

City of McCall
Housing Advisory Committee
Agenda
July 27, 2020, 3:30-4:30 pm
Outside Patio at 501 Pine Street

CALL TO ORDER AND ROLL CALL

Pat Hill, Robert Lyons, Diane Kushlan, Nick Zello, and Toni Curtis

NEW BUSINESS

- Introductions
- Adoption of Bylaws (Action Item)
- Election of Chair and Vice Chair (Action Item)
- Terms:
 - Pat Hill- 3 years
 - Robert Lyons – 3 years
 - Diane Kushlan - 2 years
 - Nick Zello - 2 years
 - Toni Curtis - 1 year
- Review of McCall Housing Program
- Homework: Review McCall Housing Strategy: <https://www.mccall.id.us/localhousing>
- Discussion on topics for next meeting

NEXT MEETING

- Set Regular Meeting - quarterly for a regular meeting on the second Tuesday of the month at 4 pm

ADJOURN

American with Disabilities Act Notice: 501 Pine Street is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142.

**BYLAWS, PRACTICES AND PROCEDURES
THE CITY OF McCALL LOCAL HOUSING ADVISORY
COMMITTEE**

ARTICLE I ESTABLISHMENT

Section 1. Establishment:

The City of McCall Local housing Advisory Committee (hereinafter called the Committee) is established by authority of Idaho Code. The office shall be located in the McCall City Hall Building at 216 E. Park Street, McCall, ID 83638. Telephone (208) 634-7142

ARTICLE II MEMBERSHIP AND OFFICERS

Section 1. Membership:

The Committee shall consist of five (5) voting members appointed by the City Council. The term of office for each appointive member shall be three (3) years. Each member may serve no more than 2 consecutive terms. Committee members need not be a resident of the City of McCall. Representation from housing and construction related professionals such real estate, land use law, building and construction, architecture, finance and other related fields, is preferred.

Section 2. Officers, Number, Qualifications and Duties:

The officers of the Committee shall be a Chairperson and a Vice-Chairperson. The Chairperson shall be elected by and from among the members of the Committee. The member of the Committee most senior in longevity (not including the Chairperson) shall be designated as and serve as Vice Chairperson. The duties of such officers shall be such as are usually performed by such officers in similar organizations and as defined by the parliamentary authority adopted by the Committee in Article IV, Section 1, of these Bylaws, as well as the following:

- A. Chairperson:
 - 1. Preside at all meetings of the Committee.
 - 2. Sign documents of the Committee.
 - 3. Assure that all actions of the Committee are properly taken.
 - 4. Make Sub-Committee appointments as required.

- B. Vice-Chairperson:
During the absence, disability or disqualification of the Chairperson, the Vice-Chairperson shall exercise or perform all duties and be subject to all the responsibilities of the Chairperson.

Section 3. Election and term of Office, Vacancies:

Officers shall be elected by majority vote of the members of the Committee annually at the first Committee meeting of each calendar year, and shall serve a term of one year or until their successors are elected. Vacancies in officer's positions shall be filled by election whenever they occur, at the meeting next following the occurrence of the vacancy in the manner provided for election of officers in this section.

Section 4. Resignation:

Any officer may resign at any time by giving written notice of such resignation to the Committee. Unless otherwise specified in such written notice, such resignation shall take effect upon receipt by the Committee, and the acceptance of such resignation shall not be necessary to make it effective.

Section 5. Removal:

Any officer may be removed, with or without cause, upon a vote of a majority, but no fewer than three, of the voting members of the Committee; a successor may be elected as in these Bylaws provided for the filling of vacancies at any time.

Section 6. Secretary:

The Committee will be staffed by the Administrator, or his/her designee. In addition to providing customary technical support, staff will perform the following duties of Secretary:

1. Keep the minutes of all meetings of the Committee in an appropriate minutes book.
2. Advertise all legal notices required by the Idaho State Code or these bylaws.
3. Prepare the agenda for all meetings of the Committee.
4. Be custodian of Committee records.

ARTICLE III MEETINGS

Section 1. Regular Meetings:

The Committee shall meet quarterly for a regular meeting on the second Tuesday of the month. The regular quarterly meeting may be scheduled for

another date in order to not conflict with holidays or significant local or civic events. Meetings shall be held at the hour and place fixed from time to time by motion of the Committee or at the Hour of 4:00 p.m. in Legion Hall if no other time or place is so fixed. The Secretary will publish and distribute to the members an agenda on or before the Friday before the meeting. In the event there is no business to transact, the meeting will be cancelled. The absence of an agenda serves in lieu of a notification of cancellation.

Section 2. Quorum:

At all meetings of the Committee the presence at the commencement of any meeting in person of a majority of the members thereof who are qualified to vote shall be sufficient to constitute a quorum for the transaction of any business of the Committee.

ARTICLE IV RULES OF ORDER

Section 1. Rules of Order:

The order of business for the Committee shall be the following:

- A. Open-call meeting to order
- B. Attendance roll call
- C. Review and approval of minutes of preceding meetings
- D. Old Business
- E. New Business

ARTICLE V VOTING

Section 1. Voting:

Each regularly appointed member shall be entitled to one vote on any matter which may come before the Committee. The vote of a majority of the members present at any meeting attended by a quorum of its members shall be necessary to decide any item. The Chairperson may enter into the discussion of and vote on any item before the Committee.

Section 2. Tie Votes Concerning Recommendation to City Council:

Upon a vote to recommend approval or disapproval of a proposed action to the governing board, a vote which results in a tie shall automatically require that a recommendation of disapproval to the proposed action be forwarded to the **City Council**.

ARTICLE VI AGENDA

Section 1. Agenda

In order to facilitate and conduct orderly business, the members of the Committee resolve: For those persons desirous of coming before this body, a list of particulars shall be submitted to the Administrator stating the reason or reasons why they wish to be heard, in order to facilitate this process and give proper notice to all persons who may be affected and therefore giving them an opportunity to be heard. Said list of particulars must be submitted no later than 12:00 noon on the Wednesday preceding the next scheduled meeting. Any request presented in this manner will be drawn up and published and/or aired through various media to inform the public of business presented. All requests received will be heard in the same order in which received, i.e., first request received will be heard first, etc.

ARTICLE VII COMMITTEES

Section 1. Committees:

Sub-Committees may be established and appointed and given charge and timelines by the Chairperson to assist the Committee in performance of its function. Citizens and public officials may also be appointed to serve as non-voting members on the sub-committees.

ARTICLE VIII AMENDMENT OF BYLAWS

Section 1. Amendments:

These Bylaws may be amended at any regular meeting of the Committee by a two-thirds vote of the members thereof, provided, however, that the amendment must have been submitted in writing at the previous regular meeting of said Committee.

Adopted this _____ day of _____, 2020.

Chairperson

McCall's Local Housing Program

Providing housing so people can work and live in McCall

PROGRAMS/TOOLS						
	Private Development Incentive Program: Rental or Ownership	Request for Qualifications/Proposals for Owned Properties	Land Banking	Annexation/Zoning Map Amendment for New Development	Regulatory	Temporary or Seasonal Housing
Status	Program adopted by City Council-Resolution 19-02.	Map was developed to identify suitable public properties. City Council or MRA Board may direct staff to prepare RFQ/RFP. One RFP has been issued.	Housing Policy Implementation Fund was established: an amount equal to five percent (5%) of the unassigned fund balance calculated as of September 30 each fiscal year after all other minimum fund balances.	This will be dependent on property owners applying for annexation to the City or a request for a rezone.	Phase 1 of the local housing code update are effective January 1, 2020 for the McCall city limits and impact area.	This was part of Phase 1 Code Update.
Overview	Incentive Value: \$10,000 per unit Units are deed or lease restricted.*	An RFQ/RFP process can be completed to find a developer/development that includes deed restricted local housing units.	Purchase land for local housing.	When annexation and rezones are requested, a percentage of units are deed restricted local housing units.	A list of regulatory or code changes to incent, reduced development standards, expedited approval process are in place.	Provide employers the opportunity to provide temporary housing for employees during the peak summer season.
How it works	Applicant implements approved deed restrictions and will receive incentive value from available funding sources. A priority of expenditures is identified.	RFQ/RFP is advertised, a selection process is completed, enter into a contract. Land can be a long-term lease or deeded for a specific purpose.	City or MRA purchases land for the specific purpose for deed restricted local housing.** Then RFQ/RFP process used to select developer/development.	Annexation and rezones requests, when feasible, would be required to put deed restrictions on a certain percentage (i.e. 30%) of units.	Code updates include density bonuses, increased, height increased, increased lot coverage, season housing provisions, Accessory structures greater than 1500 sq. ft. require local housing unit, and short-term rental regulations.	Seasonal dwellings is limited in location to the commercial zones and on property owned or managed by the employer.
Eligibility	Projects located in the city limits. Includes rentals, for sale, employer provided housing and accessory dwelling units.	Located in the city or urban renewal district, agency dependent.	Located in the city or urban renewal district, agency dependent.	Requests located in McCall Impact Area or Valley County.	Must meet code provisions.	An administrative review and inspection process is required to ensure that the property and the proposed units are appropriate for the site, and adheres to the requirements for the seasonal housing including occupancy, management and time limitations.
Public Funding sources	City General Funds Tourism LOT Water hookup fees (water fund must be repaid by source above) Franchise fees Building / P&Z application fees City-owned property Grants	Depends on project.	City General Funds Tourism LOT MRA	Evaluate cost of providing City services.	N/A	N/A
Administration	CED/Clerk	CED	CED	P&Z Commission/City Council	P&Z Commission/City Council	CED

* Incentive amount is contingent upon available funding.

**Council may reconsider the McCall Avenue leases to include a deed restriction as they change ownership.