



**MINUTES OF THE MAY 4, 2022
REGULAR MEETING OF THE
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

CALL TO ORDER: Chairperson Carson Schmitz called the APCHA Board Meeting of May 4, 2022, to order at 4:00 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

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

Staff Members in Attendance: Matthew Gillen, Executive Director; Diane Foster, Assistant City Manager; Cindy Christensen, Deputy Director Housing Operations and Property Management; Bethany Spitz, Deputy Director Housing and Compliance; Madelene Feder, Administrative Assistance II; Nicole Morehead, Administrative Assistance II. Also in attendance was Thomas Smith, APCHA attorney.

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

- Montgomery Love made a public comment on behalf of Megan Ballard.
- Montgomery Love made a public comment on behalf of himself.

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

- APCHA is continuing its outreach efforts with Woody Creek. There will be a meeting on May 5th at the Aspen Community School.
- The first APCHA monthly Facebook live chat was last week. Overall, it went well.
- Two out of the 8 vacant units at Truscott II have been filled.
- A reminder was provided to the Board that they are the appeal body for compliance cases which is why they should not get involved with compliance cases that are ongoing.

CONSENT CALENDAR: McNicholas-Kury made a motion to approve the minutes of the April 20, 2022, Regular Meeting; Richards seconded the motion. **ROLL CALL VOTE:** McNicholas-Kury, Richards, and Ward voted yes. Motion passed.

CONSENT CALENDAR: Jacober made a motion to approve the minutes of the April 6, 2022, Regular Meeting; Schmitz seconded the motion. **ROLL CALL VOTE:** Jacober, Laughren, Schmitz, and Mesirow voted yes. Motion passed.

Discussion on Potential Regulation Changes:

- Requiring one year ownership prior to bidding again: The Board agreed to move forward with talking about this change.
- Allowing in-complex bids for readdressing household size or type of unit (e.g., 2-story to 1-story): The Board agreed to move forward with talking about this change.
- Allowing undocumented workers to qualify based on State, Federal and Local Law: The Board is okay with waiting till the summer for further discussion. Staff will reach out to Kelly McNicholas-Kury for more information.


- Increasing the exception to income for current tenants from 120% to 150%: The Board needed further discussion and data on the matter.
- Change in the APCA Affordable Housing Development Policy - Modify the Private and Public Sector Priorities: The Board did not agree to move this to first reading.

APCHA BOARD OF DIRECTOR'S COMMENTS:


- Jacober provided a recap of the Phoenix Mobile Haus Builders Company in Grand Junction that she went to visit. The building materials are made up of recycled material. Jacober stated that this organization is extremely innovative and APCA should investigate it a bit more, especially with the Woody Creek program.
- Richards asked for inventory data of how many units were presentation versus new. Richards passed around a diagram highlighting employment and household location in the Roaring Fork Valley.
- Mesirov stated that there was a listing up that was under a million dollars in Aspen, a basement location.
- Laughren stated that APCA and Board are doing excellent work.

Richards made a motion to adjourn the meeting at 6:20 p.m.; McNicholas-Kury seconded the motion. ROLL CALL VOTE: Schmitz, Laughren, McNicholas-Kury and Richards voted yes. Motion passed.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



Carson Schmitz, Chairperson



Matthew Gillen, Secretary