

City of McCall
Housing Advisory Committee
Minutes
December 13th, 2021, 4-5:30 pm
TEAMS/McCall Library
218 E Park St
McCall, ID 83638

CALL TO ORDER AND ROLL CALL – Meeting started at 4:04pm

Members Nick Zello, Pat Hill, Robert Lyons, Diane Kushlan, and Toni Curtis (absent at roll call but did arrive later on) were present. Michelle Groenevelt (CED Director), Meredith Todd (Assistant Planner), and Brian Parker (City Planner) were present.

CONSENT AGENDA

- Approve November 8th HAC Minutes – Correction provided by N. Zello motion to approve, Diane seconded.

OLD BUSINESS

- Housing Action Plan & Housing Authority Update – Michelle

Ms. Groenevelt provided an update on the work of the Housing Action work group and mentioned they would be visiting the area for work sessions on the ground. The work sessions will be run with a steering committee of 15-20 community leaders who are involved in housing efforts in the area. There will be a webpage created to engage better with the public. Both Member Lyons, as Chair of the Planning & Zoning Commission, and Chair Zello will be asked to serve on the steering committee, unless any other HAC member wishes to represent the group. Member Kushlan asked whether the Action Plan was proceeding on schedule and Ms. Groenevelt indicated it was. Member Lyons asked whether the steering committee and work sessions would include representatives from the Sewer District. Chair Zello said he would be happy to represent the HAC in the steering committee.

- 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 Lyons mentioned that the McCall College is still functioning and doing some trades courses and skills training periodically. Apprenticeships with local employers are offered periodically (mostly contractors/skilled trades).

- Linkage with chamber of commerce – to January
- Habitat for Humanity

Chair Zello spoke with Habitat and the ReStore in Boise. The ReStore would require a franchise agreement with Valley County, and Habitat for Humanity builds would be tied

to a 30% AMI limit for occupants which could be challenging given historic challenged to income-tied housing initiatives in McCall. The Habitat and ReStore team did say they would be happy to share information and resources in the event Habitat and the materials center may not work out here in Valley County.

- Partnership with MDSO Schools

Adopting a project-based curriculum will be more challenging than just reaching out to the schools as it will need to be approved by the School District and Director of Curriculum. However, shorter term projects, like the local high school “public comment speech” project that Ms. Todd and Chair Zello had worked with students on, would be possible. In addition, the High Schoolers’ Senior projects may be opportunities for students to make a difference on local issues, including housing.

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

Ms. Groenevelt provided the background on the topic from learning the building would be donated (thanks Brian!) and updated the committee on staff progress looking into how and where to move the building. Staff has determined it will best fit on the Davis Avenue parcel that was recently deeded from the MRA to the City. Delta James, the Economic Development Planner has reached out to the State Department of Commerce regarding a Gem Grant, and the project is a competitor for winning full funding. The City Council meeting to discuss receiving the donation, and determining where to move the structure will be on December 16th. Questions for Council: Would the Council like to accept the donation and proceed? Given a remodel is needed, is this a good opportunity for the first City project? Would the Council be interested in utilizing the building and property as City Employee starter housing?

Member Hill also went to look at the site and had some concerns about cost. Mr. Parker had asked the home-mover, Pacific Movers, whether they would be interested in donating the labor for moving as an in-kind donation. Pacific Movers said “maybe.” *Member Hill mentioned that the slab foundation might be more costly than early estimate, and mentioned that the Davis property is still good for more than one unit with the wetlands on site properly mitigated; he thinks the Flynn St parcel would be his preference for the structure to be moved to (revised per Jan. 10, 2022 meeting).*

Member Lyons asked whether locating the structure to a vacated road terminus might be a valuable option, and what the best method for the property’s ownership and management would be. Ms. Groenevelt said that no matter which entity owns the structure or property, if Council accepts the donation that there would be a deed restriction for local housing on the structure. She emphasized that the discussion of the structure and donation would be held at a high-level with City Council to avoid getting into the weeds. Chair Zello asked whether the Housing Authority would be a good property manager in a future where it is created. Ms. Groenevelt said the Housing Authority would be a great option and that if the HAC would like to make a recommendation to City Council on the matter, that is entirely within their role.

Estimated costs for all work on the move and update of the structure comes to approximately \$100,000. Member Lyons mentioned that estimate was extremely high, and Ms. Groenevelt mentioned the estimate was from local contractors and builders and didn't include low-cost kitchen remodel solutions, and did not include any potential donation of time, materials, or services. Member Hill agreed the estimate seemed very high and that locating it at that cost should be a one-time investment and does run on a time constraint given the owner/donors wish the building to be moved by spring. Ms. Groenevelt agreed with each of these comments and mentioned few contractors will make a full and accurate estimate until concrete interest is expressed by council. Chair Zello summarized that the HAC could ultimately support the endeavor if the costs penciled out right.

Chair Zello made a motion to formally offer support for the effort to City Council. Member Kushlan seconded the motion. All members voted Aye and the motion carried.

- Old Dump Site Update (EPA Determination) – Michelle

Ms. Groenevelt got in touch with members of the original EPA Brownfields assessment and learned that the report was only a first stage analysis (of many stages) and had been stopped at the point of previous staff and council deciding further analysis would not be a good use of municipal dollars. If the city were to have interest in the site again, too much time has elapsed since the original study to continue without starting the analysis process over again.

NEW BUSINESS

- Emerging Trends in Real Estate Workshop – Diane

ULI hosted a workshop with the Urban Land and Price Waterhouse which produced a report on emerging trends from industry leaders in real estate. During the workshop, presenters presented themes and trends across sectors in real estate, housing and beyond. One trend of note was an increasing method of investment in single family homes, en masse to be rented, rather than owned by individual owners. That trend as identified among real estate professionals in the room led to a discussion on legislative priorities and what type of tools the state of Idaho should/could be provided to local governments. Ms. Todd mentioned that a similar turn to look at policy options at the federal level may be possible after a discussion with the Gateway and Natural Amenity Region (GNAR) researchers led to multiple GNAR communities asking to get help from a national policy arena. Chair Zello, Member Kushlan, Ms. Todd, and Ms. Groenevelt will be in attendance.

- Surplus LOT Funds

\$67,310 available, not \$100,000 as reported. The HAC may write a letter requesting additional funds. There was some discussion of what may occur if the dollars are not allocated, but it is likely Council will allocate it to the groups who apply for the dollars. Members discussed options for requesting dollars – either the deed restriction incentive program, the

movement of the “Toaster,” or a generalized request that is specific enough to have merit, but general enough to be flexible in how funds received may be spent. Members determined that writing a letter to request funds for continued housing would be a good option, and Ms. Groenevelt said that it would be good to have the words coming from the HAC would be compelling.

Member Kushlan left the meeting at 5:00pm.

Member Zello made a motion to draft a letter from the HAC to request additional funds for Housing initiatives. Member Curtis seconded the motion. Members voted aye and determined \$20,000 would be a reasonable amount to request.

- Review 2022 Meeting Calendar

Member Zello made a motion to keep meetings on the 2nd Monday of the Month and consider moving around the February 14th meeting to accommodate date duties as a discussion during the January Meeting.. Member Hill seconded. Unanimous.

NEXT MEETING


Next Regular Meeting – January 10th, 2022

ADJOURN


Member Zello made a motion to adjourn. Member Curtis seconded the motion. The meeting ended at 5:26pm.

Date: February 6, 2022 | 9:35 PM PST

February 7, 2022 | 8:50 AM MST

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Nick Zello, HAC Chair

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Michelle Groenevelt, CED Director

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