

**City of McCall**  
**Housing Advisory Committee**  
**Minutes**  
**April 11, 2022, 4-5:30 pm**  
**TEAMS/McCall Library**  
**218 E Park St**  
**McCall, ID 83638**

**CALL TO ORDER AND ROLL CALL**

*Members Nick Zello (Chair), Pat Hill, Robert Lyons, Diane Kushlan, and Toni Curtis were present. Brian Parker (City Planner), and Meredith Todd (Assistant Planner) were present for staff.*

**CONSENT AGENDA**

- **Approve March 14, 2022 HAC Minutes**

*Member Hill abstained. Member Lyons made a motion to approve the March Minutes, Member Curtis seconded, all members voted Aye and the motion carried.*

**OLD BUSINESS**

- **Housing Action Plan Update – Toni**
  - Meeting #3 & 4

Member Curtis summarized the most recent Housing Action Plan Steering Committee Meetings and each of the topics that were focused on. Partnerships focused on the need of incentives for local developers and employers. There will likely be a “Road Map” created through the HAP so that the local housing development process is easier to navigate. Regulations focused on Short Term Rentals, future Annexation Policy, short term rental conversion programs, and condominium conversion policies. In most breakout groups, the topic of needing a Housing Authority came up often as a central hub for Housing topics as well as an avenue to leverage different financial tools. Many Steering Committee members mentioned having a predictable amount of LOT dollars annually would be a major plus for programs going forward.

Member Hill asked some clarifying questions about how the Steering Committee viewed the Short-Term Rental conversion concept. Member Zello mentioned that one version of STR conversion could be more attainable if we enlisted the help of the Landing Locals team in a consultant form, rather than hiring their usual model due to financing constraints in comparison to the towns they’ve worked in. Members discussed that consulting with Landing Locals and partnering with the Property Management companies in the area may be a good way to tackle the STR conversion conundrum from the HAC’s position.

Member Hill emphasized that doing the research and planning to establish a “flipping point” for property owners, or the incentives necessary, would be a valuable pursuit for the HAC to start

conversations with the property management community, and that he would reach out to property managers in the coming months.

- **LOT Fund Application Items – ACTION ITEM**

- Identify specific Local Housing Programs/Initiatives to submit LOT Applications for:
  - “Toaster” ADU Donation
  - Local Housing Deed Restriction Incentive Program
  - Expected Housing Action Plan Recommendations
- Determine approximate funding amount to apply for
- Assign roles for sending research memo to staff by 4/22

**Priority #1 – Incentive Program**

Member Hill wishes to err on the side of caution and request as much money as possible/as needed to fully fund the program if all expected units were to be built. Chair Zello mentioned that no matter how much money is requested, it will not all get funded, so the group should make requests for the highest dollars required because the need is there and justifiable in the Local Housing Code. Member Kushlan mentioned that the best strategy will be to ask for as much as feels realistic with the knowledge that the numbers will be chipped away at, which sounds like the maximum amount mentioned. Member Curtis discussed that the Housing Incentive program should remain the top priority so that developers maintain trust in the existing incentive program, because the incentive program is the best option given the density bonuses are not as available as they have been due to sewer capacity constraints. Ms. Todd mentioned that the staff would be able to use \$400,000 for deed restrictions if it were awarded. Member Kushlan and Chair Zello emphasized the need to focus on funding the existing incentive policy.

*Member Hill made a motion to recommend Staff request for \$400,000 in LOT to cover an estimated 40 units deed restrictions upon their construction, planned/entitled for FY2023, Chair Zello seconded the motion. All members voted aye and the motion carried.*

**Priority #2 - Toaster Project**

Group Questions and discussions: Would dollars be able to be sent back to the LOT, or sent to another Housing project if they go unused on the Toaster project? Member Hill encouraged the group to remember the maximum density allowed on the 1614 Davis Ave property and making the request for dollars subject to the ability to use the site for more units in the future. Mr. Parker described that the site plan at present is designed to imply future development further on in the future.

- Other funding sources include: Gem Grant (pending Commerce Decision) *Gem Grant Was approved for full \$50,000 on May 2<sup>nd</sup>, 2022..*
- “Sweat Equity” – raise awareness/recruit volunteer work/in-kind donation of services/materials from community members/local businesses and contractors

*Member Hill made a motion to request \$150,000 in LOT for the Toaster Project and Phase 2, with the recommendation that any remaining balance on the Toaster Project be invested in wetlands engineering/mitigation for the site. Member Curtis seconded. All members voted aye and the motion carried.*

**Priority #3 - Leasing to Locals (Concept):**

Members discussed this idea could be worth funding to learn more about converting STR's in the McCall area by some combination of asking the Frolich's to consult on redesigning a Landing Locals program, and working with the area property managers in the area. Member Curtis mentioned that this topic might be on equal feet to other impending initiatives made as recommendations from the Housing Action Plan. Members determined it would be better to lump the Leasing to Locals program in with a more general collection of options that come from the HAP. Recommended programs anticipated for consideration at this point include:

- Downpayment Assistance Programs (in exchange for deed restrictions)
- Increase in existing Incentive Amount
- Leasing to Locals of some kind
- Fees Reimbursement (PZ or Water?)

*Member Hill made a motion to request \$250,000 in LOT Grant funds to fund general recommended actions identified by the Housing Action Plan upon adoption in June of 2022, Member Kushlan seconded the motion. A roll call vote was held:*

*Toni Curtis - Yes,*

*Pat Hill – Yes*

*Nick Zello – Yes*

*Diane Kushlan – Yes*

*Robert Lyons - Yes*

**NEW BUSINESS - None**

**NEXT MEETING**


Next Regular Meeting – May 9, 2022

**ADJOURN**

*Member Hill made a motion to adjourn, Member Curtis seconded, all members votes aye and the meeting ended at 5:37pm.*

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Date:

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Nick Zello, HAC Chair  
July 13, 2022 | 3:23 PM PDT

Michelle Groenevelt, CED Director  
Meredith Todd (in absence of MG)