



**MINUTES OF THE JULY 20, 2022
REGULAR MEETING OF THE
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

CALL TO ORDER: Chairperson Carson Schmitz called the APCHA Board Meeting of July 20, 2022, to order at 4:03 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

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

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; Andrew Miller, Business Analyst II; Nicole Morehead, Assistant Property Manager; and Liz Axberg, Housing Policy Analyst.

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

- Robin Ferguson Kelly made a public comment.
- Jacob Stewart made a public comment.
- Brittany Shami made a public comment.

There being no more public comment, Schmitz closed the public comment section of the meeting.

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

- Introduced to the Board Liz Axberg, Housing Policy Analyst.
- City Council has approved the funds to redesign the community portal on HomeTrek. This new community portal will be more user friendly in an effort to continue to go paperless with APCHA applications.
- Updated the Board on the communications effort that APCHA is doing. Facebook page has grown more followers, with regularly scheduled Facebook live events in place.
- There will be Category 3, 4, and 5 ownership units becoming available on this week.
- APCHA Staff will be at the City booth at the Aspen Farmers Market on August 6, 2022.

CONSENT CALENDAR: Ward made a motion to approve the minutes of the June 1, 2022, Regular Meeting; Richards seconded the motion. **ROLL CALL VOTE:** McNicholas-Kury, Richards, Ward, Schmitz and Bektesh voted yes. Motion passed.

2nd Quarter HomeTrek Presentation – Presented by Andrew Miller, Business Analyst II

Andrew Miller updated the board on the following data for the 2nd quarter of 2022:

- Approved/Denied Requalification's and new Qualifications
- Approved Sales Qualifications
- Number of New and Renewed Leases
- Number of Move-Outs in Quarter 2 of 2022
- APCHA Managed Rental Listings by Interest

- Created Maintenance Requests
- Number of Sales Listings bedrooms and category
- Number of bids by Bedroom
- Number of bids by Category
- Number of bids by Household Size
- Number of Lotteries held in the 2nd quarter of 2022
- Winner Household by Unit Bedroom
- Winner by # of years of Work History within Pitkin County
- Sales Closing Dates by Category

DISCUSSION OF INCREASE OF AREA MEDIAN INCOMES (AMI) CATEGORIES: Spitz presented the open discussion on AMI. The changes would address both new applicants and requalifying applicants. The prior regulation change on maximum income limits only affected those who are requalifying. Spitz stated that updates to the AMI is published annually by the Department of Housing and Urban Development (HUD), AMI is the midpoint of a region's income distribution, meaning that half the households in the region make more and half make less than this number. It is calculated based upon gross income. APCHA uses AMI because it is highly reliable, trusted and a readily available data source updated annually by HUD.

APCHA is still using 2019 AMI numbers because the numbers for 2020 and 2021 have gone down, meaning the income caps for APCHA categories would have declined.

This change was brought to the Board because of the increases in salaries among the employees in Pitkin County. APCHA currently uses a household of 4 at 100% to set the current income limits. Spitz proposed a one time 10% adjustment in the current income Categories. This change would affect about 55 active ownership applications and about 70 Long Term Rental applications, the changes would either bump applicants up into a higher category or lower them into a different category.

The Board expressed their concern about the changes that would affect current applicants. Spitz was asked by Ward that instead of adjusting income, should APCHA investigate adjusting the percentage that we currently use for the AMI categories. The Board gave staff direction on adjusting the current percentages on AMI in the APCHA categories by using a different percentage in the lower categories. Staff will bring back examples at the next Board meeting for further discussion.

APCHA BOARD OF DIRECTOR'S COMMENTS:

- McNicholas-Kury stated she wants to get more data on who is occupying the rental units. "It could be really helpful to understand what people's income and jobs are, to have a better sense of the local economy, what jobs are being housed in APCHA's inventory." She also stated APCHA has an image problem and staff should make more of a concerted effort in fixing the issue for the value of the community.
- Richards stated she is concerned about the "slippery slope" of prioritizing job types. Richards objects to gathering data on Pitkin County employees and where they work. McNicholas-Kury and Richards had a discussion to clarify some of the concerns on collecting this information on Pitkin County employees.
- Bektish thanked and congratulated the two candidates that spoke at the joint work session between the BOCC and City Council.

- Jacober pointed out, when she joined the board 19 months ago, the main topic of conversation, was how to communicate with the public better about what APCA does and who the APCA Board is.
- Mesirow thanked former Board Member David Laughren for his service on the APCA Board.
- Ward stated he would love to see more information in the APCA Newsletters. For example, the number of compliance cases investigated, the results of those compliance cases.
- Schmitz stated there is a disconnect with what people understand as APCA. For example, he has had discussions about complaints that individuals have had toward APCA, that are direct complaints about Burlingame Phase III.

Ward made a motion to adjourn the meeting at 7:00 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



Carson Schmitz, Chairperson



Matthew Gillen, Secretary