



MANITOU SPRINGS HOUSING ADVISORY BOARD REGULAR MEETING AGENDA

All upcoming HAB meetings are scheduled to be hybrid,
Zoom (remote) or in-person at Memorial Hall.

In Person: Memorial Hall
606 Manitou Avenue

Manitou Springs, CO 80829

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



April 15, 2026

5:30 PM

CANCELED

A. CALL TO ORDER

B. CONSENT CALENDER

1. HAB Regular Meeting Minutes 2.18.26
2. HAB Regular Meeting Minutes 3.19.26
3. HAB Special Meeting Minutes 3.25.2026

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

D. REPORTS

1. City Council Liason
2. Staff Liason

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. HAB Letter of Recommendation and Planning Commission Meeting Follow-up Discussion

G. AGENDA SETTING

1. Suggestions for Upcoming Meetings

H. 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)
Ruth Markwardt (06/30/2030)
Amy Mogck (06/30/2027)
Michael Quintana, Alternate (06/30/2027)

2 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.



**MANITOU SPRINGS
HOUSING ADVISORY BOARD**
Regular Meeting Minutes
Hybrid Meeting via Zoom and at Memorial Hall
February 18, 2026



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 MEMBERS ABSENT FOR ROLL CALL:

Alternate Board Member Michael Quintana

STAFF PRESENT:

Planner II Zachary Davison
Planning Director Frederick Rollenhagen

B. APPROVAL OF MINUTES

1. January 28, 2026 (Special Meeting)

Board Member Bosley-Mitchell motioned to approve the minutes as presented. Vice Chair German seconded the motion. The motion carried unanimously (6-0).

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

D. REPORTS

1. City Council Liaison

Planner Davison provided a report from Council Liaison Nassif. A three to five year strategic planning process for housing in Manitou Springs was mentioned and is

anticipated to be driven by Planning Staff along with internal and external stakeholders. Recently adopted ordinances affecting development were noted, including the Fire Department's mitigation plan, installation of new sirens, and adoption of the 2021 International Fire Code. Manitou Springs was reported to be under consideration for a \$1,500,000 accelerator grant that will support the City in adopting a new transportation code and advance community focused safety and accessibility updates. Community Connect Day on March 7, 2026 was mentioned as an opportunity for board members to attend. It was shared that City Council is initiating a budget-centric community engagement process, including surveys and in person engagement sessions. The Colorado Springs housing needs website was reviewed, as it contains Manitou Springs information.

Director Rollenhagen clarified that the accelerator grant is not a match grant, and that it was applied for by Public Services for the purpose of city improvements and a new transportation code.

Board Member Mogck commented that the City has received ongoing input and consultant support for a new housing plan, but no significant action on affordable housing has been taken. She expressed frustration with the slow speed of the affordable housing development process.

There was a brief discussion regarding the speed of the process, and how much public effectiveness the HAB has. Chair Gerbig raised the question of whether HAB could expand its public engagement efforts.

Board Member Karr shared that in her experience with other communities, applying pressure was more effective outside of the system, rather than internal discussion.

Vice Chair German proposed more group community discussions externally.

Planner Davison noted HAB powers and duties in the City Code.

Planner Rollenhagen reviewed bear-proof trash can goals within the Planning Department, and defined the HAB goals for 2026, which had been given to City Council.

Chair Gerbig noted that the Board has experienced some inconsistency, along with member changes. She inquired about how HAB could further communicate their perspective with City Council.

Board Member Karr suggested a booth at the Community Connect event to inform about affordable housing and other issues.

Board Member Allen suggested revamping informational handouts for citizens.

Director Rollenhagen suggested looking at the El Paso County housing assessment for information that could be used to convey information to City Council.

The consensus was that the Board would move the next meeting to Thursday, March 19, 2026 due to the Manni Awards.

2. Staff Liaison

There was no discussion.

E. OLD BUSINESS

There was no discussion.

F. NEW BUSINESS

1. CPC, HAB, URA Working Session Discussion

Chair Gerbig gave a summary of the goals and plans of the Urban Renewal Authority (URA) and City Planning Commission (CPC). Chair Gerbig reviewed a previous meeting with the CPC and URA in which she, Board Members Mogck, and Karr listened in. The meeting covered density and height limits. Chair Gerbig noted other cities with open density requirements for development, but said that this was still too small for affordable housing. She proposed changing parking density requirements.

Board Member Mogck suggested that a HAB Member attend CPC meetings to convey HAB's viewpoint and gain insight about the views of CPC. She recommended more collaboration with the CPC and developing a team relationship.

Planner Rollenhagen suggested that the HAB could state their position by providing recommendation letters to CPC and City Council.

Vice Chair German proposed creating a working group with members of each group, to allow for relationship development and work collaboration.

G. FUTURE AGENDA ITEMS

1. Discussion of Future Agenda Items and Work Plan Prioritization

Planner Davison proposed putting together a presentation for 2026 goals, powers and duties, and reviewed how to find City documentation that outlines board policies.

Chair Gerbig suggested that Board Members Karr and Mogck put together a presentation regarding the El Paso County Housing Survey.

Board Member Mogck suggested writing a new letter of support in regard to density code revisions to CPC for suggestion to City Council.

H. ADJOURNMENT

With no further business to discuss, Chair Gerbig adjourned the meeting at 6:45 PM.

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**MANITOU SPRINGS
HOUSING ADVISORY BOARD**
Regular Meeting Minutes
Hybrid Meeting via Zoom and at Memorial Hall
March 19, 2026



A. CALL TO ORDER

Chair Gerbig called the Housing Advisory Board (HAB) meeting to order at 5:32 PM.

BOARD MEMBERS PRESENT FOR ROLL CALL:

Chair Alison Gerbig
Vice Chair Alea German
Board Member Crystal Karr (Arrived at 5:45 PM)
Board Member T. Glenn Bosley-Mitchell
Board Member Amy Mogck
Board Member Ruth Markwardt

BOARD MEMBERS ABSENT FOR ROLL CALL:

Board Member Anna Rebecca Allen
Alternate Board Member Michael Quintana

STAFF PRESENT:

City Council Liaison Nate Nassif
Planning Director Frederick Rollenhagen
Planner II Zachary Davison

B. PUBLIC COMMENT ON NON-AGENDA ITEMS

Anjuli Kapoor introduced herself and provided her background. She explained she was watching the meeting and expressed her interest in joining the Board.

C. APPROVAL OF MINUTES

1. November 19, 2025
2. January 21, 2026

Chair Gerbig moved to approve all the meeting minutes as presented. Board Member Bosley-Mitchell seconded the motion. The motion carried (5-0).

D. REPORTS

1. City Council Liaison

Council Liaison Nassif provided an update regarding a formal proclamation to recognize women's history month, and shared that the Women's Club was recognized at the Manni Awards. The City received roughly \$420,000 from the Manitou Arts, Culture, and Heritage Board (MACH) grant program which go out to a diverse range of applicants in the City. Among the funded project, the reimagining of St. Andrews Church to become a community center was highlighted. He spoke about the upcoming budget engagement process, including a public survey and community engagement sessions. He noted potential future projects that are currently unfunded including Phase 3 of the Soda Springs Park project, and the Bill Bauer's Open Space connectivity project.

2. Staff Liaison

Director Rollenhagen provided updates regarding upcoming Planning Commission meetings on density, height, and variance revisions. He highlighted the HAB had the opportunity to provide a letter of support, and provided timeline constraints for the letter.

E. OLD BUSINESS

There was no old business.

F. NEW BUSINESS

1. Pikes Peak Housing Network "State of Housing" Recap

The item was tabled until next month due to presenting member absence.

2. Affordable Housing Letter of Support to City Council

The Board discussed drafting a letter supporting proposed density and height code revisions while advocating for stronger affordability measures. There was a discussion in support of increased density in the Urban Renewal Authority area with an emphasis on affordable housing incentives. Board Member Karr spoke in favor of being more aggressive with their recommendations for raising height and density restrictions. The board agreed with this statement.

There was a discussion about case-by-case variance limits, during which Director Rollenhagen spoke about how zoning districts have different density and variance rules, and for legal reasons properties should be treated the same.

Director Rollenhagen explained that if a development contains a certain amount of affordable housing units, then a density bonus is provided, at 25%, which is currently in City Code.

Board Member Mogck spoke about pointing out property market concerns impacting project feasibility to City Council, along with fire evacuation routes.

There was a brief discussion regarding previous La Fon site development applications that had less density and were not as affordable, which is why they did not get some funding for the project. Planner Davison noted a minimum of a 30 year deed restriction with the 25% density increase.

Planner Davison proposed holding a special meeting to draft a letter of recommendation. The meeting was scheduled for Wednesday, March 25, 2026.

There was a brief discussion about City Council's stance regarding increasing bonus structure from a 25% bonus for incentivizing affordable housing development. Council Liaison Nassif explained that he thinks it will take time to fully educate everyone on the prospect of affordable housing. He emphasized gaining an understanding of a long-term plan would help advance progress.

Anjuli Kapoor asked if there had been any discussion regarding affordable housing based on Area Median income (AMI), as AMI has rapidly been rising in recent years. Board Member Mogck recommended reading previous HAB written articles. Council Liaison Nassif recommended looking at Plan Manitou.

3. Housing Data Overview

Board Members Mogck and Karr presented a summary of the El Paso County housing needs assessment. The presentation highlighted that 28% of renters in 2023 were spending more than 30% of their income on rent and utilities making them cost burdened. 25% of renters were severely cost burdened and 29% of homeowners were cost burdened as well. The population age in Manitou Springs has raised slightly. Manitou Springs was noted to have a 6% decrease in average income from 2018 to 2023, and average rent has risen by 45%. Renter income was explained to have gone down, and homeowner income has gone up. Manitou Springs was noted to have the 10th highest home cost average in El Paso County, at a median price of \$583,000. It was noted that there is a significant shortage of units for low-income and middle-income households. They added that the housing supply lacks diversity, and is heavily single-family. Projected housing needs are expected to increase over time. Regional recommendations included improved funding mechanisms, regulatory adjustments, direct support and partnerships, preservation of current existing housing and rental assistance, and community housing programs.

4. New Member Introduction - Ruthie Markwardt

Board Member Ruth Markwardt introduced herself. She shared her background in nonprofit work, food systems, and community engagement, and expressed interest in contributing to housing solutions.

G. AGENDA SETTING

1. Suggestions for Upcoming Meetings

Council Liaison Nassif proposed a potential discussion regarding housing inventory, vacancy, and development opportunities within the City. Chair Gerbig proposed having Electra Johnson of the Urban Renewal Authority speak to the HAB.

H. ADJOURNMENT

With no further business to discuss, Chair Gerbig adjourned the meeting at 7:09 PM.

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**MANITOU SPRINGS
HOUSING ADVISORY BOARD**
Special Meeting Minutes
Remote Meeting via Zoom
March 25, 2026



A. CALL TO ORDER

Chair Gerbig called the Housing Advisory Board (HAB) meeting to order at 5:32 PM.

BOARD MEMBERS PRESENT FOR ROLL CALL:

Chair Alison Gerbig
Board Member Anna Rebecca Allen
Board Member T. Glenn Bosley-Mitchell
Board Member Crystal Karr
Board Member Ruth Markwardt
Board Member Amy Mogck

BOARD MEMBERS ABSENT FOR ROLL CALL:

Vice Chair Alea German (Excused)
Alternate Board Member Michael Quintana

STAFF PRESENT:

Planner II Zachary Davison

B. ANNOUNCEMENTS

1. News Article to Share

- a. Boulder to End Parking Mandates for New Developments Citywide in Major Shift

Chair Gerbig shared a news article about zoning and parking mandates within the City of Boulder to align with the plan for Manitou's more pedestrian focused planning and zoning.

Board Member Mogck discussed a video describing the heat generated from a parking structure and stated that this letter might be too much information at this point for the Council.

Chair Gerbig stated that the article should give HAB members a general idea of parking mandates and how they are working in other municipalities.

C. NEW BUSINESS

1. City Planning Commissions and City Council Letter of Support – Density and Height

Chair Gerbig introduced a letter of support addressed to the City Planning Commission (CPC) and City Council regarding density and height requirements within the City of Manitou Springs that was drafted by Board Member Mogck.

Board Member Karr stated that she is in favor of the letter and appreciates the attachments that give context for commissioners and councilors.

Chair Gerbig noted that the letter is easy to read and understand.

Board Member Mogck emphasized the importance of the motion language in the letter. She also drafted a one-minute pitch for any HAB member that would like to attend the Council or CPC meetings. Mogck further stated that the only goal that is mentioned in Plan Manitou that hasn't been improved upon or accomplished in Manitou Springs is the housing portion of the plan.

Board Member Allen made a motion to approve the letter as written. Board Member Markwardt seconded the motion. The motion was carried unanimously (6-0).

D. ADJOURNMENT

Chair Gerbig adjourned the meeting at 5:56 PM.

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