



**MANITOU SPRINGS
HOUSING ADVISORY BOARD**
Special Meeting Minutes
Hybrid Meeting via Zoom and at
Memorial Hall
February 6, 2025



A. CALL TO ORDER

Chair Gerbig called the meeting to order at 6:31 PM.

BOARD MEMBERS PRESENT FOR ROLL CALL:

Chair Alison Gerbig
Vice Chair Alea German
Board Member T. Glenn Bosley-Mitchell
Board Member Crystal Karr
Board Member Amy Mogck
Alternate Board Member Nathan Nassif

BOARD MEMBERS ABSENT FOR ROLL CALL:

Board Member Michael Quintana (Excused)
Board Member Anna Rebecca Allen (Excused)

STAFF PRESENT:

Planner II Zachary Davison

B. BUSINESS

1. Discuss and Share HAB Feedback on Plan Manitou 2.0 Housing Related Proposed Action Priorities

Planner Davison explained that the City Council and the City Planning Commission (CPC) will be meeting to review Plan Manitou 2.0. He stated that the Housing Advisory Board (HAB) is allowed to use a shared drive and noted that the shared drive would be subject to the Colorado Open Records Act (CORA) for public records requests.

There was a brief discussion about priorities in Plan Manitou, during which Planner Davison stated there were surveys and round table discussions regarding action priorities.

Board Member Mogck explained the innovative housing solutions section.

Commissioner Karr stated that she agreed with the innovative housing solutions section.

Vice Chair German spoke to the action items and their priority level.

There was a discussion about the meaning of the “small footprint” language in the Plan Manitou document, followed by a discussion regarding the artist housing section of the document, during which suggestions were made.

Board Member Mogck stated that Proposition 123 should be a strategic or ongoing priority instead of a goal and suggested a potential language change in the Plan Manitou 2.0 document.

The board discussed that HAB should be listed as a partner in the additional document sections.

There was a discussion regarding short-term rental regulations within the City of Manitou Springs.

The board suggested adding language around the definition of affordable housing to the document.

Chair Gerbig stated that Alternate Board Member Nassif would synthesize the information from the meeting into a document for review.

C. ADJOURNMENT

Chair Gerbig adjourned the meeting at 7:02 PM.

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