



**MINUTES OF THE MAY 19, 2021
REGULAR MEETING OF THE
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

CALL TO ORDER: Chairperson Skippy Mesirow called the Regular Meeting to order at 4:00 p.m. The May 19, 2021 Regular Meeting was held through Zoom Meetings.

ROLL CALL: Skippy Mesirow, Kelly McNicholas-Kury, Carson Schmitz, John Ward, Alternates David Laughren and Francie Jacober were present. Directors Rachel Richards and Rick Head was absent

Staff Members in Attendance: Diane Foster, Assistant City Manager, and Interim Executive Director; Cindy Christensen, Deputy Director; Bethany Spitz, Compliance, Systems & Policy Manager; and Maddie Feder, Administrative Assistant II.

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

EXECUTIVE SESSION: Director Ward made a motion to go into Executive Session to obtain legal advice from APCHA's Attorney in accordance with Pursuant to CRS 24-6-402(4) (b) Conference with the Authority's attorney for the purpose of receiving legal advice on specific legal questions, and (e) Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators. The specific items of discussion involve **APCHA v. Mulcahy, 2015CV30150; APCHA v. Mulcahy, 2021CV3000; and Mulcahy v. APCHA, 18-cv-01918**. Foster asked the Board to allow the following people to join the Executive Session – Ben Johnston, Attorney for Balcomb & Green and James True, City of Aspen Attorney. Director Schmitz seconded the motion. The Executive Session was recorded and will be kept for 90 days. Tom Smith joined after the executive session started. **ROLL CALL VOTE: Schmitz, Laughren, Ward, McNicholas-Kury, and Mesirow voted yes. Motion passed. The Board went into an Executive Session at 4:03 p.m.**

Ward made a motion to come out of Executive Session at 4:55 p.m.; Director McNicholas-Kury seconded the motion. ROLL CALL VOTE: Schmitz, Laughren, Ward, McNicholas-Kury, and Mesirow voted yes. Motion passed.

EXECUTIVE DIRECTOR COMMENTS: Interim Executive Director Foster updated the Board on the following:

- City Council will begin in-person meetings beginning June 1. Foster suggested that the APCHA Board begin in-person meetings July 1. Board okay with starting in-person meetings in July, possibly hybrid style.
- Executive Director Recruitment received an updated packet from the recruiters. There are 7 good applicants that the selection committee will discuss next week.

CONSENT CALENDAR: Director Ward made a motion to approve the Minutes of April 21, 2021 as submitted; Director Mc-Nicholas-Kury seconded the motion. **ROLL CALL VOTE: Directors Schmitz, McNicholas-Kury, Ward, Mesirow and Laughren voted yes. Motion passed.**

RECOMMENDED CHANGES TO THE APCHA EMPLOYEE HOUSING REGULATIONS:

- Leave of Absences
 - Leave of Absences can only be requested after owning a unit for 24 months, they must be requested in advance.
 - An owner is allowed to be on a leave of absence for at most 24 months during a 10-year period.
- Owners are permitted to allow a significant other to move-in (not own) with them who might not otherwise qualify due to employment; they must still complete a qualification packet and they cannot own other property in the OEZ.
- Requiring lottery winners to submit documentation to APCHA to confirm they are still qualified to win from an employment and category limit.
- Transfers Outside the Bid Process – Amending transfers outside the lottery process to require children to meet category, employment, occupancy minus 1 and that siblings meet all top priority requirements.
- Maximum Sales Price lowered by 10% in compliance cases every 6 months if a unit does not sell.
- The Board agreed to go forward to First Reading for all the recommended changes.

John Ward left the meeting at 5:45PM.

STANDARDS FOR SELLERS TO OBTAIN MAXIMUM SALES: Diane Foster presented the topic.

- The three main questions being tackled is “Who pays?”, a question that can be answered prior to seeing what we learn through the new Home Inspection? Can this program be implemented without outside funding? Should APCHA Board pause this conversation to allow time to gather additional information that will help the APCHA Board answer this question? If yes, what information is needed.
- Director Jacober asked if inspections can be done on periodically to make sure the unit is up to standards. Foster stated that the Board could talk about it but recommended that conversation be delayed. Director McNicholas-Kury stated she doesn’t know she can go that far quite yet, it’s a departure from how we operated for the last 40 years. Director Schmitz stated that he doesn’t believe that the mandatory inspections are something people signed up for or part of discussion for now. Schmitz suggested that maybe not making it mandatory but have it voluntary with some funding available.
- The Board discussed standards for sellers further. Chairman Mesirow summarized what the Board wants to do. They do not want to pause the conversation on Standards for Sellers, it’s a difficult conversation but that doesn’t mean we shouldn’t have it. Mesirow stated that while the need for funding is there the Board does want to seek out outside funding options for this program. Should require an inspection prior to selling, creating a voluntary inspection program down the line that may be able to prevent larger improvement issues should still be on the table for discussion.

BOARD OF DIRECTORS COMMENTS:

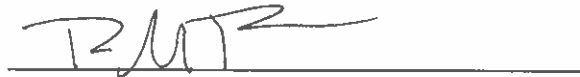
- Director McNicholas-Kury stated that at the last meeting the Board gave their support for the request by the Community Development Department and expected a memo in the packet. Chair Mesirow stated that it did not move forward in City Council.

Director Schmitz made a motion to adjourn the meeting at 6:55 p.m. Director McNicholas-Kury seconded the motion. ROLL CALL VOTE: Laughren, Schmitz, McNicholas-Kury, and Mesirow were in favor. Motion passed. Meeting adjourned at 6:55 p.m.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



Skippy Mesirow, Chairperson



Diane Foster, Secretary