

McCall Redevelopment Agency
Agenda
September 17, 2024 – 8:00 am
Legion Hall
216 E. Park Street, McCall, ID 83638 and [Teams Meeting](#)

This is both an in person and virtual meeting. All other people may attend virtually via Teams. Any member of the public can join and listen only to the meeting at 8:00 a.m. by calling in as follows: 208-634-8900 Meeting ID 257 167 361 303 # If there are any questions or you would like a computer link, contact Michelle Groenevelt, Community and Economic Development Director at mgroenevelt@mccall.id.us or (208)634-5229.

CALL TO ORDER AND ROLL CALL

Monty Moore, Colby Nielsen, Mike Maciaszek, Tabitha Martineau, Clair Bowman and Michelle Rentzsch, 1 vacancy

NEW BUSINESS

- Request for MRA Letter of Support for the PRO Housing Grant (**Action Item**) – Delta James
- PRO Housing Grant match commitment (**Action Item**) – Delta James
- Local Art for Light Boxes project report

NEXT MEETING

Next Meeting – October 1, 2024

ADJOURN

American with Disabilities Act Notice: McCall Legion Hall is accessible to persons with disabilities. If you need assistance, contact City Hall at (208) 634-7142.



City of McCall

COMMUNITY DEVELOPMENT

www.mccall.id.us

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Subject: U.S. Housing and Urban Development Pathways to Removing Obstacles to Housing (PRO Housing) grant match request
From: Delta James, Economic Development Planner
Date: September 2024

The intention of this Memorandum is to provide an overview of the PRO Housing grant opportunity to support the McCall Local Housing Program and to request dedication of matching funds.

The U.S. Department of Housing and Urban Development (HUD) has invited grant applications from communities nationwide that are “suffering from a lack of affordable housing, and housing production is not meeting the increasing demand for accessible and available units.” The grant program is called Pathways to Removing Obstacles to Housing (PRO Housing) and can support communities that are actively taking steps to remove barriers to affordable housing and to increase production of affordable units. The minimum grant request is \$1 million; maximum is \$10 million and requires a 1:1 (50%) local match to be competitive on the national stage.

The PRO Housing funding program can bolster the McCall Local Housing Program by:

1. Enabling creation of housing units through gap funding (incentives and/or land acquisition) in public/private partnerships for creation of housing, through new construction or conversion of existing units, that are income-qualified for ownership and/or occupancy for those community members that either meet median income (100% AMI) or are below. The current McCall Local Housing Program anticipates an income-qualifying “missing middle” target of 50%-100% AMI.
Scope 1 total cost: \$5,700,000
Grant request: \$2,850,000
City match: \$2,350,000 (land bank funds and accrued FY25-FY28 LOT housing incentive funds)
MRA match request: \$500,000
2. Improving housing-related plans, policies and regulations including: integration of housing targets within the next McCall Area Comprehensive Plan; updating of 2018 housing needs statistics to reflect current climate; update of design guidelines, development standards and land use approval processes to further streamline and incentivize construction of new local housing units; and creation of a program to incentivize adaptive conversion of existing units to local housing.
Scope 2 total cost: \$385,000
Grant request: \$192,500
City match: \$192,500 (FY25-30 general fund)

Deadline for application is October 15, 2024.

Attached find:

- MRA letter of support and match commitment (draft)

September 17, 2024

U.S. Department of Housing and Urban Development
451 7th St. SW
Washington DC, 20410

RE: HUD PRO Housing Grant – City of McCall

Dear U.S. Department of Housing and Urban Development,

Please accept this letter as confirmation of the McCall Redevelopment Agency's enthusiastic support, funding match pledge, and commitment to partnership for the City of McCall's PRO Housing grant funding request to strengthen the efforts of the McCall Local Housing Program through streamlining of planning and policy, development of enhanced incentives for private development and conversion of affordable housing, and funding for purchase of land and/or construction of much-needed new affordable housing units.

The McCall Redevelopment Agency (MRA)'s Urban Renewal Plan for the Downtown West Urban Renewal Project Area includes a primary goal "To support or partner in projects expanding local housing options and leveraging the McCall Local Housing Program" and includes authorization to expend accrued tax increment collections within the district area on real property acquisition and/or funding of necessary public infrastructure to accommodate both public and private development that meets this goal.

Though McCall is a small rural community of approximately 3600 permanent residents, it serves as the economic center and primary hub of employment and services to the larger Valley County region, which is a priority area for receipt of these grant funds as the need for affordable housing is acute. The boundary of the McCall Redevelopment Agency district encompasses McCall's downtown core. By creating affordable opportunities for local residents and employees to live within the district area, this project not only works to address the larger regional housing shortage, it also creates housing opportunities where people work and seek essential services.

We look forward to the opportunity to collaborate with the City of McCall on this effort and, if the grant is awarded, will provide up \$500,000 in matching funds in partnership and commitment to ensuring project success.

Thank you for your consideration.

Sincerely,

Mike Maciaszek, Chair
McCall Redevelopment Agency