

MINUTES

**McCall City Council
Special Meeting
Idaho First Bank Community Room
(Downstairs)
475 E. Deinhard Lane
January 15, 2015**

Agenda

Call to Order
Work Session
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Aymon called the Special meeting of the McCall City Council to order at 4:00 p.m. Mayor Aymon, Councilor Giles, Councilor Swanson, and Councilor Witte were present. Councilor Scott was absent.

City Staff present were Gene Drabinski, City Manager, and Michelle Groenevelt, Community Development Director

WORK SESSION

Here is an outline that recapped the Housing Workshop:

What is the benchmark for affordable housing?

1. Median income for Valley County \$67,000.
2. Highest income to qualify at The Springs Apartment complex is \$39,960.
3. Housing target price for median income households is \$160,000- \$200,000
4. Minimum building costs in the area are \$138-\$140 sq ft. Depending on availability of water/sewer hookups.

Regional opportunities that are affecting housing in the Valley County market

1. Tamarack expansion
2. Midas Gold
3. St Luke's McCall hospital expansion
4. Rustica Building in Donnelly has been leased
5. McCall Outdoor Science School expansion
6. Kelly Whitewater Park growth of summer event
7. Growth of the Treasure Valley as a feeder market to Valley County

Regional concerns affecting housing

1. Lack of affordable Housing for workers
2. Rental houses are being sold into the 2nd home owner market and not being rented

3. Housing stock is over valued
4. Seasonal worker housing is not available- Different need than permanent workers
5. Regional Transportation being close enough to housing to be affective
6. Utility costs associated with older homes
7. Utility services being close enough to housing
8. Number of platted lots. There are close to 5000 lots platted in Valley County however some are unbuildable lots due to topography or high water. There is no data available on how many are actually ready for housing

Community Solutions

1. County supported development i.e., The Springs Apartment complex 36 new units coming
2. Tax incentives- State and Federal
3. Deed restrictions for affordable housing projects to retain affordable housing long term
4. Tax Credits offered through the IRS
5. Business coalition of local employers to build a “condo” type housing complex where each business would own a few units
6. Accessory dwelling units being encouraged- must meet state guidelines
7. Reduce permit fees
8. Remodel large commercial buildings for residential use
9. Use affordable housing development companies- provide incentives
10. Encourage building on platted lots to avoid sprawl into the county
11. Eliminate or change minimum sq ft requirements
12. Allow higher building height for affordable housing projects
13. Allow for a density bonus if affordable housing
14. Encourage multiple housing i.e. duplex units- condo’s townhomes
15. Streamline development review
16. Donate additional land for Non Profit developers
17. Encourage dormitory housing for seasonal workers
18. Encourage private developers to come in and satisfy the need
19. Donate water/sewer hookups
20. Donate lots for affordable housing
21. Decreased regulations- look at reducing snow load requirements- this could be with pitch/metal roofing etc
22. Regional Planning to develop joint use opportunities
23. Incentivize 2nd home owners to rent out their properties when not in use
24. Manage customer expectations to meet reality. Small homes required to keep down costs
25. Change zoning requirements
26. Look at geographical zones for affordable housing- (not well received by all as it might create blighted areas after time)
27. Focus solutions on working families (Middle class workers)

Funding Sources available

1. Tax increment financing- A developer provides the upfront fees to provide infrastructure costs- They then receive tax credits to repay the original costs.
2. Urban Renewal Districts- These are required for Tax increment financing

3. Partnerships- such as Tiny Housing programs
4. Bonds
5. Grants- Block Grants
6. IHFA programs to encourage home ownership- These are for borrowers
7. Federal Tax Credits- 4% Bonds for housing

What hasn't worked?

1. The past mandate on inclusionary housing didn't work as it was presented to the development community
2. Community housing fee
3. It was found that mandates didn't allow for individual projects and there are affordable housing lots way out in the county (Herrick reservoir) These need to be located closer to jobs
4. The Valley Adams Regional Housing Authority was disbanded

Moving forward: Next Steps

1. Communities and County will review the ideas presented and provide feedback at a meeting to be scheduled in March 2015.
2. Valley County Economic Development Committee will take the information forward to a large regional workshop involving the development, building, realtor and community groups interested in housing issues. This meeting will be held in April 2015.

Hopefully ideas and momentum will be attained to meet future goals set at this meeting.

This information will be used in the community as a basis for conversation on what can be done to help resolve the housing issues in Valley County. This group will meet in March to recap and share further ideas.

ADJOURNMENT

Without further business, Mayor Aymon adjourned the meeting at 6:25 p.m.

ATTEST:

Jackie J. Aymon, Mayor

BessieJo Wagner, City Clerk

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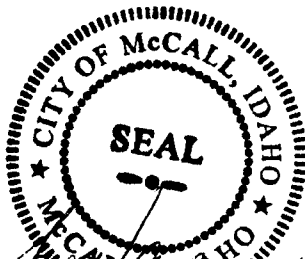
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