

**City of McCall**  
**Housing Advisory Committee**  
**Minutes**  
**March 14, 2022, 4-5:30 pm**  
**TEAMS/McCall Library**  
**218 E Park St**  
**McCall, ID 83638**

**CALL TO ORDER AND ROLL CALL**

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

**CONSENT AGENDA**

- Approve February 9, 2022 HAC Minutes

*Chair Zello made a motion to approve the February Minutes, Member Curtis seconded, all members voted Aye and the motion carried.*

*Housekeeping:* To accommodate the schedule of the Landing Locals team, their presentation was moved to before Old Business to allow for the best experience of their presentation.

**OLD BUSINESS**

- Housing Action Plan Update – Nick
  - Meeting #2 Summary

Chair Zello provided a review of the second Housing Action Plan meeting and the focus on programs available to consider in the McCall Region based on legal, political, and financial constraints. The most valued tool would be Deed Restriction, second: Home Buyer Assistance, and third: a Community Land Trust – all of which would in some way subsidize or reduce the costs associated with property development, ownership, and use depending on the user-type. Other topics reviewed included Regulations as well (short-term rentals, zoning). The next HAP meeting, on March 16<sup>th</sup>, will review the highest priority tools that were learned at Meeting 2 to identify avenues for implementation.

- Housing Solutions Idea Brainstorm – *(chronologically at end of the meeting)*
  - Review supported ideas, refresh earlier ideas not yet discussed, solicit new ideas.
    - LOT Creative Ideas

- 111 W. Lake St. ADU Donation Update – Michelle

Ms. Groenevelt provided an update on the ADU Donation project. The City Council opted to retain ownership of both the property on Davis Ave. and the physical structure. There will be a kickoff meeting with engineering consultants after spring break, and the project will be reviewed by the Planning & Zoning Commission on the April 5<sup>th</sup> Agenda. Phase 1 will involve relocating the structure and is most urgent to clear the owner/donors property of the building. Phase 2 involving completion of the structure will come later.

### **NEW BUSINESS**

- LOT Fund Application (Action Item) – Discuss support for housing related LOT application(s) – Incentive Program, Toaster Project, Housing Action Plan Recommendations, etc.

*Chair Zello requested allocating at least 45 minutes for the topic at the April meeting due to running out of time in March. Member Lyons seconded. All members voted aye and the motion carried.*

- Landing Locals Presentation & Q&A (*Chronologically before Old Business*)

The Landing locals team, Kai and Colin Frolich, presented the program they administer in the Truckee/Tahoe Area. The program is intended to be implemented after a city has undergone a Needs Assessment and be included as an effective action in active plans (slide presentation exhibit included in March 2022 Minutes). The program also works in other jurisdictions with Mountain Town/High Tourism activity experiencing the same challenges. The program is generally a 3-6 month window from interest to launch of implementation. Major elements/challenges to consider include budget capacity, political support, and the capacity of the Landing Locals team to serve the communities.

The Frolich's then opened the rest of their time up for questions to the committee. Chair Zello identified that the Landing Locals program requires an on-the-ground representative to function – he would like to know how the balance in implementation works between Landing Locals and the City Staff/Committee. Kai Frolich explained that the person-on-the-ground is generally a Housing Department staff member (for administration/liaison) or other community member that has formal position/ability to implement program. Ms. Groenevelt mentioned that the staff administration possibility would depend on the time commitment involved. Mr. Frolich broke the time budgets as follows:

- (Develop) program building is heavy in City Staff time to navigate the ins-and-outs of the program itself;
- (Launch) program administration and annual budget, where program administration (including continued compliance) falls on Landing Locals, but managing applications/verifications of qualifications and ensuring incentive payment is managed by City Staff;

- The third phase is Compliance, Reporting, and Adaptation of the program to meet the constantly evolving needs of the region as the program and market changes.

Member Kushlan asked where participating communities find their funding for the program – the answers ranged from ARPA funding (Federal/One-time Covid-19 relief dollars), sales tax, and other budget allocation on a shorter-term basis. There was discussion of how Idaho is a challenging state to generate funds for programs within as sales tax cannot be elevated at local levels, LOT increases require a 2/3 vote by municipal voters, and budget growth has been capped by the state legislature. Mr. Frolich described that McCall would be the smallest jurisdiction with far different financial challenges in comparison to the areas they administer near Tahoe due in large part to the limitations to budget growth and fund-gathering. Chair Zello asked whether including surrounding areas, such as Valley/Adams Counties or Donnelly would be worth considering.

Ms. Groenevelt asked whether the program had any examples of funding coming from the private sector (through businesses in need in the area). Landing Locals doesn't have an existing program that has been funded in majority by the private sector, mostly because they have identified that the private sector hasn't "intervened" to the extent necessary to have an equitable program where one business' needs are not placed as a higher priority over another. Mr. Frolich also mentioned that one example of a partnership between a City/County would be Breckenridge and Summit County. They described their ability to be flexible and adaptive with the program to meet the environment and needs of the area and that they wouldn't be too attached to the 'blueprint' that they've used previously.

Chair Zello mentioned that the program was compelling, but it would be helpful to discern administrative costs from variable costs and figure out a way to administer the program with the lowest continued administrative costs to the city itself due to budgetary constraints. We likely have a higher need, perhaps better opportunity, to work with the private sector given the same constraints in our area. Member Curtis mentioned that she has fielded many calls from the Forest Service, Shore Lodge, and other large area employers that could be good partners in the area. Staff will review the program details in further depth with the Housing Action Plan consultants to consider how the program could be helpful in the McCall Area.

- Upcoming Training Opportunities (Diane)

Diane described two training opportunities for March 15<sup>th</sup> and April 14/15 to learn about Housing Affordability and affordable construction methods.

- Legislative Updates – Housing Related Bills (Michelle)

HB 701 will amend the statewide housing assistance fund to provide it funding through the ARPA funds available, and it appears to have a high chance of passing with funding through

committee at the state level. There is a strong chance if passed it will provide the funding for middle-housing that has been lacking in the state in the last 30 years.

**NEXT MEETING**

Next Regular Meeting – *April 11, 2022*

**ADJOURN**

*Member Curtis made a motion to adjourn, Member Lyons seconded. All Members voted Aye and the meeting ended at 5:33pm.*

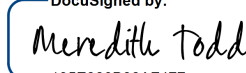
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May 5, 2022 | 4:46 PM PDT

Date:

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Nick Zello, HAC Chair

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Michelle Groenevelt, CED Director

Meredith Todd (in absence of MG)

May 5, 2022 | 5:20 PM MDT