



**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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