



**MINUTES OF THE MARCH 3, 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 5:00 p.m. The March 3, 2021 Regular Meeting was held through Zoom Meetings.

**ROLL CALL:** Skippy Mesirow, Kelly McNicholas-Kury, Carson Schmitz, alternatives Francie Jacober, and David Laughren were present. John Ward, Rick Head, and alternate Rachael Richards were 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. There being no public comment, the public comment section of the meeting was closed.

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

- Provided an update on the search for a new executive director. The application period has ended and GovHR is starting the screening process for each candidate. Foster stated she is working with Sara Ott, City Manager, and Jon Peacock, County Manager, on the hiring process. Hopefully, the Board will meet with the top candidates in late April, early May.
- The move to Truscott is moving along. Christensen and Spitz have been working closely with the Asset Department on this project and the move is still expected in May.

**CONSENT CALENDAR:** Director Laughren made a motion to approve the Minutes of February 17, 2021 as submitted; Director Mc-Nicholas-Kury seconded the motion. **ROLL CALL VOTE:** Schmitz, McNicholas-Kury, Mesirow, and Laughren voted yes.

**First Reading of Resolution No. 02 (Series of 2021) and schedule Public Hearing on March 17, 2021, Adopting Amendments to the Aspen/Pitkin County Employee Housing Regulations:** Compliance Manager Spitz briefed the Board on the proposed changes:

- Grammatical and wording clean up; and
- Shifting Category 6 and 7 sales prices into Category 5; and
- Adding procedure on how APCHA calculates income; and
- How someone is placed and/or removed from the ineligibility list.

Director McNicholas-Kury asked if the elimination of Category 6 and 7 would affect sales prices of people who have those types of units. Deputy Director Christensen stated that there is not a negative aspect in this change for current owners of Category 6 and 7 units. McNicholas-Kury requested that the phrase in the ineligibility document "it is harder to calculate income for self-employed applicants" be eliminated. Spitz stated that the request to tie back the ineligibility list to the fine schedule was also included.

**Kelly McNicholas-Kury left the meeting at 5:45 p.m.**

**Director Jacober made a motion to approve and move to Public Hearing set for March 17, 2021, Resolution No. 02 (Series of 2021), Adopting Amendments to the Aspen/Pitkin Employee Housing Regulations; Director Laughren seconded the motion. ROLL CALL VOTE: Laughren, Jacober, Mesirow, and Schmitz voted yes. Motion passed.**


**Discussion Item Compliance – Kick off discussion:**

- Vice-Chair Schmitz started that this discussion is part of the 2021 work plan and that one of the priorities in the work plan is compliance. This is just a discussion for the Board to decide if there are any specific items that the Board should tackle when it comes to compliance. Schmitz recommended the following:
  - How work is counted in the County due to COVID-19. Schmitz stated that it shouldn't be a blanket waiver but there needs to be an understanding and compassion on a case-by-case basis.
  - Researching tenants/owners (either current or future) in finding people trying to hide that they own other property in the OEZ through trusts and/or other methods. Schmitz stated that the City has resources to see who is short terming their units. There are some other tools out there that will help locate people who own real estate in the OEZ. Schmitz believes that these tools should be used.
- Chair Mesirow asked if APCHA staff is already experiencing people not being able to meet their work requirements because of COVID-19. Compliance Manager Spitz stated that each situation is reviewed on a case-by-case basis and has been since last year. APCHA asks the individual to provide a letter from their employer stating that their hours were reduced. There have not been too many cases so far. Director Jacober stated that at her business some people refused to go back to work because they made more money from unemployment than working. Chairman Mesirow asked how we pick those people out who choose not to go back to work. Spitz stated that we view the type of work that was being done and work with employers.
- Director Laughren states that there needs to be some flexibility as the world continues to change. Vice-Chairman Schmitz stated that we should stick with the status quo and if something major happens staff will bring it back to the Board.
- Vice-Chair Schmitz stated that another major issue with compliance is violations of the OEZ. Schmitz recommends that staff should be using the tools that are available to find people who are short-term renting or trying to hide that they own something in the OEZ. Mesirow, Laughren, and Jacober all agreed.
- Vice-Chair Schmitz stated that there should also be a prioritization on compliance cases, e.g., are there some violations more egregious than others. Mesirow stated that his "top four" would be short-term renting, owning other property within the OEZ, not living here, and not working. Jacober asked about the scope of how many units APCHA has so she understands how big this is. Spitz stated that there are roughly 1,300 ownership units and 1,300 rental units. After a brief discussion, Schmitz suggested that any direction from the Board be held when more members of the Board are in attendance. The Board agreed.

**BOARD COMMENTS: There were no Board member comments.**

**Director Laughren made a motion to adjourn at 6:53 p.m. Director Jacober seconded the motion. ROLL CALL VOTE: Laughren, Schmitz, Jacober, and Mesirow were in favor. Meeting adjourned at 6:53 p.m.**

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



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Skippy Mesirow, Chairperson



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Diane Foster, Secretary