

Summary RLC
Monday, January 8, 2018

We were provided with newsletters (flyer)

1. We were informed that fire department will be coming to Ponderosa to install alarms for free of charge in all the trailers, people who so wish need to sign up at Greg's office. This service will be on Feb 23.

2: It is for the # 3 powerful community workshop that will take place on January 27 from 9:30 a.m. to 1:00 p.m.; (lunch and child care will be provided).

3. Danica showed a video in Spanish that came on channel 8, about how we live in Ponderosa, it should be noted that this video had already been shown in English. Later we had the presence of Cristal Launder, representative of the city of boulder, to answer some of the most usual questions that have been asked in the course of this project. There were 3 questions that were answered in writing (document was distributed).

See attached SPA doc provided by Crystal:

The following are answers to questions brought to the city and the city's response.

Q1: When will appraisals for our trailers be available?

Home value estimates are expected to be available to residents in February. Prior to bringing the value figures to homeowners, city staff must identify factors to consider in the process of valuing homes. The city's approach will include:

- A second city staff visit to Ponderosa in January (in December, one city staff person familiar with appraisal toured Ponderosa with Greg Gustin);
- Meeting with one or more area Realtors experienced in mobile home pricing;
- A review of each home's documentation of value and pricing estimates; and
- An initial meeting with each homeowner individually to present to them the estimated values of their homes and consider their input.

Q2: Has the opportunity to own the land and keep our trailers, payments on the land been added to the housing options?

Ownership of individual lots will not be added as a land tenure option because it is infeasible given that we are pursuing a path of non-displacement.

- Without eliminating homes, it is not possible to meet the requirements of subdivision at Ponderosa.
- Without eliminating homes, it is not possible to provide the necessary Public Right of Way to each lot if the land were subdivided.

Q3: The city has fought to protect trailer owners' rights against trailer park owner's rights is this different because the city owns the land now?

The comment that “The city has fought to protect trailer owners’ rights against trailer park owner’s rights” references Ordinance No. 8043, adopted by the City of Boulder July 28, 2015. This Ordinance came into being when a homeowner in Vista Village Mobile Home Park was told by park management that he could not sell his home because it was built prior to 1976, the year HUD (Federal Department of Housing and Urban Development) established standards for manufactured housing. Ordinance No. 8043 disallows park owners from prohibiting the sale of mobile homes built prior to 1976 that are found to be safe and habitable.

The city is not prohibiting the sale of homes, but it is saying no new leases will be given as result of redevelopment of the land. In the redevelopment of the land some mobile homes may need to be moved, therefore flexibility is required. This is the reason the city does not intend to allow new leases and, as a result, the City will pay market value for any of the mobile homes. Also, it is a possibility for one Ponderosa household to sell their home to another existing Ponderosa household, enabling a home swap.

Buenas tardes:
Resumen 1-8-18

Se nos proporcionaron boletines(flayer):

1. Para alarmas que se pueden intalar de forma gratuita en las trailas, de las las personas que asi lo deseen; cabe resaltar que las personas que quieran ese servicio tendran que apuntarse en una lista que esta en la oficina de ponderosa con Greg. Este servicio sera en Feb 23.
2. Es Para el taller comunitario ponderosa #3 que se llevara acabo el dia 27 de enero de 9:30am a 1:00 pm; (se proporcionara almuerzo y cuidado de ninos).
3. Despues se nos monstro un video en espanol que salio en el canal 8, sobre como vivimos en ponderosa, cabe resaltar que este video ya se habia mostrado en en ingles.

Posteriormente tuvimos la presencia de Cristal Launder representante de la ciudad de boulder, Para responder algunas de las preguntas mas usuales que se han hecho en el trancurso de este proyecto. Fueron 3 preguntas:

1. cuando estaran disponibles las evaluaciones del valor de las trailas?

Respuesta:

- Se espera que estamaciones de cada una de las trailas esten listas para febrero.

2. tienes la oportunidad de ser dueno de la tierra y mantener las trailas, los pagos de la tierra se han agregado a las opciones de vivienda.?

Respuesta:

- no se puede dividir la tierra para venderla individualmente, por que el terreno Es muy pequeno y no alcanzaria para todos, se vendera de manera conjunta donde todos tendran los mismos beneficios, derechos y obligaciones.

3. la ciudad ha luchado por proteger los derechos de los propietarios de remolques contra los derechos del propietario de casas moviles o remolques Es diferente por que la ciudad ahora es propietaria de la tierra?.

Respuesta:

- La ciudad no esta prohibiendo la venta de las viviendas, pero dice que no se otorgaran nuevos contratos de arrendamiento como resultado de la reurbanizacion de la tierra; algunas de las de las casas moviles pueden necesitar ser trasladadas, por lo tanto se requiere flexibilidad. La ciudad pagara el valor del mercado de cualquiera de las casas moviles. Ademas, es posible que un propietario de vivienda de ponderosa venda su vivienda a otro residente de ponderosa, lo que permite un intercambio de vivienda.