



**BOONE COUNTY**  
UPWARD MOBILITY

Affordable Housing Coalition Workgroup Minutes  
February 18, 2026, 3:00pm – 4:30pm  
Love Columbia (1209 E. Walnut St., Columbia, MO) via [Zoom](#)

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**Meeting Objective:** To discuss the proposed Housing Continuum Project.

**Attendees:** Jane Williams (facilitator, Love Columbia (LC)), Alejandra Paradini (City of Columbia), Al Tracker (Citizen), Andrew Grabau (William Guitar Little Foundation), Ashely Switzer (PCE Construction), Beatrice Steward (Flourish Initiative), Ben Hutchins (Envy Builders), Ben Burgett (Central Missouri Community Action (CMCA)), Bill Florea (Boone County Resource Management), Bill Rataj (City of Columbia), Bronwyn Miller (Doorways), Carolyn Hunt (Turning Point), Carter Stephenson (Public Health and Human Services), Conner Gibson (LC), Conrad Hake (LC), Diane Schuler (Citizen), Doug Hunt (Columbia Community Land Trust), Gail Reynoso (Missouri Foundation for Health), Ituwa Lubani (American Lung Association), Jessica McNear (Voluntary Action Center), Josh Kaplan (Home Perk), Juile Schupp (Citizen), Kallee Clarkston (Compass Health Network), Laura Morrow (Citizen), Lori Action (LC), Mary Clark (LC), Mary Jo Herde (Citizen), Matthew Copeland (Arise Dwellings), Meg Brown (St. Vincent de Paul), Nate Epperson (LC), Nick Foster (City of Columbia), Pat Fowler (Mid-Missouri Legal Services), Randy Cole (Columbia Housing Authority), Rhonda Carlson (C&C Construction), Sara Loe (Citizen), Scot Buis (Truman VA Hospital), Scott Claybrook (Arise Dwellings), Scott Cristal (Colonial Mercantile), Tammy Hicken (Harbor House), Joanne Nelson (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Enola-Riann White (BCCSD)

1. Welcome and Introductions

- a. Jane Williams started the meeting welcoming everyone and having the group introduce themselves.
- b. Randy Cole (Columbia Housing Authority) recognized Love Columbia and other community partners for their support of Kinney Point. Randy then presented Jane with a framed certificate as they provided the most referrals (27) and supported 11 successful lease-ups at Kinney Point.

2. Housing Study Recommendations Update

- a. Joint Meeting – Enola White
  - i. The first 2026 quarterly joint Housing Study meeting of the City of Columbia and Boone County officials will be March 11, 2026, at 9am in City Hall at the City of Columbia.
- b. City of Columbia – Bill Rataj
  - i. The federal CDBG and Home allocations will be relatively stable compared to last year, exact allocation will not be known until late summer/early fall.
  - ii. The City has started the 2027 funding cycle process. Community members can submit comments on the BeHeard website or attend the Budget Town Halls.
  - iii. City staff are working on small lot integration amendments, ADU revisions, updates to the definition of ‘family’ for zoning, and the Building Construction Codes Commission is scheduled to discuss the 2024 energy codes at its meeting on February 23, 2026, at 4:30pm in the City Council Chambers.
- c. Boone County – Bill Florea
  - i. Bill reminded the workgroup of upcoming Boone County Planning and Zoning Commission Public Hearings on Proposed Regulatory Changes on February 19<sup>th</sup> at 7:00pm at the Boone County

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Commission Chambers and February 24<sup>th</sup> at 6:30pm at Southern Boone Schools Central Board Office. Proposed amendments include by-right duplexes on corner lots, ADUs zoning, bedroom-based occupancy formula, commercial zoning changes, and lot size minimums reduction. Written comments can be submitted to Boone County Resource Management ([RMPlanning@boonemo.gov](mailto:RMPlanning@boonemo.gov)) by February 24<sup>th</sup> at midnight.

3. Housing Continuum Project Presentation (Alejandra Pardini)
  - a. Alejandra Pradini presented a 10-stage housing continuum from unsheltered homelessness to conventional homeownership. The Goal is a shared, visual, data-driven map showing what exists, where gaps and bottlenecks are, and how units are distributed across neighborhoods. Alejandra asked the workgroup for feedback to refine the 10 categories, suggested data sources, and missing providers or layers. Slides can be provided upon request.
4. William Guitar Little Foundation (Andrew Grabau)
  - a. Andrew Grabau provided an overview of the William Guitar Little Foundation and recent awards related to housing. Andrew presented a proposal to the workgroup of a structured housing convening or summit. The purpose would be to translate the housing study, integrating the results of the housing continuum project, into targets that provide clear goals to funders. Discussion included potential timing and logistics, with suggestions for including various stakeholders. Multiple workgroup members expressed interest in forming a small planning group.
5. Legislative Updates
  - a. HB 2599 and HB 2830 Recorder Fees
    - i. Mary Clark (Love Columbia) shared an update on the Missouri Housing Trust Fund (MHTF) and recent bills (HB 2599 and 2830) that will have impact on funding. Currently, the MHTF is funded by a \$3 fee, these bills would raise the fee from \$3 to \$9, potentially increasing the fund by approximately \$6 million. Local organizations who benefit from MHTF funding include Love Columbia, Voluntary Action Center, and Welcome Home. Workgroup members who are interested in this legislation and potential impact are encouraged to contact their elected officials. Sample communications will be sent to workgroup members.
6. Partner Updates
  - a. Conrad Hake (Love Columbia) shared an update on LIHTC properties. Columbia has about 1,200 units approximately one-third are reaching their 30-year term in the next ten years including Hanover Estates and North Hampton Village by 2030 (approximately 134 units) and Columbia Square, Claudell Homes, and Lakewood Apartments by the end of 2035 (approximately 250 units). There are new units being added but there may be limits for those who may not meet certain requirements.
    - i. Randy Cole added that Columbia Housing Authority (CHA) has seen an impact on voucher holders. He reported that 85 elderly households within those properties are at risk of losing their housing funding.
  - b. Jane Williams (Love Columbia) provided an update on their Ten-Plex, after several construction related delays, they will receive the keys to the properties in March and will begin moving families in shortly.

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- c. Randy Cole (CHA) shared a community meeting on Monday February 23<sup>rd</sup> at 6:00pm to discuss updates on the Park Avenue project and seek feedback on a 0.65 acre lot at 5<sup>th</sup> and Park.
  - d. Doug Hunt (Columbia Community Land Trust) shared they currently have three board openings, one for each category (resident, community leader, and neighbor – open to all citizens of Columbia). He also shared CLLT has shifted toward acquisition/rehab of existing homes to put in the land trust for permanent affordability.
  - e. Nick Foster (City of Columbia Councilperson) and Carter Stephenson (Public Health and Human Services) shared information about a strategic five-year plan for addressing homelessness in the community. The plan and discussions are in initial phases, with a core team identified.
  - f. Jane shared on behalf of Adrienne Stolwyk (Monarch Architecture) is planning a “Housing Hop” on April 26<sup>th</sup>, open houses featuring innovative, infill, or affordable housing projects in central Columbia. If interested in having a property featured contact Abby Hillman [abby@monarch-architecture.com](mailto:abby@monarch-architecture.com) by March 16<sup>th</sup>.
  - g. Matt Copeland (Arise Dwellings) shared they are finishing their 22<sup>nd</sup> and 23<sup>rd</sup> homes which are currently on the market. A 24<sup>th</sup> home is nearing completion, with two more in progress. They renovate existing homes and complete 10 – 12 homes per year.
7. Closing
- a. Next Steps
    - i. Enola reminded the workgroup of the Book Club “There is No Place For Us” lead by Karen Weaver. The book club will begin following the March meeting. Upward Mobility is purchasing paperback copies for the workgroup to check out.
  - b. Comments and Questions – No comments
  - c. Jane closed the meeting, reminding the group of the March meeting date.

**Next Workgroup Meeting: March 18, 2026, at 3:00pm at Love Columbia in-person or via [Zoom](#)**