



**MANITOU SPRINGS
HOUSING ADVISORY BOARD**
Regular Meeting Minutes
Hybrid Meeting via Zoom
and at Memorial Hall
March 20, 2025



A. CALL TO ORDER

Chair Gerbig called the meeting to order at 5:34 PM.

1. BOARD MEMBERS PRESENT FOR ROLL CALL:

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

2. STAFF PRESENT:

Planning Director Fred Rollenhagen
Planner II Zachary Davison

B. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

C. APPROVAL OF MINUTES

1. January 17, 2024

Board Member Karr moved to approve the minutes as presented. The motion was seconded by Board Member Bosley-Mitchell. The motion was carried (7-0).

D. NEW BUSINESS

1. Board Member Updates on 2025 Goals

Chair Gerbig updated the board on Board Member Allen's progress on the article for the Pikes Peak Bulletin. The article has been submitted and will be in next week's publication.

E. OLD BUSINESS

No old business was discussed.

F. REPORTS

1. Presentations on Affordable Housing Funding Opportunities in Manitou Springs

a. Fair Housing and El Paso County Housing Programs - Randi Davis | El Paso County Economic Development Department

Randi Davis, Community Development Analyst for El Paso County, Colorado, presented on Fair Housing.

There was a brief discussion about loan funding, in which Analyst Davis explained that the loan funding is utilized for the developers to help keep the rent low for tenants. This was followed by a brief discussion regarding interest in public housing development, during which Analyst Davis explained that the county is willing to be neither a property owner nor involved in the private market.

Analyst Davis explained that there is a 30 year land usage restriction agreement to keep the rent affordable for tenants. Additionally, she clarified that the Housing Trust Fund and Private Activity Bond funding are available only for developers who intend to rent. She shared information about the next two funding cycles and application openings.

There was a brief discussion about the possibility of giving priority to Manitou Springs residents for housing in the new affordable housing complex, to which Analyst Davis advised that it is entirely up to the developer, but would not be a fair housing violation.

Analyst Davis stated that the county is currently focused on rentals properties and is not considering housing complexes.

Board Member Amy Mogck asked about the interest rate on the program.

Analyst Davis explained the numbers were ran previously and that there is no maximum purchase price for the program.

b. Division of Housing Gap Funding - Erin McNab | Housing Development Specialist

Southeast Colorado Housing Development Specialist Erin McNab from the Department of Local Affairs (DOLA) presented affordable housing programs.

There was a general discussion about Proposition 123, during which Analyst Davis stated that El Paso County would not agree to increasing their housing stock by a

certain percentage, as required when opting into the proposition because they believe in the free market.

Specialist McNab added that Proposition 123 housing assessment funding is distributed by various avenues in the state. She also clarified funding requirements.

There was a brief discussion about rehab projects in which Analyst Davis clarified the definition of rehab projects. She also recommended working with a housing developer or specialist.

Specialist McNab recommended that the City of Manitou Springs complete the housing needs survey and made other recommendations.

City Council Liaison Fortuin noted that there is expected to be a loss in tax revenue due to the approval of recreational marijuana in the City of Colorado Springs.

Specialist McNab mentioned that mobile homes could be acquired by certain entities such as a nonprofit organization and then could be eligible to apply for Proposition 123 funding.

There was a discussion about applications for Proposition 123 funding, in which Specialist McNab stated that applications were much lower lately and the number of applications depends on timing and availability of funds. She stated her perspective on current applicants for funding.

Specialist McNab stated that there are federal guidelines that the county added time to and explained that after 30 years, the property might need to be rehabilitated, which may require additional funding from the county.

There was a brief discussion regarding funding for smaller units or developments, to which Specialist McNab shared options for funding smaller housing units.

2. HAB Next Steps and April Meeting Agenda

There was a brief discussion about potential meeting topics for April, during which a mobile park idea was suggested.

Erin McNab mentioned that there were periodic training sessions and other resources.

G. ADJOURNMENT

With no further business to discuss, Chair Gerbig adjourned the meeting at 7:08 PM.

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