



**CITY OF MANITOU SPRINGS
HOUSING ADVISORY BOARD AGENDA
Monday, January 14, 2019, 6:00 pm
Council Chambers**



I. CALL TO ORDER

Board chair German called the meeting to order at 6:02 pm. The following individuals were in attendance:

PRESENT:

Alea German, chair
Coreen Toll, vice-chair
Dale Latty, member
Andy Wells, member
Alan Delwiche, member
Alison Gerbig, member
Regina DiPadova, alternate member

STAFF:

Karen Berchtold, Staff Liaison
Kim Johnson, Planning Director

CITY COUNCIL:

ABSENT:

Whitney Lewis, member
Becky Elder, Council Liaison

II. APPROVAL OF MINUTES

1. November 19th, 2018 meeting
Member Latty brought up that a comment regarding lot coverage from the November meeting discussion was missing, this was added to the minutes. Member Delwiche motioned to approve the minutes as was amended. Member Wells seconded the motion. The motion passed unanimously.
2. December 10th, 2018 meeting
Staff Liaison Berchtold brought up that Becky Elder should be marked as absent. Member Toll motioned to approve the minutes as amended. Member Latty seconded the motion. The motion passed unanimously with member Gerbig abstaining.

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Alternate DiPadova brought up Cheyenne Village. According to Alternate DiPadova, Cheyenne Village expects to be off the property in August and hope to put on the market at the end of the summer or fall. Want to sell as a single parcel, don't want to break it up. They have a realtor. Discussion of interest in City buying property and keeping 2-3 residents on the property and possibilities of the City writing a grant for funding. HAB to follow up with Executive Director Ann Turner. 18 people remain on the property, 6 or so have moved.

IV. NEW BUSINESS

1. Officer elections
 - a. Chair position: Chair German indicated she would not run for chair and nominated member Toll. Member Toll accepted the nomination and there were no other nominations. The board voted to elect Member Toll as Chair unanimously, 7-0.

- b. Vice-chair position: Chair Toll nominated member German. Member German accepted the nomination and there were no other nominations. The board voted to elect Member German as the Vice-chair unanimously, 7-0.
- c. Secretary: There were no nominations for the secretary position. It was decided to continue this as a rotating position. The board approved this unanimously, 7-0. Vice-chair German will update the table with responsibilities by month for the rest of 2019.

Member German handed over the meeting to Chair Toll.

V. OLD BUSINESS

1. Discussion of next steps with city owned lots and feedback from site visits with Planning Department
 - a. Illinois Ave lot. Member German provided an update that working with city staff they determined that the city's maps show that the water main passes through the corner of the lot, but that staff is uncomfortable with the accuracy of the map and have said a professional survey will be required. Planning Director Johnson will investigate this further and meet with Shelley Cobau to see if the city can better locate the line without hiring a surveyor.
 - b. Member Latty summarized a tour that he led with Planning Director Johnson and Staff Liaison Berchtold two weeks prior. Member Latty thinks there is more research to be done on the Oak Ave. property, but it is not presently an actionable item. A map of the Public Services lot was provided to the board and member Latty introduced this as another City-owned opportunity lot. It is zoned "Public Facilities." There was a discussion of legal access, and another property owner in the vicinity was not granted the right to build because of traffic on roads leading up to this neighborhood. This needs to be investigated further. Staff Liaison Berchtold brought up that it's steep. The group considered whether the slope is over or under 30 degrees; this needs to be determined.
 - c. The board decided there are no items to vote on at this time. Vice chair German brought up that the board previously discussed asking City Council to weigh in before spending money on lot assessments. Member Latty commented that he thinks it's important to bring viable options to City Council and that might require some level of assessment.
 - d. Follow-up items:
 - i. Planning Director Johnson to meet with Shelley Cobau to discuss the Illinois lot;
 - ii. Cheyenne Village: Planning Director Johnson commented that this project is probably beyond a 6-month timeframe. Planning Director Johnson and Liaison Berchtold will start looking into this but it is a pretty big project. Chair Toll to work to schedule a tour with City staff, the board, and Rocky Mountain Community Land Trust (RMCLT).
 - e. Chair Toll reported that she is working with Mayor Jaray and Mike Maio and looking into the City purchasing the Dillon Motel. The purpose might not be for housing. There was a discussion of the property condition and presence of asbestos. Planning Director Johnson commented there is grant money available for brownfield redevelopment.
2. Review of summary of community survey for public release
 - a. Chair Toll said that she carefully looked through the summary and compared it to the Draft Strategic Plan, and found that the plan actions were supported by the survey.
 - b. Chair Toll commented that she was surprised that there wasn't as much support for low-income individuals. It was brought up that there is a lot of cross-over with this and other categories of community members (i.e. teachers can be low-income). Member Gerbig commented she thinks this has more to do with nomenclature than a lack of support.

- c. Chair Toll commented on the support for workforce housing and asked if we should include this as a target market. There was a discussion of reaching out to the local workforce and asking specifically if they want to live here. Anecdotally, Staff Liaison Berchtold thinks that there is some history of staff that work here living here. She started researching programs for teachers and found there are many programs that support teachers and it is a topic of national interest. Chair Toll will put together something to send out to emergency responders, teachers, & City staff, a simple question such as: “Would you consider living here if affordable workforce housing were available in Manitou Springs?”
 - d. Staff Liaison Berchtold suggested looking at things from a program perspective (i.e. down payment assistance program) relative to development perspective given our build-out limitations.
 - e. Staff Liaison Berchtold provided some specific comments on the results summary which will be incorporated.
 - f. There was a discussion of the top three preferred options for housing types (question #3) - single-family detached/owner-occupied; townhomes; and smaller apartment buildings, and whether this should be highlighted in the Strategic Plan. Perhaps this can be addressed through zoning. Also, can refer to this to support mixed-use development in the URA.
 - g. Planning Director Johnson mentioned that the City does not have a planned unit development (PUD) ordinance. PUDs can be a huge tool and not having this really limits us. She thinks bringing that back into the fold will be critical to accomplish pilot projects. There was a discussion of zoning codes; Planning Director Johnson feels that a broad review of this is required by the Planning Department at some point. Planning will look at PUD as a tool.
 - h. Planning Director Johnson and Chair Toll will follow up regarding the Accessory Dwelling Unit (ADU) ordinance.
 - i. Member German will update the results summary based on this discussion. Chair Toll will write an Executive Summary of the results and send out the Executive Summary and a link to the full summary via Nextdoor and to the Plan Manitou email list. Member German will reach out to Rhonda Van Pelt at the Pikes Peak Bulletin.
3. Development of final Strategic Plan
- a. Staff Liaison Berchtold commented that it would be useful to review the housing needs gap analysis and objectives on page 4 and think about how the proposed actions support those to make sure they are all covered. As mentioned previously, she also suggested pursuing some programmatic options; currently the plan has a strong focus on new development.
 - b. Member Delwiche brought up that even though the survey respondents didn’t indicate large multifamily buildings are a priority, they may be appropriate in some locations in Manitou, such as in the URA. We don’t want to prohibit this type of development but need to be sensitive to appropriately sized development.
 - c. Chair German will revise the Strategic Plan based on this discussion and the board plans to vote on the final Strategic Plan at next meeting.

VI. REPORTS

1. Chair Toll met with Code Enforcement Officer Cy Cushenberry recently regarding adopting the International Property Maintenance Code (IPMC). Planning Director Johnson brought up that while it provides some tools, many items in the IPMC may be an overreach. Member Latty cautioned about adopting too much that is an overreach. Alternate DiPadova mentioned it could be the opposite of what we are trying to do. Planning Director Johnson agreed but also commented that in the communities where she has worked they had a rental property licensing program and

used the IPMC to manage this. There is a balance and the community will have to make these decisions.

2. Chair Toll attended the Age Friendly Manitou Springs meeting last week. The speaker was Christel Aime who operates group assisted-living homes in Colorado Springs where elderly can afford to live through Medicaid alone. He would like to come into Manitou and educate people about the program. He is doing this at half the cost of other agencies. He buys single-family homes that can house about eight people.

VII. ADJOURNMENT

Chair Toll adjourned the meeting at 8:17 pm.