adrienne’s initiative in drafting and submitting code revisions to the city. Discussion occurred about the proposed changes to allow ADUs by right in R-1 zoning (currently they are only allowed by right in R-2 and conditionally in R-1). Jane encouraged the group to prioritize topics of interests – such as small lots, consider next steps, and potentially create a small team to draft changes to the Unified Development Code (UDC). Additionally, it was suggested the group use meeting records and history to find who has opposed or had concerns about topics, to engage and educate them.
6. Partner Updates
- Central Missouri Community Action shared they have entered into their second phase of building.
  - Habitat for Humanity has accepted three new families. The next phase of Boone Prairie subdivision has road and infrastructure for 33 lots is expected to be complete by end of August.
  - Anderson Homes has just finished three houses and has purchased two lots on Alton and will start on those. They are also working on development north of town with about 34 houses.
  - Love Columbia’s Love Forward transitional homes are scheduled to be completed in November.



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- Jaymes Schrock, Alpha and Omega church pastor, started a new nonprofit called Como Comunidad to translate Love Columbia's Rent Well program into Spanish. Rent Well was adapted from the Rent Smart program from the University of Wisconsin.

### 7. Comments and Questions

- Gina provided an update on the Housing Study Recommendation Crosswalk and thanked the city and county for providing updates to help track progress on the Housing Study. If others are part of 'other community partners' and want to share what's happening in the community that follows the crosswalk and Housing Study they are invited to contact [upward@boonecountymo.org](mailto:upward@boonecountymo.org) with updates. Joanne noted that the joint meeting of the City of Columbia and Boone County leadership to follow up from the Housing Study has not occurred due to staffing changes.

### 8. Next Steps

- Jane will invite new directors in City of Columbia Housing and Neighborhood Services and Community Development departments to the October Meeting.
- Jane asked workgroup participants about their interest in starting a book club to discuss *There is No Place for Us: Working and Homeless in America* by Brian Goldstone that follows five unhoused families in Atlanta.
- The September meeting will circle back to topics of the past, such as Housing Trust Funds.

Jane concluded the meeting by reminding the workgroup of the September 2025 meeting.

**Next Workgroup Meeting: September 16, 2025, at 3:00PM at Love Columbia in person or via [Zoom](#)**