



City of Columbia, Missouri

Meeting Minutes - Final

City Council

Wednesday, October 23, 2024
8:30 AM

Joint Work Session
County Commission & City Council

Boone County
Government Center
801 E. Walnut, Room
301
Columbia MO.

I. CALL TO ORDER

The meeting was called to order at approximately 8:37 a.m.

Present: Kip Kendrick (Presiding Commissioner), Janet Thompson (Commissioner), Justin Aldred (Commissioner), and Joanne Nelson (Director - Boone County Community Services Department).

City Council members Valerie Carroll (Ward 1), Lisa E. A. Meyer (Ward 2), Roy Lovelady (Ward 3), Nick Foster (Ward 4), Don Waterman (Ward 5 - arrived at approximately 9:00 a.m.), and Mayor Barbara Buffaloe (arrived at approximately 9:00 a.m.).

Also present were De'Carlton Seewood (City Manager), Matt Unrein (Deputy City Manager), Carol Rhodes (Assistant City Manager), Kristina Wolf (Assistant to the City Manager), Becky Thompson (Housing and Neighborhood Services Director), and D'Andre Thompson (Diversity, Equity and Inclusion Administrator).

Present: 6 - Buffaloe, Foster, Lovelady, Waterman, Meyer, and Carroll

Absent: 1 - Peters

II. WELCOME AND INTRODUCTIONS

Commissioners, Council members and City staff introduced themselves.

III. TENTATIVE TOPICS OF DISCUSSION

Boone County and City of Columbia Housing Study Report

Attachments: [Boone County Housing Study](#)

Dr. David Boston with Amarach Planning Services, LLC presented the group with the findings and results from the Boone County Housing study. This housing study assesses current housing market conditions, and investigates affordability challenges.

According to Dr. David Boston, this housing study was conducted to provide a comprehensive understanding of housing market conditions, community housing needs, and the gaps between housing supply and demand that should be addressed to strengthen the local economy and improve peoples' lives in Boone County, Missouri and the City of Columbia. The study area includes the entirety of Boone County with results sometimes displayed against the State of Missouri and comparable counties, or split into smaller regions, such as the City of Columbia, for analytical and policy making purposes.

Dr. Boston discussed where his firm collected information from. Some of those include Census Bureau, HUD, Federal Reserve, BLS, and private data sources such as Esri and RealPage to name a few. Public survey results were also collected in addition to five public community meetings and interviews with 40 + key stakeholders.

Foster asked if there were any areas that were missed. Dr. Boston indicated 80-85% of respondents were within the City of Columbia.

Dr. Boston went on to discuss key challenges. Some challenges include lack of housing options across income levels, particularly affordable housing for low-income households, Rising housing costs, workers commuting into Boone County, infrastructure and utility capacity limits, NIMBYism and discretionary review processes and limited public transportation.

Those in attendance discussed further in depth.

October 24, 2024 Housing Summit and Follow-up Meeting

Student Housing

Dr. Boston went on to discuss household formations which include population growth and headship rates. Headship rates are people in the young age brackets moving out of parents' homes or with roommates. He also discussed student housing and the demand for more student housing. Dr. Boston indicated an opportunity for collaboration with the transit system. Student housing is running into issues, such as being marketed as student housing, but not affiliated with the Universities. Some individuals within these housing units include individuals that may not be students.

Student housing has also increased substantially over time.

Senior housing

Senior housing has had some purpose-built housing and also has shuttle services separate from the City transit system. Senior housing is lacking small units in Boone County.

Workforce housing and starter homes

People are typically looking for smaller homes than the ones on the market. Dr. Boston suggested preserving existing housing.

Gentle density (duplexes, tri-plexes, etc.) housing options

Typically, off on their own and not near high density areas. Surplus of these homes.

Dr. Boston discussed future targets for development for Boone County from 2025-2050.

IV. ADJOURNMENT

The meeting adjourned at approximately 11:20 a.m.