



**MINUTES OF THE FEBRUARY 15, 2023
REGULAR MEETING OF THE
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

CALL TO ORDER: Chairperson Carson Schmitz called the APCHA Board Meeting of February 15, 2023, to order at 4:08p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

ROLL CALL: Carson Schmitz, John Ward, and Skippy Mesirow were in person. Francie Jacober was present via Zoom. Alycin Bektesh and Rachael Richards were absent. Kelly McNicholas-Kury joined the meeting at 5:00 p.m. via Zoom.

Staff Members in Attendance: Matthew Gillen, Executive Director; Cindy Christensen, Deputy Director Housing Operations and Property Management; Karen Bromka, Administrative Specialist; and Diane Foster, Assistant City Manager. Bethany Spitz, Deputy Director Housing and Compliance; and Tom Smith, APCHA Attorney were present via zoom. Laura Makar, Assistant County Attorney; and Rich Englehart, Deputy County Manager joined the meeting for Executive Session via Zoom.

PUBLIC COMMENT:

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

- Tom Brinkmeyer made a public comment.

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

APCHA BOARD OF DIRECTOR'S COMMENTS:

- Jacober had no comments.
- Mesirow reminded everyone that Election Day is March 7, ballots have been shipped, and 100% voter turnout is always the goal. Ballots are mailed by February 28. Call the City Clerk to make sure your registration is proper, get your ballot, or go to Pitkinvotes.org where you can register or change address.
- Ward had no comments.
- Schmitz had no comments.

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

- APCHA Newsletter went out last week via email in English and Spanish. It is the most efficient way of communicating directly with the APCHA community. Staff is still working on the time and a facilitator for the Board Retreat which will probably be late summer.
- Christensen reminded the public to check for rentals online, there will be a couple of sales coming up in the next few weeks and make sure to sign up for notifications.
- Christensen mentioned that there are a lot of employers out there that own properties that are Category 2. Employers are having major issues with the deed restricted units they control that are Category 2 because their employees are above the Category 2 threshold. Mesirow stated he would like to see a compilation of what the categories are, what were the starting wages, and what are they now, to get a sense of how pervasive the problem is. Staff will bring suggestions back to the Board for discussion about readdressing the incomes for the category at a later date.

CONSENT CALENDAR: Jacober made a motion to approve the Minutes of the February 1, 2023, Regular Meeting; Mesirow seconded the motion. **ROLL CALL VOTE:** Mesirow, Ward, Schmitz, and Jacober voted yes. The Motion passed.

CONTINUED DISCUSSION ON RIGHTSIZING: Spitz opened the discussion on the Rightsizing program. From the last meeting on February 1st, staff took the Board's feedback, listened, and tried to incorporate it into the memo to bring it one step closer to a Pilot Rightsizing Program.

Highlights are:

- Initially allow for a limit of 5 trades which is a purchase of 5 units and a sale of 5 units (10 owners).
- If there are more than 10 units who have owners interested in swapping, it will go to a randomized lottery.
- If there are only 10 units with interested owners matching in the first month, there would not need to be a lottery, the transactions would just happen.
- If 10 swaps of 5 units happen during the first month, staff would come back to the Board with the success status and maybe request more swaps.
- All the owners will have to meet all of APCA requirements for occupancy, etc., to be considered for a swap.
- There must be a match of 1 upsizing owner and 1 downsizing owner in order to be considered.
- Staff will aim to make an update at each Board meeting once the program goes live.

Tom Smith requested that the program be put into a resolution format for the Board to approve at the next meeting on March 1. The Board decided to keep the age at 16 for the maximum age of qualifying for a bedroom when upsizing, and 19 for the maximum age of qualifying for a bedroom when downsizing.

First Reading on Resolution No. 1 (Series of 2023), Approving Changes to the Aspen/Pitkin County Housing Regulations and schedule a Public Hearing on March 1st for public comment and approval by the Board. There were no comments.

Mesirow made a motion to approve at First Reading Resolution No. 1 (Series of 2023), Approving Changes to the APCA Regulations and schedule for Public Hearing on March 1, 2023; Ward seconded the motion. ROLL CALL VOTE: Ward, Schmitz, Mesirow, and Jacober voted yes. Motion passed.

EXECUTIVE SESSION: Schmitz made a motion at 4:53 p.m. to move into Executive Session for a conference with the APCA attorney for the purpose of receiving legal advice under C.R.S. Section 24-6-402(4)(B) regarding the 1994 Settlement Agreement in Centennial-Aspen II Limited Partnership, United States District COURT CIVIL ACTION NO. 92-B-2570 with the inclusion of Diane Foster, Assistant City Manager; Laura Makar, Assistant County Attorney; and Rich Englehart, Deputy County Manager.

Because this Executive session is for the purpose of attorney-client privilege, it will not be recorded.

Mesirow seconded the motion. ROLL CALL VOTE: Jacober, Schmitz, Ward, and Mesirow voted yes. Motion passed.

Mesirow made a motion to come out of the Executive Session at 6:31 p.m., Schmitz seconded the motion. ROLL CALL VOTE Mesirow, Schmitz, Jacober, and Ward voted yes. Motion passed. The Board came out of Executive Session at 6:31 p.m.

MOTION TO ADJOURN: Mesrirow made a motion to adjourn the meeting; Schmitz seconded the motion.
ROLL CALL VOTE: Mesrirow, Schmitz, Jacober, and Ward voted yes. Motion passed. Board meeting adjourned at 6:32 p.m.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



Carson Schmitz, Chairperson



Matthew Gillen, Secretary