



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>



May 20, 2026

5:30 PM

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. Height and Density Factors — Presentation
2. HAB Letter of Recommendation and Planning Commission Meeting Follow-up Discussion
3. Discussion of Mixed-Use Zoning Designations and Affordable Housing Finance Models

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)
Anjuli Kapoor, Alternate (06/30/2030)
Michael Quintana, Alternate (06/30/2027)

1 alternate position 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.