



**MANITOU SPRINGS HOUSING
ADVISORY BOARD**
Regular Meeting Minutes
Hybrid Meeting via Zoom
and at Memorial Hall
April 16, 2025



A. CALL TO ORDER

Chair Gerbig called the meeting to order at 5:32 PM.

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
Alternate Board Member Nathan Nassif

BOARD MEMBERS ABSENT FOR ROLL CALL:

Board Member Michael Quintana (Excused)

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

No minutes were reviewed or discussed.

D. NEW BUSINESS

1. Board Reports

- a. Glen and Nate to share highlights from the Housing Meeting they attended in Palmer Lake, CO

Board Member Bosley-Mitchell gave a review of the meeting and suggested that the HAB members conduct a review to identify potential land for affordable housing development in Manitou Springs.

Alternate Board Member Nassif summarized data points from the meeting.

Board Member Bosley-Mitchell commented on the substantial number of people in attendance.

Chair Gerbig and Vice Chair German reviewed the history of property reviews in Manitou Springs and the outcomes.

- b. Nate to report on conversations with potential speakers for future HAB meetings.

Alternate Board Member Nassif reported on potential HAB meeting speakers.

There was a brief discussion about the City Council's expectations of HAB, in which Council Liaison Nancy Fortuin stated that the Council is looking to HAB for recommendations.

Planning Director Rollenhagen and Council Liaison Fortuin discussed the potentiality and timing of the regional housing assessment being available to the HAB for review.

HAB members discussed other potential speakers.

2. May Pikes Peak Bulletin Article

- a. Volunteers needed to write the May PPB article.

There was a brief discussion regarding the next Pikes Peak Bulletin (PPB) article, in which Board Members Karr volunteered to coordinate with Board Member Mogck to do a community voices survey for the next article.

- b. Coordination for content and deadline.

It was determined that the board would target completing the article for an April or June edition of PPB.

3. Mobile Home Project

- a. Update and discussion on goals and next steps.

There was a general discussion about goals and next steps for the mobile home project in which Board Member Karr and Alternate Board Member Nassif agreed to take the next steps with this project.

4. Accessory Dwelling Units (ADUs)

- a. Update from the Planning Department: proposals or recommendations.

There was a general discussion about ADUs.

- b. Request for update: Does the HAB still have the option to provide insights on ADU best practices for Manitou Springs?

Board Member Mogck suggested an eventual article about aging in place and potential microgrants to support aging in place efforts in Manitou Springs.

Planning Director Rollenhagen gave a limited update and stated that he will keep the HAB updated.

Vice Chair German offered to take ownership of ADUs.

E. OLD BUSINESS

No old business was discussed.

F. REPORTS

Council Liaison Fortuin updated HAB members regarding the city and City Council business, including code updates and changes to the recreational marijuana sales tax within the city limits of Manitou Springs.

Planning Director Rollenhagen updated HAB members regarding city parcel rezoning measures.

G. ADJOURNMENT

With no further business to discuss, Chair Gerbig adjourned the meeting at 6:32 PM.

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