



BOONE COUNTY
UPWARD MOBILITY

Affordable Housing Coalition Minutes

November 18, 2025, 3:00PM – 4:30PM

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

Meeting Objective: Review Annual Feedback Survey and discuss 2026 goals

Attendees: Jane Williams - Facilitator (Love Columbia (LC)), Al Tacker (Citizen), 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), Conrad Hake (LC), Diane Suhler (Citizen), Doug Hunt (Columbia Community Land Trust (CCLT)), Jacob Amelunke (City of Columbia), Judy Bock (St. Vincent de Paul Society), Kendra Jackson (Columbia Housing Authority), Mary Jo Herde (Citizen), Matt Copeland (Arise Dwellings), Randy Cole (Columbia Housing Authority), Ryan Lidholm (Realtor), Senica Smith (Voluntary Action Center), Tambra Hickem (Salvation Army Harbor House), Tionna Lawson (VAC), (Scott Claybrook (Arise Dwellings), Gina Jenkins (Boone County Community Services Department (BCCSD)), Enola-Riann White (BCCSD)

1. Welcome and Introductions

Jane opened the workgroup meeting welcoming everyone and gave time for those in attendance to provide introductions. She also provided a summary of the 2025 Source Summit and the Affordable Housing panel.

2. Housing Study recommendations

- City of Columbia and Boone County Updates
 - Bill Florea shared information about Boone County's implementation process of MainStar. The program will streamline and improve the permitting process timeline.
 - Bil Rataj shared updates on current city activities, including the federal government shutdown impacts with the Housing and Urban Development (HUD) timeliness goals. Despite challenges, the City of Columbia goal was met, which was even more notable in the context of compliance not met for two thirds of those reporting to HUD across the country.

3. Annual Feedback Survey Results

- Workgroup Wednesdays
 - Enola provided an update on the workgroup meeting schedule which was based on survey feedback. Effective January 2026, the workgroup will meet on the third Wednesday of the month. Meetings will be from 3:00pm – 4:30pm with 4:30pm-5:00pm to allow for additional in person collaboration. Months with a fifth Wednesday will be reserved for a casual evening Upward Mobility meeting from 4:30pm – 6:00pm where all workgroups come together.
- Discussion of 2026 topics and goals
 - The workgroup reviewed the results of the Annual Feedback survey. Overall, the AHC workgroup wants to become a more focused, actionable, inclusive, and measurable initiative that brings the right people to the table, moves beyond planning, and actively drives real progress on affordable housing in Boone County. The survey included an opportunity for the workgroup to rank content areas for workgroup discussion in 2026. The highest-ranking area was Policy and Zoning Reform (including reviewing small lots, R-1 zoning percentage reduction, occupancy rules, allowing ADUs by right in R-1, etc). The workgroup also highlighted a desire to focus on the recommendations of the housing study. Participants will be asked during Partner Updates to include how their update (if applicable) connects to the Housing Study. This will be used to update the Housing Study Crosswalk demonstrating community involvement in the process.

Upward Mobility is an initiative of the Boone County Community Services Department and is funded in part by the Boone County Children's Services Fund.



Affordable Housing Coalition Minutes

November 18, 2025, 3:00PM – 4:30PM

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

BOONE COUNTY
UPWARD MOBILITY

4. Presentation – Doug Hunt, Columbia Community Land Trust
 - Doug provided a review of his trip to Burlington, VT. It included a historic review of Burlington’s land trust and how it is currently utilized. He shared insights on best practices that could be implemented in Boone County. For a copy of the presentation individuals can reach out to Doug directly.
5. Partner Updates
 - Anderson Homes Foundation shared they have added \$430k in home equity to families.
 - Columbia Housing Authority shared an update on the building progress of the Park Avenue Homes.
 - Love Columbia shared a delay on the 10-plex has pushed move-in for families by 90 days.
 - Arise Dwellings shared they are hiring a bookkeeper/office assistant.
 - Harbor House shared an update on their renovation project; construction delays have led to a temporary reduction in capacity.
6. Closing
 - Next Steps
 - The workgroup was asked about meetings in December. A poll will be sent across workgroups.
 - A topic of discussion for a future workgroup meeting will include the use of metrics to demonstrate progress and how the housing crosswalk can be further utilized by the workgroup.
 - Comments and Questions
 - Jane closed the meeting with no additional comments or questions from workgroup participants.

Next Workgroup Meeting: To be determined following workgroup member input.