



**MINUTES OF THE SEPTEMBER 21, 2022
REGULAR MEETING OF THE
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

CALL TO ORDER: Chairperson Carson Schmitz called the APCHA Board Meeting of September 21, 2022, to order at 4:00 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

ROLL CALL: Carson Schmitz, Kelly McNicholas-Kury, John Ward, Rachael Richards, and Alycin Bektesh were present. Francie Jacober and Skippy Mesirow 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; Madelene Feder, Administrative Specialist.

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

- Susan Welsh made a public comment.

APCHA BOARD OF DIRECTOR'S COMMENTS:

- McNicholas-Kury stated that hopefully when APCHA comes to the BOCC meeting the outcome will be more clarification on qualification, compliance, etc.
- Richards stated that there is a ballot question in November on short term rentals - short term 5% for resident occupy; Lodge exempt at 5% tax rate. Homes that are purchased that are not owned by a resident their rental rate will be 10%. Anyone can rent long term at no tax. 70% will go towards affordable housing as a minimum, the 30% could be used for City infrastructure. There is a shortage of childcare facilities due to the affordable housing shortage. The County does not believe they can ask for a short-term rental tax.
- Bektesh stated that the population in Pitkin County has remained steady at around 17,000 over the last ten years. The comments on "it got bigger since I got here," personal attacks towards the workforce are unfounded. Bektesh asked about the Truscott II units as to vacancy.
- Schmitz stated that the concept that APCHA is not enforcing compliance cases is unfounded and we need to put out more data on how many we are dealing with the compliance issues.

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

- Feder got married over the weekend.
- Reminder that there is a get together with Slate Communications on Monday morning at Truscott.
- Working on a "Myth Busters" segment for Facebook. Bektesh asked about the Facebook Live. Gillen stated that overall, it is good.
- Christensen stated that there are some ownership units coming up for sale next week and to remember to sign up for notifications. There are also still two-bedroom Truscott II rental units available.

ELECTION OF OFFICERS:

- Ward nominated Carson Schmitz for Chair; Rachel seconded. Roll Call Vote: Ward, Schmitz, Richards, Bektesh, McNicholas-Kury voted yes. Motion passed.
- Richards elected Skippy Mesirow for Vice-Chair; Carson seconded. Roll Call Vote: Ward, Schmitz, Richards, Bektesh, McNicholas-Kury voted yes. Motion passed.
- McNicholas nominated Francie Jacober for Treasurer, John seconded. Roll Call Vote: Ward, Schmitz, Richards, McNicholas-Kury voted yes; Bektesh voted no. Motion passed.

CONSENT CALENDAR: Bektesh made a motion to approve the Minutes of the September 7, 2022, Regular Meeting; Ward seconded the motion. ROLL CALL VOTE: McNicholas-Kury, Ward, Schmitz and Bektesh voted yes. Motion passed. Rachael Richards abstained

REGIONAL HOUSING UPDATE: Assistant City Manager Diane Foster gave an update on the Regional Housing Coalition to the APCA Board.

Approve at First Reading Resolution No. 05 (Series of 2022), Adopting Minor Amendments to the APCA Regulations and Scheduling Public Hearing for October 5, 2022

- There was discussion on a couple of the items with a concern on where the “sham marriage” should be located, but the majority of the Board agreed that it should be within the fraud section of the Regulations.
- Richards suggested that the word “adult child” should be added to that section – specify Adult Child.

John Ward made a motion to approved Resolution No. 5 (Series of 2022), with the requested amendment by Richards relating to “Adult Child” be added; Richards seconded the motion. ROLL CALL VOTE: Ward, Schmitz, Richards McNicholas-Kury voted yes, Bektesh voted no. Motion passed.

DISCUSSION ON RESULTS FROM RIGHTSIZING SURVEY: Liz Axberg presented on the right sizing survey.

- Bektesh asked about Question 2 and 9. Interesting point about last meeting talking point

Kelly McNicholas-Kury left the meeting at 6:18 p.m.

Executive Session – Ward made a motion to move into Executive Session to discuss the purchase, acquisition, lease, transfer or sale of real, personal or other property interest under C.R.S. Section 24-6-402(4)(a). Schmitz seconded the motion. Roll Call Vote: Ward, Schmitz, Richards, and Bektesh voted yes. Motion passed. The Board went into Executive Session at 6:22 p.m.

Ward made a motion to come out of Executive Session at 6:35 p.m.; Richards seconded the motion. Roll Call Vote: Ward, Schmitz, Richards, and Bektesh voted yes. Motion passed.

Ward made a motion to adjourn the meeting at 6:35 p.m.; Richards seconded the motion. ROLL CALL VOTE: Schmitz, Ward, Bektesh, Richards voted yes. Motion passed. Board meeting adjourned at 6:35 p.m.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY


Carson Schmitz, Chairperson


Matthew Gillen, Secretary