

# DEVELOPMENT

Where do you think we need to collectively focus our efforts to improve the regulatory framework for housing development?

## Improved Collaboration Across Sectors

- "City and county collaboration."
- "Private and public sectors meet regularly and collaborate."
- "Government give clear direction on their goals for expansion."
- "Better coordination of off-campus student housing."

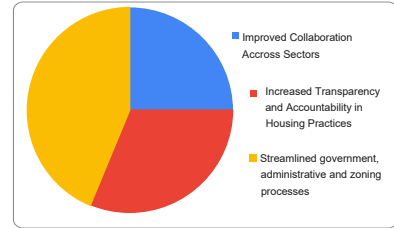
## Increased Transparency and Accountability in Housing Practices

- "Landlord transparency and rating."
- "Rental properties should be more subject to proper inspections."
- "Source of income enforcement."
- "Protections have to be in place to protect all parties."
- "Subsidizing for the buyer or developer to improve affordability."

## Streamlined government, administrative and zoning processes

- "Admin review."
- "Zoning changes."
- "No discretionary processes."
- "Loosening parking requirements."
- "Government give clear direction on their goals for expansion."
- "Improve communication."
- "Figure out annexation."

Improved Collaboration Across Sectors 4  
 Increased Transparency and Accountability in Practices 5  
 Streamlined government, administrative and zoning processes 7

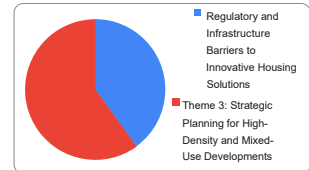


Are there creative design solutions to addressing our community's housing needs in terms of smaller homes and accessory dwelling units, energy efficient homes, alternative materials or construction methods, or other design solutions to meeting our community's housing needs that have a lot of potential here?

## Regulatory and Infrastructure Barriers to Innovative Housing Solutions

- "Infrastructure is a problem; management and regulations make all of these options hard to achieve."
- "No, we are not building those enough. We need to incentivize and have code amendments."

Regulatory and Infrastructure Barriers to Innovative Housing Solutions 2  
 Theme 3: Strategic Planning for High-Density and Mixed-Use Developments 3



## Theme 3: Strategic Planning for High-Density and Mixed-Use Developments

- "Better planning for businesses surrounding high-density housing – more strategic."
- "Explore options for condo development."
- "Small homes, earth contact homes, recycled material home, 3D printed homes."

Where do you think we need more collaboration and cooperation in the housing development process?

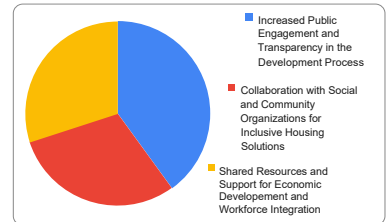
## Increased Public Engagement and Transparency in the Development Process

- "Developers and government should be more engaged with the public."
- "Involvement in the review process."
- "Non-profits to synergize the message across."
- "Housing and Neighborhood Services and Community Development need to be more involved during development review."

## Collaboration with Social and Community Organizations for Inclusive Housing Solutions

- "More collaboration with the unhoused."
- "Neighborhood Improvement Districts (NIDs)."
- "Expand land trust."

Increased Public Engagement and Transparency in the Development Process 4  
 Collaboration with Social and Community Organizations for Inclusive Housing Solutions 3  
 Shared Resources and Support for Economic Development and Workforce Integration 3



## Shared Resources and Support for Economic Development

- "Shared funding between the public and private sectors."
- "Collaborate with trade education organizations to help employment in the industry."
- "Make it easier to have small businesses invest."

What do you think are effective ways to incentivize or mandate good affordable housing development and how do we pay for it (e.g. local housing trust funds, linkage fees, inclusionary zoning)?

## Financial Incentives and Subsidies for Developers

- "Subsidize the one that is tied to the requirements."
- "Utility subsidy."
- "Have the city/county offer cost loans to developers that build affordable housing in areas that meet growth goals"
- "Waive offsite improvements for builders that meet affordable housing build goals."
- "Find builders invested in giving back to community."

## Community-Based Funding and Tax Initiatives

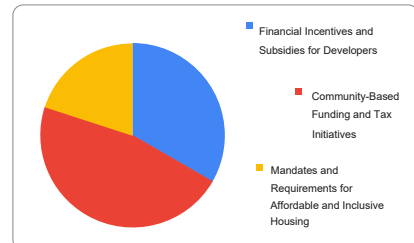
- "Housing Bond initiatives."
- "Document fees (real estate transactions)."
- "Tax raise to establish trust fund (penny tax)."
- "Linkage fees and impact fees to fund housing trust fund."
- "Low-income housing tax credits."
- Grant writer.

Have a percentage of the rent go back into the building.

## Mandates and Requirements for Affordable and Inclusive Housing

- Require inclusionary housing. For those that do not practice inclusionary housing, require a percentage tax for NIMBY residents."
- "Density requirements."
- "Mixed-income development."

Financial Incentives and Subsidies for Developers 5  
 Community-Based Funding and Tax Initiatives 7  
 Mandates and Requirements for Affordable and Inclusive Housing 3

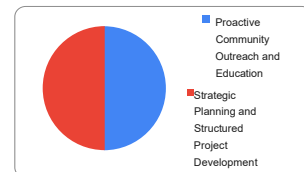


How do we make community engagement on housing development projects more proactive instead of reactive to improve developer/community collaboration while also reducing the financial risk and cost of building homes?

## Proactive Community Outreach and Education

- "Outreach to neighborhoods about the different types of projects that could benefit the community."
- "Education on things like ADUs and filling affordable housing gaps."
- "Education about unsheltered individuals."
- "Not being afraid of 'no' – facilitate more positive conversations."

Proactive Community Outreach and Education 4  
 Strategic Planning and Structured Project Development 4



## Strategic Planning and Structured Project Development

- "RFPs - City gets bids for big projects instead of market."
- "Better master planning. Identify future land uses to minimize risk to the developers."
- "Assets/Subsequential intercept mapping models."
- "Tell the builders what they need and get priority for doing it."

Are there ways that you think the housing development process can be improved that weren't discussed in the housing study presentation or the panel discussions?

## Expanding Community Engagement and Inclusivity

- "Community engagement with small towns too."
- "Actually talking to the unhoused and the social service workers who engage with these individuals."
- "Market this message to the whole community to raise awareness on its importance."

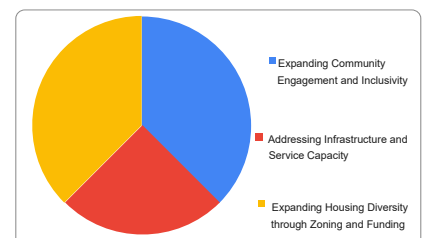
## Addressing Infrastructure and Service Capacity

- "Sewer capacity."
- "Consider the University of Missouri's impact on housing, infrastructure and transportation."

## Expanding Housing Diversity through Zoning and Funding

- "We should see a study on zoning changes to allow more diverse/mixed options. Reduce the amount of strictly R-1."
- "Accessible affordable housing."
- "Housing bonds."

Expanding Community Engagement and Inclusivity 3  
 Addressing Infrastructure and Service Capacity 2  
 Expanding Housing Diversity through Zoning and Funding 3



# PRESERVATION

## What are some ways that we can effectively monitor the condition of existing affordable homes?

### Education and Engagement for Tenants, Landlords, and Homeowners

- "Provide instructions/education to landlords, homeowners, and tenants."
- "Educate on property records."
- "Having 'fun' and engaging community events to advertise and inform tenants."

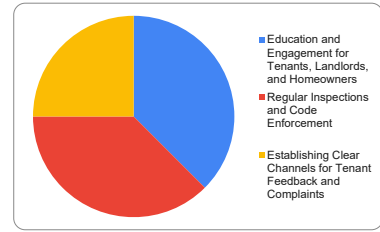
### Regular Inspections and Code Enforcement

- "Neighborhood driven code inspections."
- "Yearly inspections."
- "Focus on compliance. Enforce fines/penalties."

### Establishing Clear Channels for Tenant Feedback and Complaints

- "Clear path for tenant complaints."
- "Require landlord engagement."

Education and Engagement for Tenants, Landlords, and Homeowners	3
Regular Inspections and Code Enforcement	3
Establishing Clear Channels for Tenant Feedback and Complaints	2



## What are key things related to the condition of the homes that we should be looking for to prevent the home from falling into bad condition?

### Education on Property Maintenance and Material Lifespan

- "Familiarize people with the lifespan of materials of homes."
- "Educate people on vegetation and how it interacts with the houses (such as gutters)."

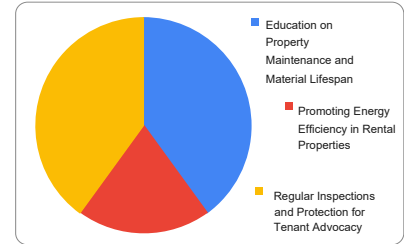
### Promoting Energy Efficiency in Rental Properties

- "Landlord and tenants should work together to have energy-efficient appliances in rented properties."

### Regular Inspections and Protection for Tenant Advocacy

- Yearly inspections."
- "Protect against retaliatory evictions after complaints are made."

Education on Property Maintenance and Material Lifespan	2
Promoting Energy Efficiency in Rental Properties	1
Regular Inspections and Protection for Tenant Advocacy	2



## How can we assist both homeowners and landlords with maintain their homes in good condition?

### Access to Resources and Financial Assistance for Maintenance

- "Having a tool library."
- "Allow the community to donate to a utility assistance program for those that are falling behind."
- "Home warranties."

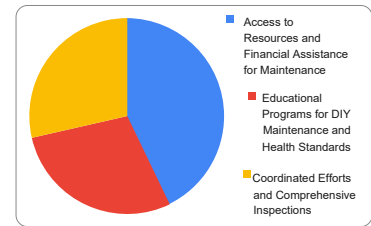
### Educational Programs for DIY Maintenance and Health Standards

- "DIY education programs."
- "HUD Healthy Homes Program."

### Coordinated Efforts and Comprehensive Inspections

- "Combine efforts so people know who offers what kind of help."
- "Thorough inspection with the Public Health department involved."

Access to Resources and Financial Assistance for Maintenance	3
Educational Programs for DIY Maintenance and Health Standards	2
Coordinated Efforts and Comprehensive Inspections	2



## Do you think strategies to assist homeowners and landlords should differ, and if so, in what ways?

### Incentives with Accountability for Landlords

- "If landlords agree to receive any incentives, they should not be able to raise rent."
- "There need to be proper justifications on the rise of rent."

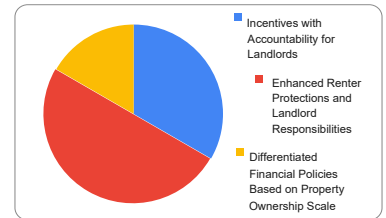
### Enhanced Renter Protections and Landlord Responsibilities

- "Rental leases need to be written in a more renter-friendly manner."
- "Landlords should be required to assist with pest control and mold control costs if and when needed."
- "Tenants should be able to report landlords without fear of retribution/retaliation."

### Differentiated Financial Policies Based on Property Ownership Scale

- "Landlords should be taxed or charged if they have more than 1 rental property."

Incentives with Accountability for Landlords	2
Enhanced Renter Protections and Landlord Responsibilities	3
Differentiated Financial Policies Based on Property Ownership Scale	1



## How are energy efficiency and preservation of the home related, and how can we effectively improve both?

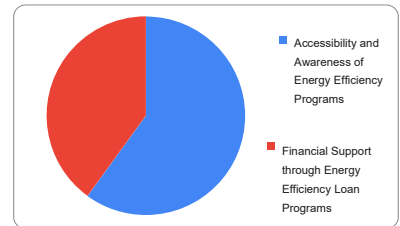
### Accessibility and Awareness of Energy Efficiency Programs

- "We can improve them by making existing programs more accessible."
- "Have a universal location where people can get information."
- "Educate the public on the resources that are available."

### Financial Support through Energy Efficiency Loan Programs

- "Offer energy efficiency loan programs."
- "Energy efficiency does preserve the property."

Accessibility and Awareness of Energy Efficiency Programs	3
Financial Support through Energy Efficiency Loan Programs	2



## How do we ensure that efforts to preserve the physical condition of our homes and efforts to preserve the affordability of our homes go hand in hand?

### Strengthening Code Enforcement with Community-Focused Funding

- "Stricter code enforcement."
- "Tickets for code enforcement should be diverted to community programs instead of the circuit court."

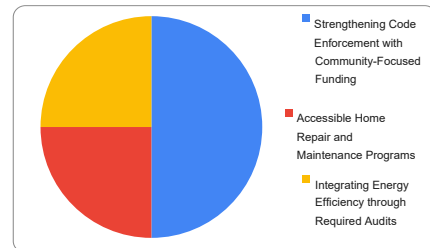
### Accessible Home Repair and Maintenance Programs

- "Offer home repair programs."

### Integrating Energy Efficiency through Required Audits

- "Require energy audits."

Strengthening Code Enforcement with Community-Focused Funding	2
Accessible Home Repair and Maintenance Programs	1
Integrating Energy Efficiency through Required Audits	1



## Who should coordinate housing preservation efforts, and how should preservation projects be prioritized?

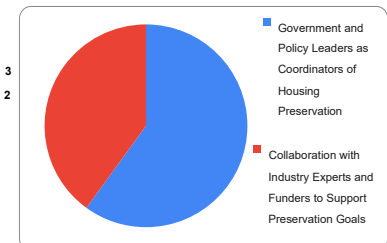
### Government and Policy Leaders as Coordinators of Housing Preservation

- "Statute changes in the city/county."
- "Municipal staff."
- "Policy makers."

### Collaboration with Industry Experts and Funders to Support Preservation Goals

- "Realtors and builders."
- "Funders."

Government and Policy Leaders as Coordinators of Housing Preservation	3
Collaboration with Industry Experts and Funders to Support Preservation Goals	2



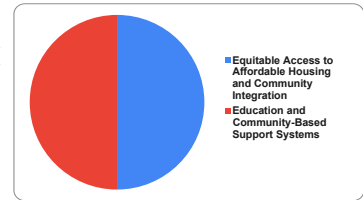
# EMPOWERMENT

How do you think addressing the housing needs in our community and improving upward mobility for people living in Boone County are related efforts, and what are strategies to improve both?

## Equitable Access to Affordable Housing and Community Integration

"Having equal affordable/income-based housing in CoMo can alleviate segregation in the community (especially schools)." "Gross income should not be used to determine purchasing power."  
"We could use transportation and infrastructure to improve both."

Equitable Access to Affordable Housing and Community Integration 3  
Education and Community-Based Support Systems 3



## Education and Community-Based Support Systems

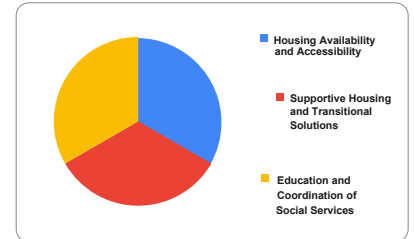
"Educating strategies should be used on funders and landlords."  
"Improving access to behavioral health supports."  
"Having neighborhood representatives and associations."

How do you think homelessness is related to the housing crisis, and are there housing strategies that you think are effective at specifically addressing homelessness?

## Housing Availability and Accessibility

"Homelessness is a housing availability issue."  
"Getting rid of zoning codes which would allow for more unrelated people to live together."

Housing Availability and Accessibility 2  
Supportive Housing and Transitional Solutions 2  
Education and Coordination of Social Services 2



## Supportive Housing and Transitional Solutions

"Transitional housing."  
"Recidivism of evictions can become a perpetual cycle."

## Education and Coordination of Social Services

"Having a universal understanding of social services provided so that there can be quicker and direct connections to those who need them."  
"Educate on voucher types and usage."

Are there certain types of educational services, like financial literacy classes, or new homeowner education, or job training programs that you think we need more of based on what you've heard from the people you serve?

## Enhanced Access and Visibility of Housing and Financial Education

"We need more HUD certified housing counselors."  
"We need to increase the visibility of programs and services."  
"Credit building programs."

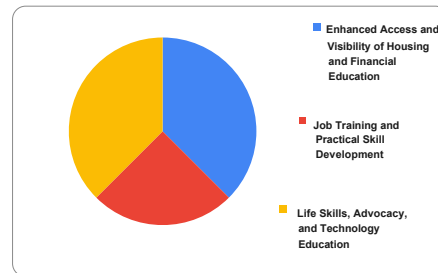
## Job Training and Practical Skill Development

"On the job trainings/apprenticeships."  
"Integrate educational sessions into workplaces."

## Life Skills, Advocacy, and Technology Education

"Socialization and technology trainings."  
"Teach how to self-advocate."  
"Increase matching style programs."

Enhanced Access and Visibility of Housing and Financial Education 3  
Job Training and Practical Skill Development 2  
Life Skills, Advocacy, and Technology Education 3



How do you think transit system improvement can be tied to housing strategies to empower more people?

## Reliable and Accessible Transit for Employment Stability

"Access to work transportation is vital and transit changes (such as football schedules) can interrupt employment."  
"Medicaid transportation can be difficult to utilize since it is outsourced through Uber."

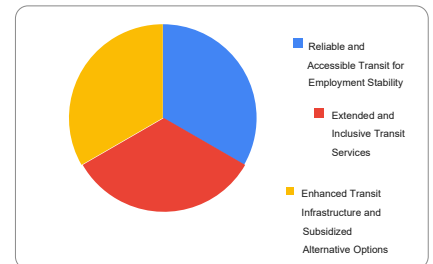
## Extended and Inclusive Transit Services

"Transit needs to run longer and on Sunday's."  
"We need rural bus services."

## Enhanced Transit Infrastructure and Subsidized Alternative Options

"Proper covers and seating at current and future bus stops."  
"Subsidize using rideshare, biking, bussing."

Reliable and Accessible Transit for Employment Stability 2  
Extended and Inclusive Transit Services 2  
Enhanced Transit Infrastructure and Subsidized Alternative Options 2



What are some ways that economic development efforts, housing production, and community empowerment strategies can go hand in hand?

## Strategic Location and Infrastructure for Sustainable Development

"There needs to be strategic placement of new development."  
"Build where access is."  
"Sewer systems are a huge issue to housing development."

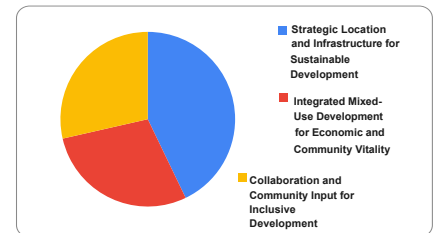
## Integrated Mixed-Use Development for Economic and Community Vitality

"Mix of retail and housing."  
"Create workforce housing."

## Collaboration and Community Input for Inclusive Development

Employers approach developers to collaborate."  
"Provide a mapping system to get input from day-to-day sites."

Strategic Location and Infrastructure for Sustainable Development 3  
Integrated Mixed-Use Development for Economic and Community Vitality 2  
Collaboration and Community Input for Inclusive Development 2



Listening to the results of the housing study, and the panel discussions, do you think anyone is left out of the housing strategies that we discussed, and how do we address their needs as well?

## Inclusive Housing for Vulnerable Populations

"There needs to be affordable housing for accessible needs."  
"Stability for disabled populations/fixd income."  
"Justice involved individuals."

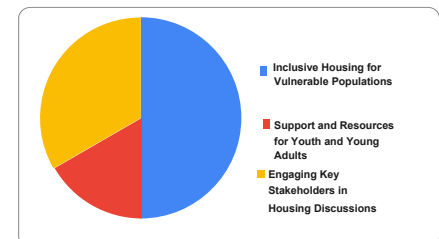
## Support and Resources for Youth and Young Adults

"High school aged or young adults without the knowledge or support."

## Engaging Key Stakeholders in Housing Discussions

"Hotel managers should be in the conversation."  
"Colleges and universities need to be involved."

Inclusive Housing for Vulnerable Populations Support and Resources for Youth and Young Adults Engaging Key Stakeholders in Housing Discussions 3  
1  
2



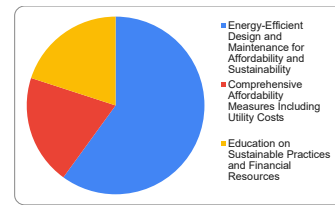
# SUSTAINABILITY

How do you think environmental sustainability and housing affordability are connected, and what are some strategies to improve both?

## Energy-Efficient Design and Maintenance for Affordability and Sustainability

"Strategies to improve both include having passive designs for affordability."  
 "Having proper insulation in the homes."  
 "Proper and consistent maintenance."

Energy-Efficient Design and Maintenance for Affordability and Sustainability 3  
 Comprehensive Affordability Measures Including Utility Costs 1  
 Education on Sustainable Practices and Financial Resources 1



## Comprehensive Affordability Measures Including Utility Costs

"Include all costs of renting such as utilities and insurance into the 30% affordability method."

## Education on Sustainable Practices and Financial Resources

"Educate tenants and homeowners on saving and on the types of loans that are available."

Thinking about sustainability in terms beyond environmental sustainability, how can housing strategies be implemented in a way that improves The long-term financial feasibility of our housing programs?

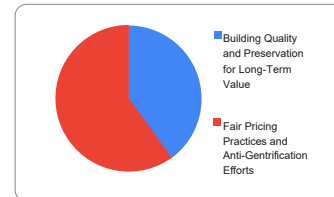
## Building Quality and Preservation for Long-Term Value

"Build sustainably and build well."  
 "Disincentive tearing down well-built properties."

Building Quality and Preservation for Long-Term Value 2  
 Fair Pricing Practices and Anti-Gentrification Efforts 3

## Fair Pricing Practices and Anti-Gentrification Efforts

"Landlords having proper justification for the rising cost of prices." "Anti-gentrification practices."  
 "Clearly outline priorities."



Thinking about sustainability in terms beyond environmental sustainability, how can housing strategies be implemented in a way that improves the long-term efficacy of our development procedures?

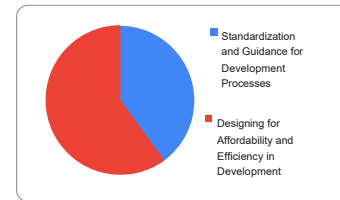
## Standardization and Guidance for Development Processes

"Universal county and city standards and expectations."  
 "Providing a guide for folks who have not been through the process before."

Standardization and Guidance for Development Processes 2  
 Designing for Affordability and Efficiency in Development 3

## Designing for Affordability and Efficiency in Development

"Develop revisions of designs and look through the lens of affordability."  
 "Incorporate energy efficiency into designs."  
 "Having affordable mixed-use housing over single homes."



Thinking about sustainability in terms beyond environmental sustainability, how can housing strategies be implemented in a way that improves The long-term affordability of our housing stock?

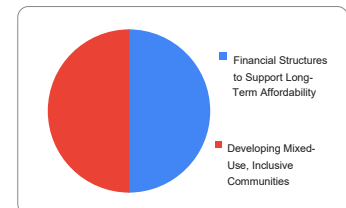
## Financial Structures to Support Long-Term Affordability

"Having land trusts and using land taxes."  
 "Guaranteed long-term low interest rates."

Financial Structures to Support Long-Term Affordability 2  
 Developing Mixed-Use, Inclusive Communities 2

## Developing Mixed-Use, Inclusive Communities

"Having mixed-use communities such as doctors' offices, child care facilities, group homes, and community gathering spaces. Not just corner stores."  
 Considering interstate migrations



Thinking about sustainability in terms beyond environmental sustainability, how can housing strategies be implemented in a way that improves The long-term strength of our economy?

## Building Durable, Accessible, and Inclusive Housing Infrastructure

"Build things to last with better material selection."  
 "Include workforce housing."  
 "Proper infrastructure outside of homes too."  
 "Make commuting easier and accessible by foot/bike."  
 "Gentle density."

Building Durable, Accessible, and Inclusive Housing Infrastructure 5  
 Community Retention and Strategic Partnerships for Economic Growth 3

## Community Retention and Strategic Partnerships for Economic Growth

"Retain our young adults and families (30-40 year olds)."  
 "University of Missouri partnerships with banks to keep our younger people."  
 "Having universal city and county regulations and standards."

