



**CITY OF MANITOU SPRINGS  
HOUSING ADVISORY BOARD MINUTES  
Monday, March 11, 2019, 6:00 pm  
Council Chambers**



**I. CALL TO ORDER**

Board Chair German called the meeting to order at 6:00 pm. The following individuals were in attendance:

**PRESENT:**

Coreen Toll, Chair  
Alea German, Vice Chair  
Dale Latty, member  
Andy Wells, member  
Alan Delwiche, member  
Whitney Lewis, member  
Regina DiPadova, alternate

Guests: Greg Burbank  
Todd Liming  
Aaron Schultz  
Mike Maio

**STAFF:**

Karen Berchtold, Staff Liaison  
Kim Johnson, Planning Director

**CITY COUNCIL:**

**ABSENT:**

Alison Gerbig  
Council Liaison Becky Elder

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

1. February 11, 2019 meeting

The February 11, 2019 meeting minutes were not available. Member Latty suggested outsourcing the recording of minutes. Planning Director Johnson and Senior Planner Berchtold explained the possibility of future meetings being live-streamed.

**III. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Greg, a Manitou resident, asked where the minutes are posted. He was advised that minutes and agendas are both posted online and on the window in the front of City Hall. Agendas are posted the Friday before a meeting.

**IV. NEW BUSINESS**

1. Update on Brothers Redevelopment

Director Johnson reported on a recent conversation with Brothers staff Jason McCullough and Yvonne Duvall. Brothers submitted a CDBG application for a \$20,000 pilot program to award grants for energy efficiency improvements in Manitou Springs and is interested in the prospect of a housing project at Cheyenne Village site. They would be a great resource for many things including ADUs, rehabbing, paint-a-thons, etc.

Chair Toll and Vice Chair German said implementation would occur as early as September.

## V. OLD BUSINESS

### 1. Consideration of HAB Strategic Plan

Karen presented an overview of staff comments on the draft Plan. The Housing Needs Assessment (HNA) is in need of an update. The group agreed to ask a consultant if the HNA could be updated for under \$2,000 and what the timeline would be. The board will identify high priority items in the plan. Staff will pursue a possible work session with DOLA staff to discuss funding options.

Chair Toll said Council Member Fortuin proposed a laser focus on 3 items. General Board consensus was to keep the broad overview of ideas the strategic plan has but to prioritize 2-3 items to really go after.

The table on Page 3 needs to be revised for clarity – add “for rent” and “for sale” groups.

Discussion occurred about needing updated data, general group consensus is to pass the document as a living document and update data after, recognizing that data will need updating from time to time.

Discussion of 5(f) from the Action Items table occurred. (Research issues pertaining to safe, habitable housing and recommend minimum standard of habitability.) Deletion was considered, as well as a rental registry. It was decided that a rental registration would make rentals more expensive as the cost would be passed on to renters.

5(e) from the Action Items table (Support the Planning Department to educate the community on best practices to reduce risk from flooding, geologic hazards, and wildfire) is still being worked on in the Planning Department. It will likely be a 3-tiered level of geologic hazard requirements.

Concerning the Urban Renewal Area (URA), Chair Toll will attend some URA meetings. HAB feels mixing housing into the URA area adds a vitality to such an area.

The group feels there is an opportunity to partner with OSAC for *future* development, not previous OSAC acquisitions. HAB would like to work together with OSAC and continue the conversation, especially pertaining to future acquisitions. General consensus was to add this under section 7 of the Action Items table.

Vice Chair German will merge Senior Planner Berchtold’s document and this document for a final draft. Berchtold will work to get the tables updated.

### 2. Review and approval of Revised Standard Operating Procedures (SOP)

Vice Chair German made several suggestions for improving the SOP. The Board decided to wait to approve the SOP until Council approves the Boards, Commissions and Committees Ordinance in case additional changes are needed to be consistent with that document.

3. Update on Colorado Springs public meetings on Accessory Dwelling Unit (ADU) ordinance  
Member Wells attended community meetings regarding Colorado Springs' draft ADU ordinance and thought it included some good ideas. Colorado Springs' current and proposed ADU requirements: <https://coloradosprings.gov/planning-and-development/page/accessory-dwelling-units>

Wells also provided a handout with 6 advantages of ADUS:

- Add housing stock for families in neighborhoods while maintaining manageable neighborhood density.
- Assist families by helping parents age in place.
- Assist families with dependent and disabled adult children or other family members in need.
- Offer additional housing diversity at a variety of price points.
- Assist families with "boomerang children" who may return home.
- Provide homeowners with a wealth-building opportunity.

Wells also noted that Colorado Springs Utilities has decided not to charge a full tap fee for ADUs.

It was questioned where HAB is at with an ADU ordinance. It was stated that it is a Council 4<sup>th</sup> quarter priority, that the HAB ADU Subcommittee has completed an ordinance and we are now hitting the two year mark since the ADU discussion began. It was also decided that HAB would continue community engagement by writing an article in the Pikes Peak Bulletin.

## **VI. REPORTS**

1. City Council Liaison
2. Staff Liaison
3. Board members

Chair Toll informed the Board that Councilwoman Elder has managed to move up Council consciousness on environmental issues, which is good timing with Brothers Redevelopment.

## **VII. ADJOURNMENT**

Chair Toll adjourned the meeting at 8:00 pm.