

**City of McCall**  
**Housing Advisory Committee**  
**Minutes**  
**September 8th, 2021, 4-5:30 pm**  
**TEAMS/Idaho Historical Museum – Carpenter’s Shop**

**CALL TO ORDER AND ROLL CALL – Meeting began at 4:01pm**

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

**CONSENT AGENDA**

- Approve August 16<sup>th</sup>, 2021 HAC Minutes – *correct to eliminate Library Statement*

*Member Hill Made a motion to approve the minutes with the correction to the accessibility statement. Member Lyons seconded the motion.*

**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>.

Members discussed foundational elements to consider in writing a letter the City Council to recommend a housing authority. There was some discussion of what kind of grant funding could be available to the City for infrastructure projects. Ms. Groenevelt mentioned that the funding has not been identified or allocated yet.

Member Hill discussed that the mechanism for forward movement on local housing projects lives within the structure of a Housing Authority, to create a place for a sustainable revenue stream to manage the business plan element of the authority itself (operating costs, staff time, property acquisition and development, property management). We know at this point that density is the primary solution, so we need to push for the capacity to do dense projects in cost effective ways. The flexibility will be afforded by the creation of a housing authority in ways extending from budget to facilitation to execution. Questions that remain: *Who is the Board? What is the business plan? How will it be different from VARHA?*

Member Lyons identified that through the Housing Authority structure and function the City will gain the opportunity to sell properties not suitable for local housing to put into an operating bank for projects and/or assisting developers with infrastructure costs. Another benefit to creating the

HA sooner than later is opening an entity to the opportunity for a donation of land or structures in the interim before having a regular actionable mission.

Ms. Groenevelt gave a summary of general Work Session Topic Areas to focus on in preparation for the City Council meeting on 9/23:

- Merits of Creating a Housing Authority
  - o Leverage City Resources, Pro's and Con's
  - o Legal Process & Structure
  - o Difference between McCall HA and other HUD funded Has
  - o Notes from Blaine Co. – HA started with the City of Ketchum and then expanded to Blaine County. The HA administers the Deed Restrictions and manages the development of new projects.
  - o **Pros: Authority for disposal of land**
  - o **Authority to Bond**
  - o **Goals aligned w/City**
  - o **Authority to function outside of City Limits**
  - o Cons: Constructing a new Agency
  - o City Funding and Resources commanded
  - o Is right now the time we want to do it, what program are we hoping to create, is this the best way to get there?
- Blaine Co. Program
  - o Deed Restriction based on income
  - o Considering restriction to locals
  - o HA only owns one property – retired Motel fitted for temporary housing
  - o Does not take Federal dollars which allows market adaptation and opens the qualifying process

Member Curtis asked the group to consider what part of the mission of the Housing Authority idea justifies the pull on City Resources? A major focus and goals of the Authority revolve around the fact that we need an organization that can serve a need that can't be met in this region by federal programs. The other major benefit is the ability to act as an Umbrella to guide the efforts of housing related goals, rather than siloed groups trying to solve housing problems independently.

Ms. Groenevelt mentioned that the Housing Action Plan very well could identify the best mission and action for the Housing Authority to be created with a strong purpose and goals. It is possible that the Housing Authority can be created and have it sit in anticipation of the completion of the Housing Action Plan.

- Local Housing RFQ Update & Timeline – Summarize submission analysis and discuss next steps.

Member Zello provided a summary of the submissions from the two groups that had applied to work on the Housing Action Plan. With enough of a point difference between the groups, one was able to be selected and will be part of a budgeting discussion in September to determine what work is contracted.

### **NEW BUSINESS**

- Housing Solutions Idea Brainstorm – Review supported ideas, refresh earlier ideas not yet discussed, solicit new ideas.
  - ~~Camping in City Limits on Residential Properties~~, not at this time
  - STR Fees Increase – follow-up; Land-Use Fees; LOT on STRs
  - Business Licenses required for every STR by owner, not property mgmt.
  - Code Enforcement of STRs: Recommend Community Calls into PD/PZ
  - Communication Strategy rooted b/w Code Enf. Officer and City Staff
  - Flyers promoting long term renting to 2<sup>nd</sup> homeowners – would need to come up with benefits
  - Donation Homes to be relocated? – Place it on the Demo Permit App
  - Update webpage on actions of the HAC, Housing Authority, Local Housing Page
- Debrief Joint City Council/Planning & Zoning Commission/Valley BOCC Meeting

Members reviewed what happened at the joint meeting between City Council, Planning & Zoning, Valley BOCC, and Housing Authority members with the intent to get better detail on Housing Action, Sewage, STRs, Endowment Lands, and Comprehensive Planning in the County and McCall area.

### **NEXT MEETING**

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

### **ADJOURN**

*Member Lyons made a motion to adjourn. Member Hill seconded the motion and the meeting ended at 5:31pm.*

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Date: October 11, 2021



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Nick Zello, HAC Chair  
October 19, 2021 | 12:32 PM PDT



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Michelle Groenevelt, CED Director  
October 19, 2021 | 1:57 PM MDT