



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

CALL TO ORDER: Vice-Chairperson Skippy Mesirow called the APCHA Board Meeting of March 16, 2022, to order at 4:00 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

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

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

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

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

- APCHA is pushing ahead with the Grant position working with the City for the Request for Proposal. Plan on meeting with owners of Woody Creek relating to the Woody Creek Pilot Program. A Q&A session has been scheduled on March 30, 2022, 5pm, at the Pitkin County Library. Jacober and Bektesh will attend representing the Board, in addition to Gillen and Foster.
- Foster stated that the Policy Analyst position (that will be funded by the City of Aspen) has closed and the final interviews will happen on Friday, March 18th.
- Christensen stated that we do have some ownership units available and recommended anyone interested to go apchahometrek.org to submit a bid if you have an updated application and to sign up for notifications to get valuable information on rental and ownership units.

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

CONTINUED DISCUSSION ON VOLUNTARY/INCENTIVIZIE RIGHT-SIZING: Christensen brought to the Board the survey that will be provided to current owners of deed-restricted properties on the Right-Sizing Program.

- The Board discussed what was previously talked about at the last meeting. Christensen went over the proposed survey that will be sent to every owner about the program. Christensen stated that some of these questions already need to be adjusted. The goal is to garner as much information as possible to make policy.
- Richards stated that she did provide staff with some suggestions:
 - Requiring assistance with the process (selling current unit, buying a new one, moving expenses, etc.).
 - Consider moving from an ownership unit to a rental unit.
 - Consider moving to a unit with fewer bedrooms if it was newly “designed for” a right-sizing project.
 - Possibility of asking financial questions, i.e., current expenses including HOA dues, mortgage, etc.

- Bektesh stated that she likes the length of the survey and to try and keep to one page. Bektesh suggested asking an open-ended question like what incentive would make you move to a unit with fewer bedrooms or out of the program.
- Laughren stated that he agrees with Bektesh has stated in that it needs to get more specific and not so broad. Laughren stated that he is at the point of his life where he has started thinking about this. His concerns are as well as other people in that is he going to get shut out, is he going to get something that is second rate, change his lifestyle.
- Mesirow stated he agrees to try and make the survey more specific and keep to one page.
- The Board discussed whether the question should be asked at this time if someone would sell if a cash bonus was provided.

Staff will rework the survey and bring back the for the Board to discuss at the next meeting.

APCHA BOARD OF DIRECTOR'S COMMENTS:

- Ward stated that he wanted to give the Board something to consider, as well as to the BOCC and City Council on the issue of short-term rentals. There are people who want to buy something in Aspen, want to move here, but part of their decision to buy a unit is that the math problem works for them if they can short-term rent the unit. These people are making an investment in Aspen to come here full time at some point and working like the rest of us. Ward stated that people who do short term rentals add vibrancy to the town with new people coming in and out and are simply happy to be here.
- Bektesh wanted to circle back to a comment earlier about house units being posted for sale that do not have pictures. There are still 30 to 50 bids on the unit.
- Laughren stated that we had great discussion tonight.

Director Laughren made a motion to adjourn the meeting at 5:30 p.m.; Director Bektesh seconded the motion. ROLL CALL VOTE: Ward, Richards, Bektesh and Laughren voted yes. Motion passed.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



Skippy Mesirow, Vice Chairperson



Matthew Gillen, Secretary