



City of Columbia, Missouri

Meeting Minutes

City Council

Wednesday, March 11, 2026
9:00 AM

Joint Work Session
County Commission & City Council

City Hall
Conference Room
1A/1B
701 E. Broadway
Columbia, MO

I. CALL TO ORDER

The meeting was called to order at 9:00 a.m.

Present: 7 - Buffaloe, Foster, Waterman, Peters, Carroll, Sample, and Elwood

II. WELCOME & INTRODUCTIONS

Representatives from the City and County introduced themselves.

III. TENTATIVE TOPICS OF DISCUSSION

December 2025 Meeting

Attachments: [December 11 2025 Joint Work Session Meeting Minutes](#)

No comments were made on the minutes from the December meeting.

Columbia Housing Authority and Love Columbia Updates

Kip Kendrick, Presiding County Commissioner, shared updates from the Columbia Housing Authority (CHA) on the Park Ave. project, noting move in was anticipated around May or June this year. CHA expressed interest in beginning conversations about the vacant lots that are currently staging areas for the project. He indicated an interest in what projects could be built there. Clint Smith, City of Columbia Community Development Director, reported the CHA was also looking for feedback from the neighborhood.

Enola White, Boone County Community Services Department Program Coordinator, provided an update from Love Columbia. She noted that they are hopeful to have individuals moving in as soon as April.

Boone County Public Hearing Updates

Public hearings were completed for the Boone County's Planning & Zoning Commission. Bill Florea, Boone County Resource Management, indicated that the board was ready to make a recommendation. He shared how the feedback from the public hearings would be used. These public hearings included design standards for smaller lots, the definition of "family", and accessory dwelling units (ADU). Council member Carroll asked about how the County pursued the definition of family. Florea indicated that they were changing it to the maximum occupancy rather than blood relations - 1 resident per 50 sq ft of bedroom.

Smith shared the current status on the City's proposed definition of "family." It has been shared on the City's BeHeard site and received around 25 comments. He shared that the definition is proposed to be broadened to include nontraditional families. He said there was a hearing planned for the City's Planning & Zoning Commission (P&Z) later in March,

and that it would likely go to Council in April. Carroll shared that she felt this was the wrong direction. She expressed concerns about providing certificates of occupancy to landlords and confusion over how landlords would interpret the City's definition. She expressed an interest in basing occupancy on living space. Council member Elwood agreed with Carroll's remarks. She expressed an interest in the City and County having more aligned definitions.

Housing Study Recommendations Crosswalk Updates

Attachments: [Master Housing Study Crosswalk - March 5, 2026](#)

Smith provided an update on 1.1 on small lots. Smith shared that they would review the draft with engineering firms. He hoped that these would come to Council later this summer. Small lots are allowed now, but they would need to go through a regulatory process. Council member Foster felt that this aligns with the City's housing goals, but asked if this would help address housing needs. Smith agreed the ADUs were a small tool in the toolbox. Smith said staff were discussing changes that would help reduce the cost for these developments.

Florea shared progress on permitting and land management software, which included mapping the work flow process. He stated this should help improve the time it takes for projects to go through the process. Kendrick shared that Florea would be retiring next month and expressed gratitude for his work. He shared the importance of continuing to move forward with small bites of the apple. Joanne Nelson, Director of Boone County Community Services Department, reiterated the implementation timeline for this area was 3-6 years, and Commissioner Janet Thompson shared the importance of making progress and that she was proud of the progress made by staff at the City and County.

Bill Rataj, City of Columbia Housing and Neighborhood Services Director, shared an update on 1.2. The City set up an Affordable Housing Trust Fund with some seed money. He shared that staff would seek input from residents at the Community Summit. Foster asked about current ideas on a sustainable funding source. Rataj suggested increasing fees, including at the recorder's office. He noted that the average citizen wouldn't necessarily see. He added a tax on short-term rentals, De'Carlon Seewood, City Manager, clarified this would be reallocating an existing tax. Kendrick clarified that any additional fee from the recorder's office would require state action and approval. Carroll shared an interest in seeking how the City could waive or reduce building fees for affordable housing developments. Council member Waterman shared that increases to a business would get passed down to the consumer. He shared that this would also apply to any waivers that are provided. White shared that a research group for the affordable housing coalition was researching how other cities and counties have funded affordable housing trusts.

Smith provided an update on 1.5 - he shared some updates on the central city design overlay. He discussed a proposal to remove the requirement for conditional review on ADUs in R-1 districts. Carroll spoke on the community feedback on the central overlay, noting concerns related to redevelopment in areas that are more affordable. Foster asked about the Request for Proposals (RFP) for Columbia Imagined - Smith shared that was one of the goals for the year.

Smith provided an update on 1.8, noting the City has exceeded targets in all areas for FY 25. He shared updates on progress towards targets in FY 26, reflecting the City was on track to meet those goals outlined in the study. Foster asked about how these numbers were measured. Smith indicated that tracking permits issued was the standard. He indicated that absorption rates were more on the real estate side. The Mayor asked about reporting on occupancy permits, due to occasional permits being picked up but not built

out. Seewood suggested tracking with utility connects, adding that there are multiple ways to track. Smith indicated that staff has laid the groundwork for making the City a good facilitator for development. Florea shared updates on development in the County - noting that the numbers do not include Ashland as they process their own permits.

Rataj shared an update on 1.9, related to a HUD grant that was eliminated in 2025, but added back in 2026. He indicated that the City would apply, but noted that it would be very competitive.

Rataj shared an update on 2.1 on creating a housing preservation inventory. A survey was done in 2024 and he reported around 90% of homes in the area were in good to excellent condition. He shared that staff would be surveying additional areas in 2026. Carroll asked about resources for homes that were not in good repair - Rataj indicated many assistance programs were income-based.

Rataj also updated on 2.3 on home rehab and energy efficiency programs. He noted that it was currently funded with American Rescue Plan Act (ARPA), but staff would apply for additional grants to fund the program. The Mayor noted that rental units were eligible for the City's Water & Light rebate programs, but property owners would need to initiate.

Smith shared an update on 3.5 related to the transit system. Smith referred to a conversation with the Public Works Director, noting a driver shortage. Kendrick asked about state funding cuts.

Smith provided an update on 4.4 on regulations impacting housing. The City currently uses the 2018 IECC codes. He shared feedback staff received on the 2024 IECC energy codes was related to costs. He also noted current state legislation that may impact energy codes, if passed.

Rataj provided an update on 4.5 on public-private partnerships. He shared information on current partnerships, as well as grant requirements for certain partnerships with banks.

Foster requested an update on 4.3 on landbanks. He asked if there was an interest in incentivizing development on vacant properties. Carroll asked if there was a mechanism to assist with titles on properties. Seewood shared that this was something staff was working on and Smith shared that staff have been open to working on this.

Cross Jurisdiction Collaboration

-Homelessness Strategic Plan

Rebecca Roesslet, Public Health & Human Services Director, outlined the process on the homelessness strategic plan. She differentiated between the core committee and the steering committee. She indicated an external entity would be assisting with the development of the plan, adding that work would be done in-house as much as possible. Their goal was to have a final report to Council by the end of the 2026 calendar year. Waterman asked about staff getting feedback during the Summit, Roesslet noted that there would be questions related to homelessness and the consultant on the City's strategic plan update would be present to get feedback. Rebecca also provided an update on the ARPA spend down for the City.

IV. NEXT MEETING DATE

June 24, 2026

V. ADJOURNMENT

The meeting was adjourned at approximately 10:30 a.m.

