



MANITOU SPRINGS HOUSING ADVISORY BOARD SPECIAL MEETING AGENDA

This HAB Special Meeting is scheduled to be virtual only via Zoom,

Remote: A link is provided on the City's Official Website at <https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>



January 28, 2026

5:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. BUSINESS

1. Consideration of a Letter of Support for Paragon Realty, LLC to Apply for Low Income Housing Tax Credit Funding at 123 Manitou Ave.

D. ADJOURNMENT

Board Members:

Alison Gerbig, Chair (06/30/2029)
Alea German, Vice Chair (06/30/2028)
Anna Rebecca Allen (06/30/2028)
T. Glenn Bosley-Mitchell (06/30/2028)
Crystal Karr (06/30/2027)
Amy Mogck (06/30/2027)
Michael Quintana (06/30/2027)

3 alternate positions available

Staff and Liaisons:

Nate Nassif, City Council Liaison
Fred Rollenhagen, Planning Director
Chelsea Royston, Senior Planner
Erin Ringsred, Planner and Landscape Architect II
Zachary Davison, Planner II

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov. You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.

Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk's Office for more information or visit our website at: www.manitouspringsgov.com.



January __, 2026

Kathryn Grosscup, Manager, Tax Credits
Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202

RE: Support for 9% LIHTC Funding for 123 Manitou Ave

Dear Ms. Grosscup,

The Manitou Springs Housing Advisory Board (HAB) is pleased to submit this letter of support for the approximately 43 residences proposed by Paragon, TWG, and the El Paso Housing Authority at 123 Manitou Avenue in Manitou Springs, Colorado. We strongly recommend that CHFA consider funding this development, as it is critically needed in our community.

Like many communities across the nation, Manitou Springs is experiencing a housing affordability crisis. Compounding this issue, our city has limited growth opportunities due to a lack of vacant land for development, and construction costs are extremely high. Consequently, very few new rental housing units have been added to our housing stock in recent years, despite the pressing demand.

The HAB is encouraged by the proposed redevelopment of 123 Manitou Avenue and fully supports the addition of rental housing at this location. The east corridor of Manitou Avenue is ideal for residential growth, offering proximity to public transportation and supporting stable growth within the boundaries of the Urban Renewal Authority. This project will bring opportunities for residential housing, retail, and other development, contributing to the vibrancy and stability of the area.

The proposed housing will serve residents with incomes ranging from 30% to 60% of the Area Median Income (AMI). As costs continue to rise, many families, especially those on low or fixed incomes, face increasingly unattainable living situations. The addition of an affordable residential community will yield positive outcomes throughout the region by addressing a fundamental need for housing, which is essential to fostering physical, mental, and emotional well-being, as well as overall stability.

We look forward to CHFA's support of this venture, which will be a welcome addition to our community.

The HAB strongly supports the project proposed by the El Paso Housing Authority, Paragon, and TWG. For further questions, please contact <<Name>>, <,Title>> at <<phone>>, <<email>> for further questions.

Sincerely,

Alison Gerbig, Chair
Per the Manitou Springs Housing Advisory Board