

AGENDA

APCHA Board Meeting

Zoom or In-Person at BOCC Meeting Room – 530 E Main St

April 6, 2022

4:00 PM, Zoom Meeting (see instructions below)



For Public Comment, please see below to schedule

Rules of Decorum - APCHA Board meetings shall be conducted in a fair and impartial manner that allows the business of APCHA to be effectively undertaken. Citizens, APCHA staff and APCHA Board members alike must be allowed to state their positions in a courteous atmosphere that is free of intimidation, profanity, personal affronts, threats of violence, or the use of APCHA as a forum for politics. All remarks shall be directed to the APCHA Board as a whole, not to APCHA staff or to the public in attendance. Members of the public shall not approach the dais without first seeking and obtaining the permission of the Chairperson or presiding officer. Warnings may be given by the Chair at any time that a speaker does not conduct himself or herself in a professional and respectful manner, and anyone whose language or behavior impedes the orderly conduct of an APCHA Board meeting shall, at the discretion of the presiding officer, be barred from speaking further and may be ejected from the meeting.

Online through Zoom Meeting below:

[Join Meeting](#) or call: (US) +1 (669) 900 6833. Meeting ID: 899 7143 5285. Meeting password APCHA0406 (If calling in, the password is: 218541378)

4:00 PM **Call to Order, Chairperson Carson Schmitz**

ROLL CALL

4:02 – 4:10 **Public Comment (3-minute limit) – Public must request to make public comment at least 15 minutes prior to this meeting by calling 970-920-5455 or e-mail cindy.christensen@cityofaspen.com**

4:10 – 4:25 **Executive Director's Comments/Staff Update**

- Executive Director Updates – Gillen/Foster
- Signing up for notifications/Available Rental and Sale Units - Christensen

4:20 – 4:25 **Consent Calendar (may be adopted together by a single motion)**

- Minutes of the March 16, 2022, Regular Meeting

4:25 – 5:00 **Update on Woody Creek Pilot Program – M Gillen, A Bektesh, F Jacober**

5:00 – 5:45 **Continued Discussion on Voluntary/Incentivize Right-Sizing**

5:45 – 6:00 **APCHA Board of Director's Comments (Optional)**

6:00 – 6:30 **Executive Session:** To obtain legal advice from APCHA's Attorney and City of Aspen Attorney In accordance with CRS 24-6-402(4)(b), for a conference with the Authority's and City of Aspen attorney for the purpose of receiving legal advice on specific legal questions for the legal case ***The Centennial Owners' Association v. APCHA, et al, Case No. 2015CV030158-2***

Adjourn

NEXT REGULAR MEETING: April 20, 2022, In-Person and/or via Zoom

NOTE: Times are approximate. Agenda items may be heard prior or after the estimated times shown.



Strengthening Community Through Workforce Housing

FUTURE LONG-TERM AGENDA ITEMS

As of April 6, 2022

Below are tentative dates for discussion on the specific items. This is subject to change.

April 20, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

- HomeTrek 1st Quarter 2022 Data Presentation
- Compliance Update
- Rightsizing continued discussion

May 4, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

- Start discussion on Work Plan for 2023

May 18, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

June 1, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

June 15, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

July 6, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

July 20, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

August 3, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

August 17, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

September 7, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

September 21, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

October 5, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

October 19, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

November 9, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

December 14, 2022 – 4 p.m. – In-Person or Hybrid Meeting (Zoom)

Next Discussion Items:

- CORE Home Energy Inspection Program



**MINUTES OF THE MARCH 16, 2022
REGULAR MEETING OF THE
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

CALL TO ORDER: Vice-Chairperson Skippy Mesirow called the APCHA Board Meeting of March 16, 2022, to order at 4:00 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

ROLL CALL: Rachael Richards, Skippy Mesirow, Alycin Bektesh, John Ward, Kelly McNicholas-Kury, and David Laughren were present; Carson Schmitz and Francie Jacober were absent.

Staff Members in Attendance: Matthew Gillen, Executive Director; Diane Foster, Assistant City Manager; Cindy Christensen, Deputy Director; and Bethany Spitz, Compliance, Policy and Systems Manager.

PUBLIC COMMENT: Mesirow opened the regular meeting to Public Comment for items not on the agenda. There being none, Mesirow closed the public comment section of the meeting.

EXECUTIVE DIRECTOR COMMENTS: Executive Director Gillen updated the Board on the following:

- APCHA is pushing ahead with the Grant position working with the City for the Request for Proposal. Plan on meeting with owners of Woody Creek relating to the Woody Creek Pilot Program. A Q&A session has been scheduled on March 30, 2022, 5pm, at the Pitkin County Library. Jacober and Bektesh will attend representing the Board, in addition to Gillen and Foster.
- Foster stated that the Policy Analyst position (that will be funded by the City of Aspen) has closed and the final interviews will happen on Friday, March 18th.
- Christensen stated that we do have some ownership units available and recommended anyone interested to go apchahometrek.org to submit a bid if you have an updated application and to sign up for notifications to get valuable information on rental and ownership units.

CONSENT CALENDAR: Bektesh made a motion to approve the Minutes of the Regular Meeting held March 2, 2022. Richards seconded the motion. **ROLL CALL VOTE:** McNicholas-Kury, Richards, Laughren, Bektesh, and Ward voted yes. Motion passed.

CONTINUED DISCUSSION ON VOLUNTARY/INCENTIVIZIE RIGHT-SIZING: Christensen brought to the Board the survey that will be provided to current owners of deed-restricted properties on the Right-Sizing Program.

- The Board discussed what was previously talked about at the last meeting. Christensen went over the proposed survey that will be sent to every owner about the program. Christensen stated that some of these questions already need to be adjusted. The goal is to garner as much information as possible to make policy.
- Richards stated that she did provide staff with some suggestions:
 - Requiring assistance with the process (selling current unit, buying a new one, moving expenses, etc.).
 - Consider moving from an ownership unit to a rental unit.
 - Consider moving to a unit with fewer bedrooms if it was newly “designed for” a right-sizing project.
 - Possibility of asking financial questions, i.e., current expenses including HOA dues, mortgage, etc.

- Bektish stated that she likes the length of the survey and to try and keep to one page. Bektish suggested asking an open-ended question like what incentive would make you move to a unit with fewer bedrooms or out of the program.
- Laughren stated that he agrees with Bektish has stated in that it needs to get more specific and not so broad. Laughren stated that he is at the point of his life where he has started thinking about this. His concerns are as well as other people in that is he going to get shut out, is he going to get something that is second rate, change his lifestyle.
- Mesirov stated he agrees to try and make the survey more specific and keep to one page.
- The Board discussed whether the question should be asked at this time if someone would sell if a cash bonus was provided.

Staff will rework the survey and bring back the for the Board to discuss at the next meeting.

APCHA BOARD OF DIRECTOR’S COMMENTS:

- Ward stated that he wanted to give the Board something to consider, as well as to the BOCC and City Council on the issue of short-term rentals. There are people who want to buy something in Aspen, want to move here, but part of their decision to buy a unit is that the math problem works for them if they can short-term rent the unit. These people are making an investment in Aspen to come here full time at some point and working like the rest of us. Ward stated that people who do short term rentals add vibrancy to the town with new people coming in and out and are simply happy to be here.
- Bektish wanted to circle back to a comment earlier about house units being posted for sale that do not have pictures. There are still 30 to 50 bids on the unit.
- Laughren stated that we had great discussion tonight.

Director Laughren made a motion to adjourn the meeting at 5:30 p.m.; Director Bektish seconded the motion. ROLL CALL VOTE: Ward, Richards, Bektish and Laughren voted yes. Motion passed.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY

Skippy Mesirov, Vice Chairperson

Matthew Gillen, Secretary



MEMORANDUM

TO: APCHA Board of Directors

FROM: Cindy Christensen and Bethany Spitz

DATE OF MEETING: April 6, 2022

SUBJECT: Continued Discussion from February 16, March 2 and 16, 2022, on Rightsizing (aka Trade Downs/Buydowns)

PREVIOUS DISCUSSION: The Board was provided a history of previous rightsizing discussions going back to 2004 at the February 16, 2022, meeting and reviewed a matrix at the meeting held March 2, 2022. The Board reviewed a draft Survey at the March 16, 2022, meeting.

UPDATE:

The items discussed by the Board:

- The household would need to qualify under that specific category for the unit being requested.
- The household would need to meet the minimum occupancy requirement of one person per bedroom.
- Unit vacating must meet minimum standards.
- Provide moving and closing costs to the buyer moving to a smaller unit

DISCUSSION: Again, voluntary rightsizing is the only item up for discussion currently. Any type of swap or trade would be brought back to the Board for a later and more in-depth discussion. The Board did not want to offer waiving any category requirements or occupancy requirements. Also, any type of monetary incentive or waiving of sales fee affects the subsidy required by the City and County, therefore, this is also not currently under discussion.

APCHA revised the Survey based on the feedback at the last meeting and is requesting final comments to distribute sometime in April to the current owners of deed-restricted properties.

RECOMMENDATION: Provide further direction to staff to complete the Survey and distribute to all homeowners in the deed-restricted program.

Attachments:

- Draft Survey

SURVEY – AFFORDABLE HOUSING RIGHTSIZING IDEAS

The APCA Board has just started to consider a completely voluntary program where current owners of APCA Deed Restricted property could own or rent a different Deed Restricted property that has fewer bedrooms than the one they currently own. Where you are a current owner, your input is critical to the creation of this voluntary program. The survey is completely anonymous. Survey results will only be presented in the aggregate – not for individual homes.

Thank you for your participation. And please look for more information from APCA on this program as we begin to develop it.

1. What size is your deed-restricted unit that you currently own:

Studio 1-Bedroom 2-Bedroom 3-Bedroom Single-Family Home

2. Would you be willing to move to a unit with fewer bedrooms if your APCA category stayed the same, if you did not need to requalify and you did not need to enter a lottery?

Yes No Maybe

a. If yes, what size would you consider:

Studio 1-Bedroom 2-Bedroom

b. If yes, when would you consider the move

As soon as possible 1 to 3 years 3+ years

c. If you answered No or Maybe on Question 2, would you consider moving if (check all that apply):

Incentives – cash Location Same Project New unit Parking
Pets allowed Fully upgraded unit Extra Storage Still No
Certain amenities (i.e., garage, quieter, washer & dryer in unit, privacy, outdoor space)

3. Would you require assistance with the sale (obtaining a loan, moving to the new home, etc.):

Yes No Maybe

4. Would you consider moving into a rental unit if there was a longer lower monthly cost and if you had a guarantee you could stay in the rental unit as long as you wanted?

Yes No Maybe

5. Including HOA, heat, water, electric, gas, mortgage payments, approximately what are your current monthly housing costs? _____

a. How much reduction in your monthly cost would make moving to a unit with fewer bedrooms more attractive? _____

6. If you do not have any desire to move to a unit with fewer bedrooms, please list your top 3 reasons why:

7. Would you be willing to sell your unit outright at its existing value plus a cash bonus without the opportunity to move into another APCA deed restricted property?

Yes No Maybe

If yes, when would you consider the move:

As soon as possible 1 to 3 years 3+ years

Is there anything else the APCA Board should think about when considering creating a completely voluntary downsizing program? Any other thoughts you would like to express about the affordable housing program in this survey?