



**MINUTES OF THE APRIL 19, 2023  
REGULAR MEETING OF THE  
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

**CALL TO ORDER:** Chairperson Carson Schmitz called the APCHA Board Meeting of April 19, 2023, to order at 4:04 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

**ROLL CALL:** John Ward, Carson Schmitz, John Doyle, and Ward Hauenstein were in person. Kelly McNicholas-Kury and Alycin Bektesh were present via Zoom. Francie Jacober was absent.

**Staff Members in Attendance:** Matthew Gillen, Executive Director; Cindy Christensen, Deputy Director Housing Operations and Property Management; Karen Bromka, Administrative Specialist; Michael Healey, Administrative Specialist; Andrew Miller, Business Analyst II; and Liz Axberg, Housing Policy Analyst were in person. Bethany Spitz, Deputy Director Housing and Compliance was present via zoom.

**PUBLIC COMMENT:**

Schmitz opened the regular meeting to Public Comment for items not on the agenda.

- Ed Cross, Randy Eis, and Jason Closic made public comments.

There being no more Public Comment, Schmitz closed the meeting to Public Comment.

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

- Bektesh welcomed the new board members and gave thanks to Diane Foster for bringing housing data to the ACRA hosted Business Outlook Forum this morning. Bektesh asked when the housing rightsizing program might launch. Gillen stated it has been penciled in for May 15.
- McNicholas-Kury commented that the BOCC is discussing sending a housing tax potentially combined with childhood resiliency to the ballot this Fall and invites Board members to join a community committee that the BOCC will be putting together to advise how it gets shaped and then to campaign on it. She also summarized some items that Pitkin County is working on. Housing is considered a statewide crisis by our legislators and the government so there has been a lot of activity. The BOCC has taken great concern regarding CO House Bill 1255 which essentially pre-empts any local jurisdiction from putting a type of growth cap on development permits in communities. Some of these bills might undermine how and where Pitkin County does affordable housing, as well as the rural character that is loved in this area. McNicholas-Kury also welcomed the new Board members.
- Hauenstein appreciates all the work the APCHA Board has done in the past and looks forward to working on the critical housing needs that our community faces and know that we are not alone in Pitkin County and Aspen – it is a regional and a state issue. Hauenstein stated that he has been in town since 1993 and on City Council when the last version of the IGA was reviewed and approved. Hauenstein stated that he is looking forward to continuing to work with the Board to see if there is additional work that was planned for the IGA. Hauenstein questioned if the APCHA Board can take political positions lobbying CO House Bill 1255 and Senate Bill 213 to voice an opinion so that state government does not project its control of local government.
- Doyle thanked the Board for allowing him to have a seat at the table and looks forward to making great strides in providing more housing for the community.

- Ward welcomed the new Board members.
- Schmitz welcomed the new Board members.

**EXECUTIVE DIRECTOR'S COMMENTS:** Gillen updated the Board on the following:

- Staff member Axberg and he attended the Colorado Mountain Housing Coalition Conference which included people from all over the Western slope and particularly the mountain communities, as well as some departments of local affairs and USDA.
- Hauenstein brought up the discussion of Accessory Dwelling Units and how they previously did not work because they were not enforced in Pitkin County. McNicholas-Kury stated it could be a good strategy in economies where people could benefit from additional income, but it was not necessarily why ADUs get built in Pitkin County. In the past, owners of ADUs were actually called to query if they would house County employees or Sheriff's deputies - with little to no success. The owners got approvals to build ADUs and received development permissions associated with the promise to build an ADU but it has not delivered meaningful housing. Hauenstein stated it was a previous part of the building code where if you built an ADU, you could defer mitigation of affordable housing requirements, or you could pay cash in lieu. Christensen stated it was also a way to get additional F.A.R. There was a requirement to rent it out but there was no cap, so the owners would ask phenomenal amounts for rent - which was not affordable.
- Gillen stated staff is on a project to make sure it is known where all the ADUs and scattered sites are located, and it is being cross referenced with the County Assessor to get the data into the HomeTrek program.
- Gillen updated the Board on the Tenant Coffee held Tuesday, April 11, for the Aspen Country Inn and Truscott residents which was a success. It is part of the overall efforts to get out and meet tenants, meet HOAs.
- Staff is working on the next version of the newsletter which should be sent out by the end of April.
- The HOA Survey has been distributed. Staff is working to increase our interaction with HOAs particularly to housing sustainability.
- The Biennial Affidavit went out where owners have to say they are still living in the unit, they do not own another unit in the OEZ, and most important are still working in Pitkin County. It is a legally binding document and goes out every 2 years. Received greater than 50% return rate.
- Christensen stated there are not any new rentals for properties that APCHA manages. She highly recommended that the public sign up for Notifications on the apcha.org website. There is a button that says Notify Me and you can sign up for a bunch of different notifications. There is an ownership lottery on Monday next week. There was a lottery that ended today with 20-30 people for a Lone Pine unit. Please note that for rental or ownership applications, 2022 Federal and State income tax returns are now required, and extensions cannot be accepted.

**AGENDA AMENDMENTS:**

- There were no proposed amendments to the agenda.

**CONSENT CALENDAR:**

- **Bektesh made a motion to approve the Minutes of the April 5, 2023, Regular Meeting; McNicholas-Kury seconded the motion. ROLL CALL VOTE: Bektesh, McNicholas-Kury, Ward, and Schmitz voted yes. Hauenstein abstained. Motion passed.**

**HOMETREK 1<sup>ST</sup> QUARTER 2023 PRESENTATION**

- Miller presented the 1<sup>st</sup> Quarter HomeTrek Report to the Board.

**HOME REPAIR PILOT GRANT PROGRAM**


- Axberg presented a revised summary of the Home Repairs Pilot Grant Program to the Board.
- Bektesh recommended the homeowner go to their insurance company first or explore other options for funding before coming to APCA

**APCHA BOARD RETREAT DISCUSSION**

- Gillen stated APCA wants to do a Board retreat tentatively scheduled for July 19, 2023, to welcome new Board members as well as a chance to look at strategic priorities. The facilitator will be John Dougherty. This would also be a good opportunity to have attorney Tom Smith update the Board on some issues as well.
- Christensen stated Molly Foley-Healey will be brought in to update HOAs with educational seminars on May 18.

**MOTION TO ADJOURN: Ward made a motion to adjourn the meeting; Hauenstein seconded the motion. ROLL CALL VOTE: Ward, Schmitz, Hauenstein, McNicholas-Kury, and Bektesh voted yes. Motion passed. Board meeting adjourned at 6:20 p.m.**

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



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Carson Schmitz, Chairperson



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Matthew Gillen, Secretary