

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

CALL TO ORDER AND ROLL CALL

Nick Zello, Pat Hill, Robert Lyons, *Diane Kushlan*, and Toni Curtis were present. Brian Parker (City Planner), Michelle Groenevelt (CED Director), and Meredith Todd (Assistant Planner) were present for staff. Floyd Loomis and Joe Dalrymple were also present.

(italics indicates appointment of position expired on July 1, 2022, but members remain listed for meeting to run meeting/assist in non-voting fashion to select/discuss new committee members)

CONSENT AGENDA

- Approve May 9, 2022 HAC Minutes
- ~~Approve June 13, 2022 HAC Minutes~~

Member Hill made a motion to approve the May 9 minutes, Member Curtis seconded. Member Kushlan abstained due to absence from meeting. All other member voted ‘aye’ and the May 9 HAC minutes were approved.

OLD BUSINESS

- Housing Action Plan Update – (Nick) – (5 min)
 - Plan Adoption Recap

Chair Zello provided a summary of the Plan presentation to the City Council in mid-May and the adoption thereof which took place on June 30, 2022 as an official guiding document for the City of McCall. He mentioned that the reception was very strong/positive among Council Members. Member Kushlan agreed that the experience was very positive, and she hopes other communities will emulate the exercise. The word “tickled” was used to describe the whole experience.

- HAC Annual Report Summary (Nick) – (5 Min)

Chair Zello summarized the progress made over the past year in the HAC in forming and tackling objectives. He provided his gratitude and pride to Ms. Groenevelt and staff, and the ground covered by the group over the past 12 months when reflecting on the Annual Report document.

- Lot Fund Application Results – (Michelle/Toni) – (5 min)
 - “Toaster” ADU Donation
 - Local Housing Deed Restriction Incentive Program
 - Expected Housing Action Plan Recommendations

Ms. Groenevelt and Member Curtis reported back the final ranking for the 3 applications, indicated in ranking as follows:

- 1) *Housing Action Plan Recommendations/STR Conversions (\$150,000, however Council indicated the City Staff can return to re-allocate as needed)*
- 2) *Deed Restriction Incentive Program (\$200,000 Funded; \$200,000 contingency);*
- 3) *Toaster Project (Not recommended for funding, but Council indicated Staff can return to reallocate at a later date with more information known).*

Member Curtis reviewed the deliberation of the LOT Committee in further depth to explain how the decision-making process occurred among LOT members with Member Curtis input. She mentioned that while the LOT Committee was attracted to the STR Conversion concept, she tried to keep the focus on Housing Action Plan initiatives in general as well as existing Housing Programs, rather than one concept. Ms. Groenevelt mentioned the exciting part of this year's LOT awards are record breaking for housing funding with this year's total of \$350,000, with an additional contingency amount of \$200,000. Compared to the historic allocations of \$100,000 +/- per year, this number is something to be proud of.

Member Kushlan mentioned her hard time with comprehending how the LOT Committee determines all the various allocations weighed together when all the applications are wildly different. The group discussed the decision-making process as very opinion driven, but also based on consensus. Ms. Groenevelt described that the McCall LOT administration is very different than other Resort Communities has been because it has become focused on funding community organizations, rather than impacts to infrastructure in whole.

Chair Zello wanted to summarize some of the lessons learned on this process. He mentioned *the group should submit for the funds needed, no matter how high, to start.* He also mentioned *adding an HAC member to the LOT group was a critical shift that should be maintained.* Member Curtis also mentioned that *the more specific an application was, the more likely it would be to be fully funded.*

- STR Conversion Debrief (Diane/Meredith) – (30 min) *(see attached Memo)*
 1. Discuss Landing Locals/Joe & Kelly Hill Presentation
 2. Construct feedback based on Housing Action Plan
 3. Identify program strengths/weaknesses in McCall context

Ms. Todd and Member Kushlan summarized the Memo included in the packet and wanted to start the conversation on the topic of focusing all public financing on long-term/permanent housing preservation, and the risks associated with financing temporary private sector concepts being too great to invest public dollars in, at least not until a lot more facts are known and generated by the private sector. Ms. Groenevelt mentioned that in reflecting on the Landing Locals presentation, the bare minimum amount of money needed to create their program work would start at \$500,000 to \$1 Million, with questions regarding success. Member Hill agreed that pushing money towards permanent conversion was a more dependable investment and there

wasn't enough proof or permanence to spend the small amount of housing money that the City does have at this time.

Member Curtis – Recommendations – Test/prove the concept internally and see what works/what doesn't within the work they already do. Partner with local employers to maximize the conversion concepts that are already occurring.

Chair Zello – Recommendations – Providing some focus on seasonal rental conversion to allow for flexible use of property remaining for property owners.

Member Kushlan – Recommendations – The Memo and Member Curtis' feedback are well-developed thoughts to provide some next steps, as well as providing informational support via City Staff/connecting the private sector stakeholders that can benefit.

The group discussed that the Housing Action Plan does provide some recommendation for this concept, but there are better uses for Public Funds than paying private businesses to prove the concept, when this could be a string partnership between property managers and seasonal employers. Member Kushlan emphasized that a more justifiable example of a public dollars spent on a similar idea would be providing Rental Assistance to workforce members directly. Member Lyons mentioned that focusing on permanent preservation/availability of housing units will be key. The team identified that there would be a worthy expense of public dollars across Housing Action Plan initiatives, the group will now need to start spending public funds to show the community that action is happening, and the group expressed feeling ready to implement. There will be an agenda item for these needs, forthcoming.

- Housing Solutions Brainstorm (*chronologically at the end of meeting*)
 1. ~~Sweat Equity Punch List (Toaster Test Run)~~ **no updates for this meeting**
 2. Developer Challenges (Toni)

Member Curtis presented her findings from working with local developers regarding the challenges local developers experience/have experienced in trying to develop Local Housing in the community. A big need is a 'road map' of how to navigate the development process in McCall from Pre-App to construction. Another big need is resolution to the Sewer Situation. Some reflection was made on the stop-and-go process with Planning & Zoning, most of which is complying with requests for technical reports on engineering, traffic analysis, and environmental assessments. Member Hill mentioned that he questions some of the Planning & Zoning related concerns due to the McCall process being expedited in comparison to other regions, as well as the need for developers to gain experience and hire the right experts, rather than speed the process beyond good decision making for convenience factors. The group mentioned a big help would be increasing the Deed Restriction Incentive to better match development costs. Member Lyons asked whether there could be a fee waiver policy created for Planning & Zoning

fees/Engineering fees, followed by prioritized reviews for developments including Local Housing Deed Restrictions.

(continued on following page)

NEW BUSINESS

- Review HAC Letters of Interest and select 2 Committee Members – (20-30 min)
 - Diane Kushlan
 - Floyd Loomis
 - Joseph Dalrymple
 - **Rick Fereday****

Chair Zello mentioned his regret in needing to step down, and regret at failing retirement. He determined Mr. Loomis would be the first interviewee for the hot seat.

Mr. Loomis described his experience in Financial Journalism and being a Deacon for the Catholic Church which has involved securing housing for at-risk populations and seasonal workers for years. He mentioned having spoken with various jurisdictions about Housing Issues, and mentioned his strength lies in the field of communications and research and could benefit the group with leg work. He said his particular current area of interest is Accessory Dwelling Units and acting on the opportunities with those in McCall and the County.

Mr. Dalrymple gave his personal history also having grown up in McCall and done a significant number of public projects in the McCall area. He mentioned that the McCall area has always had fluctuating housing challenges, generally driven by the themes of the economy. He mentioned noting that Covid-19 did a major number on the economics of development in the region, and that readjusting strategies to keep up with the dynamic nature of the area would be key.

Member Kushlan mentioned she would prefer a member of the business community participate moving forward, so she would hope to see Rick Fereday on the Committee.

Member Curtis asked Mr. Loomis what the best timing for his Fire Service over the summer would be. He mentioned he would be most likely ready in September after the fire season.

Member Lyons made a motion to recommend Rick Fereday/Joseph Dalrymple to City Council for appointment to the immediately open seats, and anticipate the onboarding of Mr. Loomis in September/October upon Pat Hill stepping down. Member Hill seconded. All members voted aye and the motion carried.

NEXT MEETING

Next Regular Meeting – August 8, 2022

Member Curtis made a motion to adjourn, Member Hill seconded, all members voted aye and the meeting was adjourned at 5:28pm.

ADJOURN

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Date:

DocuSigned by:

Toni Curtis

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Toni Curtis

, HAC Chair

October 7, 2022 | 2:09 PM MDT

DocuSigned by:

MJ Groenevelt

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Michelle Groenevelt, CED Director

October 10, 2022 | 2:38 PM MDT