



MANITOU SPRINGS HOUSING ADVISORY BOARD REGULAR MEETING AGENDA

All upcoming HAB meetings are scheduled to be hybrid,
Zoom (remote) or in-person at Memorial Hall.

In Person: Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: A link is provided on the City's Official Website at

<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>



January 15, 2025

5:30 PM

- A. CALL TO ORDER**
- B. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- C. APPROVAL OF MINUTES**
- D. NEW BUSINESS**
 - 1. Election of Officers
 - 2. Follow-up: 2025 Goals and Planning of Action Items
 - 3. La Fun Low-Income Housing Tax Credit (LIHTC) Letter of Support
 - 4. Jan 2025 Pikes Peak Bulletin Article Submission
 - 5. Plan Manitou 2.0 Update
- E. OLD BUSINESS**
- F. REPORTS**
- G. ADJOURNMENT**

Board Members:

Alison Gerbig, Chair (06/30/2025)
Alea German, Vice Chair (06/30/2028)
Anna Rebecca Allen (06/30/2028)
T. Glenn Bosley-Mitchell (06/30/2028)
Crystal Karr (06/30/2027)
Amy Mogck (06/30/2027)
Michael Quintana (06/30/2027)

3 alternate positions available

Staff and Liaisons:

Nancy Fortuin, City Council Liaison
Fred Rollenhagen, Planning Director
Chelsea Royston, Senior Planner
Erin Ringsred, Planner and Landscape Architect II
Zachary Davison, Planner I

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov.

You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.

Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk's Office for more information or visit our website at: www.manitouspringsgov.com.

January __, 2025

Kathryn Grosscup, Manager, Tax Credits
Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202

RE: Support for 9% LIHTC Funding for 123 Manitou Ave

Dear Ms. Grosscup,

The Manitou Springs Housing Advisory Board (HAB) is pleased to submit this letter of support for the approximately 43 residences proposed by Paragon, TWG, and the El Paso Housing Authority at 123 Manitou Avenue in Manitou Springs, Colorado. We strongly recommend that CHFA consider funding this development, as it is critically needed in our community.

Like many communities across the nation, Manitou Springs is experiencing a housing affordability crisis. Compounding this issue, our city has limited growth opportunities due to a lack of vacant land for development, and construction costs are extremely high. Consequently, very few new rental housing units have been added to our housing stock in recent years, despite the pressing demand.

The HAB is encouraged by the proposed redevelopment of 123 Manitou Avenue and fully supports the addition of rental housing at this location. The east corridor of Manitou Avenue is ideal for residential growth, offering proximity to public transportation and supporting stable growth within the boundaries of the Urban Renewal Authority. This project will bring opportunities for residential housing, retail, and other development, contributing to the vibrancy and stability of the area.

The proposed housing will serve residents with incomes ranging from 30% to 60% of the Area Median Income (AMI). As costs continue to rise, many families, especially those on low or fixed incomes, face increasingly unattainable living situations. The addition of an affordable residential community will yield positive outcomes throughout the region by addressing a fundamental need for housing, which is essential to fostering physical, mental, and emotional well-being, as well as overall stability.

We look forward to CHFA's support of this venture, which will be a welcome addition to our community.

The HAB strongly supports the project proposed by the El Paso Housing Authority, Paragon, and TWG. For further questions, please contact <<Name>>, <,Title>> at <<phone>>, <<email>> for further questions.

Sincerely,

Alison Gerbig, Chair
Per the Manitou Springs Housing Advisory Board

HAB logo

“This can be accomplished in an appropriate way.”

In support of the multifamily apartment proposal at 123 Manitou Ave.

ALISON GERBIG/THE MANITOU SPRINGS HOUSING ADVISORY BOARD

Did you know the last multifamily apartment complex in Manitou Springs was built 51 years ago in 1973? That’s the Fountain Creek Apartments (459 El Paso Blvd.).

Manitou Springs has a housing affordability crisis and limited growth opportunities with little vacant, unconstrained land for development. Due to this, the high costs of development, and Manitou Springs’ code allowances related to density, there have been very few rental housing units added to the building stock recently.

The Manitou Springs Housing Advisory Board (HAB) believes our city would benefit from a newly constructed multifamily apartment and as such provided an Oct. 16 letter of support for Paragon Realty’s proposed development at 123 Manitou Ave. This letter was submitted to the Manitou Springs Planning Commission along with the density variance request from Paragon Realty, approval of which would have allowed its multifamily apartment project to move forward. The Commission denied the request and a commissioner suggested that a better course of action would be for Manitou Springs City Council to change the code to allow greater density in that area. [See “*Manitou housing development blocked by ‘exclusionary’ zoning*” in the Jan. 10 edition of the *Pikes Peak Bulletin*. --ed]

The HAB did not take the decision of whether to write a letter of support lightly. As Manitou Springs citizens none of the HAB board members are trained planners or developers and we inform our decisions based on data and thoughtful research. In considering the letter of support we assessed whether granting the variance would adversely affect adjacent properties, change the character of the zone district, and adversely affect health, safety, and welfare.

The HAB support for this multifamily apartment was not unanimous because members serving on HAB prioritize increasing our community’s development of affordable housing serving low-income community members. This includes seniors age 65+ on fixed social security income becoming priced out of safe rental housing in Manitou Springs due to increasing rental rates; many have to leave their beloved community to secure attainable housing elsewhere.

While Paragon Realty’s proposed rents are not affordable to low-income community members, the HAB appreciates that the design does not include high-end amenities which would directly increase rents, as seen in many of the luxury apartment developments being built in Colorado Springs. The HAB urges Paragon Realty to continue to investigate opportunities to make the housing costs for occupants affordable while not compromising the quality of construction. This includes investing in energy efficiency of the buildings to improve occupant comfort, reduce utility costs, improve building resiliency, and support building decarbonization goals. The HAB offers support to work with Paragon Realty to evaluate and recommend efficient building design options.

Adequate rental units in Manitou Springs will continue to be in short supply, and renters face high and ever-rising costs. The HAB recommends that in addition to approving the requested density variance for this project, the City Council address this in the near term by reassessing the height and density restrictions and updating the code to recognize the need for denser developments to meet Manitou Springs’ housing needs for all citizens. The HAB believes this can be accomplished in an appropriate way that continues to respect Manitou Springs’ composition and encourage good design.

The proposed multifamily project will increase options for safe, habitable rental housing in Manitou Springs. If it does not move forward, we may not see another multifamily rental housing proposal for a long time.

For more info about becoming a HAB member or our efforts, seek info at ManitouSpringsCo.gov/212/_Housing-Advisory-Board-HAB or contact Zachary Davison at ZDavison@ManitouSpringsCo.gov.