

Ponderosa Community Resident's Guide Addition 1

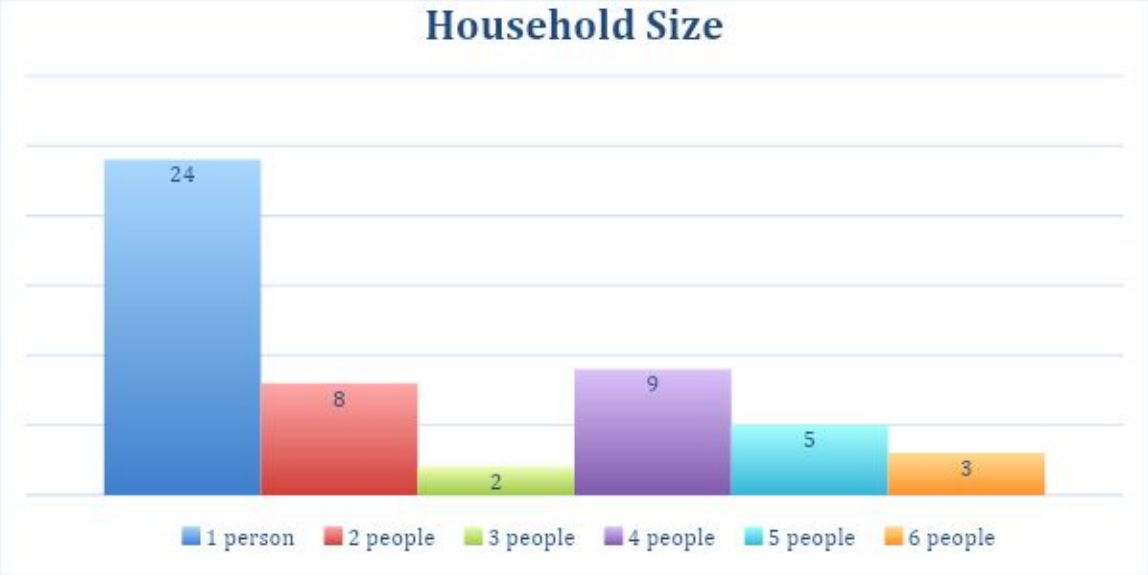
Compilation of Questions from
Ponderosa Residents &
Answers from the Different
Project Partners
April-May 2019



Date - Source	Questions & Answers				
5/1/2019 - Email from Kathy	<p>1.1. The RLC would like to include a self-designated representative in the zoning meetings, when and where are those?</p> <p>Planning Board and City Council meetings provide the direct opportunities for public feedback and this is where zoning decisions are made.</p>				
5/1/2019 - Email from Kathy	<p>1.2. Aging in place leaves us vulnerable, how is the City going to support us? Contract?</p> <p>There are a variety of ways in which the City and its partners are supporting Ponderosans to age in place:</p> <table border="1" data-bbox="310 1125 1505 1507"> <thead> <tr> <th data-bbox="310 1125 906 1188">Aging in Place in a Habitat Home</th> <th data-bbox="906 1125 1505 1188">Aging in Place in Your Mobile Home</th> </tr> </thead> <tbody> <tr> <td data-bbox="310 1188 906 1507"> <ul style="list-style-type: none"> ● Permanent affordability (reduced housing costs) ● Homeownership (equity, predictable monthly payments) ● 99-year land lease (no land taxes, housing security) ● Accessible, one-story home design options </td> <td data-bbox="906 1188 1505 1507"> <ul style="list-style-type: none"> ● Limits on rent increases and will only increase at time of new infrastructure ● Upgrades (fund for home upgrades) ● Community resources for aging in place (e.g., ramp installations and other accessibility improvements) ● Mobile home repair program </td> </tr> </tbody> </table>	Aging in Place in a Habitat Home	Aging in Place in Your Mobile Home	<ul style="list-style-type: none"> ● Permanent affordability (reduced housing costs) ● Homeownership (equity, predictable monthly payments) ● 99-year land lease (no land taxes, housing security) ● Accessible, one-story home design options 	<ul style="list-style-type: none"> ● Limits on rent increases and will only increase at time of new infrastructure ● Upgrades (fund for home upgrades) ● Community resources for aging in place (e.g., ramp installations and other accessibility improvements) ● Mobile home repair program
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5/6/2019 - Question relayed by Victor	<p>1.3. Is it possible to give the community regular updates on total number of homeowners who have moved or plan to move?</p> <p>The "Update from City" section of the April-May newsletter included a tally of vacant homes.</p>				
5/6/2019 - Question relayed by Victor	<p>At the 2/04/19 RLC meeting, only days before you handed in annexation plans to the City, Bryan's statement about the Broadway access (by automobile) seemed a bit disingenuous: "We are trying to keep the access to Broadway even though the transportation department doesn't want it. So we've stopped drawing it."</p>				

	<p>1.4. There is no indication in the annexation plan that we will be maintaining direct access to Broadway. The drawing indicates there will be pedestrian and bike path access only.</p> <p>For updates on the North Broadway (Violet-US 36) Reconstruction project, including closure of the Broadway access, please contact the Transportation Planner Noreen Walsh at walshn@bouldercolorado.gov or (303) 441-4301.</p>
<p>5/6/2019 - Question relayed by Victor</p>	<p>Generally, the school buses for other schools such as Foothill pick up and drop off students from Ponderosa and the adjoining neighborhood on Cherry.</p> <p>1.5. How does Shining Mountain feel about the large increase in traffic by the school, which will significantly impact the safety of students and is likely to create traffic problems as most students are driven to the school and picked up?</p> <p>Shining Mountain representatives have not expressed any concerns. Anecdotally, some believe the three-way stop will slow traffic, making that area safer for students.</p>
<p>5/6/2019 - Question relayed by Victor</p>	<p>March 2019 Resident’s Guide Question #89</p> <ul style="list-style-type: none"> ● "An affordable housing nonprofit will own the land... The major difference between what we are proposing and a community land trust (CLT) is the board. A community land trust has a specific board type - equal representation of a) residents, b) the broader community, and c) experts, whereas a nonprofit would have a standard nonprofit board." The CLT sounds highly preferable for the Ponderosa community because the Ponderosa community will have representation, the larger community will have representation, and experts will be able to provide input. ● In the Ponderosa Community Stabilization document, p9, Council Resolution 1217 it states: "WHEREAS, the City of Boulder intends its ownership of the community to only last through the infrastructure improvements with the future ownership to be determined in partnership with the residents (emphasis added)"; ● 1.6. At the April RLC meeting you indicated that the decision was close to final that Boulder Housing Partners would be buying the land. When did the residents participate in discussions and decision to sell the land to BHP? <p>We strive to keep residents informed of project advancements. A number of residents, including several RLC members, engaged in a conversation about the relative merits of different Land Ownership Options at the Ponderosa Resilience Workshop in December 2017 organized by Rebuild by Design.</p> <p>Project staff consider BHP a lead, and likely partner to own the Ponderosa land, particularly with their success with the Poplar Neighborhood, a very similar project in north Boulder. The City and BHP have not executed any agreements related to this possibility, though staff from both organizations have been in discussion.</p> <p>Community Land Trusts (CLTs) typically charge a monthly lease fee and a resale fee when home sells to generate income to staff stewardship of the CLT. These additional fees would reduce the affordability housing at Ponderosa. In contrast, using a land lease arrangement, Boulder Housing Partners can be a generally silent partner, offering property management. The City’s Affordable Homeownership Program could support homeowners, including overseeing the resale of homes without additional cost to residents.</p>

<p>5/6/2019 - Question relayed by Victor</p>	<p><u>March 2019 Resident’s Guide Question #91</u> "You are welcome to make improvements to you home such as adding living space..." 1.7. How would one add living space to these tightly spaced homes? This statement only applies to those who would live in a Habitat home. The City’s Homeownership program encourages homeowners to make improvements to their homes, some home designs may make it possible to add square footage in the future by building up. Also, the Habitat homes will be larger in square feet than the mobile homes that they will be replacing.</p>
<p>5/6/2019 - Question relayed by Victor</p>	<p><u>March 2019 Resident’s Guide Question #108</u> Will there be a difference in price based on our income brackets? Is it accurate to say "yes"? 1.8. Wouldn't it be more correct to say that although the amount paid will vary based on income brackets, the amount of ownership in the home will also vary accordingly? If someone were to pay off the mortgage on their home, regardless of income, they would own it outright. A household with a silent second mortgage would only be required to pay that on sale or transfer of the home.</p>
<p>5/6/2019 - Question relayed by Victor</p>	<p><u>March 2019 Resident’s Guide Question #111</u> 1.9. If you are unable to make your mortgage payments, what will happen? Will there be a procedure leading to eviction? Or will there be time to sell and recoup what you have paid toward a house? Mortgage terms are similar whether you are borrowing with a conventional loan or a loan from a Habitat partner lender. Typically, through the qualification process it becomes clear whether or not a household can be a successful homeowner. With that said, unforeseen events such as sudden job loss can suddenly make it difficult to pay a mortgage and put a homeowner at risk of foreclosure. If a homeowner is experiencing difficulty paying their mortgage, the most important thing to do is to reach out for help quickly. Habitat for Humanity, the City’s Affordable Homeownership Program, and Boulder County Housing Counseling Services can help homeowners who are experiencing difficulty paying their mortgage to navigate the best outcome.</p>
<p>5/6/2019 - Question relayed by Victor</p>	<p><u>March 2019 Resident’s Guide Question #56</u> 1.10. Are the streets private or public? If a mix, which are private, which are public? Besides naming, what are the ramifications of a street being private? Maintenance? Costs? The streets are designed as private streets; however, we do not yet know if they will be publicly maintained. If they are privately maintained, we will need to ensure that resources are set aside to ensure the future maintenance.</p>
<p>5/6/2019 - Question relayed by Victor</p>	<p><u>March 2019 Resident’s Guide Question #60</u> 1.11. What is the answer to "Will you take down the beautiful tree in what is currently Karen's backyard when/if the indicated site becomes a detention pond?" Yes or no? The tree next to Karen’s home will need to be taken down at some point during Phase I (first three years). Unfortunately, its location conflicts with both the new three-way intersection and the drainage and stormwater detention area.</p>
<p>5/6/2019 - Question relayed by Victor</p>	<p><u>March 2019 Resident’s Guide Question #75</u> 1.12. Note that the 3rd bullet - "consideration of running gear - Line 3" - had no adjustment effect, because of the way values were calculated. We were informed at the valuation meeting that it would, but it turned out to be incorrect, so you should stop claiming that.</p>

	Your statement is accurate. We will edit this when we revise the Residents' Guide.														
5/6/2019 - Question relayed by Victor	<p>In the Ponderosa Community Stabilization document, p10, it indicates 54.4% of homes have 1 or 2 residents, and 22% have five or six occupants.</p> <p>1.12. What do the other 23.6% have - 3-4 residents?</p> <p>The data shown below is based on our current (June 28, 2019) understanding of households who have been in Ponderosa since August 1, 2017, the date of City purchase.</p>  <table border="1" data-bbox="318 428 1459 999"> <caption>Household Size</caption> <thead> <tr> <th>Household Size</th> <th>Number of Households</th> </tr> </thead> <tbody> <tr> <td>1 person</td> <td>24</td> </tr> <tr> <td>2 people</td> <td>8</td> </tr> <tr> <td>3 people</td> <td>2</td> </tr> <tr> <td>4 people</td> <td>9</td> </tr> <tr> <td>5 people</td> <td>5</td> </tr> <tr> <td>6 people</td> <td>3</td> </tr> </tbody> </table>	Household Size	Number of Households	1 person	24	2 people	8	3 people	2	4 people	9	5 people	5	6 people	3
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5/6/2019 - Question relayed by Victor	<p>1.14. It appears there is no privacy at home entrances for duplexes, whereas in current setup entrances are much farther apart and step into a high fenced yard.</p> <p>Habitat acknowledges the desire for privacy and will explore the feasibility of privacy screening for the backyards of duplexed units.</p>														
5/6/2019 - Update from City	<p>March 2019 Resident's Guide Question #22</p> <p>1.15. What does the City plan to do with the homes it purchases?</p> <p>Because construction of mobile homes built prior to 1976 were not subject to a building code, any of these homes owned by the City will be removed from Ponderosa. As the City acquires HUD-certified homes (constructed June 15, 1976 or more recently), these homes will be retained on-site for temporary relocation during construction if they are in decent condition.</p>														