

City of McCall
Housing Advisory Committee
Minutes
April 26, 2021, 4-5:30 pm
TEAMS/McCall Public Library – Idaho Room
216 E. Park Street
McCall, ID 83638

CALL TO ORDER AND ROLL CALL

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

CONSENT (Action Item)

NEW BUSINESS

(Housekeeping) Chair Hill indicated he would plan to serve on the HAC through January 2022.

- **Election of Officers (Action Item)**

Chair Hill nominated Member Zello to be new Chair; Member Curtis seconded, and the motion passed. Chair Hill nominated Member Kushlan to be Vice Chair; Member Lyons seconded, and the motion passed.

- **Review and approval of the Request for Proposal (RFP) for a strategic/action plan (Action Item)**

Member Hill was concerned about getting submittals but there was discussion. Member Hill made a motion to move the RFQ to Council; Chair Zello seconded the motion and the motion passed.

- **Builder Incentive Program**

Member Curtis was interested in having some discussion on this. Member Hill mentioned the 20/80 model. Member Lyons had talked with Wendy Sullivan and she said the incentive needs to be extremely attractive. Members asked whether we could come up with a stronger incentive package and identified that land banking is the best resource for creating housing, density bonuses, etc. Member Lyons was interested in looking at the \$10,000 incentive amount, tax relief, streamlining approval process, and reducing permit fees. He has an issue with builders setting the base rate as they are not affordable. Diane added the authority of the urban renewal district. The RFQ will look at assessing the current housing efforts.

- **Recommendation to dispose of the Lenora Street lot (Action Item)**

Member Lyons sent out information to the group and colleagues. He thinks the lot should be sold or traded and funds generated can be used to fund the housing program. The last lot sold for \$259k. Member Lyons thinks this lot may get \$300k for the lot and it is not big enough to do local housing. Member Kushlan said the first action is required to be designating the land as surplus. Member Curtis did not feel the group was ready to take action, while Member Hill does

feel they have enough time make determination. Chair Zello said they do not have guidelines to make the evaluation for disposing of the parcel.

- **LOT Application Update**

Staff will submit a LOT application to fund the McCall Housing Strategy and Local Housing Incentive Program.

- **Review of the ULI Zoom Workshop**

ULI Housing Training included complicated structures to fund affordable housing and gap funding.

NEXT MEETING

Next Regular Meeting –May 24, 2021


ADJOURN

Member Hill made a motion to adjourn, Member Lyons seconded and the meeting ended at 5:30pm.

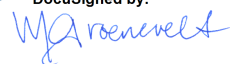
American with Disabilities Act Notice: The McCall Public Library is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142.

November 9, 2021 | 12:34 PM PST

Date:

DocuSigned by:

1AC25863EE804E7...

Nick Zello, HAC Chair

DocuSigned by:

87D2AC688AB44E6...

Michelle Groenevelt, CED Director