



**MINUTES OF THE JUNE 16, 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 June 16, 2021 Regular Meeting was held through Zoom Meetings.

**ROLL CALL:** Rachael Richards, Kelly McNicholas-Kury, Carson Schmitz, Rick Head, Alternates David Laughren, Skippy Mesirow and Francie Jacober were present. Director John Ward 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; Maddie Feder, Administrative Assistant II; and Tom Smith, Attorney for the APCHA Board

**PUBLIC COMMENT:** Chairman Mesirow opened the regular meeting to Public Comment for items not on the agenda. Mesirow read an email that he had received from Carolyn Porter with the request it be read at the meeting.

- Carolyn Porter – Fun over force! Livable is a good start, but loveable little spaces would be pretty revolutionary. I really believe we have the resources here to solve this creatively. As a regulator, sometimes more rules, even smart ones, results in more resistance and less compliance. I think the root of the problem is people don't have what they need: financially, physically, environmentally . . . to truly thrive. The disrepair of affordable housing is a symptom of being spread far too thin and too far and wide. No secret, but I decided to not play the lottery game because I am a planner and I can't handle the randomness of where I might end up, so I bought a home in West Glenwood since that's what I can afford on my governmental salary. It was the only place suitable for my extended family and my intent to start my own. I suffered the same fate as many affordable homeowners: I fell in love and put my heart into a home that is a proverbial money pit. Many are faced with: do I now sell my home that continues to increase in value regardless of the work I put in, or do I continue to serve this community, work my butt off outside and inside of the home, and trust I will not be exiled? That we will eventually get what we need as a community, in order to serve everyone, the best way we can?

There being no more, public comment was closed.

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

- There are three finalists for the Executive Director position. The Special Meeting on June 23 to hear a presentation from each will begin at 6:00 p.m. and will be opened to the public. All three finalists will have 20 minutes to give a short presentation and answer questions provided to them. If any of the Board have any questions, please email them to her. The Board will receive their resume's and cover letters to review each candidate.
- Request for Funding: The request is for repairs to 53 Forge Road. Staff is asking for an appropriation up to \$200,000 from the 632 funds controlled by the Board to cover necessary repairs on 53 Forge Road. The official resolution will be provided in the next meeting for a vote. Director Schmitz asked if there had been any interest in the unit. Foster stated that there has been interest.

**CONSENT CALENDAR:** Director Head made a motion to approve the Minutes of the Regular Meeting held June 2, 2021; Director McNicholas-Kury seconded the motion. **ROLL CALL VOTE:** Directors Schmitz, McNicholas-Kury, Head, Richards and Laughren voted yes. Motion passed.

**2nd Reading and Public Hearing for Approval of Resolution No. 04 (Series of 2021), Adopting Amendments to Aspen/Pitkin County Employee Housing Regulations:**

- The Chair Mesirow opened the meeting to public comment. There being none, the public comment period was closed.
- There being no further comments, Director Laughren moved to approve, at 2nd Reading and Public Hearing held June 16, 2021, Resolution No. 4 (Series of 2021), Adopting Amendments to the Aspen/Pitkin Employee Housing Regulations; Director Head seconded the motion. **ROLL CALL VOTE:** Directors Schmitz, McNicholas-Kury, Head, Richards and Laughren voted yes. Motion passed.

The power went out for most Board members. The APCA Board Meeting took a break until 5 10 p.m. Director Head left the meeting.

**STANDARDS FOR SELLERS TO OBTAIN MAXIMUM SALES:** Diane Foster started the presentation on the standards for sellers. The request from staff was to make an initial, but not final, decision on the following three items:

1. Estimating cost to complete capital repairs. From the survey the Board completed, the preferred option was that the sellers would be required to get two bids for the work; bids to be reviewed by a possible new APCA staff member experienced in residential construction. Bids would be averaged if greater than 20% difference. Director Richards asked what the timeline would look like for people to complete these projects. Director McNicholas-Kury asked for the language to be cleaned up to make it clearer and agreed with Richards. Foster stated that staff though the buyer would have up to a year to complete the repairs. Director Schmitz stated the easiest way to complete this is that the inspector identifies the issues, the buyer objects, and it is either they fix it, or the price is lowered. Director Jacober asked about adding a staff member for estimating.
2. Finding a contractor to perform a repair on a deed restricted unit can be difficult and repairs can be expensive. How should APCA approach this issue? The Board preferred that APCA would develop a pool of qualified contractors who are willing to provide lower cost repairs for owners of deed restricted properties. Director Jacober stated that she doesn't believe that contractors will be willing to do something at a lower cost because everyone's prices are being jacked up. The Board agreed to have staff start reaching out to contractors to see about the possibility of getting work done on units.
3. Who pays for the capital repairs deemed necessary? Staff had one suggestion in two areas. The first is seller's maximum sales price is reduced to pay for necessary life/safety capital repairs; however Seller's sales price will be a minimum of Initial Purchase Price + 0.5% per year of ownership. If necessary, capital repairs exceed the Seller contributed amount above, that additional cost will be added to the unit price prior to listing. The second is to modify the proposal to read Seller's sales price will be a minimum of Initial Purchase Price + 0.5% per year of ownership, with a cap of 8% total appreciation. The Board agreed that they would like this model built out a bit more but agreed with the model.

**BOARD OF DIRECTORS COMMENTS:**

- Chairman Mesirew stated that this is the biggest thing we have done in a while, and if any of the Board members have comments on how the process of this is going to email him. CORE has reached out and expressed interest in APCHA doing inspections. CORE said that if the inspection includes an energy assessment, CORE will front \$400 dollars and APCHA will cover the rest (\$100). Director McNicholas-Kury stated that they might want to be selective on what units get one, especially if it's a new unit. Director Jacober stated she is fully supportive of this. Foster stated she will bring back what the costs might look like to the Board at a later date.
- Director McNicholas-Kury stated that there are funding opportunities for capital improvements. She has spoken with the Department of Local Affairs (DOLA) Housing Representative who handles grants. Also, the Gunnison Housing Authority Director provided in-put on what they are doing. The DOLA does grant funding to local governments to establish loan portfolios for the rehabilitation for affordable housing. This money is a grant provided by DOLA to the local government who then creates the loan portfolio. Gunnison is treating it like a revolving loan, so they have money at all times. The application period is July 1 of every year so it will be a good thing to think about for next year.
- Director Richards stated she is 100% on board with the CORE suggestion.

**Director McNicholas-Kury made a motion to adjourn the meeting at 6:47 p.m. Director Laughren seconded the motion. ROLL CALL VOTE: Laughren, Schmitz, Head, McNicholas-Kury, and Richards were in favor. Motion passed. Meeting adjourned at 6:47 p.m.**

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



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Skippy Mesirew, Chairperson



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Diane Foster, Secretary