



BOONE COUNTY
UPWARD MOBILITY

Affordable Housing Coalition Workgroup Minutes
May 20, 2026, 3:00pm – 4:30pm
Love Columbia (1209 E. Walnut St., Columbia, MO) via Zoom

Meeting Objective: Community updates and discussions on housing continuum, barriers to development, and inclusionary zoning.

Attendees: Jane Williams, facilitator (Love Columbia (LC)), Josh Kaplan (HomePerk), Christina Hartman (City of Columbia Ward 5 Councilperson), Beatrice Steward (Flourish), Clint Smith (City of Columbia – Community Development), Andrew Devereux (Boone County Resource Management Department), Mary Jo Herde (Citizen), Judy Bock (St. Vincent de Paul), Mary Clark (LC), Alejandra Paradini (City of Columbia), Scott Claybrook (Arise Dwellings), Nathan Epperson (LC), Julie Shoop (Citizen), Onni Flint (Central Missouri Community Action (CMCA)), Carolyn Hunt (New Day Columbia – formerly Turning Point), Doug Hunt (Columbia Community Land Trust (CCLT)), Pat Fowler (Mid-Missouri Legal Services), Ashley Switzler (PCE Construction), Lori Acton (Love Columbia), Diane Scheuler (Citizen), Al Tacker (Citizen), Brandon Shults (Centerstone), Andrew Grabau (William Guitar Little Foundation), Carter Stephenson (City of Columbia - Public Health and Human Services), Conrad Hake (LC), Kerby Webb (Boone County Community Services Department (BCCSD)), Joanne Nelson (BCCSD), Enola-Riann White (BCCSD)

1. Welcome and Introductions
 - a. Jane opened the meeting welcoming everyone and having the group do introductions.
2. Housing Study Recommendations Update
 - a. City of Columbia
 - i. Clint Smith (City of Columbia Community Development Director) reported on zoning code text amendments including the definition of family, Accessory Dwelling Unit (ADU) reforms and progress on small-lot and cottage-style developments aimed at increasing diverse, lower-cost housing options.
 - ii. There was robust discussion on proposed ADU code changes including boarder by-right allowance, adjusted setbacks, and rental certificate limitations.
 - b. Boone County
 - i. Andrew Devereux (Boone County Resource Management) shared that Bill Floriea retired in April 2026, and he will be the new contact within the Boone County Resource Management Department. He provided updates including the recent zoning reforms passed by the Commission allowing more duplexes and ADUs and described their work on setting up the new software permit/land management system, MainStar, that will assist in streamlining processes.
3. Housing Continuum Update (Alejandra Pardini, City of Columbia)
 - a. Alejandra is formalizing a data-sharing MOU with leading partners (City, County, Love Columbia, Columbia Housing Authority), building the GIS story map, and coordinating with a summer Harvard Bloomberg intern to collect data by October. The purpose of the MOUs is so partners share a clear, accountable framework for using and updating local housing data.



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4. Housing Summit Update (Andrew Grabau, William Guitar Little Foundation)
 - a. Andrew reviewed plans with the workgroup for a 2027 housing summit focused on ‘catalytic engagement,’ using the housing continuum stages to develop a stakeholder spreadsheet and captains at each stage to ensure the right partners are at the table. If workgroup members are interested in assisting in the planning, they can contact Andrew or Upward Mobility.
5. Community Presentations & Discussions
 - a. Mary Clark (Love Columbia): Inclusionary Zoning
 - i. Mary outlined what inclusionary zoning is, presented examples from other cities, and highlighted policy design choices (such as mandatory policies, incentives, income targets, and duration of affordability. Josh Kaplan (HomePerk) shared insights on Municipal Utility Districts (MUD) in Texas as a potential model. The general consensus of the workgroup was to do more research into inclusionary zoning exploring the feasibility in Missouri.
6. Legislative Updates
 - a. Mary provided updates the bill proposed to increase funding for the Missouri Housing Trust Fund. The bill moved out of committee to the house but did not pass. It will likely be re-proposed in the next legislative session. Mary provided a handout of the status of other bills the workgroup tracked which will be sent with the minutes.
7. Partner Updates
 - a. Lori Acton (Love Columbia) announced they have an open position for a housing coaching specialist to provide one-on-one and group support for those facing barriers to securing housing.
 - b. Onni Flint (CMCA) shared that the 14 Providence Landing units are in presale. There are 1-3 bedroom units, first-floor ADA accessible layouts, appliances are included, and an HOA fee that covers exterior maintenance.
 - c. Scott Claybrook (Arise Dwellings) is hiring a full-time construction support staff. He reported they have three families closing this month and starting five more in June. They are launching a class called “The Collective,” an 8-10 month group homeowner readiness class for about 15 families.
 - d. Ashley Switzler (PCE Construction) is seeking volunteers for the Columbia Art League’s Art in the Park June 5-7 at Stephens Lake Park. Those interested can reach out to Ashley for more information.
8. Closing
 - a. Next Steps
 - b. Comments and Questions

Next Workgroup Meeting: June 17, 2026, at 3:00pm at Love Columbia in-person or via [Zoom](#)