

**City of McCall
Housing Advisory Committee
Minutes**
July 19, 2021, 4-5:30 pm
McCall Museum, Carpenter Shop
1001 State Street
McCall, ID 83638

CALL TO ORDER AND ROLL CALL

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

CONSENT AGENDA

- Approve June 2021 HAC Meeting Minutes

Member Lyons made a motion to approve the minutes, Member Hill seconded the motion. Members voted to pass the June HAC Minutes unanimously.

OLD BUSINESS

- Davis Ave. Softball Field (Action Item)

Ms. Groenevelt, Ms. Todd, and Mr. Parker provided an update on the to-be-determined nature of the lot on Davis. Ms. Todd expressed that in discussion with Kurt Wolf, Parks and Recreation Director, he had mentioned a desire to convert one of the entire softball fields into a number of live-work units for locals. Those projects will become more concrete through the upcoming Parks Master Plan update that Mr. Wolf is hoping to engage in during FY 2022.

There was discussion about nearby properties held by the city and the possibility of purchasing air rights from existing developments' parking areas to build local-housing above. Given the opportunities on the Softball Field site would offer up to 3x the number of units, further discussion of the lot on Davis St. was tabled pending updated Parks Master Planning scheduling into the late Fall.

- ~~GNAR Research Grant (Action Item)~~
- Request for Qualifications for Housing Consultant update

Member Hill provided an update on his research of local and regional models or partners for local-housing initiatives and mentioned the important element regardless of Private or Public Sector entities being that of having land that could be developed in dense ways. There is not currently a regional example for large scale local-housing programs beyond the Housing

Company and IHFA, which serve a somewhat different role that we are in need of in McCall. In the Private sector, the struggle is building relationships with developers willing to act on the local-housing need rather than the high return real-estate market. Member Kushlan mentioned that the Private sector is the specific target of the Local-Housing Deed Restriction Incentive and Density Bonus Programs. The hope with the Public Sector is that there will not have to be incentive, so much as collaboration.

NEW BUSINESS

- Previous Housing Authority (VARHA) update

Ms. Groenevelt provided an update on discussions with City Attorneys regarding the potential for a City Housing Authority similar to that of Wilder, Idaho, that would allow a greater return on investment through a localized focus. She identified previous struggles encountered by VARHA during its active period associated with leadership and funding. There was discussion of target Income Groups for new local-housing projects and Members determined that while all housing types are needed, those between 80% and 120% of the AMI are of highest need. Members asked for more detailed information from the City Attorney for the next HAC Meeting.

- Short term rental discussion

There was discussion on possible methods to dis-incentivize vacation rental owners from the short term model through Code Enforcement and Higher licensing fees. The use of the higher fees, even if not a strong enough deterrent, could generate funding for housing projects or consulting fees.

There was a brief brainstorming session of creative options for spurring more action including: acquiring homes set to be demolished and relocating them to other lots, researching housing funding opportunities in the upcoming national infrastructure package, re-evaluating the business co-op housing development model given the demand among local businesses for employees that cannot be met given the shortage of housing that is affordable to the local workforce.

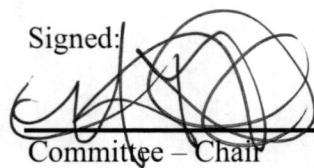
NEXT MEETING

Next Regular Meeting—August 9, 2021

ADJOURN

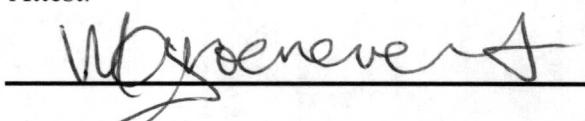
Member Lyons made a motion to adjourn the meeting. Member Hill seconded the motion and the meeting ended at 5:43pm.

Signed:



Committee - Chair

Attest:



City Staff Liaison

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