

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	Draft program presented to City Council on December 13, 2018.	Map was developed to identify suitable public properties. City Council or MRA Board may direct staff to prepare RFQ/RFP.	FY19 LOT approved funding for Local Housing included Incentives or Land Banking.	This will be dependent on property owners applying for annexation to the City or a request for a rezone.	The Code Update has started and work on local housing will be further identified in January 2019.	Needs to be developed. Related to Code Update and further research needs to be done on this topic.
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 advertise, 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.	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.	Located in the city or urban renewal district, agency dependent.	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	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.