



**MANITOU SPRINGS
HOUSING ADVISORY BOARD**
Regular Meeting Minutes
Hybrid Meeting via Zoom
and at Memorial Hall
June 18, 2025



A. CALL TO ORDER

Chair Gerbig called the Housing Advisory Board (HAB) meeting to order at 5:30 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
Board Member Michael Quintana
Alternate Board Member Nathan Nassif

STAFF PRESENT:

Planner II Zachary Davison

GUESTS PRESENT:

Council Liaison Nancy Fortuin

B. APPROVAL OF MINUTES

Board Member Allen updated the board regarding the meeting minutes and the process with the City Clerk's Office.

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

D. OLD BUSINESS

1. Recap and Discussion of Accessory Dwelling Units (ADU) Topic from Last Week's City Planning Committee Meeting

Vice Chair German stated that the minimum lot size cannot be a requirement for building an ADU.

Planner Davison confirmed that Vice Chair German was correct and explained the benefits of the new legislation.

There was a discussion regarding the measurements of land use barriers, as well as lot coverage and setbacks during which Planner Davison stated that these were the density requirements, specifying that no more than a certain percentage of the lot could be covered by a structure.

Board Member Mogck inquired if this would be restrictive, as it restricts building size.

Vice Chair German stated that there would need to be some restrictions and that the intent is for HAB to make recommendations to the City Planning Commission (CPC) to lessen or ease the restrictions.

Council Liaison Fortuin and Planner Davison provided clarification of the current ADU requirements.

Vice Chair German suggested that the board consider methods in which HAB could be helpful to the city's process, such as focusing on affordability.

There was a discussion about collaborating with staff to consider the affordability of ADUs, in which board members considered staff's capacity to help and Planner Davison stated that the Planning Department could put together a presentation to explain the setbacks and variances, as well as other Planning Department regulations.

Vice Chair German made suggestions to improve the affordability of building an ADU within the city limits.

There was further discussion regarding the ADU requirements and approval process.

Council Liaison Fortuin noted that the new legislation regarding ADUs could lead to an increase in short-term rentals.

Chair Gerbig commented that HAB had previously suggested that ADUs be owner occupied within one of the units and not open to short-term rentals. She suggested that there be incentives for affordability.

There was a brief discussion about a resource for Proposition 123, during which Board Member Karr offered to research and reach out to a potential representative.

2. Update From Planning Department on Extension Request

- Determine If Extension Was Approved. If Not Approved, Discuss Draft Submission.

Planner Davison updated the board regarding the extension application with the Department of Local Affairs (DOLA).

E. NEW BUSINESS

1. Guest Speaker: Wayne Bland

a. Presentation on the Youth Housing Project

Wayne Bland stated that he has been involved in the Youth Housing Project for over three years. He presented The Launchpad initiative, a youth housing project led by The Place.

b. Discussion Topics

- Strategies for Engaging Youth Housing
- Moving Beyond NIMBYism
- Collaborating with Local Government
- Identifying Potential Funding Opportunities

c. Q&A and Board Discussion

Alternate Board Member Nassif thanked Mr. Bland for his time and commitment to The Launchpad.

There was a brief discussion about the architects and developers behind the project, during which Mr. Bland stated that they started the project with an educated developer and architect. He added that there was significant pushback from certain neighbors and stakeholders.

Mr. Bland stated that it would be worthwhile for HAB to collaborate with the Manitou Springs Planning Department in educating the public about ADUs and affordable housing.

Board Member Karr expressed appreciation for the project and those working on it. She shared that she has followed the City Council meetings regarding the project's development.

Board Member Mogck thanked Mr. Bland for his time and shared that her biggest takeaway from the presentation was that a large percentage of the Manitou Springs community would support aging in place efforts within the city.

There was a brief discussion about educating those opposed to the youth housing project, to which Mr. Bland explained that there were two public meetings in the City of Colorado Springs that were voluntary. He added that these meetings were intended to educate the public about the project to avoid opposition and make allies with residents. This was followed by a brief discussion about the allies and stakeholders of the project.

Chair Gerbig thanked Mr. Bland for the informative presentation and expressed appreciation for his passion for the project and his efforts in helping homeless youth.

F. REPORTS

There were no updates or reports.

G. ADJOURNMENT

With no further business to discuss, Chair Gerbig adjourned the meeting at 7:10 PM.

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