

Boone County/City of Columbia 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.
- Supplemental information to help define terms used in the crosswalk, including links to related documents and resources, has been added to the end of this document.

Please visit https://www.boonemo.gov/community-services/common/pdf/BC_CoMo_Housing_Study.pdf for the full housing study report and email upward@boonemo.gov with any questions about this document.

Updates were last provided 6/12/2026.

Highlighted recommendations contain new updates since the last crosswalk document release.

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.
- 2/19/2026 – Continuation of Maintstar Land Management and Permitting system implementation. includes defining and documenting permit process workflows that will be built into the system enhancing standardization and predictability of practices. 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. County Planning and Zoning Commission (P&Z) conducted public hearings 2/10/26, 2/19/26, and 2/24/26 on proposed revisions to Zoning and Subdivision Regulations that will convert two public hearing processes to administrative approval processes.

- **6/5/2026** – County staff is continuing to work on the Maintstar Land Management and Permitting integration. We have made significant progress working with the vendor to document our standard procedures via workflows as well as redrafting our development applications to be completed via the Maintstar portal. This project will continue over the next several months, and we are working diligently to ensure that when “go live” is implemented it will be a streamlined process for submitting different type of permit applications and land use requests to our office.

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.
- 3/4/2026 – “Small Lot Integration” regulation drafting completed. Preparing to distribute to design professionals for “testing”. Anticipate consolidated document to be completed by end of March. City Council public hearings are anticipated June/July 2026 based on the current schedule.
- **6/9/2026** – ADU ADU Amendments: reduce corner side-yard setbacks & adjust rear-yard setback, increase detached structure height; remove CUP (a discretionary review process) in R-1. Pending final City Council approval on 6-15-26 – Revised definition of “family”: Original revision under supplemental review by additional Boards and Commissions at Council direction. Supplemental input to be provided to Council in fall 2026 with potential for additional revisions. – Small Lot Integration: Continuing to prepare design professional “instructions” for testing and feedback.

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.
- 3/4/2026 – Feedback will be requested from Columbia citizens at the Community Summit on 3/14 to gauge support from the community as to how to provide funding for the trust fund in a sustainable manner. Ideas as to eligible uses and activities will also be sought from the community.
- **6/9/2026** – Feedback from the Community Summit on March 14 showed overwhelmingly support (92%) for identifying a permanent funding source(s) to support and sustain a trust fund within the City. However, no single opinion on how to fund it prevailed. Staff is researching multiple possibilities to make the trust fund sustainable and exploring the pros and cons of potential sources.

Upward Mobility Workgroups

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

- Some AHC workgroup attendees volunteered to do additional research on this, which is in progress as of March 2026

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

- 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.
- 2/19/2026 – County P&Z conducted public hearings on revisions to Zoning Regulations and Subdivision Regulations:
 - Allow two-family dwellings, on corner lots, by-right in A-2, A-R, and R-S zones.
 - Allow Accessory Dwellings by right in A-1, A-2, A-R, and R-S zones.
 - In R-S and R-D zones:
 - Reduce minimum lot size in R-S and R-D zones from 7,000 s.f. to 4,000 s.f.
 - Reduce minimum lot width from 60 feet to 40 feet.
 - Reduce the required lot area per dwelling for a two-family dwelling from 5,000 s.f to 2,500 s.f.
 - A-R, R-S, R-D, and R-M reduce side and rear setbacks.
 - Allow residential use by-right on second floor or above in all Commercial zones.
 - Revise definition of Family to eliminate blood relationship
 - Add maximum occupancy of a dwelling using a mathematical formula based on number and size of bedrooms.
- 6/5/2026 – On March 31st, 2026 The Boone County Commission passed zoning updates to support the creation of affordable housing. These include all the updates mentioned in the previous Boone County update (2/19/2026).

Planning staff have already taken several calls regarding construction of accessory dwellings. Effective June 1st, 2026 a new building permit fee structure is in place for residential permits. The new fee structure slightly reduces building permit fees on residential structures.

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.
- 12/5/2025 – 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".
- 3/4/2026 – 1. Revised definition of "family" will have a public hearing at the Planning Commission on March 19, 2026. Approximately 25-30 comments received from Beheard and Facebook on revisions, mostly support with some suggesting not broad enough and possibly returning to 1935 definition of "family" which essentially did not have a cap on unrelated persons. The proposed definition includes a maximum of 4 "unrelated" individuals in all zoning districts with "capacity" limits based on the standards found within adopted International Property Maintenance Code (IPMC). 2. Central Columbia Design Guidelines Project planned to resume in summer 2026. 4. The Planning Commission has completed its review of requested changes to the existing ADU regulations and is preparing to hold a public hearing in late April/May 2026. Revisions propose elimination of CUP process for R-1 district ADU proposals, codifies current CUP "condition of approval" restricting R-1 property to a single rental license (STR or Long-term), revises maximum permitted building height for an accessory structure containing a second story ADU, revises corner-side yard setbacks, revises side and rear yard setbacks applicable when an ADU is constructed taller than the principal dwelling.
- **6/9/2026** – General dimensional standards revisions: Will be preparing modifications to the corner side-yard setback standards for all previously platted lots prior to March 2017. Would reduce corner side-yard to pre-UDC standard of 12.5-feet to permit existing lots ability to redevelop without need for Board of Adjustment variance. All lots approved post-UDC would be required to comply with 25-foot setback unless granted relief.
General setback revision regarding driveways and parking from property lines: Will be preparing modifications to eliminate 5-foot and 6-foot setback from property lines impacting driveway placement and parking location, respectively. This amendment would align with recommendations contained in "Small Lot Integration" project and address unnecessary Board of Adjustment relief. Originally considered for only lots platted pre-UDC; however, following PZC discussion expanded to include all lots.

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.
- 6/9/2026 – Adoption of the 2024 IRC would include Section 322 that would require townhouses of 4 or more in a row to include 1 which is accessible per A117.1 standards / IBC chapter 11.

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:

Boone County

- 2/19/2026 – Boone County building permit data for 2025 indicates the following progress toward meeting the study's development targets. It should be noted that the County does not capture data regarding intent to build a unit for sale vs. rent.
 - Single-family detached: units permitted = 202, target = 802, percent achieved = 25%
 - Gentle density: units permitted = 13, target = 100, percent achieved = 13%
 - Gentle density lots created = 42. These lots were created through the planned development process and are considered "pre-approved" for construction of gentle density units. They include lots for single-family attached and accessory dwellings.
- 6/12/2026 – The number of residential building permits issued by our office since the start of this calendar year are listed below. Please note that the numbers provided only reflect unincorporated Boone County.
 - Single-family Detached: 48
 - Single-family Attached: 8

City of Ashland

- 5/27/2026 – Number of building permits issued in FY26 in Ashland

	Ashland Goal/Target	Units Permitted	% Achieved
Single-family	51	75	147
Gentle Density	2	6	300
Multi-family	0	0	N/A
Totals	53	81	153

Permit numbers are dependent on the available lots and numbers can fluctuate greatly from year to year.

Multifamily - There are limited parcels available for apartments.

Gentle Density - The reason we had 6 permits was due to a development, approved back in 2018, changing hands multiple times, before it was finally built out last year.

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

- 3/4/2026

	Columbia Housing Study Targets	FY 25	% of Goal	FY 26	% of Goal
Single-family	262	320	122%	78	30%
Gentle Density	34	54	159%	8	24%
Multi-family	231	585	253%	213	92%
Totals	527	959	182%	299	57%

- 6/9/2026 – The following table includes the housing targets that were included in the Housing Study for the City of Columbia, the number of units that have been permitted in FY25 and FY26, and the percent of the yearly goal that has been met. The current FY26 permits are only for the first six months of the FY, and so the target would be 50% at this time.

	Columbia Housing Study Targets	FY 25	% of Goal	2QFY26	% of Goal (through 6 months)
Single-family	262	320	122%	145	55%
Gentle Density	34	54	159%	20	59%
Multi-family	231	585	253%	213	92%
Totals	527	959	182%	378	72%

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.
- 3/4/2026 – After being removed from the federal budget, the grant has been included in HUD’s FY 2026 budget, albeit at half the amount previously funded. Columbia will explore applying for this grant.

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.
- 3/4/2026 – Given no existing property maintenance code or enforcement mechanisms, other recommendations are being prioritized at this time.

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.
- 3/4/2026 – Columbia previously surveyed this 1765 properties in central City in 2024. We will survey additional areas of the City in 2026.
- 6/9/2026 – City staff is building upon the work that they completed previously in which 1,765 properties were surveyed. This effort has been expanded to other parts of the City and the results of this work are expected to be completed at the end of the year.

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.
- 2/19/2026 – The County continues to exercise its limited statutory authority to enforce minimum rental housing standards.
- 6/5/2026 – The county continues to exercise its limited statutory authority to enforce minimum rental housing standards. Code enforcement staff investigate all referrals from the public on potential zoning, building, and stormwater violations.

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.
- 6/9/2026 – Code enforcement is an ongoing and continuous effort by the City. It is both complaint-driven and proactive. The goal is to achieve compliance in order to provide 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
- 3/4/2026 – Determination of statutory authority and administrative infrastructure would need to be explored prior to implementing such a program. Other recommendations are currently being prioritized.

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.
- 3/4/2026 – Columbia will apply for an Affordable Housing Program grant from the Federal Home Loan Bank in order to have a continued funding source to replace expiring ARPA funds for the program.
- 6/9/2026 – The existing program in the City is funded by ARPA which expires at the end of the year. As such, the City submitted an application to the Federal Home Loan Bank of Des Moines on April 30 for \$875,000 to continue this program.

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.
- 6/9/2026 – The City is not eligible to apply. Boone County can apply, but would not be able to fund any projects within 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.
- **6/9/2026** – The City provides funding for Job Point, a Youthbuild Organization that provides job training for adolescents. Job Point is currently wrapping up construction of 903 N. Garth utilizing CDBG funds from the City.

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.
- 3/4/2026 – A Comprehensive Transit Study was completed in 2025, and included recommendations for system improvements.
- **6/9/2026** – GoCOMO Transit returned to full fixed route bus service on May 26, 2026 as a trial over the summer months. We obtain some driver flexibility in the summer when Mizzou is out of session. Our hope is to continue full service into next school year but that depends on continued driver retainage and hire. Here is link to the Press Release for more information: https://library.municode.com/mo/columbia/codes/code_of_ordinances?nodeId=COORCOMI_CH29UNDECO_ART22ZODI

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.
- 3/4/2026 – Ongoing cost consideration as regulations are developed or amended.

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.
- 3/4/2026 – BCCC voted on February 23, 2026 to recommend that the 2024 codes be sent to the City Council for adoption, with the exception of the 2024 IECC. Based on testimony received and BCCC concerns with the potential additional costs associated with the 2024 IECC, they recommended additional evaluation of the IECC be completed before making any further recommendations.

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.
- 3/4/2026 – Columbia’s application process for HUD funding for CY27 has begun in which we will solicit proposals from non-profit housing providers for new construction, housing preservation and other housing programs. In addition, the aforementioned FHLB Grant requires collaboration with a participating bank or financial institution member.
- 6/9/2026 – Applications for CDBG and HOME funding are currently being reviewed for FY27. The City’s Housing and Community Development Commission will make funding recommendations at their June 24 meeting. The City solicits applications from non-profit subrecipients to administer CDBG and HOME funds to preserve and create affordable housing and other community development initiatives.

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.

Supplemental Information (links to related terms and resources)

A. Zoning Information

Zoning Types by Jurisdiction

- Boone County – Listed in Section 5 of the Zoning Ordinance for Boone County, Missouri document
 - https://www.boonemo.gov/resource-management/regulations/zoning/zoning_ordinance.pdf
- City of Ashland – Appear in Section 9-2.1 of the Ashland, Missouri Land Development Code Adopted August 2024 document
 - <https://www.ashlandmo.us/DocumentCenter/View/187/Planning-and-Zoning-PDF>
- City of Centralia – Listed in Section 31-2 of City of Centralia code

- <https://ecode360.com/29377893>
- City of Columbia – Listed in Chapter 29, Article 2 of City of Columbia Code of Ordinances
 - https://library.municode.com/mo/columbia/codes/code_of_ordinances?nodeId=COORCOMI_CH29UNDECO_ART2ZODI
 - Online zoning map: <https://experience.arcgis.com/experience/3a96d63c69e04d399cc778751baa8226/page/Template>
- City of Hallsville - Zoning information begins on page 19 of the City of Hallsville Comprehensive Plan 2022 document
 - <https://hallsvillemo.org/documents/316/HallsvilleCompFinal.pdf>
- City of Sturgeon – Zoning information appears in Title IV Chapter 405 of City of Sturgeon Ordinances
 - <https://www.sturgeon-mo.org/ordinances>

Planning and Zoning Commissions

- Boone County - https://report.boonecountymmo.org/mrcjava/servlet/CM01_MP.I00040s
- City of Ashland - <https://www.ashlandmo.us/196/Planning-Zoning-Commission>
- City of Centralia - <https://www.centraliamo.gov/bc-pzc>
- City of Columbia - <https://www.como.gov/boards/planning-and-zoning-commission/>
- City of Hallsville - <https://hallsvillemo.org/planning-and-zoning-commission>
- City of Sturgeon - <https://www.sturgeon-mo.org/boards>

B. Accessory Uses & Accessory Dwelling Regulations

Regulations by Jurisdiction

- Boone County - https://www.boonemo.gov/resource-management/regulations/zoning/zoning_ordinance.pdf (See Sections 4 and 7)
- City of Columbia [link to related City of Columbia code](#) (See Section 29-3.3(gg))

C. Setbacks and Lot Sizes

Regulations by Jurisdiction

- Boone County - https://www.boonemo.gov/resource-management/regulations/zoning/zoning_ordinance.pdf (See Sections 10 and 11)
- City of Columbia - https://library.municode.com/mo/columbia/codes/code_of_ordinances?nodeId=COORCOMI_CH29UNDECO_ART4FODECO_S29-4.1DISUTA (See Section 29-4.1 Dimensional Summary Table)

D. Housing Related Acronyms

- AD – Accessory Dwelling
- ADU – Accessory Dwelling Unit
- CCLT – Columbia Community Land Trust
- CHA – Columbia Housing Authority
- FHA – Fair Housing Administration
- HTF – Housing Trust Fund
- HUD – Housing and Urban Development
- LIHEAP – Low Income Home Energy Assistance Program
- LIHTC – Low Income Housing Tax Credit
- P&Z – Planning and Zoning
- UDC – Unified Development Code

E. National Housing Links

General

- U.S. Department of Housing and Urban Development - <https://www.hud.gov/>