



**MINUTES OF THE MARCH 2, 2022  
REGULAR MEETING OF THE  
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

**CALL TO ORDER:** Chairperson Carson Schmitz called the APCHA Board Meeting of March 2, 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:

- Gillen recognized Cindy Christensen for 32 years working for the City and Maddie Feder for her 2-year anniversary with the City.
- Deputy Director Christensen stated that there were no new rentals or ownership units coming up.

**CONSENT CALENDAR:** Director Ward made a motion to approve the Minutes of the Regular Meeting held February 16, 2022. Director Bektesh seconded the motion. **ROLL CALL VOTE:** Directors McNicholas-Kury, Richards, Schmitz, Bektesh, and Ward voted yes. Motion passed.

Director McNicholas-Kury-Kury made a motion to approve Resolution No. 2022-02, Statement Policy on Voluntary/Incentivizing Right-sizing Program. Director Bektesh seconded the motion. **ROLL CALL VOTE:** Directors McNicholas-Kury, Richards, Schmitz, Bektesh, and Ward voted yes. Motion passed. The Resolution is a formal statement, on record that the right-sizing program is fully voluntary program and the current APCHA Board's intent is not forcing a sale of an ownership unit to readdress occupancy.

**CONTINUED DISCUSSION ON VOLUNTARY.INCENTIVIZIE RIGHT-SIZING:** Christensen presented to the Board with possible incentives and discussed the matrix. Christensen requested that the Board hold off on discussing any type of trade or swap units as this is a different conversation and discussion.

- Richards stated that she wants to know more about how many empty bedrooms we are dealing with. McNicholas-Kury agreed.
- Mesirow suggested a pilot program using Burlingame Phase III units. The Board agreed as long as the number of units is limited.
- Using the matrix what was provided, the Board eliminated (including tabling monetary incentives for a future discussion) waiving category requirements, waiving sales fee, waiving minimum occupancy requirements.
- The Board requested a survey to be brought to owners to see who might be interested in the program. Staff is to provide the survey for Board feedback next meeting.

David Laughren left the meeting at 5:30 p.m.  
Francie Jacober left the meeting at 5:30 p.m.

**APCHA BOARD OF DIRECTOR'S COMMENTS:**

- Richards: No Comment
- Ward: No Comment
- McNicholas-Kury stated that she would like to have an update on the Woody Creek Pilot Program.
- Mesirow stated that during the biennial affidavit it should ask where the individuals are currently working, this is because of the need for data for discussions that will most likely happen in the future. The rest of the Board did not agree, and the conversation was tabled for a later date.
- Bektesh stated that getting that kind of data that Mesirow is requesting, she does not believe it is APCHA's place to know. There are other places to get that data. In addition, it might lead to prioritizing professions.
- Schmitz stated that this is no easy topic and has serious concerns on APCHA having that kind of data Mesirow is requesting on employment.

**Director Richards made a motion to adjourn the meeting at 6:23 p.m. Director Ward seconded the motion. ROLL CALL VOTE: Ward, Schmitz, Richards, Bektesh and McNicholas-Kury voted yes. Motion passed.**

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



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Carson Schmitz, Chairperson



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Matthew Gillen, Secretary