



**MINUTES OF THE FEBRUARY 17, 2021  
REGULAR MEETING OF THE  
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

Skippy Mesirow opened the session and conducted a centering technique for the Board members who opted to participate.

**CALL TO ORDER:** Skippy Mesirow, Chairperson, called the Regular Meeting to order at 4:00 p.m. The February 17, 2021 Regular Meeting was held through Zoom Meetings.

**ROLL CALL:** Rick Head, John Ward, Skippy Mesirow, Kelly McNicholas-Kury, and alternates Rachael Richards and David Laughren were present. Alternate Francie Jacober was absent.

Staff Members in Attendance: Diane Foster, Assistant City Manager and Interim Executive Director; Cindy Christensen, Deputy Director; Bethany Spitz, Compliance Manager; and Maddie Feder, Administrative Assistant II.

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

- Cullen Morse made a public comment. Director Richards stated that she endorses full retirement age which is age 65 or greater.
- Lee Mulcahy made a public comment.

The Public Comment section was closed.

David Laughren entered the meeting at 5:30 p.m.

**EXECUTIVE DIRECTOR COMMENTS:** Interim Executive Director Foster updated the Board on the following:

- introduced the two national recruiters from GovHR, Kathy Rush and Tim Gagan. Both Rush and Gagan provided a summary of their experience and the process moving forward. Foster stated that the application deadline is the 19<sup>th</sup> and the target start date is May.

**CONSENT CALENDAR:** Director Head made a motion to approve the Minutes of February 3, 2021 as submitted; Director McNicholas-Kury seconded the motion. **ROLL CALL VOTE:** Head, Schmitz, Ward, McNicholas-Kury, and Mesirow voted yes.

- **Director Head made a motion to approve Resolution 01 (Series of 2021), Authorizing the acquisition of the Property at 313 AABC, Unit 102; Director McNicholas-Kury seconded the motion.** After a brief discussion, APCHA staff did state that they are still working with the seller to get a signed contract since she did state she had signed it. If a signed copy is provided to APCHA prior to moving forward with the paperwork to buy the property, APCHA staff will work with the seller and the current winner of the lottery. Smith stated that this resolution only authorizes the transfer and does not require it to be executed. **ROLL CALL VOTE: Head, Schmitz, Ward, McNicholas-Kury, and Mesirow voted yes. Motion Passed.**

**Update for Board:** Proposed inclusions to the Regulations:

- **Ineligibility List** - Compliance Manager Spitz introduced the ineligibility list procedure to the Board. Tom Smith, Board Attorney, and Mick Ireland, Hearing Officer, both expressed their want for this document to be incorporated into the Regulations. After further discussion, the Board directed Staff to bring forward in the Regulations with the recommended changes and/or additions.
- **Income Calculations** - Compliance Manager Spitz stated that this document indicates how staff decides income for self-employed households. After further discussion, the Board directed staff to incorporate the document into the Regulations with the suggested changes and additions.

**Discussion Item – Modifying Category 6 and 7 Sales Prices and adding Category 5 Rental Rates:**

Deputy Director Christensen stated that the staff is asking for the elimination of the Category 6 and 7 maximum sales prices, and for them to be incorporated into Category 5. This is following the change that incorporated Category 6 and 7 incomes into Category 5 in 2018. The intent for the delay in incorporating Category 6 and 7 into Category 5 was to create an affordability standard. A request for an affordability standard was reviewed by the BOCC, but not City Council. This request is coming to the Board now to eliminate the concerns that owners of Category 6 and 7 units have when listing their homes for sale.

Chairman Mesirow asked about the request for the rental rates. Christensen stated that there were no rental rates for Category 5 (currently there are no Category 5 rental units), nor was a rental rate established for four-bedroom units. There are currently requests for maximum rental rates for four-bedroom units. Director Richards asked about the boarder conversation on the use of Area Median Income. Christensen stated that this would be a new way we look at incomes and it took us two years to get the AMI approval. This could be added as a future agenda item.

**BOARD COMMENTS:**

- No Board member comments

**Director Head made a motion to adjourn at 7:12 p.m. Director McNicholas-Kury seconded the motion. ROLL CALL VOTE: Ward, Head, Schmitz, McNicholas-Kury and Mesirow were in favor. Meeting adjourned at 7:12 p.m.**

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



Skippy Mesirow, Chairperson



Diane Foster, Secretary