



MANITOU SPRINGS HOUSING ADVISORY BOARD SPECIAL 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>



September 28, 2026

5:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. BUSINESS

1. Consideration of Approval of Letter of Support for Major Development Plan #MJR 2601, 123 Manitou Ave for a 50-unit affordable housing apartment complex

E. 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

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 AGENDA

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January 15, 2025

5:30 PM

- A. CALL TO ORDER**
- B. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- C. APPROVAL OF MINUTES**
- D. NEW BUSINESS**
 - 1. Election of Officers
 - 2. Follow-up: 2025 Goals and Planning of Action Items
 - 3. La Fun Low-Income Housing Tax Credit (LIHTC) Letter of Support
 - 4. Jan 2025 Pikes Peak Bulletin Article Submission
 - 5. Plan Manitou 2.0 Update
- E. OLD BUSINESS**
- F. REPORTS**
- G. ADJOURNMENT**

Board Members:

Alison Gerbig, Chair (06/30/2025)
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)
Amy Mogck (06/30/2027)
Michael Quintana (06/30/2027)

3 alternate positions available

Staff and Liaisons:

Nancy Fortuin, City Council Liaison
Fred Rollenhagen, Planning Director
Chelsea Royston, Senior Planner
Erin Ringsred, Planner and Landscape Architect II
Zachary Davison, Planner I

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January __, 2025

Kathryn Grosscup, Manager, Tax Credits
Colorado Housing and Finance Authority
1981 Blake Street
Denver, CO 80202

RE: Support for 9% LIHTC Funding for 123 Manitou Ave

Dear Ms. Grosscup,

The Manitou Springs Housing Advisory Board (HAB) is pleased to submit this letter of support for the approximately 43 residences proposed by Paragon, TWG, and the El Paso Housing Authority at 123 Manitou Avenue in Manitou Springs, Colorado. We strongly recommend that CHFA consider funding this development, as it is critically needed in our community.

Like many communities across the nation, Manitou Springs is experiencing a housing affordability crisis. Compounding this issue, our city has limited growth opportunities due to a lack of vacant land for development, and construction costs are extremely high. Consequently, very few new rental housing units have been added to our housing stock in recent years, despite the pressing demand.

The HAB is encouraged by the proposed redevelopment of 123 Manitou Avenue and fully supports the addition of rental housing at this location. The east corridor of Manitou Avenue is ideal for residential growth, offering proximity to public transportation and supporting stable growth within the boundaries of the Urban Renewal Authority. This project will bring opportunities for residential housing, retail, and other development, contributing to the vibrancy and stability of the area.

The proposed housing will serve residents with incomes ranging from 30% to 60% of the Area Median Income (AMI). As costs continue to rise, many families, especially those on low or fixed incomes, face increasingly unattainable living situations. The addition of an affordable residential community will yield positive outcomes throughout the region by addressing a fundamental need for housing, which is essential to fostering physical, mental, and emotional well-being, as well as overall stability.

We look forward to CHFA's support of this venture, which will be a welcome addition to our community.

The HAB strongly supports the project proposed by the El Paso Housing Authority, Paragon, and TWG. For further questions, please contact <<Name>>, <,Title>> at <<phone>>, <<email>> for further questions.

Sincerely,

Alison Gerbig, Chair
Per the Manitou Springs Housing Advisory Board

HAB logo

“This can be accomplished in an appropriate way.”

In support of the multifamily apartment proposal at 123 Manitou Ave.

ALISON GERBIG/THE MANITOU SPRINGS HOUSING ADVISORY BOARD

Did you know the last multifamily apartment complex in Manitou Springs was built 51 years ago in 1973? That’s the Fountain Creek Apartments (459 El Paso Blvd.).

Manitou Springs has a housing affordability crisis and limited growth opportunities with little vacant, unconstrained land for development. Due to this, the high costs of development, and Manitou Springs’ code allowances related to density, there have been very few rental housing units added to the building stock recently.

The Manitou Springs Housing Advisory Board (HAB) believes our city would benefit from a newly constructed multifamily apartment and as such provided an Oct. 16 letter of support for Paragon Realty’s proposed development at 123 Manitou Ave. This letter was submitted to the Manitou Springs Planning Commission along with the density variance request from Paragon Realty, approval of which would have allowed its multifamily apartment project to move forward. The Commission denied the request and a commissioner suggested that a better course of action would be for Manitou Springs City Council to change the code to allow greater density in that area. [See “*Manitou housing development blocked by ‘exclusionary’ zoning*” in the Jan. 10 edition of the *Pikes Peak Bulletin*. --ed]

The HAB did not take the decision of whether to write a letter of support lightly. As Manitou Springs citizens none of the HAB board members are trained planners or developers and we inform our decisions based on data and thoughtful research. In considering the letter of support we assessed whether granting the variance would adversely affect adjacent properties, change the character of the zone district, and adversely affect health, safety, and welfare.

The HAB support for this multifamily apartment was not unanimous because members serving on HAB prioritize increasing our community’s development of affordable housing serving low-income community members. This includes seniors age 65+ on fixed social security income becoming priced out of safe rental housing in Manitou Springs due to increasing rental rates; many have to leave their beloved community to secure attainable housing elsewhere.

While Paragon Realty’s proposed rents are not affordable to low-income community members, the HAB appreciates that the design does not include high-end amenities which would directly increase rents, as seen in many of the luxury apartment developments being built in Colorado Springs. The HAB urges Paragon Realty to continue to investigate opportunities to make the housing costs for occupants affordable while not compromising the quality of construction. This includes investing in energy efficiency of the buildings to improve occupant comfort, reduce utility costs, improve building resiliency, and support building decarbonization goals. The HAB offers support to work with Paragon Realty to evaluate and recommend efficient building design options.

Adequate rental units in Manitou Springs will continue to be in short supply, and renters face high and ever-rising costs. The HAB recommends that in addition to approving the requested density variance for this project, the City Council address this in the near term by reassessing the height and density restrictions and updating the code to recognize the need for denser developments to meet Manitou Springs’ housing needs for all citizens. The HAB believes this can be accomplished in an appropriate way that continues to respect Manitou Springs’ composition and encourage good design.

The proposed multifamily project will increase options for safe, habitable rental housing in Manitou Springs. If it does not move forward, we may not see another multifamily rental housing proposal for a long time.

For more info about becoming a HAB member or our efforts, seek info at ManitouSpringsCo.gov/212/_Housing-Advisory-Board-HAB or contact Zachary Davison at ZDavison@ManitouSpringsCo.gov.

MANITOU SPRINGS HOUSING ADVISORY BOARD REGULAR MEETING MINUTES

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In Person: Memorial Hall 606 Manitou Avenue Manitou Springs, CO 80829

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January 17, 2024

5:30 PM

A. CALL TO ORDER

Chair Gerbig called the meeting to order at 5:33. The following members and liaisons were present.

Board Members:

Alison Gerbig, Chair
Alea German
Michael Quintana
Amy Mogck (arrived ~6pm)
Crystal Karr

Staff and Liaisons:

Nancy Fortuin, City Council Liaison
Chelsea Royston, Senior Planner

B. APPROVAL OF MINUTES

ITEM 1. December 20, 2023

Vice-Chair German motioned to move the approval of minutes for the December meeting from the January meeting to the February meeting. Member Karr seconded the motion. The motion passed unanimously (Member Mogck was not yet in attendance and didn't vote).

C. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Reverend Glenn Bosley-Mitchell spoke. He moved away from Manitou Springs and just returned last year. He is interested in getting involved with the HAB and came to sit in, listen, and consider applying to be a board member.

D. NEW BUSINESS

ITEM 1. Proposition 123 Funding Presentation

- Introductions by HAB members and staff and council liaisons.
- Introductions by DOLA staff members in attendance.
 - Todd Leopold, Central Regional Manager for DOLA with the Division of Local Government. Provides direct support to jurisdictions in DOLA's Central region including Denver, Colorado Springs, and Teller county.
 - Fallon Miller, Housing Development Specialist for DOLA with the Division of Housing. She covers the southeast. Previously worked in reality and with the housing authority of Denver.
 - DOLA has many departments including the Division of Local Government, State Demographer, and Division of Housing.
 - Staff expressed this is a really good time to be focusing on affordable housing with so much funding federally and at the state level.
 - Important to consider not just affordability but also supporting diversity of housing stock.
- Prop 123 summary
 - Manitou has opted-in: all that means is that eligible people can now apply for funds for housing projects.
 - There are 2 pots of funds. \$300 million funds available.
 - Division of Housing – homeownership & homelessness response

- Gap funding for new development. Up to \$50k/unit currently, expect to soon increase to \$55k/unit. Grant funds or loan funds.
 - Pay for tenant supportive services. Apply for vouchers to serve homelessness.
 - Gap funds can cover vertical construction or acquisition.
 - Funds can be layered.
 - Transformational Housing Loan Fund. Much lower interest rates, 1% for non-profits and governments. 2% for for-profit projects.
 - Want to see as much local contribution as possible.
- CHFA – rental related, land banking
 - Land banking – opportunity for jurisdictions to identify properties that would be deed restricted and apply for funds to acquire property.
- Expect that there will be some new programs defined in the new fiscal year, that starts in July.
- Can support public infrastructure upgrades with property to get a project off the ground.
- There are some other funding opportunities that can be layered with Prop 123.
 - Strong Communities Grant Program.
- Rolling out Local Capacity grants. Could support staff that support housing/planning topics.
 - Focused on how to create a community and code environment that is supportive of affordable housing.
- Colorado Springs has a rebate program for tap fees, sales tax for items purchased in the city limits. Can get this money back for development. Received DOLA funds to fund this program.
- Housing Needs Assessment – DOLA does help fund this. Can be through EIAF grant. If less than \$100k, can do 50/50 match up to \$25k, non-competitive. Typically cost \$20-\$120k.
 - Fallon has been having some conversations about doing a county wide HNA, bringing jurisdictions together to accomplish this.
 - EPC has not opted in, but that's OK.
 - Must have a HNA in order to apply for funds, otherwise each project must do a project specific market study (\$5-\$10k). Another way to offer incentive to developers.
 - EPC has an HNA, but unsure how applicable to Manitou that is. DOLA will find and share with us.
- DOLA really likes projects where there are partners across jurisdictions.
- Funding is for working class, not just low-income. In some areas can go up to 140% AMI.
- Community Development Block Grants (CDBG) can be for public infrastructure improvements. Usually don't require match requirements.
- EPC has Housing Trust Funds, most CS projects take advantage of this. Usually put in \$500k per project, through EPCHA.
- Nancy asked who developers work with to access funds. Developers can talk directly to Fallon, most funds are available for the developer to apply for directly. Fallon will coordinate with cities if there are funding opportunities that only jurisdictions can apply for. Often the developers are also coordinating with the Planning Department.
- Project based vouchers do not go towards counts of new housing units.
- No incentive for people to just deed restrict existing housing.
- Redevelopment options, funding can pay for bringing properties up to code or increase energy efficiency. This can bring down debt and allow owners to charge lower rent. And then if they deed restrict, this counts towards new housing units.
- Michael asked about programs that target local workforce. Funds not available for this type of program, can't discriminate against source of income. Jurisdictions work around this by requiring local residency, which then means it's more likely they will work there.
- Usually working directly with owners on individual projects. Is there a way to come up with an overview to advertise the program?
 - No overview, usually don't like that because it can discourage projects. But can work to put

- something together as high-level information dissemination.
 - Usually don't fund 1- or 2-unit projects. The pre-development work that is required to apply for DOLA funding is high, so it usually doesn't pencil out.
- Historic tax credits are an option for buildings in the historic district, not through DOLA.
- Fallon has seen so many types of projects, and she can be a good resource to provide case studies to show potential participants what is possible.
 - Amy asked about projects in small communities that are comparable to Manitou, she can then write about this in an article as an example. Fallon to provide some case studies.
- Crystal asked about what meetings or webinars would be good for HAB to attend. Fallon will advise staff if there are relevant webinars.
 - Tons of information on <https://engagedola.org/prop-123>

ITEM 2. Review Q1 Action Items and Reports

- PPB Articles
 - Kudos to Amy for the article in PPB, excellently written and the PPB provided
 - Some concerns from city communication that we aren't paying for the advertising. Amy confirmed with PPB that they are considering this a free-lance article that they normally pay people to do. Amy communicated this back to the City.
 - February article drafted. March article to be developed based on information provided by DOLA.
- Crystal (Prop 123 / Housing Information updates)
 - Grant application with Colorado Trust. Community Resilience Initiatives. Whoever is talking with developers this might be applicable to them.
 - Urban Institute has a fun website for developers to see if a project pencil's out. This could be a useful tool in developing or targeting marketing.
 - Idea of using the habitability standard as a way to engage owners who aren't meeting the minimum standards and advertise the available funding.
 - Chelsea: No code enforcement officer at the moment. Need to fill that slot. Will need to run this by Hannah.
- Alea - action item for Energy Efficiency Program moved until the February meeting.
- Nancy - still reaching out to Cheyenne Village & the Historic Preservation Commission.

E. OLD BUSINESS

F. REPORTS

ITEM 1. City Council Liaison

- Swore in reelected Council members.
- Reassigned Council liaisons, Nancy is reassigned to HAB for 2024.
- Rumor has it Metro district is purchasing Ute Hotel for parking, another lost property.
- Alex is leaving, has been a tremendous asset.
- Library breaking ground this Friday.

ITEM 2. Staff Liaison

- Prior community services officer left, and the position is being posted.
- New electric trams running during library ground-breaking.

ITEM 3. Board Members

- Allison - discussed schedule shift due to Amy's schedule. Proposing for Feb-Apr to change the meeting to 6pm and have them be virtual. The HAB agreed unanimously, and staff agreed that this is acceptable and that virtual meetings during this this period are preferred.

G. ADJOURNMENT

Chair Gerbig adjourned the meeting at 7:17pm

Board Members:

Alison Gerbig, Chair (06/30/2025)
Alea German (06/30/2024)
Michael Quintana (06/30/2027)
Amy Mogck (06/30/2027)
Crystal Karr (06/30/2027)
Abby Kosling, Alternate Member (6/30/2026)
Barb Bunn, Alternate Member (06/30/2024)
2 regular and 1 alternate positions available

Staff and Liaisons:

Nancy Fortuin, City Council Liaison
Hannah Van Nimwegen-McGuire, Planning Director
Chelsea Royston, Senior Planner
Erin Ringsred, Planner and Landscape Architect II
Ethan Shafer, Planner II

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