



**COMMUNITY FOUNDATION**  
**of central missouri**  
working together. improving lives.

**John Baker**  
Executive Director

December 1, 2022

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Brad Kelly  
City of Columbia  
Planning and Zoning Commission

Dear Brad and P&ZC:

I encourage the Commission to allow a Conditional Use Permit for the purposes of supporting services for Columbia's homeless population at the property located at Bowling Street and Business Loop 70.

Many of us in Columbia feel that not enough has been done, historically, to support the ever-changing homeless population, and we recognize the complexities inherent in the issue. The time seems to be ripe to take a significant forward step to improve services to the homeless community, and the new center will provide not only a safer place to sleep and be sheltered, but other needed services for improved life and success in life, whatever that term may mean for each individual.

From what I've gleaned, the location mentioned above is one of the best in the region for a shelter/campus such as is being promoted, and that location should have the least impact on neighborhoods of any options that have been discussed.

The Community Foundation of Central Missouri, and I, personally, support the new campus and the efforts that are currently being made to get things rolling and bring the Opportunity Campus to life.

Thanks for your consideration,

John D. Baker

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## The Opportunity Campus/ Conditional Use Permit

2 messages

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**M B** <mmb8651@gmail.com>

Thu, Dec 1, 2022 at 10:30 AM

To: brad.kelley@como.gov

Cc: Ed Stansberry <dir@vacmo.org>

Brad,

I'm writing this letter as I see the December 8<sup>th</sup> meeting has been delayed to December 22<sup>nd</sup>. I've been on the VAC board for a few years now and want to state my support of The Opportunity Campus application for a Conditional Use Permit. We've put a lot of thought, time and efforts into the planning of the Opportunity Campus proposal for our community here in Boone County and are hopeful this will come to fruition as our homeless community is in need of an all encompassing resource center.

Thank you for your support and consideration.

Respectfully,

Monica Barton

Sent from my iPhone

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**Brad Kelley** <brad.kelley@como.gov>

Thu, Dec 1, 2022 at 10:31 AM

To: M B <mmb8651@gmail.com>

Cc: Ed Stansberry <dir@vacmo.org>, Patrick Zenner <Patrick.Zenner@como.gov>, Clinton Smith <Clinton.Smith@como.gov>

Monica,

Thank you for your correspondence. I have forwarded this to the case manager for their records.

Let me know if you have any questions.

Brad

[Quoted text hidden]

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**Brad Kelley, AICP**

Pronouns: he, him, his

Planner | Community Development

City of Columbia | 701 E. Broadway | Columbia, MO

p: 573.817.5006

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## Support of Conditional Use Permit

2 messages

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**Brad Bryan** <bbryan101213@gmail.com>

Tue, Dec 6, 2022 at 9:16 AM

To: brad.kelley@como.gov

Cc: Nick Foster <dir@vacmo.org>

Brad,

Thank you for your service to our community.

I want to express my personal plea, and the support of the people from Wilkes Blvd United Methodist Church and the staff and patrons of Turning Point Day Center, for the approval of the conditional use permit for the property at Bowling Street and Business Loop 70, the proposed site of the opportunity campus.

There are myriad arguments in favor of the application, that I'm sure you have received. It's as ideal a location for this project as is possible. This project will take the efforts of so many in our community to alleviate homelessness, its causes, and its effects to the next level of efficiency and effectiveness. The vision is a comprehensive center for resources and services, supported by the social services community, the Columbia public, and the city.

Those arguments are there and are being made by people more informed than I. My personal argument in support of the application is much simpler.

It is the right thing to do. This next step is the moral, ethical, and (from my own tradition) Christ-like RIGHT THING.

As pastor of Wilkes Blvd United Methodist Church and executive director of Turning Point Day Center, I urge you to grant the CUP.

Thank you for your time.

--

Bradley J. Bryan

Pastor, Wilkes Blvd United Methodist Church

*"Grace over judgement, love over hate,*

*truth over lies, providence over fate,*

*trust over fear, peace over violence,*

*moments over years, freedom not compliance."*

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**Brad Kelley** <brad.kelley@como.gov>

Tue, Dec 6, 2022 at 10:29 AM

To: Brad Bryan <bbryan101213@gmail.com>

Cc: Nick Foster <dir@vacmo.org>, Patrick Zenner <Patrick.Zenner@como.gov>, Clinton Smith <Clinton.Smith@como.gov>

Brad,

Thank you for your correspondence. I have notified the case manager so they have this for their records.

Have a great day.

Brad

[Quoted text hidden]

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**Brad Kelley, AICP**

Pronouns: he, him, his

Planner | Community Development

City of Columbia | 701 E. Broadway | Columbia, MO

p: 573.817.5006

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## Recommendation Letter for VAC Center

2 messages

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**Kevin Cedervall** <Kevin.Cedervall@usc.salvationarmy.org>

Thu, Dec 1, 2022 at 3:27 PM

To: "brad.kelley@como.gov" <brad.kelley@como.gov>

Cc: "dir@vacmo.org" <dir@vacmo.org>

Subject: Support for Voluntary Action Center's CUP

Brad Kelley

City of Columbia

Dear Brad,

The Salvation Army is a long-standing member of Columbia's unsheltered services community, including our running the city's oldest and largest emergency shelter. I am writing to you in support of the Voluntary Action Center's application for a Conditional Use Permit (CUP) for the property located at Bowling Street and Business Loop 70.

Voluntary Action Center's Opportunity Campus is something our city desperately needs and we believe this is the time and place to make it a reality. Geographically, the property seems to be an appropriate location for an emergency shelter and yields the lowest neighborhood impact of any available property.

This project is an important "next step" toward addressing the plight of those living unsheltered in Columbia. As I am sure you know, a shelter and resource center has been a top priority for the City, identified specifically in the 2021 strategic plan, city planning RFP, and community survey responses.

The Opportunity Campus will house not only a shelter, but also critically needed wrap-around and follow-on services to ensure client success is achieved. As is appropriate, this a public/private partnership for the inclusion of all facets of the community.

Our belief is that The Opportunity Campus will be an important part of the unsheltered services puzzle, fitting well with The Salvation Army and other organizations. Getting closer to reality, VAC has led a thoughtful planning process for almost two years, using evidence-based, proven principles to help us achieve what we so desperately need.

Thank you for your consideration. Please let me know if we can provide anything further or if you have any thoughts or questions.

Major Kevin Cedervall

The Salvation Army

May God bless you richly and keep you safe,

In His Service,

Major Kevin Cedervall

Corps Officer

Columbia, Missouri Corps Worship &

Community Center

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**Brad Kelley** <brad.kelley@como.gov>

Thu, Dec 1, 2022 at 3:58 PM

To: Kevin Cedervall <Kevin.Cedervall@usc.salvationarmy.org>

Cc: "dir@vacmo.org" <dir@vacmo.org>, Patrick Zenner <Patrick.Zenner@como.gov>, Clinton Smith <Clinton.Smith@como.gov>

Kevin,

Thank you for your correspondence. I have notified the case manager so they have this for their records.

Have a great day.

Brad

[Quoted text hidden]

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**Brad Kelley, AICP**

Pronouns: he, him, his

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## Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

Office: (573) 443-2556 ♦ Fax: (573) 443-0051 ♦ TTY: (800) 735-2966 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

December 5, 2022

City of Columbia Community Development Department  
Brad Kelley  
701 E. Broadway  
Columbia, MO 65203

Dear Brad Kelley,

The Columbia Housing Authority (CHA) is submitting this letter to express support for approval of the Voluntary Action Center's application for a Conditional Use Permit (CUP) for the property located at Bowling Street and Business Loop 70.

The property is in a desirable location to provide services to chronically homeless populations and is an important next step to addressing homelessness in our community. There is significant local support to increase our community's capacity to address homelessness in our community. CHA supports this Conditional Use Permit application.

Thank you for your support of CHA and consideration of this request.

Sincerely,

Randy Cole  
CEO  
Columbia Housing Authority

December 1, 2022

Brad Kelley  
Office of the City Manager  
City of Columbia

To whom it may concern,

This letter is written in support of the application for a Conditional Use Permit (CUP) for the property located at Bowling Street and Business Loop 70.

The Opportunity Campus has been a dream of the Columbia community for many decades. VAC has led the thoughtful planning process for almost 2 years using evidenced-based proven principles.

A shelter and resource center has been a top priority for the City, identified specifically in the 2021 strategic plan, city planning RFP and community survey responses. The Opportunity Campus will house not only a shelter, but also critically needed wrap-around and follow-on services to ensure client success is achieved.

Geographically, the property is an ideal location for an emergency shelter and yields the lowest neighborhood impact of any available property.

**While no plan is ever perfect, it is important not to let “perfect” get in the way of “progress”.**

This project is an important "next step" to address homelessness in our community and is a public/private partnership for the inclusion of all facets of the community.

Please approve this project for a Conditional Use Permit.

Sincerely,



Michele Curry  
4<sup>th</sup> Generation Columbian  
Board Member, Voluntary Action Center  
Hickman 2007  
University of Missouri – Columbia 2011

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## Letter in Support of Conditional Use Permit for Emergency Shelter Property

2 messages

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**Jennifer Erickson** <jerick01@gmail.com>

Thu, Dec 1, 2022 at 10:53 AM

To: brad.kelley@como.gov

Cc: Nick Foster <dir@vacmo.org>

Dear Mr. Kelley:

I serve on the board of directors for Voluntary Action Center, and I'm writing today in support of the application for a Conditional Use Permit (CUP) for the property located at Bowling Street and Business Loop 70. The property is an ideal location for an emergency shelter and yields low neighborhood impact.

It is so important that we work as a community to address homelessness, and this project is an important next step.

The Opportunity Campus will house not only a shelter, but also critically needed wrap-around services to ensure that people gain access to the types of support that could improve living situations and improve lives.

The Opportunity Campus has been a dream of the Columbia community for many decades, and VAC has led the thoughtful planning process for almost two years using evidenced-based, proven principles.

Please let me know if you have any questions, and thank you so much for considering my remarks in support of the CUP.

Best regards,  
Jennifer R. Erickson  
[412 W. Walnut St.](#)  
[Columbia, MO 65203](#)

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**Brad Kelley** <brad.kelley@como.gov>

Thu, Dec 1, 2022 at 10:55 AM

To: Jennifer Erickson <jerick01@gmail.com>

Cc: Nick Foster <dir@vacmo.org>, Patrick Zenner <Patrick.Zenner@como.gov>, Clinton Smith <Clinton.Smith@como.gov>

Jennifer,

Thank you for your correspondence. I have forwarded this information to the case manager.

Have a great day.

Brad

[Quoted text hidden]

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**Brad Kelley, AICP**

Pronouns: he, him, his

Planner | Community Development

City of Columbia | 701 E. Broadway | Columbia, MO

p: 573.817.5006





Mr. Kelley,

My name is Brittany Hughes, and I am a community organizer here in Columbia for the statewide organization Missouri Faith Voices. I'm writing this letter to express my, and the organization's, support of the application for a Conditional Use Permit (CUP) for the property located at Bowling Street and Business Loop 70. When Missouri Faith Voices started convening community stakeholders in 2019 around the idea of revitalizing the efforts to build a shelter in Columbia we knew that it would not be easy. The faith community in particular and the community at large has worked for decades to turn this dream into something tangible and for one reason or another groups were faced with obstacles that made progress difficult. In fact, Pastor Brad Bryan a Faith Voices leader, and a key member of the current efforts, is the third generation of clergy folk in his family to have been part of these organizing efforts. After countless meetings with service providers and those directly impacted, we were able to enter into a partnership with VAC to be the homebase for the project and are now in the position where community leaders and service providers are on the cusp of making this idea a reality. The Opportunity Campus will house not only a shelter, but also critically needed wrap-around and follow-on services to ensure client success is achieved and geographically, the property is an ideal location for an emergency shelter and yields the lowest neighborhood impact of any available property. It is my hope that the support of Missouri Faith Voices and the many other supporters is taken into consideration and that the application will be approved. I look forward to the day we can break ground on what is sure to be a community changing project.

Best wishes,

*Brittany Nichole Hughes*

Brittany N. Hughes

Missouri Faith Voices Organizer and Data Lead



December 5, 2022

Opportunity Campus CUP Support Letter

Dear Members of Columbia City Council,

I am writing to inform you of my support for the application for a Conditional Use Permit (CUP) for the property located at Bowling Street and Business Loop 70. Geographically, the property is an ideal location for an emergency shelter and yields the lowest neighborhood impact of any available property.

As the Executive Director of Love Columbia, a local agency that daily assists unhoused people, I believe this project headed by Voluntary Action Center is an important "next step" to address homelessness in our community. A shelter and resource center has been a top priority for the City, identified specifically in the 2021 strategic plan, city planning RFP and community survey responses.

The Opportunity Campus will house not only be a shelter, but also critically needed wrap-around and follow-up services to ensure client success is achieved. I support taking steps to make these services a reality as soon as possible.

Sincerely,

A handwritten signature in blue ink that reads "Jane Williams".

Jane Williams, MSW  
Executive Director



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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**Re: Opportunity Campus Letter of Support**

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**Brad Kelley** <brad.kelley@como.gov>

Tue, Nov 15, 2022 at 4:03 PM

To: Sarah Klaassen &lt;sarah@rockbridgecc.org&gt;

Cc: Ed Stansberry &lt;dir@vacmo.org&gt;, Clinton Smith &lt;Clinton.Smith@como.gov&gt;, Patrick Zenner &lt;Patrick.Zenner@como.gov&gt;

Sarah,

Thank you for the correspondence. I have forwarded this to the planning case manager for this request.

Have a great day.

Brad

On Tue, Nov 15, 2022 at 4:00 PM Sarah Klaassen &lt;sarah@rockbridgecc.org&gt; wrote:

Dear Mr. Kelley,

I write to offer my wholehearted support of the Opportunity Campus process, leadership, plans and future in our community, including support for the application for a Conditional Use Permit for the property at Bowling Street and Business Loop 70.

This type of shelter and resource center has been a priority for years in Columbia, for us in the faith and human services community and for many, many others. This effort, which includes private and public stakeholders, is a critical next step.

Not only does it make sense in terms of location, resources and community values, it brings us closer fulfilling the moral imperative, that everyone deserves shelter, everyone deserves housing.

Thank you,  
Sarah Klaassen

--  
*Rev. Sarah Klaassen*  
*she/her/hers*  
*Rock Bridge Christian Church (Disciples of Christ)*  
*301 W. Green Meadows Road*  
*Columbia, MO 65203*

[www.rockbridgecc.org](http://www.rockbridgecc.org)  
Office: 573.442.9592  
Cell: 316.259.7937

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**Brad Kelley, AICP**

Pronouns: he, him, his

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City of Columbia | [701 E. Broadway](#) | [Columbia, MO](#)

p: 573.817.5006



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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**Re: Opportunity Center Campus Conditional Use Permit**

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**Brad Kelley** <brad.kelley@como.gov>

Tue, Nov 15, 2022 at 11:03 AM

To: Carol McEntyre &lt;mcentyre@fbc-columbia.org&gt;

Cc: Clinton Smith &lt;Clinton.Smith@como.gov&gt;, Patrick Zenner &lt;Patrick.Zenner@como.gov&gt;

Carol,

Thank you for the correspondence, I have forwarded this to the planning case manager for their records.

Have a great day.

Brad

On Mon, Nov 14, 2022 at 4:46 PM Carol McEntyre &lt;mcentyre@fbc-columbia.org&gt; wrote:

Mr. Kelly,

I am writing to support the application for a Conditional Use Permit (CUP) for the property located at Bowling Street and Business Loop 70 for the Opportunity Center Campus (OCC). I have had the privilege of serving on the OCC stirring committee for nearly two years. VAC has bravely given this project much-needed leadership and stepped out in faith to make this dream a reality. I have witnessed Voluntary Action Center's thorough planning and preparation. Geographically, the property on the Business Loop is an ideal location for an emergency shelter and yields the lowest neighborhood impact of any available property.

The OCC has been a dream of the Columbia community for many decades and is essential for addressing homelessness in our community. In addition, a shelter and resource center has been a top priority for the city, explicitly identified in the 2021 strategic plan, city planning RFP and community survey responses. Thankfully, the OCC will house a shelter and critically needed wrap-around and follow-on services. The OCC will equip our city to provide a continuum of care for our unhoused neighbors.

As human beings and responsible citizens of Columbia, we have a moral imperative to improve the lives of our unhoused brothers and sisters. We have the resources to support this project, so we should do so. Indeed, we cannot allow the opportunity to make a substantial difference slip away. Now is the time to act and make this dream a reality.

Thank you,

*Pastor Carol McEntyre (she/her)*

First Baptist Church

Columbia, MO 65201

[www.fbc-columbia.org](http://www.fbc-columbia.org)

573-442-1149

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**Brad Kelley, AICP**

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City of Columbia | [701 E. Broadway](https://www.columbia-mo.gov) | Columbia, MO

p: 573.817.5006

November 29, 2022

Planning and Zoning Commission  
701 E. Broadway, P.O. Box 6015  
Columbia, MO 65205

RE: Conditional Use Permit – Opportunity Campus

To Whom It May Concern,

I am writing to support the application for a Conditional Use Permit for the property located at Bowling Street and Business Loop 70. Addressing homelessness has been a clear, stated priority for City of Columbia leadership and the community for a number of years. We are now to the point that years of planning led by the Voluntary Action Center is aligned with funding opportunities and our community can begin taking steps towards realization of this vision. Finding a location for the Opportunity Campus has been a sensitive topic throughout the planning process. The location selected for your consideration is ideal for both its accessibility to the homeless population and to minimize neighborhood impact.

Central Missouri Community Action's mission is to build relationships to empower people, strengthen resilience, and improve quality of life for all members of the community. The Opportunity Campus is a public/private partnership that reflects the holistic approach embodied by that mission. As critical as overnight hospice is for our homeless neighbors, supportive and wrap-around services make the Opportunity Campus more likely to help residents establish long term stability. CMCA is a proud partner in this endeavor, and we look forward to the incremental successes that will lead to the ultimate establishment of this community resource.

We appreciate your consideration and look forward to the City's partnership throughout the establishment of Columbia's Opportunity Campus.

Sincerely,

A handwritten signature in black ink that reads "Darin Preis". The signature is fluid and cursive.

Darin Preis  
Executive Director



December 1, 2022

City of Columbia  
ATTN: Brad Kelley  
701 E. Broadway  
Columbia, MO 65205

Dear Mr. Kelley:

Welcome Home submits this letter to the City of Columbia in support of the application for The Opportunity Campus Conditional Use Permit (CUP) for the property located at Bowling Street and Business Loop 70.

Geographically, the property is an ideal location for an emergency shelter and yields the lowest neighborhood impact of any available property.

A shelter and resource center has been a top priority for the City, identified specifically in the 2021 strategic plan, city planning RFP and community survey responses. This project is an important "next step" to address homelessness in our community.

The Opportunity Campus will house not only a shelter, but also critically needed wrap-around and follow-on services to ensure client success is achieved. Welcome Home looks forward to collaborating with The Opportunity Campus when it comes to providing services to our neighbors in need.

This a public/private partnership for the inclusion of all facets of the community.

The Opportunity Campus has been a dream of the Columbia community for many decades. VAC has led the thoughtful planning process for almost 2 years using evidenced-based proven principles.

We are hopeful you will find VAC's CUP application worthy of your endorsement and support.

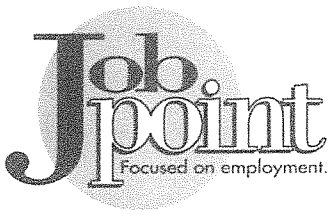
Sincerely,

Megan Sievers  
Executive Director

*Honoring Veterans — Restoring Lives*

WelcomeVeterans.org ★ 2120 Business Loop 70 E, Columbia, MO 65201 ★ (573) 443-8001

*Please Remember Welcome Home, Inc. In Your Will*



HEADQUARTERS 400 Wilkes Boulevard, Columbia, MO 65201  
VOICE/FAX 573/474-8560 URL [www.jobpointmo.org](http://www.jobpointmo.org)

November 21, 2022

Columbia Planning and Zoning Commission

701 E. Broadway

PO Box 6015

Columbia, MO 65205

To Whom it May Concern;

I am writing this letter in support of the application for a Conditional Use Permit (CUP) for the property located at Bowling Street and Business Loop 70.

As a member of the Collaborative Support Network for the Opportunity Campus Job Point agrees that this project is an important step to address homelessness. A shelter and resource center is a top priority for the City as noted in the 2021 strategic plan.

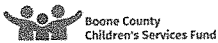
The proposed site is well located to serve prospective clients and yields the lowest neighborhood impact of any potential sites.

The Opportunity Campus will include not only a shelter, but also critically needed wrap-around and follow-on services to assist client success.

This project has been a dream of the Columbia community for many decades. VAC has led the thoughtful planning process for almost 2 years using evidenced-based principles.

This project is a public/private partnership for the inclusion of all facets of the community to address this need with resources that are available now.

Thanks for your thoughtful consideration of this project that can address so many needs that are a top priority for the Columbia/Boone County area.



Respectfully yours,

  
Steven A. Smith

President & CEO





Voluntary Action Center | [www.vacmo.org](http://www.vacmo.org)  
403A Vandiver Drive | Columbia, MO 65202  
Phone: (573) 874.2273 | Fax: (573) 874.9172

November 17, 2022

Brad Kelley, Planner  
Community Development  
City of Columbia  
P.O. Box 6015  
Columbia, MO 65205

Dear Mr. Kelley:

On behalf of the Board of Directors of Columbia's Voluntary Action Center (VAC), I'm writing in support of the application for a Conditional Use Permit (CUP) for the property located at Bowling Street and Business Loop 70. For the past two and a half years, VAC has worked with a broad coalition of local not-for-profits, faith-based organizations, healthcare facilitators, neighborhood associations, and others, to plan and create a sustainable Opportunity Campus that will serve the significant needs of Columbia's homeless population. The Planning and Zoning Commission's grant of a Conditional Use Permit is the much-needed next step to advance this coordinated public/private effort forward.

The dedicated local organizations that serve Columbia's homeless have dreamed of creating a permanent facility like the Opportunity Campus for many years. VAC and the partners in this collaboration believe that "the stars have finally aligned" to establish this permanent shelter, which will also include wrap-around services (health-, jobs training-, and housing-related, to name only three), to build toward long-term client success.

Now is the time to accomplish this important work! Thank you very much.

Sincerely,

Mark E. Thomas, President  
Board of Directors







Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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**Re: Opportunity Campus Conditional Use Permit**

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**Brad Kelley** <brad.kelley@como.gov>

Thu, Nov 10, 2022 at 5:03 PM

To: john trapp &lt;john@midmo.us&gt;

Cc: dir &lt;dir@vacmo.org&gt;, Patrick Zenner &lt;Patrick.Zenner@como.gov&gt;, Clinton Smith &lt;Clinton.Smith@como.gov&gt;

Mr. Trapp,

Thank you for your correspondence. I have forwarded this to the planning case manager.

Let us know if you have any questions.

Brad

On Thu, Nov 10, 2022 at 4:52 PM john trapp &lt;john@midmo.us&gt; wrote:

I am writing in support of the Conditional User Permit for the property located at Bowling Street and I-70 Business Loop.

I am a principal at 4-A-Change and have contracts with the Downtown Community Improvement District and the City of Columbia to provide outreach services to unhoused individuals within the city.

This project will help fill a critical gap in local services which is currently unmet. Having a single location where services can be provided and where agency case managers can locate their clients will aid in moving individuals toward housing.

I am in support of this specific Conditional User Permit because this is an ideal location for this service center. It is centralized, has few neighbors, and is easily accessed.

The services which will be offered from this center are already being offered from far less ideal locations. Turning Point and Loaves and Fishes have been operating from a residential area in the North Central city. Room at the Inn has operated at various churches, often in residential areas or downtown. Even though these areas are less ideal than the new proposed site, they have operated for years with few problems. Having these services housed together, with their clients easily accessible to other service agencies, will have a positive impact on the unhoused population as well as the community at large.

For these reasons, I urge you to approve this Conditional Use Permit.

John Trapp

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john@midmo.us  
Mobile: (573)529-7063  
www.aaaachange.com  
www.midmo.us

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**Brad Kelley, AICP**

Pronouns: he, him, his

Planner | Community Development

City of Columbia | 701 E. Broadway | Columbia, MO

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