



**MINUTES OF THE JULY 7, 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 July 7, 2021 Regular Meeting was held through Zoom Meetings.

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

- Michael Sailor addressed the Board in relation to his property in W/J. He is seeking guidance from the Board about the future of his place. He would like to tear it down and build two units on the property. Christensen stated that this is something APCHA would probably support as long as both units have a deed restriction. The Board recommended Sailor go to the County Community Development Department to see what the first steps should be.

There being no more, public comment was closed.

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

- Foster stated she is happy to see everyone's faces and to be in this hybrid style meeting. Tomorrow (Thursday 7/8) the County and City will put out a joint press release identifying the new executive director. Foster mentioned that staff was part of the Saturday Morning Market and it went well. Some Board members volunteered to join if there was another opportunity.

CONSENT CALENDAR: Director Head made a motion to approve the Minutes of the Regular Meeting held June 16, 2021, the Special Meeting held June 23, 2021, and Resolution No. 5 (Series of 2021), Appropriating Funds up to \$200,000 from the 632 APCHA Development Fund for Necessary Repairs to 53 Forge Road. Director Ward seconded the motion. **ROLL CALL VOTE:** Directors Schmitz, McNicholas-Kury, Head, Richards and Ward voted yes. Motion passed.

DISCUSSION OF REVISED DEED RESTRICTION

- Staff introduced proposed changes to the master deed restriction. The first change modifying the appreciation rate to a flat 2.5% rather than 3% or the Consumer Price Index (CPI) whichever is lower. The second change is when the new deed restriction is signed, they get a new 10% capital improvements cap based on that current maximum sales price on that date. The Board questioned the mythology on the 2.5%. Director Ward stated that he is worried that it doesn't incentivize people to keep up their units. The Board discussed possible alternatives to the deed restriction. Schmitz made the suggest that units that are older be awarded more capital improvement capabilities. These units need the most work and generally the price is lower since so it would benefit both APCHA and

them to be awarded more room for capital improvements. Foster summarized what the Board liked about the changes. Foster stated that the Board liked the idea of the capital improvements resetting, the addition of working "and as the Regulations are amended from time to time", as well as putting in Schmitz and McNicholas-Kury suggestions to see what it would look like. Some additional examples will be brought back at a future meeting for further discussion.

DISCUSSION OF AMENDMENTS TO THE APCA EMPLOYEE HOUSING REGULATIONS:

1. Removal of the Special Review Regulations: The Board agreed to bring this back for first reading. Richards and Ward stated that they are worried that with removing this it might cause someone who may really need it not being able to get into the program. Foster stated that she understands that, but this organization does have a heart and that can be dealt with via staff. If staff feels like there is an issue that needs to be changed, they will do that.
2. Transfers outside the bid process: The Board agreed to move this to first reading with a few changes. They requested the language be cleaned up a bit in relation to education and requested that if someone is away at school and owns their unit, it needs to be rented out to a qualified employee/household.
3. Limiting applicants to only bid up one category: Spitz stated that staff is recommending a change so that households can only bid their category and one above. There are multiple factors that went into this, but the main reason is affordability and fairness. The Board agreed that it's limiting but they agree that it should be changed based on the fact of affordability. The Board agreed to move this to first reading.

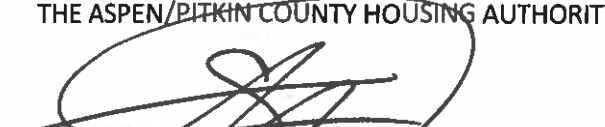
First Reading will be scheduled for August 18 with the Second Reading and Public Hearing to be held September 1.

BOARD OF DIRECTORS COMMENTS:


- Director Head stated that he enjoys in-person meetings. Ward agreed.
- Director Richards stated that she wants to thank staff on what is happening.
- Chairman Mesirow briefed the Board on the Future Long-term Agenda and that it is for the public to know what is going on now and in the future. Mesirow asked for feedback about the structure of the meeting.

Director Head made a motion to adjourn the meeting at 6:50 p.m. Director Ward seconded the motion. **ROLL CALL VOTE: Ward, Schmitz, Head, McNicholas-Kury, and Richards were in favor. Motion passed. Meeting adjourned at 6:50 p.m.**

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



Skippy Mesirow, Chairperson



Diane Foster, Secretary