

MANITOU SPRINGS HOUSING ADVISORY BOARD REGULAR MEETING MINUTES

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-andCommissions>.

January 17, 2024

5:30 PM

A. CALL TO ORDER

Chair Gerbig called the meeting to order at 5:33. The following members and liaisons were present.

Board Members:

Alison Gerbig, Chair
Alea German
Michael Quintana
Amy Mogck (arrived ~6pm)
Crystal Karr

Staff and Liaisons:

Nancy Fortuin, City Council Liaison
Chelsea Royston, Senior Planner

B. APPROVAL OF MINUTES

ITEM 1. December 20, 2023

Vice-Chair German motioned to move the approval of minutes for the December meeting from the January meeting to the February meeting. Member Karr seconded the motion. The motion passed unanimously (Member Mogck was not yet in attendance and didn't vote).

C. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Reverend Glenn Bosley-Mitchell spoke. He moved away from Manitou Springs and just returned last year. He is interested in getting involved with the HAB and came to sit in, listen, and consider applying to be a board member.

D. NEW BUSINESS

ITEM 1. Proposition 123 Funding Presentation

- Introductions by HAB members and staff and council liaisons.
- Introductions by DOLA staff members in attendance.
 - Todd Leopold, Central Regional Manager for DOLA with the Division of Local Government. Provides direct support to jurisdictions in DOLA's Central region including Denver, Colorado Springs, and Teller county.
 - Fallon Miller, Housing Development Specialist for DOLA with the Division of Housing. She covers the southeast. Previously worked in reality and with the housing authority of Denver.
 - DOLA has many departments including the Division of Local Government, State Demographer, and Division of Housing.
 - Staff expressed this is a really good time to be focusing on affordable housing with so much funding federally and at the state level.
 - Important to consider not just affordability but also supporting diversity of housing stock.
- Prop 123 summary
 - Manitou has opted-in: all that means is that eligible people can now apply for funds for housing projects.
 - There are 2 pots of funds. \$300 million funds available.
 - Division of Housing – homeownership & homelessness response

- Gap funding for new development. Up to \$50k/unit currently, expect to soon increase to \$55k/unit. Grant funds or loan funds.
 - Pay for tenant supportive services. Apply for vouchers to serve homelessness.
 - Gap funds can cover vertical construction or acquisition.
 - Funds can be layered.
 - Transformational Housing Loan Fund. Much lower interest rates, 1% for non-profits and governments. 2% for for-profit projects.
 - Want to see as much local contribution as possible.
- CHFA – rental related, land banking
 - Land banking – opportunity for jurisdictions to identify properties that would be deed restricted and apply for funds to acquire property.
- Expect that there will be some new programs defined in the new fiscal year, that starts in July.
- Can support public infrastructure upgrades with property to get a project off the ground.
- There are some other funding opportunities that can be layered with Prop 123.
 - Strong Communities Grant Program.
- Rolling out Local Capacity grants. Could support staff that support housing/planning topics.
 - Focused on how to create a community and code environment that is supportive of affordable housing.
- Colorado Springs has a rebate program for tap fees, sales tax for items purchased in the city limits. Can get this money back for development. Received DOLA funds to fund this program.
- Housing Needs Assessment – DOLA does help fund this. Can be through EIAF grant. If less than \$100k, can do 50/50 match up to \$25k, non-competitive. Typically cost \$20-\$120k.
 - Fallon has been having some conversations about doing a county wide HNA, bringing jurisdictions together to accomplish this.
 - EPC has not opted in, but that's OK.
 - Must have a HNA in order to apply for funds, otherwise each project must do a project specific market study (\$5-\$10k). Another way to offer incentive to developers.
 - EPC has an HNA, but unsure how applicable to Manitou that is. DOLA will find and share with us.
- DOLA really likes projects where there are partners across jurisdictions.
- Funding is for working class, not just low-income. In some areas can go up to 140% AMI.
- Community Development Block Grants (CDBG) can be for public infrastructure improvements. Usually don't require match requirements.
- EPC has Housing Trust Funds, most CS projects take advantage of this. Usually put in \$500k per project, through EPCHA.
- Nancy asked who developers work with to access funds. Developers can talk directly to Fallon, most funds are available for the developer to apply for directly. Fallon will coordinate with cities if there are funding opportunities that only jurisdictions can apply for. Often the developers are also coordinating with the Planning Department.
- Project based vouchers do not go towards counts of new housing units.
- No incentive for people to just deed restrict existing housing.
- Redevelopment options, funding can pay for bringing properties up to code or increase energy efficiency. This can bring down debt and allow owners to charge lower rent. And then if they deed restrict, this counts towards new housing units.
- Michael asked about programs that target local workforce. Funds not available for this type of program, can't discriminate against source of income. Jurisdictions work around this by requiring local residency, which then means it's more likely they will work there.
- Usually working directly with owners on individual projects. Is there a way to come up with an overview to advertise the program?
 - No overview, usually don't like that because it can discourage projects. But can work to put

- something together as high-level information dissemination.
 - Usually don't fund 1- or 2-unit projects. The pre-development work that is required to apply for DOLA funding is high, so it usually doesn't pencil out.
- Historic tax credits are an option for buildings in the historic district, not through DOLA.
- Fallon has seen so many types of projects, and she can be a good resource to provide case studies to show potential participants what is possible.
 - Amy asked about projects in small communities that are comparable to Manitou, she can then write about this in an article as an example. Fallon to provide some case studies.
- Crystal asked about what meetings or webinars would be good for HAB to attend. Fallon will advise staff if there are relevant webinars.
 - Tons of information on <https://engagedola.org/prop-123>

ITEM 2. Review Q1 Action Items and Reports

- PPB Articles
 - Kudos to Amy for the article in PPB, excellently written and the PPB provided
 - Some concerns from city communication that we aren't paying for the advertising. Amy confirmed with PPB that they are considering this a free-lance article that they normally pay people to do. Amy communicated this back to the City.
 - February article drafted. March article to be developed based on information provided by DOLA.
- Crystal (Prop 123 / Housing Information updates)
 - Grant application with Colorado Trust. Community Resilience Initiatives. Whoever is talking with developers this might be applicable to them.
 - Urban Institute has a fun website for developers to see if a project pencil's out. This could be a useful tool in developing or targeting marketing.
 - Idea of using the habitability standard as a way to engage owners who aren't meeting the minimum standards and advertise the available funding.
 - Chelsea: No code enforcement officer at the moment. Need to fill that slot. Will need to run this by Hannah.
- Alea - action item for Energy Efficiency Program moved until the February meeting.
- Nancy - still reaching out to Cheyenne Village & the Historic Preservation Commission.

E. OLD BUSINESS

F. REPORTS

ITEM 1. City Council Liaison

- Swore in reelected Council members.
- Reassigned Council liaisons, Nancy is reassigned to HAB for 2024.
- Rumor has it Metro district is purchasing Ute Hotel for parking, another lost property.
- Alex is leaving, has been a tremendous asset.
- Library breaking ground this Friday.

ITEM 2. Staff Liaison

- Prior community services officer left, and the position is being posted.
- New electric trams running during library ground-breaking.

ITEM 3. Board Members

- Allison - discussed schedule shift due to Amy's schedule. Proposing for Feb-Apr to change the meeting to 6pm and have them be virtual. The HAB agreed unanimously, and staff agreed that this is acceptable and that virtual meetings during this this period are preferred.

G. ADJOURNMENT

Chair Gerbig adjourned the meeting at 7:17pm

Board Members:

Alison Gerbig, Chair (06/30/2025)
Alea German (06/30/2024)
Michael Quintana (06/30/2027)
Amy Mogck (06/30/2027)
Crystal Karr (06/30/2027)
Abby Kosling, Alternate Member (6/30/2026)
Barb Bunn, Alternate Member (06/30/2024)
2 regular and 1 alternate positions available

Staff and Liaisons:

Nancy Fortuin, City Council Liaison
Hannah Van Nimwegen-McGuire, Planning Director
Chelsea Royston, Senior Planner
Erin Ringsred, Planner and Landscape Architect II
Ethan Shafer, Planner II

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