



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

CALL TO ORDER: Chairperson Carson Schmitz called the APCHA Board Meeting of February 16, 2022, to order at 4:00 p.m. The APCHA Board Meeting was held through Zoom Meetings.

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

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

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

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

- Staff is working on “Building IQ” as well as working with CORE on improving our properties. Staff did a walk through today. Facebook is going well, there are 38 followers to date. The first live chat will be in March.
- Deputy Director Christensen stated that there are two new ownership units and to remember to sign up on www.apcha.org for updates.

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

PRESENTATION ON THE LUMBERYARD DEVELOPMENT: Chris Everson presented.

- Chris Everson, Affordable Housing Project Manager, presented to the APCHA Board an update on both the completion of Burlingame Ranch III and the Lumberyard Affordable Housing project.

HISTORY ON VOLUNTARY/INCENTIVIZE RIGHT-SIZING: Deputy Director Christensen presented to the Board a history on the “right-sizing” (also known as trade downs) project.

- Christensen wanted to be sure that everyone realizes that this is a voluntary program and that APCHA will not be forcing anyone to move from their home to downsize. The Board echoed that statement.
- The Board directed staff to work on putting together a matrix showing possible incentives to make available. Another request is to provide a list of unintended consequences for this program. Director McNicholas-Kury and Bektesh both suggested getting other departments and organizations involved with the creation of this program.

APCHA BOARD OF DIRECTOR’S COMMENTS:

- Director McNicholas-Kury stated that she wants to get all of her thoughts together and send the Board what she is thinking. In addition to the EPS study that the City received a few years ago, she would like to compare it to the study the County just received from the State Demographers Office.

It's something to think about when talking about the affordability standard that the Board wants to talk about this year. The Board needs to think about the economic strata of the community in affordable housing that is being served. In addition, McNicholas-Kury wants to send the Board what the BOCC heard from the Health and Human Service's staff. They are taking a deeper dive into what they are calling the "Cliff effect", which is the gap between the income where they can qualify for safety net programs and the livability wage.


- Director Richards stated that the financial cliffs that McNicholas-Kury talked about never include the 10% of a person's income that should be used for saving for retirement. Need to look at the fact the over 50% of the workforce has come out of Pitkin County. There are better wages throughout the valley and better, more interesting jobs, and that 50% of that workforce is gone. The town just saw SkiCO raise their wages \$3 across the board – that is a sign for what's to come. A big corporation can do that; however, small businesses are trapped in triple net leases and won't be able to do that. Richards stated that when she returned to City Market after leaving for a short period of time, she is now making 22% more than when she left. The scarcity of housing is putting more pressure on APCA and will continue to divide the community on what the housing is for. Richards is going to forward an article that was sent from Sara Ott on income inequality and uses Aspen as an example.
- Director Bektish thanked Gillen for setting up the presentation with Everson. That aligns with the communication plan and being as informed as possible on affordable housing projects will help her as well as the public.
- Chairman Schmitz stated that he thinks a lot about how to maximize the inventory that we have, minimizing empty bedrooms, but while doing it with limited dollars. Schmitz suggested if there is a way we can open up businesses to be able to enter into lotteries to acquire properties for their employees.

Director Bektish made a motion to adjourn the meeting at 6:32 p.m. Director McNicholas-Kury seconded the motion. ROLL CALL VOTE: Ward, Schmitz, Richards, Bektish and McNicholas-Kury voted yes. Motion passed.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



Carson Schmitz, Chairperson



Matthew Gillen, Secretary