

# Boone County Housing Study Recommendation Crosswalk

Boone County, in partnership with the City of Columbia, released a comprehensive housing study in October 2024 that includes an examination of current housing trends, demands and disparities. Within the report, twenty-four recommendations to address community housing needs are grouped into four strategic categories described as Development, Preservation, Empowerment, and Sustainability.

Since the release of the housing study, a Boone County Housing Study Recommendation Crosswalk has been used to periodically summarize updates of steps taken to address the recommendations.

- The implementation timeline and group(s) responsible in the table following each recommendation are presented as found in the housing study.
- Updates are periodically gathered from community partners and appear as provided by the entity listed. In the event an entity provided any updates such as “in progress or no update,” only the most recent update instance will appear. This is not an exhaustive list of updates as all details and efforts underway might not be reflected in this document.

Please visit [https://www.boonemo.gov/community-services/common/pdf/BC\\_CoMo\\_Housing\\_Study.pdf](https://www.boonemo.gov/community-services/common/pdf/BC_CoMo_Housing_Study.pdf) for the full housing study report and email [upward@boonemo.gov](mailto:upward@boonemo.gov) with any questions about this document.

*Updates were last provided 12/5/2025*

## Development Recommendations

### 1.1 Create predictable and streamlined review processes

Group(s) Responsible:	City of Columbia	Boone County	All municipalities	
Implementation Timeline:			Mid-Term (3-6 years)	

#### Updates:

##### **Boone County** (Planning and Permitting Departments)

- 12/19/2024 – Acquisition of new permitting software to refine workflows, provide additional transparency, and increase efficiency. 9-12 month implementation period beginning Q2 2025.
- 4/7/2025 – Contract with the vendor is still pending; mapping and refining workflows is in process.
- 8/15/2025 – Building workflows and evaluating industry best practices for all permit processes.
- 11/25/2025 – Implementation of Maintstar Land Management and Permitting system includes defining and documenting permit process workflows that will be built into the system. As we build the workflows, we are utilizing the vendor’s experience to alter current workflows for increased efficiency. Some procedural steps will be automated in order to reduce processing times e.g. issuance of Certificates of Occupancy. The system will also have automated customer notifications, on-line permitting, tracking, inspection requests, and information requests.

##### **City of Columbia** (Community Development)

- 12/19/2024 – ADUs; Substandard lots; Small lot integration; Definition of family; Approval process flow chart.
- 8/15/2025 – 1. ADU and substandard lot amendments completed in calendar year 2024. No further pending amendments are under consideration. 2. Small lot integration project nearing completion. Dimensional and use-specific standards in "final draft" status with subdivision amendment discussion before City PZC underway. Estimated project completion (PZC & Council) is Dec. 2025 or Jan. 2026 dependent on further PZC revisions and public engagement. 3. Definition of family has been fully reviewed by City PZC and is to begin 30-45 day "public comment" period. Anticipated City PZC public hearing late-Oct 2025 to early Sept.
- 12/5/2025 – “Small Lot Integration” project nearing **regulation drafting** completion - anticipated in January 2026. The “integration” project would allow **by-right** development of small lots (3000-7000 sq. ft) in all zoning districts subject to land subdivision requirements and compliance with “use-specific standards”. The “integration” project would eliminate the “Cottage Optional Development Standards” only permitted within R-2 zone following Board of Adjustment approval. The regulations enable the resubdivision of existing under-utilized larger lots to be replatted (subject to City Council approval) and improved with additional dwellings where existing infrastructure is already in place. Following draft

completion, the regulations will be distributed to design professionals for testing (30-45 days), Planning Commission re-review (30-60 days), public comment (30-45 day) period posted to Beheard engagement portal, Planning Commission re-review (30-60 days), and then Planning Commission and City Council public hearings (anticipated June 2026) based on scheduled provided herein.

## 1.2 Create a local housing trust fund

Group(s) Responsible:	City of Columbia	Boone County		
Implementation Timeline:	Short-Term (0-2 years)			

### Updates:

#### **Boone County** (Commissioners)

- 8/15/2025 – No update

#### **City of Columbia** (City-wide, HNS)

- 12/19/2024 – Created with FY 2025 budget, currently establishing procedures for fund administration and exploring dedicated revenue source.
- 8/15/2025 – In progress
- 12/5/2025 – City of Columbia staff is currently developing a policy for eligible uses and activities of the trust fund as well as generating a dedicated, i.e. permanent funding source.

#### **Upward Mobility Workgroups**

- Affordable Housing Coalition had information and discussion on this topic, including the March 2025 and September 2025 workgroup meetings.

## 1.3 Develop a linkage fee policy

Group(s) Responsible:	City of Columbia	Boone County		
Implementation Timeline:	Short-Term (0-2 years)			

### Updates:

#### **Boone County** (Commissioners)

- 8/15/2025 – No update

#### **City of Columbia**

- 8/15/2025 – No update
- 12/5/2025 – If this is to be considered, it would be more effective if both Columbia and Boone County implemented it so that it would not have negative, unintended consequences for Columbia.

## 1.4 Establish an inclusionary zoning policy

Group(s) Responsible:	City of Columbia	Boone County		
Implementation Timeline:		Mid-Term (3-6 years)		

### Updates:

#### **Boone County** (Commissioners)

- 8/15/2025 – No update

#### **City of Columbia**

- 12/19/2024 – Benefits/incentives to encourage affordable housing development to be provided through the housing trust fund.
- 12/5/2025 – If this is to be considered, it would be more effective if both Columbia and Boone County implemented it so that it would not have negative, unintended consequences for Columbia. Further discussions will need to be held internally to determine the feasibility.

#### **Upward Mobility Workgroups**

- Affordable Housing Coalition had information and discussion on this topic, including in September 2025.

## 1.5 Other zoning code and plan revisions

Group(s) Responsible:	City of Columbia	Boone County	All municipalities	
Implementation Timeline:				Long-Term (over 6 years)

### Updates:

#### **Boone County** (Commissioners)

- 12/19/2024 – Q2 2025: convert certain discretionary decisions to administrative, develop ADU enabling regulations.
- 8/15/2025 – Have approved planned developments with ADUs, cottage lots, and by-right duplexes. Continuing work on zoning revisions to allow additional housing types as by-right uses.
- 11/25/2025 – Targeted for Planning and Zoning Commission review in January with hearings to follow: ADU as a by right use in zones that allow residential uses, duplexes in A-R and R-S zones on corner lots as a by right use with performance standards, revise definition of family to include more than the current limit of four, various amendments to Zoning and Subdivision Regulations that are intended to streamline processes by converting some decisions from Commission or Board of Adjustment review to administrative decisions with guiding criteria.

#### **City of Columbia (Community Development)**

- 12/19/2024 – Ongoing. Current efforts to make more uses allowed by right include replacing undeveloped planned development districts with base zoning districts.
- 8/15/2025 – 1. Frequency to remove PD designations is steady. Use of the zoning technique being discouraged by Community Development in favor of "base zoning". 2. Revised definition to "family". See above description of "status" and completion timeline 3. Small lot project (under PZC review) seeks to add new lot topologies without zoning changes and established "by-right" standards and modified subdivision requirements. See above description for "status" & completion timeline 4. Discussion on revisions to dimensional requirements for "multi-family" uses pending completion of small lot project 5. Central Columbia Urban Conservation Ordinance and Design Guidelines project is on "hold" awaiting a re-launch with simplified objectives and recommendations. Project was delayed due to significant public opposition to original concepts, CD Director retirement, and MU summer break.
- 12/5/25 – 1. City Planning Commission completed review of revised definition of "family" which proposes increasing the number of unrelated individuals sharing a home to a **maximum of 4** in all zoning districts. Staff are aware Boone County is evaluating changes to their definition and coordination between two jurisdictions is recommended to avoid conflicts. Proposed revisions need to be posted to Beheard engagement platform for public comment prior to being processed as a "formal" text change to City regulations. Public comments to be received throughout the month of January 2026 with anticipated Planning Commission public hearing late-February or early March 2026. 2. Central Columbia Design Guidelines Project to "re-launch" in February 2026 with a focus on establishment of new "Urban Conservation Overlays." The overlays propose design standards for neighborhood compatibility and opportunities for increased housing topologies in the base zoning districts. Integration of Project recommendation will require subsequent zoning code amendments. 3. Planning Commission has discussed revisions to minimum "lot area" requirement for multi-family in the R-MF district; however, has taken no action given desire to complete "small lot integration" regulatory changes. 4. The Planning Commission has been requested to review additional revisions to the City's accessory dwelling unit regulations. This review would commence upon completion of "small lot integration" project and completing revisions associated with the definition of "family".

#### **Upward Mobility Workgroups**

- Affordable Housing Coalition had information and discussion on this topic, including in September 2025.

**Love Columbia** hosted a "How Do You ADU" workshop about Accessory Dwelling Units in July 2025.

### **1.6 Tax Increment financing (TIF) to facilitate infill development**

Group(s) Responsible:	City of Columbia			
Implementation Timeline:		Mid-Term (3-6 years)		

#### Updates:

#### **City of Columbia**

- 12/19/2024 – Ongoing research
- 12/5/2025 – City staff attended the presentation on TIFs which mainly focused on commercial development. Internal discussions will need to be held to determine the feasibility and practicality of using TIF as a tool to create infill housing.

### **1.7 Include universal design and accessibility features in new homes**

Group(s) Responsible:				Builders
Implementation Timeline:		Mid-Term (3-6 years)		

#### Updates:

#### **City of Columbia**

- 12/5/2025 – HUD-funded new construction of multifamily projects (5 or more units) requires a minimum of 5% of the units to have accessible features for persons with mobility impairments. This is being enacted in several HUD-funded projects in Columbia.

## 1.8 Prioritize and incentivize this study's development targets

Group(s) Responsible:	City of Columbia	Boone County	All municipalities	Builders
Implementation Timeline:	Short-Term (0-2 years)			

### Updates:

#### **City of Columbia**

- 12/5/2025 – FY25 Dwelling Units with Issued Permits vs. Targets:
  - SF Detached: FY2025 320, Targets 262;
  - Gentle Density: FY2025 54, Targets 34;
  - Multi-family: FY2025 585, Targets: 231;
  - Totals: FY2025 959, Targets 527

## 1.9 Apply for the PRO Housing Grant in Round 3

Group(s) Responsible:	City of Columbia or Boone County		
Implementation Timeline:	Short-Term (0-2 years)		

### Updates:

8/15/2025 – Additional rounds of this grant have not been announced.

#### **City of Columbia**

- 12/5/2025 – This funding source was eliminated in 2025 at the federal level.

## Preservation Recommendations

### 2.1 Create a housing preservation inventory

Group(s) Responsible:	City of Columbia	Boone County		Columbia Housing Authority
Implementation Timeline:	Short-Term (0-2 years)			

### Updates:

#### **Boone County** (Assessor, Resource Management)

- 12/19/2024 – Research and develop methodology in 2025.

#### **City of Columbia** (Housing and Neighborhood Services (HNS))

- 12/19/2024 – HNS to work with local partners (County and CHA) to begin collecting data.
- 8/15/2025 – HNS conducted property condition scoring in some areas of the central city in 2024.
- 12/5/2025 – Joint discussions need to be held amongst all partners to determine how best to accomplish this.

### 2.2 Code enforcement prioritizes keeping housing well-maintained

Group(s) Responsible:	City of Columbia	Boone County		
Implementation Timeline:	Short-Term (0-2 years)			

### Updates:

#### **Boone County** (Resource Management)

- 12/19/2024 – Rental housing standards enforcement began mid-year 2024.
- 11/25/2025 – The County continues to exercise its limited statutory authority to enforce minimum rental housing standards.

#### **City of Columbia** (Housing and Neighborhood Services)

- 12/19/2024 – Dumpster Days; Love Your Block grant; Property Condition Scoring Project; Additional inspectors; Designated Municipal Court docket.
- 8/15/2025 – These are all ongoing efforts. Specific goals/measures should be identified to address this strategically.
- 12/5/2025 – Code enforcement is an ongoing and continuous effort by the City. It is both proactive and reactive and the goal is compliance in order to maintain safe and sanitary housing.

#### **Upward Mobility Workgroups**

- Housing Access and Support Alliance workgroup has reviewed this topic as it relates to City of Columbia and Boone County rental housing.

## 2.3 Replicate the Home Rehab & Energy Efficiency Program

Group(s) Responsible:	City of Columbia	Boone County	All municipalities	Other
Implementation Timeline:			Mid-Term (3-6 years)	

### Updates:

#### **Boone County**

- 3/14/2025 – In progress

#### **City of Columbia** (Housing and Neighborhood Services)

- 12/19/2024 – Both programs exist in the city, ongoing effort to streamline and increase funding.
- 12/5/2025 – Columbia has broadened the eligible uses of this program to include window replacement with energy efficient windows. Households can also receive a rebate from their utility company.

#### **Upward Mobility Workgroups**

- Affordable Housing Coalition workgroup highlighted some available options in March 2025.

## 2.4 Participate in the MHDC HeRO Program

Group(s) Responsible:				Columbia Housing Authority
Implementation Timeline:	Short-Term (0-2 years)			

### Updates:

#### **City of Columbia**

- 12/5/2025 – Columbia is not eligible to apply. Boone County can apply but would not be able to fund any projects in the Columbia City limits.

## Empowerment Recommendations

### 3.1 Establish rent-to-own programs

Group(s) Responsible:				Housing developers; Mortgage lenders
Implementation Timeline:				Long-Term (over 6 years)

### 3.2 Expand homeowner education and financial literacy classes

Group(s) Responsible:				Not-for-profit organizations; Employers
Implementation Timeline:	Short-Term (0-2 years)			

### Updates:

#### **City of Columbia**

- 12/19/2024 – Note - City uses CDBG/HOME funds to support non-profits that provide these services and will continue to do so.
- 8/15/2025 – The City's Home Buyer's Assistance Program was revised to allow up to \$20,000 in downpayment assistance. Love Columbia has been awarded Reallocated CDBG-CV funds for Housing Counseling.
- 12/5/2025 – Columbia requires homeowner education classes for recipients for first-time homebuyers who receive funding from our Homebuyer Assistance Program.

#### **Upward Mobility Workgroups**

- Affordable Housing Coalition workgroup highlighted some available options in March 2025. Several community partners offer financial literacy classes and coaching.

### 3.3 Invest in skilled labor training

Group(s) Responsible:				Columbia Area Career Center (CACC); Columbia Regional Economic Development, Inc. (REDI); Columbia Chamber of Commerce; Employers
Implementation Timeline:	Short-Term (0-2 years)			

Updates:

**City of Columbia**

- 12/19/2024 – Note - City uses CDBG/HOME funds to support non-profits that provide these services and will continue to do so.
- 8/15/2025 – In progress; the City's 2025-2029 Consolidated Plan allocates \$500,000 to vocational training, including \$100,000 in program year 2025 through Job Point and Connection to Success.
- 12/5/2025 – Columbia provides funding for Job Point, a Youthbuild Organization, which provides job training for adolescents. Some of this training includes on-the-job training for construction of affordable housing units.

**Upward Mobility Workgroups**

- Jobs and Workforce Development workgroup regularly discusses local opportunities.

**3.4 Utilize existing resources effectively**

Group(s) Responsible:	City of Columbia	Boone County	All municipalities	Not-for-profit organizations
Implementation Timeline:			Mid-Term (3-6 years)	

Updates:

**Boone County**

- 8/15/2025 – No update

**City of Columbia** (All departments)

- 12/19/2024 – Ongoing. Currently evaluating City-owned land that could be used for housing.
- 12/5/2025 – HNS staff is working on identifying City-owned land in which in a CHDO(s) could build new, affordable infill housing.

**3.5 Improve and consolidate the transit system**

Group(s) Responsible:	City of Columbia			
Implementation Timeline:			Mid-Term (3-6 years)	

Updates:

**City of Columbia** (Public Works (Go CoMo Transit))

- 12/19/2024 – Nearing completion of comprehensive transit study.

**3.6 Include transportation costs in manual underwriting**

Group(s) Responsible:				Mortgage lenders; A new Lending Expansion Task Force
Implementation Timeline:				Long-Term (over 6 years)

## Sustainability Recommendations

**4.1 Expand the use of energy efficient mortgages (EEM)**

Group(s) Responsible:				Mortgage lenders; A new Lending Expansion Task Force
Implementation Timeline:			Mid-Term (3-6 years)	

**4.2 Build more energy efficient homes**

Group(s) Responsible:				Builders
Implementation Timeline:			Mid-Term (3-6 years)	

Updates:

**City of Columbia**

- 12/5/2025 – Columbia's HUD-funded new construction projects require that federal energy standards must be met in order to qualify as affordable housing.

**Upward Mobility Workgroups**

- Affordable Housing Coalition workgroup highlighted some aspects of this in August 2025.

#### 4.3 Create a land bank and bolster the land trust

Group(s) Responsible:	City of Columbia		City of Centralia	Columbia Community Land Trust (CCLT); Columbia Housing Authority
Implementation Timeline:	Short-Term (0-2 years)			

##### Updates:

##### **City of Columbia** (Housing and Neighborhood Services)

- 12/19/2024 – HNS is actively staffing and growing the CCLT and researching benefits to community of creating a land bank.
- 8/15/2025 – CCLT is working on updating policies related to property donations and additional ways to receive properties and donations. The CCLT donation policy was added to the CCLT website.
- 12/5/2025 – Columbia has a handful of properties that are owned by Housing and Neighborhood Services. RFPs will be issued in 2026 seeking to redevelop some of these parcels.

#### 4.4 Cost-benefit analysis for regulations impacting housing

Group(s) Responsible:	City of Columbia	Boone County	All municipalities	
Implementation Timeline:	Short-Term (0-2 years)			

##### Updates:

##### **Boone County** (Resource Management)

- 12/19/2024 – Will integrate into Adoption of 2024 ICC Codes, Zoning and Subdivision Regulation updates.

##### **City of Columbia** (All departments)

- 12/19/2024 – Ongoing (e.g., in evaluation of adopting 2024 International Codes and completing the Conservation District Overlay Project).
- 8/15/2025 – 2024 ICC codes are in progress.
- 12/5/2025 – The City of Columbia has begun a public review process of the proposed codes from the BCCC. The two largest impacts to housing costs would be from energy efficiency and electrical provisions. Adoption of new codes would be no earlier than March 2026.

#### 4.5 Leverage public-private partnerships

Group(s) Responsible:	City of Columbia	Boone County	All municipalities	Columbia Housing Authority; Other partners
Implementation Timeline:	Short-Term (0-2 years)			

##### Updates:

##### **Boone County**

- No updates

##### **City of Columbia**

- 12/5/2025 – Columbia currently partners with organizations such as the Columbia Housing Authority, Central Missouri Community Action, Columbia Community Land Trust, Job Point, Love Columbia, Habitat for Humanity, Woodhaven Learning Center and Services for Independent Living to produce affordable housing. Collectively these account for 192 new housing units.

##### **Upward Mobility Workgroups**

- Each Upward Mobility workgroup continues to provide opportunities for continued collaboration and presents a space for different groups to identify areas to grow new partnerships.