



**MINUTES OF THE MAY 3, 2023
REGULAR MEETING OF THE
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

CALL TO ORDER: Chairperson Carson Schmitz called the APCHA Board Meeting of May 3, 2023, to order at 4:02 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

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

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; and Ben Anderson, Deputy Director of Community Development were present. Diane Foster, Assistant City Manager; and 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 from the Centennial Condominiums made public comment.

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

APCHA BOARD OF DIRECTOR'S COMMENTS:

- Jacober stated she was in Denver testifying against the two land bills that are out there. Colorado Senate Bill 213 is an affordable housing bill and House Bill 1255 is an anti-growth ban or pro-growth bill. Both bills are backed by Governor Polis and the Pitkin County Commissioners are opposed to both of them. There were a lot of counties opposed and although they got crushed, they got positive feedback from senators and legislative congressmen representatives about the affordable housing program in Aspen.
- Ward had no comment.
- Hauenstein stated the Centennial situation is unfortunate but could not comment further due to it being under litigation.
- Doyle had no comment.
- Schmitz commented that Bektesh asked about the vacant citizen position on the APCHA board. Christensen stated they are interviewing somebody, and it is hard to get volunteers for a lot of boards right now.

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

- Gillen stated newsletter went out this week in English and Spanish. There will be two Spanish language Question & Answer sessions on Facebook in July and August. The pilot grant program is scheduled to go before the City and the County. A press release is being prepared for the Right Sizing

Program and it will be released a couple weeks before the program goes live. Gillen had a long talk with the Facilitator for the Board Retreat in July 19 reflecting back about the Board's comments from the last meeting.

- Christensen stated there be quite a few ownership units coming up for sale in different areas, so please sign up for Notifications or contact APCHA. There are no rental units advertised but staff is working through the list of potential tenants that were already gathered for existing vacant units. Schmitz asked what the common theme is driving the units coming up for sale. Christensen stated two are compliance units, a couple of people have bought free market, some people are moving away, and one is retired and wants to go spend time with grandkids that are not in this state.
- Foster updated the Board that City Council will be interviewing for the absent board member position on May 15 and the County will be scheduling interviews before that.

AGENDA AMENDMENTS:

- There were no proposed amendments to the agenda.

CONSENT CALENDAR:

- **Ward made a motion to approve the Minutes of the April 19, 2023, Regular Meeting; Jacober seconded the motion. ROLL CALL VOTE: Schmitz, Hauenstein, Jacober, and Ward voted yes. Motion passed.**

ELECTION OF OFFICER – Vice Chairperson

- Schmitz stated with Skippy Mesirow's departure, the Board needs to appoint a Vice Chair. Hauenstein nominated John Ward, Jacober seconded the nomination. ROLL CALL VOTE: Schmitz, Hauenstein, Ward, and Jacober all voted yes. Motion passed.

PRESENTATION OF PROPOSED CHANGES TO THE AFFORDABLE HOUSING CREDITS PROGRAM

- Ben Anderson, Deputy Director of Community Development, City of Aspen stated the Community Development Department has been talking with City Council, Design Workshop, and lots of people in the development community for some time about how to make the Affordable Housing Credits Program more attractive and ultimately produce more units out of the private sector. Proposed changes are going to City Council in the next few months for review and hopefully for approval.

DISCUSSION ON CHANGING CATEGORIES FOR SMUGGLER RUN SUBDIVISION

- Christensen stated the Board has had previous discussions on this subject. Christensen met with members of the Smugger Run HOA (SRHOA) to take this forward. One of the concerns was if all homeowners have to agree to go under a new deed restriction under Category 5 or can it be per an owner to do that. Jim True, City Attorney, Diane Foster, Assistant City Manager, and Cindy Christensen met with two of the SRHOA, Barry Bromka and Steve Arthur.
- Hauenstein asked for a point of clarification. He asked if all of the homeowners own the land now or are they renting the land. Christensen stated that they are all owners of their subdivided lot.
- Schmitz summarized that the ask to the Board is to approve the recommendation to allow the owners to enter into an updated deed restriction with a Category 5 designation if they so choose. It is not automatic, there is no action required by any owner to maintain their current deed restriction and this would just be if they were interested in signing a new deed restriction to Category 5.

After further discussion, the Board directed staff to come back at the next meeting with a formal Resolution approving the change from Category 4 to Category 5 at such time an owner is moving forward with replacing the existing structure with a new home.

MOTION TO ADJOURN: Hauenstein made a motion to adjourn the meeting; Bektesh seconded the motion.
ROLL CALL VOTE: Ward, Schmitz, Hauenstein, McNicholas-Kury, and Bektesh voted yes. Motion passed.
Board meeting adjourned at 6:10 p.m.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



Carson Schmitz, Chairperson



Matthew Gillen, Secretary