



**CITY OF MANITOU SPRINGS
HOUSING ADVISORY BOARD
MEETING MINUTES
Monday, June 10, 2019, 6:00 pm
Council Chambers**



I. CALL TO ORDER

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

PRESENT: Coreen Toll, chair
Alea German, vice-chair
Andy Wells, member
Whitney Lewis, member
Alan Delwiche, member
Regina DiPadova, alternate member

STAFF: Karen Berchtold, Staff Liaison
Kim Johnson, Planning Director

CITY COUNCIL: Becky Elder, Council Liaison

ABSENT: Dale Latty, member
Alison Gerbig, member

II. APPROVAL OF MINUTES

1. May 13th, 2019 meeting

Chair Toll recommended one minor correction to indicate that alternate member Regina DiPadova was not in attendance at the May meeting. Member Delwiche motioned to approve the May 13th, 2019 minutes including the one amendment discussed. Member Lewis seconded the motion. Motion passed 4-0 with members Wells and DiPadova abstaining due to absences at the May meeting.

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

There was no public comment.

IV. NEW BUSINESS

1. Report on conversation with DOLA - Division of Housing staff on land trusts and affordable housing funding – Kim Johnson and Karen Berchtold

Staff Liaison Berchtold presented the memo in the packet and summarized her and Planning Director Johnson's phone meeting with Chris Furlong, Housing Development Specialist, Division of Housing, Department of Local Affairs (DOLA). There was a discussion about some of the programs and support that DOLA could offer. There was a lot that was covered in a short call and there remains some uncertainty about the details of the programs. Chair Toll asked if the HAB should follow-up now or wait until we have a project. Planning Director Johnson responded that their conversation was very interesting, but that Furlong didn't know all the program details. At this point she feels that it's good that we know about the programs

available at a high level so that we know what tools are available to developers, but a follow-up conversation shouldn't be necessary until a specific project comes along.

Planning Director Johnson has also reached out to Waverly Claw at DOLA about getting technical or financial support on ordinance development, such as for accessory dwelling units (ADUs) and Short Term Rentals.

A member of the audience asked what type of housing the board is talking about and what is the definition of affordable housing. Planning Director Johnson responded and there was a discussion about area median income (AMI). Other audience members had questions but Chair Toll deferred the questions to the Cheyenne Village agenda item.

2. Consideration of Housing Needs Assessment and Draft HAB Strategic Plan changes due to revised HNA – Alea German & Karen Berchtold

Staff Liaison Berchtold summarized the Housing Needs Assessment (HNA) update and key points from her memo. She commented that she thinks it was very good we did this update. She mentioned that Matt Poser of Economic and Planning Systems, who conducted the HNA, cautioned that the board shouldn't read too much into the comparisons since it's based on the annual American Community Survey (ACS) data, but that we can confirm our assumptions when the 10-yr census is out in 2021.

Staff Liaison Berchtold mentioned the shift from renter to home ownership and that it may be important to address this. Chair Toll asked how this could be addressed. Staff Liaison Berchtold recommended ensuring that any policies are addressing rentals, considering short-term lodging and what's allowed, and creating more partnerships that would support affordable rentals. There was a discussion about supporting projects such as tiny-homes and even if they are an ownership model because they are at such a lower price point it would still support the goal of supporting renters.

Dustin McCumbro(?) of the audience asked about where the renter vs owner statistics come from. Karen described the American Community Survey (ACS). Dustin commented that some of the data and conclusions don't reflect his experience as a multi-generational resident of Manitou.

Member German introduced the changes to the strategic plan and there was a discussion about the affordability targets.

Council Liaison Elder brought up the reference to tourism in the HNA and it was decided that this should be removed from the document.

Member Delwiche brought up the deficits at higher income levels. Matt Poser told Karen that the market will address this naturally since there is an incentive for the market to provide housing at these price points.

John Harris from the audience asked if the data that informs these tables could be made available. Member German said that it is and we can talk about how best it can be shared.

Lee Fanning of the audience commented that small sample points in ACS aren't statistically significant.

Coreen commented that she would like to vote on the strategic plan tonight. Chad Holiday of the audience commented that the HAB doesn't really appear to know the data well and that it shouldn't be rushing into a vote. There was a discussion about what the strategic plan is, why we are doing it, and that it has gone through multiple iterations and has already been reviewed by City Council.

There was a discussion of recommended changes to the plan that will be implemented, such as the issue about family size statistics which differ throughout the report and other minor updates. Member German will update the plan for action at the next meeting.

3. Approval of HAB Intro document

Chair Toll presented the document and asked the board as well as the audience if it is useful. Various people responded that it was useful. There was a discussion about the reference to tourism and decision to remove

that section. Member DiPadova motioned to approve the introduction document including the one amendment discussed. Member German seconded the motion. Motion passed unanimously 6-0.

4. Discussion about 2020 budget requests
Discussion deferred until July meeting.

V. OLD BUSINESS

1. Discussion about RMCLT/Cheyenne Village and New Frontier Manitou Springs presentations at the May meeting

Chair Toll reported that she followed up with Nate Clyncke at RMCLT after May's meeting. Chair Toll and Planning Director Johnson also met with Major Ken Jaray about Cheyenne Village and summarized their talk. Nate said they are very open to different ideas and that typically land is donated but they can work with other models. Chair Toll provided a list of things that a city can do to support a project, such as fee waivers or administrative assistance (uncertain what that would be). These were based on "Best Practices" implemented by other municipalities. Major Jaray said it's hard to commit to anything without a concrete project. Major Jaray also suggested that since a housing project would be on the tax roll it would be good for the HAB to evaluate the impact of a project on tax revenue and share with the community. Chair Toll is working to arrange a meeting between RMCLT and the Historic Preservation Commission.

Cheyenne Village is moving forward with a topographical survey at their own expense. Ann Turner called Chair Toll to report that she was alarmed that while the surveyor was onsite a neighbor approached him and was very negative; Ann is concerned that people walking around might disturb the occupants. The Cheyenne Village board is moving forward with trying to set a price but is committed to finding a beneficial use.

There were questions from audience members regarding the proposed number of homes, building footprint, and the flood plain. A discussion followed, and board members reported on what RMCLT had presented and what is known about the property.

Audience member Lee Fanning requested that the neighborhood be informed about meetings, such as posting on Next door; the community is open to creative solutions and would appreciate being involved. Member Delwiche suggested signing up for email notifications on the City of Manitou Springs website. Lee also asked that we make sure that any housing developed benefit Manitou residents. Member German reported that RMLCT is open to defining a program such that it only benefits those that live or work in Manitou; however, certain funding sources may not allow this such as state and federal funds. Lee also recommended that the aesthetic design should match the neighborhood.

An audience member asked a question about the status of the property for sale and there was a discussion about how the City and RMCLT got involved with Cheyenne Village.

An audience member expressed concern about allowing any setback variances. Member Delwiche reminded the group that any changes would involve many public hearings. Planning Director Johnson said she would recommend that any developer conduct a thorough public process, above and beyond what is required at minimum by The City.

2. Brothers Redevelopment CDBG application for Manitou Rehab Program

Chair Toll and Planning Director Johnson commented that there will be a June 13th public hearing of the CDBG board to discuss the applications. There was a discussion about how the HAB would support this program if funded.

VI. REPORTS

Chair Toll reminded the board to review the strategic plan and come with thoughts for the 2019 budget for the next meeting. Items brought up were an administrative support line item for facilitating a project at Cheyenne Village and a demonstration project of hazard mitigation along the creek at Cheyenne Village.

Short discussion about what ordinances Planning Department staff needs expertise on (ADU & short-term rentals) and what they can do in house (Planned Unit Development (PUD)).

Member DiPadova reported on the Innovations in Aging committee. Regina is on the Housing domain committee, which looks at a number of different ways to help seniors with housing in Colorado Springs. She recommended a couple of resources to the board including a book on the AARP website “Making Room: Housing for a Changing America”, a Brothers Redevelopment booklet “Homing in on Housing Solution” and a First Responder pamphlet.

Chair Toll informed the board that Planning Director Johnson met with Bill Guzman from New Frontier earlier that day and Chair Toll will share an email correspondence from Guzman with the board.

Staff Liaison Berchtold informed the board that all board members have mailboxes and that she has placed mail in them for us.

Staff Liaison Berchtold also provided the following update via email:

1. Housing Colorado, Department of Local Affairs, Division of Housing, and Colorado Housing Finance Authority: annual statewide outreach and engagement forum

This is held in five locations across the state. I went to this a couple of years ago – very informative and made some good contacts.

Pueblo - Thursday, July 11, 9a-3pm

Click here for more info:

<https://www.housingcolorado.org/events/EventDetails.aspx?id=1227769&group>

Centennial – Thursday, August 22, 9a – 3p

Click here for more info:

<https://www.housingcolorado.org/events/EventDetails.aspx?id=1231393&group>

2. Pikes Peak Habitat for Humanity Statewide Legislative Build Day – June 27



Join Habitat for Humanity

Thursday, June 27, 2019

for our Statewide

Legislative Build Day

and impact Colorado

families by building

strength, stability, and

self-reliance!

VII. ADJOURNMENT

Chair Toll adjourned the meeting at 8:29pm.