Affordable Housing Coalition Workgroup Minutes
September 16, 2026, 3:00pm – 4:30pm
Love Columbia (1209 E. Walnut St., Columbia, MO) and via Zoom

Meeting Objective: Review updates and research on affordable housing initiatives and discuss best practices from peer communities.

Attendees: Jane Williams, facilitator (Love Columbia (LC)), Mary Jo Herde (Citizen), Al Tacker (Citizen), Andrew Devureaux (Boone County Resource Management (BCRM)), Jesse Stevens (BCRM), Mary Clark (LC), Andrew Grabau (William Guitar Little Foundation (WGL)), Judy Bock (St. Vincent de Paul), Gary Martin (St. Vincent de Paul), Mark Briley (Anderson Homes Foundation), Ben Burgett (Central Missouri Community Action (CMCA), Doug Hunt (Columbia Community Land Trust), Diane Suhler (Citizen), Julie Shoop (Citizen), Scott Claybrook (Arise Dwellings), Matt Copeland (Arise Dwellings), Lori Acton (LC), Bill Rataj (City of Columbia), Clint Smith (City of Columbia), Carter Stephenson (Public Health and Human Services), Abigail Stotler (Veterans Affairs), Julie Pitchford (Citizen), Joanne Nelson (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Enola-Riann White (BCCSD)

1. Welcome and Introductions
    a. Jane opened the meeting, welcoming everyone and had the group make introductions.
2. Housing Study Recommendations Update
    a. Joint City/County Work Session
        i. Enola provided a summary of the Joint City/County Housing Work Session on September 9, 2026. The city council members and county commissioners focused on infrastructure and how the city and county can work together in addition to reviewing updates to the Housing Study Crosswalk. The most recent Crosswalk can be found on the Upward Mobility website on the Affordable Housing Coalition workgroup page. The public is welcome to attend and observe the meetings. The next meeting will be in December; a date has not been selected yet.
    b. City of Columbia
        i. Bill shared they applied for a $2.7 million Housing and Urban Development (HUD) grant for led based paint remediation. It would cover 120 units if approved. They will know more later this month.
        ii. Clint Smith shared the city passed updates to building codes last month. A discussion on energy codes will be discussed at the City Council meeting on Monday, September 21st.
3. Affordable Housing Research Group Updates
    a. Boulder Affordable Housing Fund (Diane Suhler)
        i. Diane Suhler shared findings from Boulder, CO. She reviewed Boulder's inclusionary housing and permanent-affordability strategies.
    b. Bond Use in Affordable Housing Trust Funds (Diane Suhler)
        i. Diane then shared her research on municipal bonds. Discussion included bond use for specific projects and how bonds could impact debt capacity and credit rating. Randy Cole is scheduled to present on bonds during the October meeting.
    c. Hospitality Tax (Mary Clark)

   i. Mary Clark (Love Columbia) shared a handout and reviewed the city's current 5% hospitality tax, its current uses, and comparisons with other municipalities in Missouri. Discussion included concerns about neighborhood impacts, the number of currently operation rentals, limited revenue potential, and the need for outreach.

4. Community Presentations & Discussions
   a. Kansas Housing Summit
      i. Andrew Grabau (William Guitar Little Foundation) shared takeaways from the Kansas Housing Summit noting the strong presences of banks, provided insights of Kansas City's second Eden Village, and a discussion on modular homes as another housing option.
   b. Mid-America Regional Council August Presentation Debrief
      i. The workgroup had a brined discussion on pre-approved plans which were included in Hannah Mitchell August presentation. Mary Clark shared more about pre-approved building plans like Overland Park's Portfolio Homes. These are free, permit ready plans for missing middle housing. Further discussion about the City's requirements occurred. It was suggested pre-approved plans might be most helpful for three-to-five-unit buildings as the City doesn't require plans for one- and two-unit homes.
5. Partner Updates
   a. Doug Hunt (CCLT) shared they have new board members whose terms will begin in December.
   b. Ben Burgett (CMCA) shared a home at Providence Landing is under contract. If the homes aren't sold, they will be made available for rent.
   c. Judy Bock shared that St. Vincent de Paul's help line has reopened after being closed for a month.
   d. Scott Claybrook (Arise Dwellings) shared they are on track to complete eight to ten homes this year.
   e. Pat Fowler (Mid-Missouri Legal Services) share there will be a memorial service for John Clark on November 14, 1:00pm at Parker Millard Funeral Home.
6. Closing
   a. Next Steps
   b. Comments and Questions

Next Workgroup Meeting: October 21, 2026, 3:00pm at Love Columbia in-person or via Zoom