



Ross Halligan <ross.halligan@como.gov>

Case #11-2026

Tyler Silk <tyler.silk@me.com>
To: ross.halligan@como.gov

Sat, Nov 1, 2025 at 1:19 PM

Hello,

I am an owner of a home on McBaine Ave and I would like to object to the the issuing of a short term rental at 411 McBaine Ave. The area is a rough area and the parking has been an issue there for years. The parking at 411 McBaine is not enough to have more than one vehicle and to have up to six guests with potentially six different vehicles would place a huge burden on the already overburdened area. The business already uses up a majority of the street parking and to add additional 6 vehicles would be a tragedy to the residents of McBaine Ave.

Tyler Silk



Ross Halligan <ross.halligan@como.gov>

Case # 11-2026 411 Mc Baine Ave

Barbie Banks <barbielbanks@gmail.com>

Mon, Nov 17, 2025 at 1:50 PM

To: kirtis.orendorff@como.gov, ross.halligan@como.gov, Patrick.Zenner@como.gov

Dear Members of the Planning and Zoning Commission,

I am writing to respectfully urge you to deny the short-term rental application for [411 McBaine Avenue](#). I am a resident of this neighborhood, having lived here with my wife for the past 15 years. We purchased our home with the help of affordable housing initiatives through the city, and we have a deep investment in the health and stability of our community.

The home at [411 McBaine Avenue](#) was built as part of an affordable housing initiative specifically designed to address Columbia's critical housing shortage. Converting this property to a short-term rental would directly undermine its intended purpose and remove much-needed affordable housing from our community at a time when we can least afford to lose it.

The McBaine Avenue area is in Columbia's central city, a historically significant neighborhood that has long served as home to working families and Columbia's African American community. The poverty rate for Black residents in Columbia stands at 36.0%, compared to 16.4% for White Non-Hispanic residents. Affordable housing in central city neighborhoods is not just an economic issue—it's a matter of equity and community preservation.

Our neighborhood is sought after by families looking to live affordably while staying connected to their jobs, schools, and community networks. When families can put down roots here, our street and our broader community thrive.

As a long-time neighbor, I have witnessed firsthand how stable, long-term residents strengthen our community. Short-term rentals, by their nature, prevent the kind of community building that makes neighborhoods safe, connected, and vibrant. Children need stable housing to thrive academically and emotionally. Families need affordable options to build financial security. Our neighborhood needs residents, not transient guests.

Converting a home that was explicitly built to address affordable housing into a short-term rental for tourists runs counter to Columbia's housing goals and the needs of our community. This property could provide a stable home for a family desperately seeking affordable housing in a tight market. Instead, approving this application would remove that opportunity permanently.

I respectfully ask that you deny the short-term rental application for [411 McBaine Avenue](#) and encourage the property owners to honor the original intent of this home by making it available as a long-term rental for a Columbia family who needs it.

Thank you for your consideration and for your service to our community. I appreciate your careful attention to this matter and am happy to provide any additional information or answer questions.

Sincerely,

Barbie Banks

[215 W. Ash Columbia MO 65203](#)

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Yer pal,
Barbie Banks

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