

**City of McCall**  
**Housing Advisory Committee**  
**Agenda**  
**December 13th, 2021, 4-5:30 pm**  
**TEAMS/McCall Library**  
**218 E Park St**  
**McCall, ID 83638**

Use a phone to call 208-634-8900, when prompted enter Conference ID , [829373847#](https://829373847#) If there are any questions, contact Meredith Todd, Assistant City Planner ([mtodd@mccall.id.us](mailto:mtodd@mccall.id.us)) The Meeting Room Occupancy Capacity is subject to the 6-foot social distancing and a capacity of 9 people. Masks are required in City Buildings.

**CALL TO ORDER AND ROLL CALL**

Nick Zello, Pat Hill, Robert Lyons, Diane Kushlan, Toni Curtis

**CONSENT AGENDA**

- Approve November 8<sup>th</sup> HAC Minutes

**OLD BUSINESS**

- Housing Action Plan & Housing Authority Update – Michelle
- Housing Solutions Idea Brainstorm – *(chronologically at end of the meeting)*
  - Review supported ideas, refresh earlier ideas not yet discussed, solicit new ideas.
    - Skilled trades programming
    - Linkage with chamber of commerce
    - Habitat for Humanity
    - Partnership with MDSD Schools
- 111 W. Lake St. ADU Donation Update – Brian/Meredith
- Old Dump Site Update (EPA Determination) – Michelle

**NEW BUSINESS**

- Emerging Trends in Real Estate Workshop - Diane
- Surplus LOT Funds
- Review 2022 Meeting Calendar

**NEXT MEETING**

Next Regular Meeting – January 10<sup>th</sup>?

**ADJOURN**

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**City of McCall**  
**Housing Advisory Committee**  
**Minutes**  
**October 11th, 2021, 4-5:30 pm**  
**TEAMS/Legion Hall – City Hall, Lower Level**  
**216 E Park St**  
**McCall, ID 83638**

**CALL TO ORDER AND ROLL CALL – Meeting began at 4:01pm**

*Members Nick Zello, Robert Lyons, Diane Kushlan, and Toni Curtis were present. Member Pat Hill was absent. Michelle Groenevelt (CED Director), Brian Parker (City Planner), and Meredith Todd (Assistant Planner) were also present.*

**CONSENT AGENDA**

- Approve September 8<sup>th</sup>, 2021 HAC Minutes

*Member Lyons made a motion to approve the minutes. Member Curtis seconded the motion and it carried unanimously.*

**OLD BUSINESS**

- City Housing Authority Update – Debrief 9/23/2021 - Joint Work Session - City Council/Housing Advisory Committee
  - Identify actions to prepare City Council to issue Resolution to establish Housing Authority (identifying officers included).

Ms. Groenevelt provided a summary of discussion at the Joint Work Session Meeting with City Council held on 9/25 to discuss the opportunity for a Housing Authority. The Council appeared very receptive to the idea with most comment focused on timing. Council determined running the creation of the Housing Authority concurrent with the Housing Action Planning process would be best as the initiatives will inform one another.

Chair Zello said the meeting went well and gave his impression was that there was ‘unanimous consent to move forward.’ He mentioned the question remained to determine ‘what concrete steps can be taken to continue moving forward?’ Similarly, Member Curtis reflected that the meeting was constructive and it is reassuring to have groups on the same page.

The group discussed some likely steps, including an eventual Draft Resolution written by Staff & Legal to be reviewed by the HAC. Ms. Groenevelt mentioned it will be necessary to get a start on the Action Plan process before much action can be taken on the Housing Authority, given much of the Resolution content and language will be based on observations and recommendations made in the Housing Action Planning process. Ms. Groenevelt estimated the timeline for more concrete next steps to be 3 months give or take. There was a brief question about whether the political will to work on housing would be anticipated to change based on the

November 2<sup>nd</sup> Council elections, but the group determined that it was unlikely given the universal knowledge that housing is a critical community issue and need at this time.

There were questions about whether the Housing Authority could act outside of city limits, and whether community outreach would be included in the Housing Action Plan process.

- Local Housing Action Plan Update & Timeline – Discuss next steps.

On the question of whether community engagement would be part of the Housing Action Plan, Ms. Groenevelt said it was not part of the initial contract, but it can be added on later as an amendment if needed. For now the focus of topics is on actions that can be taken to improve the program we have, with the knowledge that housing is a serious challenge and concern to the community at large. Community Engagement when/if added on will likely take the shape of a Community Housing Committee made of key players in residential development in the area, such as the Sewer District, Local Business owners in need of staff housing, and Local Developers. This group would hypothetically work cohesively with the Housing Authority and Housing Advisory Committee to implement the policies suggested by the HAC/to-be-adopted by City Council and then get the projects on the ground and occupied. These ideas are all pending the first 3 month +/- of the Housing Action Plan being in full swing.

On a side note, Member Zello said that a local high school student had reached out to him with questions about how she could dive into local-housing or be of assistance through her senior project. There was some discussion of linking her with the West Central Mountains Economic Development Council, and/or consider a service-learning project that could contribute in some way to the housing program.

- Housing Solutions Idea Brainstorm – Review supported ideas, refresh earlier ideas not yet discussed, solicit new ideas.

- Solicit funding: fed/state grant, donations, partnerships, city property  
*No for now* – the HAC/City is not in a position to seek out higher level funding until the Housing Authority is up and running. In the interim, the city Economic Development Planner is staying up to date with grant opportunities such as the Gem grant to assist developers in offsetting the cost of local-housing development.

- Develop Co-op initiatives: high schools, trade schools, work for rent, ...  
*Maybe* – given the interest of the high school student mentioned earlier, connections with the Shop teacher at the high school, and models of school/community driven housing initiatives being successful in neighboring New Meadows and Kalispell, the group determined that networking with the school system, local builders, and the New Meadows and Kalispell schools could be a good opportunity. There was also mention of this collaboration being further evidence to support the need for a trade school/community college/branch college campus in McCall/Valley County.

- Building materials donation center

*Good idea, complex* - The group identified that the need was there, but would be challenging logistically given the experience and personnel needed to avoid the facility becoming a dump. From a zoning perspective with current code, a building supply store would be suited for the Community Commercial or Central Business District Zones.

- Public Outreach Plan – news column, social media, C of C?

Ms. Todd showed members the updated Housing Advisory Committee webpage with links to the Local Housing Programs Page, Meeting Packets, and guiding documents. The page can still use improvements, such as a “donate to local housing” button/portal or a “contribute” tab/portal. She mentioned fully building out the website would be a good project for the winter time period.

- Habitat for Humanity

This new idea was brought up as a good path for inquiry related to the co-op initiatives idea to see if Habitat had any experience, desire, or ability to get involved in the McCall region.

Finally, Member Lyons inquired about whether waiving fees had been addressed if projects included local-housing. Ms. Groenevelt said the City Manager has requested to formally vet this idea in the Housing Action Plan process. In the meantime, Member Curtis said she would be interested in connecting with the 428 Colorado Street developers to get feedback on the city local-housing program and incentives available.

## **NEW BUSINESS**

## **NEXT MEETING**

Next Regular Meeting – November 8<sup>th</sup>, 2021 – Confirmed, location TBD

## **ADJOURN**

*Member Lyons made a motion to adjourn the meeting. Member Kushlan seconded the motion. The meeting ended at 5:41pm.*

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Date:

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Nick Zello, HAC Chair

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Michelle Groenevelt, CED Director

<b>Year</b>	<b>Application Number</b>	<b>Requester</b>
2019	19-09	West Central Mountains Housing Trust
2019	19-20	Community Development
2020	20-45	Community Development
2020	20-47	West Central Mountains Housing Trust
2021	21-29	Community Development
2022	22-16	West Central Mountains Economic Developpr
2022	22-49	Community Development
2022	22-50	West Central Mountains Housing Trust

<b>Project</b>	<b>Amount Requested</b>	<b>Amount Funded</b>
Purchase of affordable workforce housing	\$ 25,000.00	\$ 25,000.00
Local Housing Incentives Program	\$ 60,000.00	\$ 60,000.00
Local Housing Incentive Program	\$ 100,000.00	\$ 100,000.00
Purchase of affordable workforce housing	\$ 50,000.00	\$ 25,000.00
Local Housing Incentive Program	\$ 100,000.00	\$ 100,000.00
Housing Professional to focus on local housing iniciativ	\$ 15,000.00	Not Funded
Local Housing Inventive Program	\$ 200,000.00	\$ 100,000.00
Purchase of affordable workforce housing	\$ 50,000.00	\$ 25,000.00

\$50,000 in contingency  
\$25,000 in contingency

## *Emerging Trends in Real Estate*®

*Emerging Trends in Real Estate*® is a collaboration between the Urban Land Institute (ULI) and PWC. The effort is in its 43<sup>rd</sup> year, reflecting the opinions on future trends and forecasts of leading real estate leaders, regionally, nationally, and globally. The findings are published in a report, as well as ULI local organizations host programs with national and local real estate professionals discussing the implication they see for the local community.

ULI Idaho sponsored a program in November which featured, Andy Warren, Director of Real Estate Research for PWC and editor in chief of the report, and Idaho professionals representing three Idaho regions: Dean Pape, owner of de Chase Miksis Development, Treasure Valley; Chris Meyer, Parkland Management, Northern Idaho; and Dana Briggs, City of Idaho Falls Economic Development, Eastern Idaho.

A copy of the report can be downloaded from this site: <https://americas.uli.org/research/centers-initiatives/center-for-capital-markets/emerging-trends-in-real-estate/>

Here are my bullet points from the presentation on housing:

### General Trends

- More optimism about 2022 than 2021, generally
- Issues for all markets and product types: costs (labor, materials, capital) and land availability.
- Adjustments and innovations during the COVID recession will be long lasting.
- Capital markets are still available, for a price
- Climate change is having an impact on real estate

### Housing Trends

- Since the Great recession and accelerated during COVID, single-family housing is being built for rental.
- Housing issues are being looked more as a national problem since the pandemic.
- In-migration is putting pressure on supply which is driving up costs. Markets have not adjusted and will take time to change.
- Local governments in Idaho need more tools to address the housing problems: tax abatement for affordable housing, more flexibility in local option tax, inclusionary housing, and impact fees.
- Role of city is regulatory, education, reducing barrier to entry, and partnerships.
- Anti-growth movements around the state are having an impact the ability to produce housing.