



**MANITOU SPRINGS
HOUSING ADVISORY BOARD**
Regular Meeting Minutes
Hybrid Meeting via Zoom
and at Memorial Hall
May 21, 2025



A. CALL TO ORDER

Chair Gerbig called the meeting to order at 5:31 PM.

Note for the Record – a quorum was not present, and the board did not take any official action.

BOARD MEMBERS PRESENT FOR ROLL CALL:

Chair Alison Gerbig
Board Member Amy Mogck
Alternate Board Member Nathan Nassif

BOARD MEMBERS ABSENT FOR ROLL CALL:

Vice Chair Alea German (Excused)
Board Member Anna Rebecca Allen (Excused)
Board Member T. Glenn Bosley-Mitchell (Excused)
Board Member Crystal Karr (Excused)
Board Member Michael Quintana (Excused)

STAFF PRESENT:

Planning Director Fred Rollenhagen
Planner II Zachary Davison

GUESTS PRESENT:

Council Liaison Nancy Fortuin

B. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

C. APPROVAL OF MINUTES

1. April 16, 2025, Regular Meeting Minutes

Note for the Record – The minutes were not discussed or voted on due to lack of a quorum.

D. WELCOME

1. Welcome and Introduction:

Welcome and Introduction of Will Boddington, Interested in Serving as a Board Alternate.

Will Boddington introduced himself and gave a brief history of his family's business. Mr. Boddington stated that he would be more than willing to help the Housing Advisory Board (HAB).

E. NEW BUSINESS

1. HAB Landing Page on City Website:

Nate to Present a Rough Mock-up or Facilitate a General Discussion on Content and Layout.

Alternate Board Member Nassif gave a brief overview of the drafted landing page and stated that he was open to suggestions from the rest of HAB.

The current HAB web page and the updated mock-up page were discussed.

Planner Davison noted that the HAB Board would probably be working heavily with City Staff to update the website.

Board Member Mogck stated that she forwarded an email to Chair Gerbig with a potential addition to the new web page.

F. OLD BUSINESS

1. ADUs:

Update Requested From the Planning Department Regarding Information Submitted by Alison

Director Rollenhagen shared that the City Planning Commission (CPC) had a work session regarding ADUs and that the commission expressed support of the suggested ADU changes. He added that CPC has invited HAB to their June meeting to further discuss ADUs in Manitou Springs. He explained that the state had placed a deadline for municipalities to be in compliance with the state law and to submit a form explaining the compliance. Director Rollenhagen also stated that he has filed a 6 month extension to allow the proper time to discuss compliance. He shared that there is a lawsuit in progress against the state pressed by a group of Denver municipalities regarding ADU compliance.

Director Rollenhagen announced that the CPC meeting will be on Wednesday, June 11, 2025 at 5:30 PM.

2. **123 Manitou LIHTC Application:**
HAB to Support Planning Efforts Related to New Colorado Executive Orders.

Chair Gerbig stated that Paragon Properties' Low Income Housing Tax Credit (LIHTC) application was not approved for the affordable housing complex at 123 Manitou Avenue.

Director Rollenhagen updated the board about the CPC's intent to rezone density limits and to potentially suggest a revision to city code.

There was a discussion regarding an article about recently changed legislation, during which Planning Director Rollenhagen advised that only part of the legislation is currently applicable to the city.

3. **Mobile Home Park Ownership:**
Updates and Discussion.

Chair Gerbig inquired of Board Member Mogck and Alternate Board Member Nassif if they had an update regarding the mobile home park ownership.

Chair Gerbig confirmed that she had received an email message from Council Liaison Fortuin regarding the trailer park ownership and would forward it to Board Member Mogck and Alternate Board Member Nassif.

G. REPORTS

1. **Colorado Springs Community Development Advisory Committee (CDAC) Meeting:**
Tuesday, May 20, 2025, 3:00-4:00 PM MT.
Focus: El Paso County Housing Needs Assessment. Crystal and Nate to Attend.

Alternate Board Member Nassif stated that the CDAC meetings were very interesting and shared that he made a public comment regarding how helpful the meeting was for his work with HAB.

There was a brief discussion about the term "normalizing homelessness", during which Alternate Board Member Nassif clarified the term.

Alternate Board Member Nassif further explained the philosophical discussion and the topics of the meeting and workgroups. He confirmed that the CDAC meets monthly.

Board Member Mogck shared that she had written and submitted an article on behalf of HAB in early May. She stated that it has not made it to print and that she hopes the article will be printed by the end of the survey deadline, which is June 13, 2025.

Council Liaison Fortuin stated that the City Council voted to approve the Energy Performance Loan during the May 20, 2025 meeting. They also reduced the

recreational marijuana tax from 10% to 5%. The Council approved several fee and rate changes including, increased parking and EMS fees, added a convenience fee for the utilization the QR code for parking, and increased the all day parking rate from \$2 to \$5. She added that the Council voted to approve a free Route 3 with Mountain Metropolitan Transit and that they reduced the speed limit within city limits to 20 miles per hour unless otherwise posted. She noted that the City Council is also working on revising the budget due to an expected downturn in revenue.

There was a brief discussion regarding whether all of Route 3 would be free, in which Council Liaison Fortuin confirmed that the entire route would be free and explained that both the City of Colorado Springs and the City of Manitou Springs contributed so that the fare would be free.

Chair Gerbig informed the board about a scholarship application to an upcoming housing forum. She stated that she has already applied and invited other Board Members to also apply.

Director Rollenhagen stated that there is a new protocol for approval and review of minutes with the City Clerk's Office. The board further discussed the minutes and the communication between Board Member Allen and the City Clerk.

H. ADJOURNMENT

Having no further business before the board, Chair Gerbig adjourned the meeting at 6:23 PM.

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