



BOONE COUNTY
UPWARD MOBILITY

Affordable Housing Coalition Minutes

October 21, 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 the City of Columbia/Boone County Housing Study

Attendees: Jane Williams - Facilitator (Love Columbia (LC)), Al Tacker (Citizen), Alejandra Pardini (City of Columbia), Alice Leeper (Columbia Board of Realtors), Andrew Grabau (William Guitar Little Foundation), Ashley Switzer (Habitat for Humanity), Ben Burgett (Central Missouri Community Action (CMCA)), Bill Florea (Boone County Resource Management Department), Bill Rataj (City of Columbia), Brandon Shults (Burrell Behavioral Health), Carolyn Hunt (Turning Point), Carter Stephenson (Columbia/Boone County Public Health & Human Services), Clint Smith (City of Columbia), Conner Gibson (LC), Conrad Hake (LC), Dan Hanneken (In2Action), Doug Hunt (Columbia Community Land Trust (CCLT)), Ituwa Lubani (American Lung Association), Jacob Amelunke (City of Columbia), James Bayless (Fresh Start), Jami Clevenger (Home Builders Association of Columbia), Jesse Stephens (Boone County Regional Sewer), Julie Schupp (Boone Supported Living), Lori Acton (LC), Mary Jo Herde (Citizen), Nick Foster (City of Columbia Councilperson), Onni Flint (CMCA), Randy Cole (Columbia Housing Authority), Ryan Lidholm (Realtor), Sara Loe (Citizen), Scott Buis (Veterans Administration), Scott Claybrook (Arise Dwellings), Joanne Nelson (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD)

1. Welcome and Introductions

Jane opened the workgroup meeting welcoming everyone and gave time for those in attendance to provide introductions. Jane specifically welcomed new workgroup attendees, including new City of Columbia staff Bill Rataj, director of Housing and Neighborhood Services, and Clint Smith, director of Community Development.

2. Housing Study recommendations

- Overview of Housing Study and Housing Study Crosswalk
Gina provided an overview of the updated [Boone County Housing Study Recommendation Crosswalk](#) which serves as a living document to provide periodic updates on efforts taking following the release of the Boone County and City of Columbia Housing Study. The next meeting for Boone County and City of Columbia leadership to discuss housing study updates was shared with the group. This meeting at 9:00am on December 10 will be open to the public.
- City of Columbia and Boone County Updates
 - Bill Florea shared about some “quick fixes” identified within Boone County including a draft ordinance to Planning and Zoning for Accessory Dwelling Units and duplexes in certain circumstances which is moving through the process of public comment before being presented to commission next year.
 - Updates from the City of Columbia included Nick sharing about a replat item which passed yesterday during the City Council meeting and city staff being directed to research legal lots for further council discussion. Workgroup discussion of legal lots clarified those properties needing additional review prior to building are usually lots established more than 30-40 years ago. Bill Rataj and Clint answered questions about what they are excited about and noted their interest in continued collaboration.

3. Community Updates

- Chamber of Commerce Leadership Visit
Jane asked anyone who attended the most recent Columbia Chamber of Commerce trip to Columbia, South Carolina (Andrew, Conrad, James, Julie, and Randy) to share highlights of their experience. Their shelter and associated policies were noted along with the success reported in moving individuals from

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shelter to affordable housing in 90 days on average due to their availability of places for them to move. Funding to support this and other measures, such as pallet homes surrounding a community building, were noted, mentioning their property tax rate and a \$10 million to one community organization involved in housing. Ideas of what might be possible locally were discussed.

- Book Club - *There is No Place for Us: Working and Homeless in America* by Brian Goldstone
Jane encouraged everyone to read *There is No Place for Us* and mentioned someone expressed interested in organizing a book club and welcomed anyone else to let her know if they would like to join.

4. Partner Updates

- Randy shared Columbia Housing Authority is taking referrals for Kinney Point and provided construction updates. Challenges exist with Housing and Urban Development (HUD) communication currently but they are still moving forward.
- In addition to the 65 beds In2Action has available to transition individuals with justice involvement prior to moving to affordable housing, Dan shared the launch of a peer respite house available for adults needing to detox during relapse. The respite house will offer short term care navigating before returning to their previous environment and is not limited to those with justice involvement.
- Central Missouri Community Action received funding for a Proof of Concept Accessory Dwelling Unit and is seeking a general contractor through a bid process.
- Love Columbia has their next [First Time Homebuyer Class](#) on November 8, 2025. Additional classes are offered such as a pre-homebuyer class.
- Jami provided an update from information shared at the August 2025 workgroup meeting with Home Builders Association receiving two proposals from universities who could give models showing how utility costs would be impacted with the adoption of 2024 International Building Code changes. Additional information prepared by Home Builders Association of Columbia will be made available to anyone that would like to request it by emailing upward@boonecountymo.org.
- Updates were provided about various houses being built by different community partners that will enter the market as more affordable options, such as two from Columbia Community Land Trust and four from Arise Dwellings. Other units will also be available with the help of funding from William Guitar Little Foundation, Anderson Homes Foundation, and Veterans United Foundation.

5. Closing

- Next Steps
Jane encouraged workgroup participants to complete the Upward Mobility Feedback Survey if they haven't already as plans for the workgroup moving into 2026 will be discussed based on survey results during the November workgroup meeting.
- Comments and Questions
Jane closed the meeting with no additional comments or questions from workgroup participants.

Next Workgroup Meeting: November 18, 2025, at 3:00PM at Love Columbia in person or via [Zoom](#)

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