

City of McCall
Housing Advisory Committee
Agenda
February 22, 2020, 4-5 pm
TEAMS/McCall Public Library – Idaho Room
216 E. Park Street
McCall, ID 83638

Due to McCall’s commitment to “flatten the curve” in response to the COVID-19 Emergency and ensuring that the City’s Business continues, this meeting will be a virtual meeting. Use a phone to call 208-634-8900, when prompted enter Conference ID [594358973#](#) If there are any questions, contact Michelle Groenevelt, Community and Economic Director (mgroenevelt@mccall.id.us)

The Meeting Room Occupancy Capacity subject to the 6-foot social distancing recommendation of Centers for Disease Control and Prevention in addition to the Commissioners and staff who are anticipated to be in attendance is 1. All other persons may be in attendance virtually via Teleconference. Social Distancing will be enforced.

CALL TO ORDER AND ROLL CALL

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

CONSENT (Action Item)

- January 25 Meeting Minutes

NEW BUSINESS

- Developing Request for Proposal (RFP) for a strategic/action plan (Action Item)
- An assessment of public owned properties task- Next steps

NEXT MEETING

Next Regular Meeting –March 22, 2021

ADJOURN

American with Disabilities Act Notice: The McCall Public Library is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142.

City of McCall
Housing Advisory Committee
Minutes
January 25, 2020, 4-5:30 pm
TEAMS/McCall Public Library – Idaho Room
216 E. Park Street
McCall, ID 83638

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Pat Hill and Michelle Groenevelt were in person for the meeting.

CALL TO ORDER AND ROLL CALL

Members of the HAC committee Pat Hill, Robert Lyons, Diane Kushlan, Nick Zello, Toni Curtis were present. Community and Economic Development Director Michelle Groenevelt was also present.

CONSENT

Diane made a motion to approve the October 26 Meeting Minutes, November 30 Meeting Minutes, and the December 28 Meeting Minutes; Robert seconded the motion; the motion passed.

NEW BUSINESS

Bylaws and Procedures: The Bylaws and Procedures were reviewed and discussed. Nick made a motion to approve the Bylaws and Procedures with the modification to the meeting date to be the 4th Monday of the month; Robert seconded the motion; the motion passed.

IDL proposal discussion: Staff provided an update on the Idaho Department of Lands Payette Endowment Strategy and the focus group process. Public comments may be made as a group or as individuals. Diane has submitted comments already. There was discussion that IDL proposal does not include workforce housing. The Payette Land Trust is the local entity for land conversation and can hold easement.

An assessment of public owned properties task: Staff provided the HAC a map and spreadsheet of the city owned parcels that were identified the committee. Each parcel was reviews according to the table criteria and supplemental information provided in links. After the review, it was determined that there are only a few viable parcels. Pat said additional research needs to be done if any action should be taken.

Developing Request for Proposal (RFP) for a strategic/action plan: Diane provided the RFP for Missoula which is probably more than we need. Costs could range from \$20,000-\$30,000. South Lake Tahoe was a plan that could modeled after (minus the assessment which as already been done). Diane said she would work on the outline for the RFP for Council's consideration and the sub-committee (Diane, Nick and Toni) could meet to further discuss the RFP. Diane made a motion to move forward with the RFP development; Nick seconded; the motion passed.

Starting list of resources for a forum or help: Diane started a list for a list of builders, developers, non-profits and consultants. The intent is for the list to be a resource that can be added to and used for future events, ideas and projects.

NEXT MEETING

The next regular meeting is February 22, 2021.

ADJOURN

The meeting was adjourned at 5:30 pm.

Date: February 22, 2021

Pat Hill, HAC Chair

Michelle Groenevelt, CED Director

City of McCall and McCall Area
Request for Qualifications (RFQ) for McCall Area
Local Housing Strategic Action Plan

Description: A plan of action to further refine the community's on-going initiatives and identify strategies consistent with goals and objectives of the Comprehensive Plan for the maintenance and creation of local housing units.

Background:

1. Comprehensive Plan and Housing Strategy (2018)
2. Local Housing incentive Program (City Council Resolution 19-02)
 - a. Incentive expenditures for infrastructure
 - b. Deed restrictions
3. Land Banking
4. Code reform
5. Housing Advisory Committee (2020)

Scope of Work:

1. Review and audit of current initiatives
 - a. Incentive Program
 - b. Deed restrictions
 - c. City Owned Properties to sale, trade or lease.
 - d. Land Banking
 - e. Regulatory updates
 - f. Provisions for temporary or seasonal housing
 - g. Recommendations for changes
2. Identify and evaluate action strategies.
 - a. Definition
 - b. Objective
 - c. Funding
 - d. Organizational support
 - e. Partnerships
 - f. Roles and Responsibilities
 - g. Priority and timeline
 - h. Measures of success
3. Public information, education, marketing.
 - a. Staff manager
 - b. Coordination with HAC
 - c. Community outreach
4. Deliverables

RFQ requirements

- a. Schedule and deadline
- b. Qualifications
- c. Criteria for selection
- d. Budget

ID	Parcel location	size (acre)	City zoning	PLSD Zoning	Overlay zoning	Potential # of units
1	508 LENORA ST	0.168	R-8	R-8	NA	1
2	TBD Rio Vista Blvd.	0.352	R-4	R-4	NA	0
3	TBD DAVIS AVE	0.831	R-8	R-8	Sceinic	7
4	TBD N. Samason Trail	4.75	R-4	R-4	NA	41
5	947 FLYNN LN	2.012	R-4	R-2	NA	8
6	TBD W. Deinhard Lane	0.243	R-8	R-8	NA	2
7	TBD Chad Loop	1.599	R-4	R-4	NA	0
8	1614 DAVIS AVE	0.831	R-8	R-8	Sceinic	7

surrounding land uses	roadway access	Transit access	utility availability	topography	Trees /natural vegetation
Residential	Y	Y	Y	Med	Y
Residential	Y	Y	Y	Steep	Y
Residential / Park / Commercial	Y	Y	Y	Flat	N
Residential	Y	Y	Y	Flat	N
Residential / Park / Commercial	Y	Y	Y	Flat	Y
Residential	Y	N	no	Steep	N
Residential	Y	N	no	Steep	N
Residential	Y	Y	Y	Flat	Y

waterways or wetlands	Urban renewal district?	Infill?	Comparable / Assessed value	Sell, trade or lease, Retain?
N	N	Y	\$121,158.00	Sell
N	N	N	\$0.00	NA
N	Y	Y	\$97,052.00	Retain
N	N	Y	??	Retain
N	N	Y	\$128,250.00	Retain
N	N	Y	\$45,000.00	Sell
Y	N	N	\$0.00	NA
Y	Y	Y	\$97,052.00	Sell

Other public use potential	Funding restrictions	Political acceptance
Housing, Park, Public Utility	None	Y
Park, Open Space	Y	N
Housing, Parking, Snow Storage	Y	Y
Housing, Greenhouse, Parking, Snow Storage	None	Y
Housing	None	Y
Open Space, Housing	None	Y
Park, Open Space	Y	N
Housing, Snow Storage, Open Space	None	Y

Easements / Restrictions

None
Deed Restriction
Deed Restriction
Brownfield Site
None
Sewer Easement
Deed Restriction
Wetlands

Encombrences

None
No Structures
None
None
None
None
No Structures
None

Notes

Deeded to the Village of McCall

Can not be built upon. City must maintain natural look.

65 Ft x 450Ft

See Old City Dump Site Assesment (Brownfields)

Easy site to develop, Adjacent to Ponderosa State Park

Extreamly steep

For preservation of Open Space. No structures, roads, or parking.

Currently MRA Owned

Document Link

https://www.mccall.id.us/media/GIS/City_Owned_Properties/T18N_R3E_Section9/T18NR3ES9_Propser_Matilda

https://www.mccall.id.us/uploads/departments/community_development/GIS/City%20Owned%20Properties/T1

https://www.mccall.id.us/uploads/departments/community_development/GIS/City%20Owned%20Properties/T1

https://www.mccall.id.us/media/GIS/City_Owned_Properties/T18N_R3E_Section9/T18N3ES9_OldCityDumpSite

https://www.mccall.id.us/uploads/departments/community_development/GIS/City%20Owned%20Properties/T1

https://www.mccall.id.us/uploads/departments/community_development/GIS/City%20Owned%20Properties/T1

https://www.mccall.id.us/media/GIS/City_Owned_Properties/T18N_R3E_Section17/T18NR3ES17_PreservedOpe

[L8N_R3E_Section17/T18NR3ES17_WaterSewer_RioVista.pdf](#)