



BOONE COUNTY
UPWARD MOBILITY

Affordable Housing Coalition Workgroup Minutes
January 21, 2026, 3:00pm – 4:30pm
Love Columbia (1209 E. Walnut St., Columbia, MO) via Zoom

Meeting Objective: To learn about housing research projects, 2026 housing related legislation, and opportunities for engagement and collaboration.

Attendees: Jane Williams (facilitator, Love Columbia (LC)), Garlandra King (Arise Dwellings), James Bayless (Fresh Start), Shandra Saunders (Citizen), Kyle Saunders (Envy Builders), Garnett Matthews (Mid Missouri Legal Services), Nick Foster (City of Columbia), Laura Morrow (Citizen), Julie Schupp (Boone Supported Living), Bill Rataj (City of Columbia), Clint Smith (City of Columbia), Mary Clark (LC), Nate Epperson (LC), Scott Cristal (Colonial Mercantile), Conner Gibson (LC), Ben Burgett (Central Missouri Community Action (CMCA)), Matthew Copeland (Arise Dwellings), Doug Hunt (Columbia Community Land Trust), Mary Jo Herde (Citizen), Allen Tacker (Citizen), Carolyn Hunt (Turning Point), Judith Bock (St. Vincent de Paul), Conrad Hake (LC), Brandon Shults (Burrell Behavioral Health), Scott Buis (Truman VA), Jessica McNear (VAC Opportunity Campus), Ituwa Lubani (American Lung Association), Kallee Clarkston (Compass Health Network), Kendra Jackson (Columbia Housing Authority), Bill Florea (Boone County Resource Management Department), Karen Weaver (Citizen), Lori Action (LC), Darin Pries (CMCA), Joanne Nelson (Boone County Community Services Department (BCCSD)), Enola-Riann White (BCCSD), Gina Jenkins (BCCSD)

1. Welcome
 - a. Jane welcomed everyone and had the group do introductions.
 - b. Enola introduced a new sign in method via QR code and provided an overview of the new “Workgroup Wednesday” meeting structure.
2. Housing Study Recommendations Update
 - a. December 10, 2025, Joint City/County Meeting
 - i. Enola provided a brief overview of the summary of the Joint City/County meeting and attendees.
 - b. City of Columbia
 - i. Clint Smith, City of Columbia Community Development Director, reported that the city has updated its definition of family to allow up to four unrelated people to live together in any zoning district and to better recognize non-traditional and extended family structures; this change, along with related language clarifications, will go out on the city’s [BeHeard](#) site for public comment. He also shared that the city is simplifying its small-lot regulations so that lots in the roughly 3,000–7,000 sq ft range can be used more easily for housing, with the goal of enabling more housing types and reducing costs, and that the broader 2024 building and energy code package is currently open for public input.
 - ii. Bill Rataj, City of Columbia Housing and Neighborhood Services Director, shared an update that the federal Community Development Block Grant (CDBG) and HOME programs were voted out of committees and full funding is expected to be restored. The city has received \$1 million from CDBG and \$.5million from HOME historically, however exact future allocations are unknown.
 - iii. Kyle Saunders (Envy Builders) is a member of the City of Columbia Building Construction Codes Commission. He shared that the 2024 building codes will be discussed at the January 26th

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commission meeting, he encouraged community members to attend the meeting and share comments during the public comment portion of the meeting.

c. Boone County

- i. Bill Florea, Director of Boone County Resource Management, outlined a coordinated set of “first step” zoning and subdivision changes aligned with the county’s housing study: modestly expanding density by making duplexes a permitted use on qualifying corner lots, allowing accessory dwelling units in all residential and agricultural districts, modernizing the family definition and tying maximum occupancy to bedroom size, slightly reducing setbacks and minimum lot sizes, and streamlining routine administrative approvals. These county proposals are intended to incrementally increase housing options, remove unnecessary process barriers, and address common regulatory pain points, with three public hearings scheduled in February to gather community feedback before sending final recommendations to the County Commission.

3. Housing Continuum Project (Alejandra Pardini – Bloomberg Fellow, City of Columbia)

- a. Jane shared an overview of Alejandra Paradini’s work on development of a housing continuum. She shared the suggested nine stages of the housing continuum, which are Unsheltered Homelessness, Emergency Shelter, Transitional Housing, Permanent Supportive Housing, Subsidized or Public Rental Housing, Affordable Rental Housing, Market Rate Rentals, Assisted or Shared Equity Homeownership, and Conventional Homeownership. Jane encouraged the group to review the list and consider other areas that could be included. Alejandra will attend the February meeting to provide a more in-depth review of the project. Workgroup members should email any feedback or suggestions to upward@boonemo.gov for Alejandra to review ahead of the meeting.

4. 2026 Book Club, *There is No Place for Us*

- a. Jane introduced Karen Weaver who will lead the book club discussion. The book club will begin following the March 18, 2026, AHC meeting. *There is No Place for Us* is available to borrow in physical, eBook, and audiobook formats from the Daniel Boone Regional Library, but it is in high demand. Upward Mobility will order paperback copies for the workgroup to check out, once they are available in March. Workgroup members who already have read and a copy of the book are encouraged to share with others who may be interested in reading it.

5. Legislative Updates

- a. Jane mentioned to the workgroup that this is a new portion of the meeting and will become a standing item to update the workgroup on legislation impacting affordable housing.
- b. Mary Clark provided an update on the Missouri Housing Trust Fund (MHTF). A bill has been pre-filled (HB2599) to increase the recording fee from \$3 to \$9, which will increase the funding for MHTF. She shared that Empower Missouri is holding a week of action (February 2-4, 2026) and a day of action (February 17, 2026), where members can learn more about the legislation and how to get involved.

6. Partner Updates

- a. Kyle Saunders (Envy Builders) is in talks to develop a zero-interest mortgage program for a subdivision near the city/county line. This would generate 130 homes with target pricing of \$130,000 for a 2 bed/2



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bath and \$180,000 for a 3 bed/2 bath. The goal is to start breaking ground by April and have at least 20 homes completed by the end of the year. The land will be held, like a land trust, where the homes must either be sold back to the trust group or owned for 15 years. Kyle is seeking input and collaboration with members of the workgroup.

- b. Judith Bock (St. Vincent de Paul) shared they are experiencing a shortage of volunteers. Currently their hotline is only open Mondays 8:30 – 9:30 am. They are seeking additional volunteers.
- c. Matt Copeland (Arise Dwellings) introduced their new office administrator Garlandra King. Arise Dwellings currently has two homes on the market, two that are being finished, and three more homes coming soon.
- d. Darin Pries (Central Missouri Community Action) shared their own a lot at 4th & Garth where they are planning to build an Accessory Dwelling Unity (ADU). The lot meets most ADU requirements, but there are further specifications for corner lots. The lot will be discussed at the next City of Columbia Board of Adjustment meeting on February 10th.
- e. Jane Williams (Love Columbia) shared an update on the Love Forward Homes 10-Plex. They expect the units to be completed in February and have families moved in by March 1st.
- f. James Bayless (Fresh Start) is shared they are launching six new transitional apartment units at Lyon & 8th for people seeking recovery but are brand new. The units will be subsidized and be transitional for three to six months with support services.
- g. Doug Hunt (Columbia Community Land Trust) shared that the Chain of Houses campaign met its first goal (to secure \$250,000) ahead of schedule, allowing CCLT to begin the process of acquiring the first home in the chain.

7. Closing

Jane closed the meeting by thanking the workgroup and reminding them of the book club (she promised to provide snacks).

a. Next Steps

- i. Workgroup members should send any flyers for distribution to upward@boonemo.gov.
- ii. To provide feedback to Alejandra Pardini on the nine areas of the housing continuum, email upward@boonemo.gov by February 11, 2026 at noon.

b. Comments and Questions

The formal meeting ended noting time available for additional informal collaboration with no additional comments.

Next Workgroup Meeting: February 18, 2026 via Zoom or in-person at Love Columbia (1209 E Walnut St, Columbia, MO)