## McCall’s Local Housing Program

Providing housing so people can work and live in McCall

### Programs/Tools

<table>
<thead>
<tr>
<th>Status</th>
<th>Private Development Incentive Program: Rental or Ownership</th>
<th>Request for Qualifications/Proposals for Owned Properties</th>
<th>Land Banking</th>
<th>Annexation/Zoning Map Amendment for New Development</th>
<th>Regulatory</th>
<th>Temporary or Seasonal Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Draft program presented to City Council on December 13, 2018.</td>
<td>Map was developed to identify suitable public properties. City Council or MRA Board may direct staff to prepare RFQ/RFP.</td>
<td>FY19 LOT approved funding for Local Housing included Incentives or Land Banking.</td>
<td>This will be dependent on property owners applying for annexation to the City or a request for a rezone.</td>
<td>The Code Update has started and work on local housing will be further identified in January 2019.</td>
<td>Needs to be developed. Related to Code Update and further research needs to be done on this topic.</td>
<td></td>
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</tbody>
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### 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, 20-30% of units are deed restricted local housing units.**
- **A list of regulatory or code changes would be developed to incent, reduced development standards, expedited approval process.**
- **There could be certain regulatory changes and incentives to encourage more seasonal and temporary housing options (i.e. yurts, moveable container homes on vacant lots, etc.)**

### 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.**
- **Annexation and rezones requests, when feasible, would be required to put deed restrictions on a certain percentage (i.e. 30%) of units.**
- **These code changes would be developed and would need to be adopted through the zoning code amendment process. Examples may include density bonuses, increased, building height, increased lot coverage, short-term regs., etc.**
- **TBD**

### 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.**
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- **Requests located in McCall Impact Area or Valley County.**
- **Once ordinances adopted by City and County, projects that meet code would be eligible in the city and impact area.**
- **TBD**

### 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**
- **TBD**

### Administration

<table>
<thead>
<tr>
<th>CED/Clerk</th>
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<th>P&amp;Z Commission/City Council</th>
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<th>CED</th>
</tr>
</thead>
</table>

*Incentive amount is contingent upon available funding.

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