



**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 10<sup>th</sup> 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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