



**MINUTES OF THE FEBRUARY 1, 2023
REGULAR MEETING OF THE
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

CALL TO ORDER: Chairperson Carson Schmitz called the APCHA Board Meeting of February 1, 2023, to order at 4:08 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

ROLL CALL: Carson Schmitz, Rachael Richards, and Skippy Mesirow were in person. Alycin Bektesh, Kelly McNicholas-Kury, and Francie Jacober were present on zoom. John Ward was absent.

Staff Members in Attendance: Matthew Gillen, Executive Director; Cindy Christensen, Deputy Director Housing Operations and Property Management; Andrew Miller, Business Analyst II; Liz Axberg, Housing Policy Analyst; Maddie Feder, Qualification Analyst. Bethany Spitz, Deputy Director Housing and Compliance; Tom Smith, APCHA attorney; and Diane Foster, Assistant City Manager were present via Zoom.

PUBLIC COMMENT: Schmitz opened the regular meeting to Public Comment for items not on the agenda.

- Peter Fornell made a public comment.

There being no more Public Comment, Schmitz closed the meeting to Public Comment.

APCHA BOARD OF DIRECTOR'S COMMENTS:

- Jacober passed along hearsay that she was given on the “wealth of people in APCHA housing” and wondering if APCHA can do an audit. It was pointed out to her that some specific homeowners have second homes elsewhere.
- McNicholas-Kury did not have any comments.
- Bektesh responded that wealth is not the issue. It is compliance that you are a full-time member of the workforce and that you spend most of your time here.
- Bektesh reminded everyone that the Aspen election season is coming and reminded voters to get informed and look for the ballot in the mail.
- Mesirow did not have any new comments. He followed up on Jacober’s comments by mentioning that the Board has discussed in the past the idea about expanding the Ownership Exclusion Zone (OEZ).
- Richards mentioned that what do people do when they retire. The theory was that when people were in APCHA housing and they were able to build up some wealth and save some money or start a successful business, they would have the ability to move to free market and get free market appreciation. The leap from an APCHA housing unit to free market has disappeared unless you are lucky with lottery numbers.
- Schmitz did not have any comments.

EXECUTIVE DIRECTOR'S COMMENTS: Gillen updated the Board on the following:

- The latest edition of the APCHA newsletter that is being translated into Spanish and should go out next week.
- Staff has reached out to the HOA attorney Molly Foley-Healy and she will be coming out in May.

- Staff is starting to reach out to HOAs to talk to them about doing a Capital Reserve Study and the parameters associated with that. Further discussion will be brought back to the Board at a later date. McNicholas-Kury asked how many HOAs there are. Christensen stated around 80.
- McNicholas-Kury and Bektesh reaffirmed the offer to go out to HOAs for listening sessions, with questions put together from the board. Staff is currently updating HOA contact info and when the HOAs meet.

SIGNING UP FOR NOTIFICATIONS/AVAILABLE RENTAL AND SALE UNITS: Christensen stated there are no new sales coming up next week, but there are still some units listed. There are still Low-Income Tax Credit (LIHTC) rental units available at Aspen Country Inn and Truscott Place Phase II. Please go onto the website, hit the Notify Me button and you will be able to get to that information.

CONSENT CALENDAR: Richards made a motion to approve the Minutes of the January 18, 2023, Regular Meeting as amended. Bektesh seconded the motion. **ROLL CALL VOTE:** McNicholas-Kury, Bektesh, Schmitz, and Richards approved. Motion passed.

CONTINUED DISCUSSION ON CAPITAL MAINTENANCE GRANT PROGRAM: Axberg brought a summary of the program proposed on December 14, 2022. The overall goal of the program would be to support the longevity of properties but also not cost burden owners with the high cost of construction.

Key requests of the Board were to further discuss the program as follows:

- expand the program to not only fund emergency repairs but all types of essential repairs
- incorporate some kind of means testing or owner match to the program as well

Staff decided that means testing did not seem like something that we would be able to add into the Pilot Program, mostly due to current capacity constraints and just the goal of a pilot program.

After further discussion, the Board and three recommendations for further discussion:

1. Expanding to all types of essential repairs – defined as for the health and safety of the residents in the unit, and other types of repairs that staff would accept on a case-by-case basis.
2. Expanding language to include all homeowners in Pitkin County if Pitkin County decides to contribute to the program.
3. Propose the addition of tiered assistance based on the household's current category requiring some type of requalification.

Further items up for discussion:

- Is there some kind of insurance coverage for the repair that covers emergencies
- A sample of how the new deed restriction works should be reviewed with each applicant
- Should be a protocol in place in case the homeowner gets into the repair and other issues arise that cause the costs to increase way beyond the original estimate.
- APCHA and a contractor would inspect before and afterwards. It should be confirmed that the repair is not for aesthetics and whether it is an HOA responsibility.
- The program is only for deed restrictions prior to a certain date and age of home and/or or certain categories.
- Confirm if there is an obsolescence point where a unit is beyond its useful life and a repair should not be done.
- If the project is over a certain amount, more than one bid needs to be submitted.
- Have the APCHA attorney create sufficient criteria and a due process to turn people down, to prohibit discrimination in any way

- An essential repair needs to be defined as if it impacts the health & safety of the residents.
- There should be a minimum threshold amount for the cost of the repair.
- For longer term homeowners who might be close to where the appreciation is the same as the capital reserves for the exterior of the buildings, possibility of stopping appreciation of the home for a certain period of time.
- The current requalification would be based off what the homeowner can afford right now versus whenever they bought their property.
- Limit the program to Category 1 and 2; or 1, 2, and 3.
- Provide a goal statement of what is hoped to be accomplished.
- When the homeowner goes to sell, they sell at what the maximum price would have been, but they owe the amount of the grant, so the grant amount goes back into the program.

Staff will come back and present alternatives for who the program will be specifically serving, what need it is filling and the goal of the program.

Richard left the meeting at 5:30 p.m.

CONTINUED DISCUSSION ON RIGHTSIZING: Spitz opened the discussion on the Rightsizing program. On October 5, 2022, Axberg presented the survey results verifying that a lot of people are interested. Staff proposed that five swaps be allowed during 2023 or in the first year on a first come first serve basis based upon the specific criteria established. Staff would provide monthly updates on the success of the program to determine if more swaps should be allowed or what the demand really is. Staff will bring back a finalized memo and version of the form for the Board to review and approve. Staff will then have APCHA's attorney review and approve as well.

MOTION TO ADJOURN: Mesirow made a motion to adjourn the meeting; McNicholas-Kury seconded the motion. **ROLL CALL VOTE:** McNicholas-Kury, Schmitz, Bektesh, Mesirow approved. Motion passed. Board meeting was adjourned at 6:12 p.m.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



Carson Schmitz, Chairperson



Matthew Gillen, Secretary