



**MINUTES OF THE MAY 18, 2022  
REGULAR MEETING OF THE  
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

**CALL TO ORDER:** Chairperson Carson Schmitz called the APCHA Board Meeting of May 18, 2022, to order at 4:00 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

**ROLL CALL:** Carson Schmitz, John Ward, Skippy Mesirov, Kelly McNicholas-Kury, Alycin Bektesh and Rachael Richards were present. David Laughren and Francie Jacober 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; 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. There being none, Schmitz closed the public comment section of the meeting.

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

- APCHA has extended a job offer for a new Qualification Specialist. She is expected to start in the beginning of June.
- There will be a Facebook Live Open House on May 19, 2022, at noon with Senior Property Manager, Julia Peralta. This Facebook Live will also be in Spanish.
- There are still 2 bedrooms available at Truscott Phase II. McNicholas-Kury asked if there were any incentives to provide to tenants that are in Category 1 housing, to get them to move into LIHTC units.

**CONSENT CALENDAR:** McNicholas-Kury made a motion to approve the minutes of the May 4, 2022, Regular Meeting; Richards seconded the motion. **ROLL CALL VOTE:** McNicholas-Kury, Richards, Ward, Schmitz and Bektesh voted yes. Motion passed.

**Update on meeting with Woody Creek:** Gillen updated the Board on the second community meeting that was held with the Woody Creek Park owners. McNicholas-Kury was also present from the Board. There were about 10 residents in attendance. Gillen felt there was extreme skepticism and mistrust from the Woody Creek residents toward APCHA. McNicholas-Kury relayed some of the items she heard from the residents:

- Residents want to know the individual value of their property at any time, they don't want to contact staff for a value.
- Residents feel that APCHA staff in the past has told lottery participants to bid lower and feel they are not being represented well as a seller.
- Pitkin County helped purchase the land the homes sit on. Since that purchase Woody Creek residents feel that they paid back the County and should not be under the "APCHA umbrella" anymore, since that money has been paid back.

Gillen stated that he will keep talking to the community to help build trust between the residents and APCA but suggested the Board reconsider the pilot program for Woody Creek and address specific units that come up for sale instead of narrowing into one neighborhood.

**Presentation on the City's Housing Strategic Plan:**

- Foster presented the Board on the City's Housing Strategic Plan which was adopted by City Council on Tuesday. This consisted of 14 action items that the City will look to prioritize when developing affordable housing.

**First Reading on Resolution No. 03 (Series of 2022) Approving Regulation Changes:**

**Part VI, Maintaining Eligibility, Compliance and Grievance Policies, paragraph A:**

Gillen urged the Board to approve the change of the maximum gross income when re-qualifying, which allows for up to an additional 50% of income to remain in the category unit (versus the current 20%).

**Director Ward made a motion to approve Resolution No. 03 (Series 2022) Part VI, Maintaining Eligibility, Compliance and Grievance Policies, paragraph A at First Reading and move to 2<sup>nd</sup> Reading on June 1, 2022, and approve the Fine Schedule Update. Director Bektesh seconded the motion. Roll Call Vote: Ward, McNicholas-Kury, Bektesh, Schmitz, Richards voted yes. Motion Passed.**

The Board discussed at length the other recommended changes relating to bid submissions and in-complex priorities.

**Richards made a motion to table Part V, APCA Purchase and Sale Policies and Procedures, Section 2: Part B and Part D for further research and discussion. Ward seconded the motion. Roll Call Vote: Ward, McNicholas-Kury, Bektesh, Schmitz, Richards voted yes. Motion Passed.**

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

- Bektesh asked if LIHTC units can be qualified bedroom by bedroom. Christensen stated they must be qualified as one household.
- McNicholas-Kury would like to facilitate a conversation with CHFA to address the LIHTC units at Truscott that APCA has had difficulty filling due to the income requirements.
- Ward gave an update on Fire Fighter/Emergency worker housing at the North 40. He was pleased with how the construction went.

**Schmitz made a motion to adjourn the meeting at 6:30 p.m.; Richards seconded the motion. ROLL CALL VOTE: Schmitz, Ward, Bektesh, McNicholas-Kury and Richards voted yes. Motion passed.**

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY

  
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Carson Schmitz, Chairperson

  
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Matthew Gillen, Secretary