



**MINUTES OF THE SEPTEMBER 7, 2022
REGULAR MEETING OF THE
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

CALL TO ORDER: Chairperson Carson Schmitz called the APCHA Board Meeting of September 7, 2022, to order at 4:00 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

ROLL CALL: Carson Schmitz, Skippy Mesirow, Kelly McNicholas-Kury, John Ward, and Alycin Bektesh were present. Rachael Richards 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; Liz Axberg, Housing Policy Analyst; Tom Smith APCHA's attorney; Madelene Feder, Administrative Specialist.

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.

APCHA BOARD OF DIRECTOR'S COMMENTS:

- Bektesh stated that she had sympathy for the people who are driving in and out of town right now.
- Mesirow stated that the current infrastructure in Aspen has been slowly falling apart. The work is done in the off-season for less impacts.
- Ward stated that Elizabeth Milias took shots at APCHA, while it is not all true, she did make a few good points like letting businesses have more opportunities to purchase units for their employees.
- Schmitz stated that it makes sense to allow businesses to purchase housing for their employees housing, however, you also run into a risk of being a "company type" town.

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

- APCHA received statistics from Slate on the APCHA newsletter. It was opened by over 52% of the recipients which is high.
- Slate Communication is coming to Aspen on Monday the 26th, staff has invited the Board for donuts and coffee at 8:30 a.m. It would be considered a meeting so staff will be sending something out.
- Staff on the 27th is going to the County to discuss the Work Plan and Andrew Miller, APCHA's business analyst will be giving a presentation on HomeTrek statistics.
- Rightsizing will be talked about at the next Board meeting with a presentation from Liz and staff.
- The next two months he will be part of an Equity Action Project with the City.
- Bektesh asked if the office was still closed; Gillen stated yes, however, people are welcome to come in as there is a doorbell people use to be let in.
- Christensen stated that there are no rentals or ownership units coming up this week.

CONSENT CALENDAR: Bektesh made a motion to approve the minutes of the August 17, 2022, Regular Meeting; Ward seconded the motion. **ROLL CALL VOTE:** McNicholas-Kury, Mesirow, Ward, Schmitz and Bektesh voted yes. **Motion passed.** Bektesh noted that she liked the minutes and wants to make sure that the open position on the APCHA Board is reflected and people can still apply.

PRESENTATION BY BEN ANDERSON ON NEW CITY REGULATIONS: Ben Anderson presented the updates to the City of Aspen Regulations, specifically the ones that affect affordable housing.

REVIEW OF 2022 WORK PLAN AND 2023 WORK PLAN: Matthew Gillen went over the updated work plan. The Board approved the 2022/2023 APCA Work Plan.

DISCUSSION OF INCREASE OF AREA MEDIAN INCOMES (AMI) CATEGORIES: Bethany Spitz started the presentation on the potential change of the AMI increases. Staff proposed two potential changes. The first option would be moving to a similar income system that Snowmass has already adopted. The Board did not favor this option as it looked like it would create more work on Staff, HomeTrek, and other City/County Departments as it seems to move away from the use of categories. The second potential change would be increasing the existing numbers by 5% or 10%. After further discussion, the Board requested additional information staff to be brought back to the next meeting for further review. One issue is that the Board would like to know how many qualified households are in each category.

Ward made a motion to go into Executive Session to obtain legal advice from APCA's Attorney in accordance with CRS 24-6-402(4)(b), for a conference with the Authority's attorney for the purpose of receiving legal advice on specific legal questions for the purchase of the property known as 16 Ajax. Mesirow seconded the motion. ROLL CALL VOTE: Mesirow, Bektesh, McNicholas-Kury, Ward and Schmitz voted yes. Motion passed. The Board went into Executive Session at 6:00 p.m. Ward made a motion to come out of Executive Session at 6:37 p.m. Mesirow seconded the motion. ROLL CALL VOTE: Mesirow, Bektesh, McNicholas-Kury, Ward and Schmitz voted yes. Motion passed.

Mesirow made a motion to adjourn the meeting at 6:37 p.m.; Ward seconded the motion. ROLL CALL VOTE: Schmitz, Ward, Bektesh, McNicholas-Kury and Mesirow voted yes. Motion passed.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



Carson Schmitz, Chairperson



Matthew Gillen, Secretary