



City of Columbia, Missouri

Meeting Minutes

City Council

Wednesday, December 10, 2025
9:00 AM

Joint Work Session
County Commission & City Council

Boone County
Government Center
801 E. Walnut
Columbia, MO

I. CALL TO ORDER

The meeting was called to order at approximately 9:07 a.m.

Present: 6 - Buffaloe, Foster, Waterman, Peters, Carroll, and Elwood

Absent: 1 - Sample

II. WELCOME & INTRODUCTIONS

The group introduced themselves.

III. TENTATIVE TOPICS OF DISCUSSION

Overview of 2024 Housing Study

Attachments: [2024 Housing Study Executive Summary](#)

Joanne Nelson, Boone County Community Services Department, offered an overview of the housing study, including context on the impetus for the study. Dr. David Boston was hired to prepare the study, which was a joint City and County project.

Review of Housing Study Recommendations Crosswalk

Attachments: [Housing Study Recommendations Crosswalk](#)

Gina Jenkins, Boone County Community Services Department, reviewed the housing study crosswalk. The 24 recommendations are included within the crosswalk, with updates provided by city and county staff. These updates show snapshots of the progress that is being made towards the recommendations. She noted that it's not just on the city or county to address housing, and that other stakeholders and groups play a role in advancing the recommendations. The affordable housing coalition is the primary group.

1.1 Bill Florea shared updates from a county perspective. He noted that this is tied to a new permit tracking system, so it is not as visible as some of the other recommendations but will improve processes and build efficiencies. The new system will allow for better tracking for the applicant. Betsy asked about a timeline and how it will be evaluated for effectiveness. The approximate timeline is late fall 2026. The system has robust reporting and the ability to produce custom reports.

Clint Smith provided an update for the city. He referenced small lot integration, noting the process from the last recent zoning change was a cumbersome one. This is still being built out, but there is an effort to allow for smaller lots. He referenced specific design standards to ensure the small lot development is in line with the existing area. Council member Nick Foster asked about the practical impacts and how the

recommendations are being prioritized. Clint suggested the group should discuss prioritization. He noted several of the recommendations will take significant steps. He highlighted the efforts of the P&Z commission and their review and recommendations through the lens of the housing study. Council member Valerie Carroll asked about small lot standards being allowed in all residential zones - Clint noted that was the case. Commissioner Janet Thompson asked about whether the infrastructure was sufficient, including water, sewer, and roadways. There was discussion about what guardrails were in place.

- 1.2 There was no update on the county side for the housing trust fund, but Bill Rataj provided the update for the city. He noted that finding a funding source was a challenge. He also noted the importance of developing allowable uses for the funding, including programs for preserving housing, developing housing, etc. Enola White, Boone County Community Services Department, shared upward mobility groups were interested in doing research on this topic. Mayor Buffaloe asked about whether funding could go to reducing the costs associated with permitting and other ancillary costs. Bill stated that he could look into it.
- 1.3 Linkage fee: Commissioner Kip Kendrick noted some push back on this area, but that they would be open to a conversation with the city. Foster asked about how the city and county could cooperate and align - he noted that there are differing concerns between urban and rural areas. Thompson noted that the utility providers should be at the table as well, due to their impact on costs and development. Carroll discussed the study's recommendations related to impact fees.
- 1.4 Inclusionary zoning: Kendrick noted there wasn't an update from the county, other than they are looking for ways to incentivize it. Clint agreed that was the city's perspective as well.
- 1.5 Bill F. noted their P&Z commission is set up for work sessions in January to discuss some possible code revisions, including accessory dwellings. He highlighted some other areas they plan to review.

Clint provided the update for the city. He noted a review of the definition of family.

- 1.6 TIF: The county doesn't have the ability for TIF. Bill R. provided the update for the city. He noted that it would be a long-range discussion. City Manager De'Carlon Seewood noted that if it is done for a residential area, other taxing partners would need to be on board.
- 1.7 Universal design: Bill provided the update from the city. He noted some requirements from HUD, including certain accessible features for developments with over a certain number of occupants. Council member Vera Elwood asked for examples of those features - Bill R. highlighted width of doorways, etc. Elwood felt the 5% requirement from HUD was too low, noting national estimates that 10% of the population is disabled.
- 1.8 There was discussion around time frame. Clint reviewed the data in the crosswalk. Council member Peters left at approximately 10:26 a.m.
- 1.9 Housing grant: Bill R. noted challenges with federal grant funds that were cut.
- 2.1 Preservation recommendations: Bill F. noted their statutory ability to impact this area was limited. Bill R. felt this should be a broader discussion among various city

departments.

- 2.2 Code enforcement: Foster asked if there were any changes to code enforcement planned - Bill R. noted proactive enforcement and increased efforts to educate residents. The goal was compliance, not punitive.
- 2.3 Home efficiency programs: Bill R. noted that the city had expanded uses for this program, including adding window replacement. He added that they were also helping with applicants getting rebated through their utility providers.
- 2.4 Homeownership programs: Entitlement communities such as Columbia are not eligible for the HERO funding - there was discussion about Boone County exploring opportunities to apply.
- 3.2 Empowerment recommendations: Bill R. noted that the city requires homeowner education classes for individuals using the down payment assistance program. He noted an increase in funding for it, as well as partnerships with local nonprofits. Matt Unrein, Deputy City Manager, shared information on Home Perk, which would allow city employees to access interest free loans and pay through payroll. He noted that other employers in town could utilize this program as well.
- 3.3 Invest in labor training: Bill R. noted that the city provides some funding for JobPoint.
- 3.4 Bill R. noted a planned RFP for CHDO for some city owned property. Kip asked if the city would be willing to share the framework for this process. Elwood left at approximately 10:43 a.m. Quorum was briefly lost between 10:44 and 10:47 a.m.
- 4.1 Sustainability: Bill R. noted certain energy standards. Clint noted a review done by staff to analyze potential cost changes associated with updated code recommendations.
- 4.3 Land bank/land trust: Bill R. provided a brief update, referencing the review of city owned land.
- 4.4 Cost of regulations: Bill F. noted the county hadn't started the 2024 code adoption yet. Clint reiterated the cost estimate associated with the 2024 code, noting a cost/benefit analysis for not only the homeowner, but also the utility infrastructure.
- 4.5 Leveraging public/private partnerships: Bill R. provided an update on the city's partnerships, noting the addition units. De'Carlon noted discussions the city is having with private builders.

IV. FUTURE JOINT WORK SESSION SCHEDULING

Kendrick commented that these conversations should happen more frequently. He suggested setting a quarterly meeting. The Mayor asked if the City could host the housing study on BeHeard and include the updated crosswalk. Joanne suggested sending out a poll to schedule the next meeting. Commissioner Kendrick suggested a high-level update at the next meeting.

V. ADJOURNMENT

The meeting adjourned at approximately 11:06 a.m.