

**City of McCall**  
**Housing Advisory Committee**  
**Agenda**  
**September 8th, 2021, 4-5:30 pm**  
**TEAMS/Idaho Historical Museum – Carpenter’s Shop**  
**1001 State St Street**  
**McCall, ID 83638**

Use a phone to call 208-634-8900, when prompted enter Conference ID , [912510614#](#) 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 16 people.

**CALL TO ORDER AND ROLL CALL**

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

**CONSENT AGENDA**

- Approve August 16<sup>th</sup>,2021 HAC Minutes

**OLD BUSINESS**

- City Housing Authority Update – Discussion of collected thoughts and recommendations to provide in recommendation letter to City Council. Planning for next steps including discussion of business plan. Clarify expectations for prep work for Joint Work Session with City Council on September 23<sup>rd</sup>.
- Local Housing RFQ Update & Timeline – Summarize submission analysis and discuss next steps.

**NEW BUSINESS**

- Housing Solutions Idea Brainstorm – Review supported ideas, refresh earlier ideas not yet discussed, solicit new ideas.
- Debrief Joint City Council/Planning & Zoning Commission/Valley BOCC Meeting

**NEXT MEETING**

Next Regular Meeting – October 11<sup>th</sup>, 2021 ?

**ADJOURN**

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**City of McCall**  
**Housing Advisory Committee**  
**Minutes**  
**Carpenter's Shop – Idaho Historical Museum**

**1. CALL TO ORDER AND ROLL CALL**

*Members Nick Zello, Pat Hill, Robert Lyons, Diane Kushlan, and Toni Curtis were present; Michelle Groenevelt (Community & Economic Development Director), Brian Parker (City Planner), and Meredith Todd (Assistant City Planner) were also present.*

**2. CONSENT AGENDA**

- Approve July 2021 HAC Meeting Minutes

*Member Lyons made a motion to approve the consent agenda, Member Hill seconded the motion. All members voted aye and the motion carried*

**3. OLD BUSINESS**

- City Housing Authority Update (Structure & Property Use)

Ms. Groenevelt updated the committee on Legal Authority and Logistics for operating a housing authority as a separate arm of the City. It would be like the structure of the Urban Renewal Agency/Redevelopment Agency and could be staffed and have a Board that would be created by a resolution by City Council. Housing Authorities do have the power to Levy Bonds, and initial budget could be completed by something like a loan from the City to the Housing Authority. She expressed that the purpose of conversation on the matter would be to determine the merits of a Housing Authority and recommending the option to the City Council. Member Zello inquired whether the City Housing Authority's board could make decisions beyond City Limits. Ms. Groenevelt said the Board could operate beyond city limits and the Impact Area.

Member Kushlan asked whether we would want to seek outside funding for the Housing Authority, and whether if that (State or Federal) funding would have criteria for the structure of the Housing Authority Board etc. Based on member consensus on the likely need for external funds, the group mentioned that research on this matter would be helpful to provide a well-rounded recommendation to City Council. Ms. Groenevelt mentioned she has been looking into types of funding that may be coming available for local-housing relief programs, but on official channels, those funds are not being advertised. Members mentioned the concept needed to be better formed to make a recommendation to Council to pass a resolution to create a Housing Authority. Although the group does wish to make meaningful action at this point, they determined the idea is not yet researched enough for a recommendation to City Council. Member Hill asked whether it would be helpful to get the Housing Authority to start acquiring funding to

seed the Agency by selling undevelopable land possessed by the City (conveying the deed to the Housing Authority, for example).

There was discussion on the role of the HAC upon creation of a Housing Authority. Ms. Groenevelt mentioned that the HAC would carry on in Policy Advisory rolls to City Council, and the Board of Directors would direct operations/carry out business for the Housing Authority itself.

Notes to include in Recommendation to Council:

- Who is the Board of Directors composed of?
- What is the Business Plan?
- Why is this a good idea?
- How does it work?
- What's different from the previous Housing Authority (VARHA)?

*Member Hill made a motion to provide a broad recommendation to City Council on establishing a HA by resolution, and based on Council feedback, get the process in motion. Member Lyons seconded the motion.*

*HOMEWORK FOR COMMITTEE: Each member was asked to send Ms. Todd individual thoughts on the benefits of the Housing Authority so they can be synthesized into an Agenda Bill/Recommendation of action to the City Council.*

- Parks Master Plan/Davis Street Update

Based on Budget and Parks Master Plan process, re-evaluate Softball Field option in August 2022. (Includes Davis/Fairway Dr.)

#### **4. NEW BUSINESS**

- Local Housing RFQ Update & Timeline

Ms. Groenevelt provided an update on the RFQ proposal deadline (due 8/20). There have been multiple developers reaching out to staff (2/3) to indicate interest and submit proposals. Pat Hill asked if the documents could be reviewed by all members of the committee, and each could submit comments to Chairman Zello. *Submissions will be sent to Members on evening of 8/20, then scoring and reconvening can be scheduled to occur before September 20.*

- Letter on Behalf of the HAC

Members noted the need to add the issue of local-housing and an assessment of those needs and deficits and use those as leverage to negotiate the actual plans to the Pine Creek review process.

- “Friend of the Developer” Brainstorm

- *Grant-writer / Economic Development Planner: Delta James*
- *Housing Company: Katherine Olm*
- *Local Option Tax: request for more funding = pending additional approval from City Council - \$100,000 granted*
- *LOT on Short-Term Rentals/Fees on Rentals: additional tax weight or fees for business licenses to generate other revenue. (Could require adding a staff review process for short-term rental applications).*
- *Pro-Active Code Enforcement? (ie Plan Review) - annual compliance reviews w/ rentals (pkg/occupancy) Public Education/Advertising for finances of Short-Term Rentals Developer Forum/Friend of Developer Office: Point people/developers fast tracked for plan review in batches that can minimize red-tape or processing time. (Michelle: Problem is that the process is as fast as it can go legally w/ items requiring P&Z or Council review).*
- *Demo-ed Homes: Rather donate and physically move home to other location, create avenue for income tax write-off. (Build into Demo Permit).*
- *Business Co-operative model: revisit connecting business owners struggling with staffing with one another to leverage the funds for either seasonal or long/mixed-term housing.*
- *ZON/Annex are negotiable actions where City has more authority to negotiate a certain degree of local-housing (To Be required with eventual development agreement). RE: AOCC process and opportunities.*

++ *Advocacy Role for HAC*

**List in review:**

“Fast Track Program”—Max Speed for plan processing has been achieved

- **“Advocacy Role” @ Public Hearings to vouch for Local-Housing at Public Hearings (High)**
- **Reassess fees for STRs (High) – City Current: \$125 new License**
  - Coeur d’Alene/Sandpoint Example (CDA=\$285 license, \$96 renewal)

**NEXT MEETING**

Next Regular Meeting – September 8, 2021 – 4:00 to 5:30pm

**ADJOURN**

*Member Kushlan made a motion to adjourn the meeting. Member Lyons seconded the motion. All commissioners voted aye and the motion carried. The meeting was adjourned at 5:37pm.*

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Date: September 8, 2021

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Nick Zello, HAC Chair

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Michelle Groenevelt, CED Director