



**MANITOU SPRINGS
HOUSING ADVISORY BOARD**
Regular Meeting Minutes
Hybrid Meeting via Zoom and at Memorial Hall
September 9, 2025



A. CALL TO ORDER

Vice Chair German called the Housing Advisory Board (HAB) meeting to order at 5:31 PM.

BOARD MEMBERS PRESENT FOR ROLL CALL:

Vice Chair Alea German
Board Member Anna Rebecca Allen
Board Member Amy Mogck
Board Member Crystal Karr
Board Member Michael Quintana
Alternate Board Member Nathan Nassif

BOARD MEMBERS ABSENT FOR ROLL CALL:

Chair Alison Gerbig (Excused)
Board Member T. Glenn Bosley-Mitchell (Arrived at 6:30 PM)

STAFF PRESENT:

Planner II Zachary Davison
Planning Director Fred Rollenhagen

GUESTS PRESENT:

City Council Liaison Nancy Fortuin

B. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

C. APPROVAL OF MINUTES

1. July 16, 2025

Board Member Allen inquired about the best minute notation practices.

Planner Davison explained the city's standards for meeting minutes.

Vice-Chair German said that a more detailed summary of the minutes is helpful for her.

Board Member Nassif moved to approve the minutes as presented. The motion was seconded by Vice Chair German. The motion was carried (6-0).

D. NEW BUSINESS

1. Accessory Dwelling Units

- a. Discussion of the ADU comment letter and HAB attendance at the Planning Commission meeting (September 10, 2025)

Board Members discussed the ADU comment letter and potential revisions, including density increases, affordability, and aging in place.

Liaison Fortuin stated that overarching priorities might be helpful for Council's review.

Vice-Chair German summarized changes to the ADU comment letter that were discussed or recommended.

Board Member Quintana moved to approve the ADU comment letter. Board Member Karr seconded the motion. The motion passed unanimously (6-0).

- b. Strategies to encourage or require affordable housing in ADUs.

The Board discussed strategies to promote the requirement of affordable housing within the City of Manitou Springs.

Board Member Karr stated that the Pikes Peak Bulletin was no longer in need of content, so the next piece might have to be a paid published piece.

- c. Community education and outreach on ADUs

Board Member Karr inquired about tabling at both city and local events.

Liaison Fortuin suggested the upcoming election forum as a potential place to table.

Board Member Allen concurred with the tabling location idea.

Board Members discussed suggestions on various events and locations within Manitou Springs for tabling.

Board members discussed creating a survey for resident usage that would collect ideas surrounding affordable housing within the municipality of Manitou Springs.

Board Member Karr volunteered to create the survey questions.

2. HAB Budget Presentation

- a. Preparation for City Council presentation (October 28, 2025)

The Board discussed preparing for the October 28, 2025, presentation to the City Council.

Note for the Record – Board Member Bosley-Mitchell entered the meeting at 6:30 PM.

- b. Review and discussion of draft presentation slides

There was no further discussion.

3. Housing Colorado Conference

- a. Discuss priority presentation.

Board Members discussed Chair Gerbig and Secretary Allen's attendance of the Housing Colorado Conference and suggested potential sessions to attend. The consensus was that attending Board Members should choose sessions they feel would be most beneficial to HAB.

E. OLD BUSINESS

There was no old business at this time.

F. REPORTS

Liaison Fortuin updated Board Members about current City Council actions.

Director Rollenhagen updated Board Members about upcoming maximum occupancy limit changes from the Planning Department.

G. ADJOURNMENT

Vice Chair German adjourned the meeting at 7:06 PM.