

City of McCall
Housing Advisory Committee
Minutes
January 10th, 2022, 4-5:30 pm
TEAMS/McCall Library
218 E Park St
McCall, ID 83638

CALL TO ORDER AND ROLL CALL – Meeting Began at 4:08

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

Housekeeping:

- Review 2022 HAC Bylaws

The first comment regarding the bylaws was the issue with Vice-chairmanship. The bylaws state that the Vice-chair should be the longest tenured member of the committee, and all members have the same tenure at this point, so it only makes sense to elect both positions as there is no senior member;

Member Hill made a motion to amend the bylaws to allow election of both Chair and Vice Chair due to a current lack of longest-serving member. Member Zello seconded. Member Zello made a motion to approve the Bylaws with the vice-chairmanship position amendments as stated. Member Hill seconded. All members voted aye and the Bylaws were passed.

Member Hill nominated Chair Zello and Vice Chair Kushlan to serve the next terms, if they would accept. Member Lyons seconded. Chair Zello and Vice Chair Kushlan accepted. All members voted aye and the motions passed.

CONSENT AGENDA

- Approve December 13th HAC Minutes

Member Hill commented with a small revision to the minutes: *change the “might be good for more than one unit” to “is good for more than one unit” – “if wetlands are mitigated” to “with wetlands properly mitigated” to emphasize the more affirmative plausibility.*

Member Kushlan made a motion to approve with the requested revision, Member Hill seconded, all members voted aye and the minutes were approved as revised.

OLD BUSINESS

- Housing Action Plan Update – Michelle

The first Local Housing Steering Committee will be happening on Friday, January 14th, 2022 in a virtual format to accommodate Omicron related COVID-19 spikes. The Steering Committee is made up of about 20 stakeholders in the community ranging from larger employers

in the area, to developers of large and small scales, to funding experts and real estate professionals. This meeting will be the first of 5 (monthly) meetings in a series, finishing up all meetings and plan presentation by May of 2022.

Member Hill mentioned having sent Chair Zello information on the West Valley/Rio Vista area in case that comes up as a discussion opportunity. Ms. Groenevelt summarized the great thing about the Steering Committee was that every person asked to participate said “YES,” which means there is enthusiasm and willpower.

- 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

Member Hill mentioned that building up this program would be a lot of effort to put into efforts detached from getting local-housing units built. Chair Zello described that his train of thought was along the lines of funneling local high school graduates directly into the workforce without their having to leave the area to gain experience, and then return later on. Member Hill described that measuring the relationship between the ‘Boomerang’ effect and the number of local-housing units being built isn’t that significant, and Member Kushlan asked for that to be clarified given the secondary purpose of the HAC was to push for year-round, long-term, stable jobs in the area.

Members Kushlan and Lyons mentioned that in terms of trades-development or skills development, the goal over a long period of time would be more supporting local workers in their ability to stay, earn the dollars needed to invest in the housing market under their own steam, and not have to leave. Mr. Parker mentioned that the “Toaster”/ADU would be a good example of investing in the skills-building for young-adults through school or workforce training, that would be an example of that being possible.

- Linkage with chamber of commerce

Chair Zello spoke to Lindsey Harris about building a relationship with the HAC, and developing visibility of City of McCall Housing programs among city businesses.

- 111 W. Lake St. ADU Donation Update – Brian/Meredith

Member Zello summarized and mentioned the item being discussed by City Council concluding in general support of the concept of ADU Donation acceptance. Ms. Groenevelt confirmed that was the determination of Council, and that one of the preferences would be to have the site/structure utilized for City Employees in transition to long-term housing. There has been some discussion with the Housing Company and Idaho Housing and Finance Association to learn more about ownership, qualification, financing, project management, or compliance on the unit or other units in the future. Site planning for the concept will be done in-house, and a Gem Grant will be a good funding option. Engineering and other logistics will need to be arranged prior to the spring, when the owner/donors will need the structure moved from their property to build their new home as planned.

Members asked whether projects like this could be more easily managed through the eventual Housing Authority and its roles. Ms. Groenevelt said hypothetically, upon having financing and staff needed, a Housing Authority would be the perfect body to manage/operate properties such as this in the future. Chair Zello asked whether the property could be owned/managed by another entity in the short term, then returned to a local Housing Authority in the area once it has the needed financial and human infrastructure. Member Hill mentioned that every project now should be tailored to a goal of laying a foundation for a Housing Authority operated locally. At present, the combination of the Housing Company, as a locally present housing-non-profit, is a good option at least for consultation.

There was some discussion of volunteering of services for contracting or remodeling, not necessarily infrastructural work. Member Hill offered the service of analyzing the site, creating a site plan, and writing a project narrative. Member Kushlan asked if each HAC member ought to write a list of local contractors or development professionals that may be interested in volunteering in this kind of project or donating the project, depending on what it is that they have the capacity to offer.

- **Surplus LOT Funds (Action Item)**

Chair Zello summarized his memo and mentioned having appreciated Member Kushlan's recommended edits to be a small-bit more specific while remaining general enough for flexibility. Ms. Groenevelt mentioned that defining targets for LOT investment more specific than "HAC initiatives" would be helpful, and that Member Kushlan's edits do help address that concern. She mentioned one valuable specific project could be the ADU donation currently being discussed, which will require funds and would be worth funding due to its ability to act as a model for future building donations. Member Kushlan also mentioned adding some of the items the group has discussed, such as 'skills trades program development' and 'programs interfacing with the Chamber of Commerce.'

Member Hill mentioned that specifically, \$5,000 could be used for engineering to analyze wetland mitigation, and another \$15,000 amount could be pitched towards infrastructure cost. Members asked whether working on mitigating the wetland would pre-empt the locating of the ADU on that site. Chair Zello asked when the deadline for the Memo would be.

- **Colorado St – Lessons Learned**

Member Curtis who was absent will likely present this at a later meeting.

NEW BUSINESS

- **Housing Solutions Roundtable Workshop (Jan. 13th)**

Ms. Groenevelt, Member Kushlan, and Ms. Todd will be in attendance and try to cover as many topics as possible between themselves to present back to the group later.

- **Local Housing Inclusions in New Development Proposals**

Chair Zello summarized the background of having committee interest in encouraging developments proposed or in the pipeline to include local housing units in their projects. Many of the larger scale 'visions' presented to the Planning Staff have run into sewage capacity

limitations and either drop the higher density from the project, which would require local-housing, or they drop the program entirely. Member Kushlan mentioned that another developer's concern has been regarding cost-related concerns attached to the maintenance of the property. For example, if a rental property is restricted in perpetuity and needs to be maintained, there is concern that the rents may not cover the cost of maintenance later in the future. All of these points have been raised with the Housing Action Plan Consultants.

- Review 2022 HAC Bylaws (**Action Item**) (*reviewed at the beginning of meeting*)

NEXT MEETING

Next Regular Meeting – ~~February 10, 2022 (Thursday)~~

*Member Kushlan made a motion to move the next meeting to **Wednesday, February 9th**. Member Hill seconded. All members voted aye and the motion carried.*


Member Lyons asked whether more incentives could be considered such as waiving Engineering Fees or other fees through the authority of the City Manager. City Manager Spickard mentioned that she would consider doing so with more particular parameters asked by City Council. Members discussed applying brain-power to come up with more incentives that are outside the box that could be consistently applied. Ms. Groenevelt mentioned that presenting those ideas to this group would be the avenue to get those concepts before City Council, and that an analysis of local-housing incentives being executed by the housing action plan consultants should provide good ideas. Chair Zello brought up the incentives used by Crested Butte and Vail to consider. On this note, Member Kushlan brought up the need to invest in the preservation of existing housing units so that they are not lost or destroyed in favor of new construction at a higher and less affordable cost.

- Add creative/additional LOT examples to brainstorm

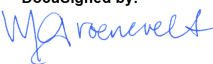
ADJOURN

Member Lyons made a motion to adjourn, Member Hill seconded, all members voted aye and the meeting adjourned at 5:27pm.

Date: March 12, 2022 | 1:05 PM PST

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Nick Zello, HAC Chair

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Michelle Groenevelt, CED Director
March 8, 2022 | 1:44 PM MST

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Memo

Date: January 10, 2022

To: McCall City Council

From: Nick Zello, Chair - McCall Housing Advisory Committee

Purpose: Request for allocation of surplus LOT funds

The McCall Housing Advisory Committee (HAC) recently discussed the existence of surplus funds from Local Option Tax (LOT) collections and requests an allocation of those surplus funds to be applied toward local housing issues.

It is a common belief that affordable housing is one of the primary problems facing the City of McCall. The HAC is working on a number of new initiatives to supplement those already implemented by the city. Most of these require funding.

It is also widely understood that the local housing problem is exacerbated by the significant growth in short term rentals, which in many cases have displaced long term rentals as a means of providing local housing. Since these short term rentals are a significant source of the LOT funds, the HAC believes it would be appropriate to allocate at least a portion of the current surplus toward finding alternate solutions to provide local housing.

For these reasons, the HAC is requesting \$20,000 from the surplus to be allocated toward city housing solutions and the HAC initiatives.