



BOONE COUNTY
UPWARD MOBILITY

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

Meeting Objective: To discuss the proposed Housing Continuum Project.

Attendees: Jane Williams, facilitator (Love Columbia (LC)), Diane Shuler (Citizen), Nathan Epperson (LC), Laura Moreau (Citizen), Nick Foster (City of Columbia Councilperson), Doug Hunt (Columbia Community Land Trust (CCLT)), Josh Kaplan (Homeperk), Andrew Grabau (William Guitar Little Foundation (WGL)), Conner Gibson (LC), Bill Rataj (City of Columbia), James Bayless (Fresh Start), Judy Bock (St. Vincent de Paul), Alejandra Pariadini (City of Columbia), Mary Clark (LC), Lori Acton (LC), Bill Florea (Boone County Resource Management), Ituwa Lubani (American Lung Association), Brandon Shutls (Burell), Clint Smith (City of Columbia), Carter Stephenson (Public Health and Human Services (PHHS)), Ben Burgett (Central Missouri Community Action (CMCA)), Scott Claybrook (Arise Dwellings) Pat Fowler (Mid-Missouri Legal Services), Jami Clevenger (Columbia Home Builders Association (HBA)), Conrad Hake (LC), Gina Jenkins (Boone County Community Services Department (BCCSD)), Enola-Riann White (BCCSD)

1. Welcome and Introductions
 - a. Jane Williams (LC) opened the meeting to have everyone introduce themselves
2. Housing Study Recommendations Update
 - a. Enola-Riann White (BCCSD) shared copies of the updated Housing Study Crosswalk which is also available on the Upward Mobility website.
 - b. City of Columbia
 - i. Bill Rataj highlighted the Community Summitt on Saturday March 14th, with high attendance. There was a board on the Affordable Housing Trust Fund most responses were in favor of supporting at trust fund. Individuals also shared how to fund it and how it could be used – that information will be compiled and shared with the research group.
 - ii. Clint Smith reported that the City is moving forward on small-lot streamlining, updating the definition of ‘family,’ by-right ADUs, and adoption of the 2024 building codes (with an exception on energy codes pending a cost-benefit analysis). The next Planning and Zoning commission meeting will include a more in-depth discussion on the definition of ‘family’ and a public hearing on ADUs by-right in all zoning districts.
 - c. Boone County
 - i. Bill Florea shared that a package of regulatory reforms is now before the Planning and Zoning Commission including reduced lot sizes in single family zoning districts, higher allowed density in duplex districts, enabling accessory dwelling in all residential districts as permitted use. They are scheduled to vote on a recommendation, and if approved it will move forward to the county commission for a first reading on March 31st.
3. Housing Continuum Update
 - a. Alejandra Paradini (City of Columbia) reported that she is working on building a standardized data collection framework with a public-facing layer and a partner-only layer. The continuum will ideally be governed by MOUs with key partners, updated 1-2 times per year. She is currently working to schedule one-on-one meetings by stage with community organizations to refine data needs.

**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.**



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4. Housing Trust Fund Research Group

- a. A group of workgroup members (Allen Tacker, Diane Shuler, Mary Clark, Nate Epperson, Sara Loe, Jane Williams, Bill Rataj, Gina Jenkins, and Enola-Riann White) met to research potential revenue sources and distribution options for the Housing Trust Fund. The group presented researching findings including permit fee increases, sales/use taxes, short-term rental and hotel/motel taxes, fee-in-lieu options, inclusionary zoning concepts, and owner surcharges for vacant or out-of-state property owners. For a copy of their findings email upward@boonemo.gov. Anyone interested is welcome to join the group.

5. Potential Housing Summit

- a. Andrew Grabau (WGL) shared a sub-group is exploring a housing summit in early 2027 focused on storytelling, benchmarking current conditions, setting targets, and hosting catalytic cross-sector conversations. The group plans to formalize a committee and stakeholder list and will present to the full workgroup monthly.

6. Legislative Updates

- a. Mary Clark (LC) shared information about the recording fee increase bill proposed in the Missouri House (HB 2380). She also provided insights about two federal bills that could impact affordable housing, one to modernize manufactured housing and expand housing resources, and another which would limit large institutional investors from buying single family homes.

7. Partner Updates

- a. Jami Clevenger (HBA) is preparing for the spring Parade of Homes. They are engaging with the county on steps to support affordable housing including researching municipal utility districts as a potential funding tool
- b. Jane Williams (LC) shared they have received an occupancy permit for the tenplex. An open house with a ribbon cutting from the Chamber Ambassadors is being planned within the month. Families will move in shortly after the ceremony.
- c. Ben Burgett (CMCA) shared the Housing Hop's new date is April 12, 2-4pm at various locations throughout the city to showcase innovative affordable housing solutions.
- d. Judy Bock (St. Vincent de Paul) is seeking volunteers for their helpline. They receive roughly 50 calls per hour during limited helpline hours and could use additional support to address the increased demand.
- e. Scott Claybrook (Arise Dwellings) shared that a local family recently closed on a home, underscoring the real life impact of the workgroup's efforts.

8. Closing

- a. Jane closed the meeting and invited workgroup members to stay for the *There is No Place for U* book club.

Next Workgroup Meeting: April 15, 2026, at 3:00pm at Love Columbia in-person or via [Zoom](#)