

Ponderosa Community Newsletter

December 2018 & January 2019

Upcoming Events/Meetings:

RLC Meeting and City Q&A

When: Monday, March 4

5:00-6:30 PM

Where: Shining Mountain Waldorf
High School Assembly Hall

Ponderosa Website

www.ponderosaboulder.weebly.com



COMMUNITY UPDATES AND ANNOUNCEMENTS

IN THIS ISSUE

Community Resources

The final rules and regulations for Ponderosa have been posted to the Ponderosa website in the Documents section under the 'More' tab.

Ponderosa website: www.ponderosaboulder.weebly.com

We are working on Resident Guide #4 to answer questions that we have received in the last few months. If you have a new question, please email danica@trestlestrategy.com

Welcoming Marine back to Trestle and Ponderosa!

We are excited to announce that Marine Siohan has joined the Trestle team to help with coordinating all of the outreach for Ponderosa. She is excited to get to know all of you better and support the community during this next phase of planning.



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for Humanity

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Calendar

UPDATE FROM GREG

Hello Ponderosa Residents!

Hope your year is getting off to a great start!

This month's Ponderosa shout out goes to Kathy Schlereth in unit 69. Kathy was our #1 eco-leader in the recycling program this summer and helped train over 30 residents on how to recycle. Kathy also volunteered to be the Resident Leadership Committee secretary. She gets to take lots of notes during our meetings which is good because then you all can know what was presented without actually having to go to the meeting. Great job Kathy!



In January and February 2019, property management will be doing comprehensive inspections of each lot. First off, we will be looking for water leaks that occurred because of frozen pipes. We will also be looking at electric and gas meters to ensure they have the proper clearance around them (i.e. no junk and debris). In addition, we will be checking to make sure that all vehicles are operational, licensed, and registered. Also, if your driveway and/or yard has a lot of junk in it, we will probably make a note of that too and issue a warning. If you have any questions or issues concerning this, please feel free to call me @ 520-548-4317.

We always appreciate your water conservation efforts, but these efforts are even more important during winter months. As always, please let us know if you see any water being wasted.

Happy 2019,

Greg.

UPDATE FROM RLC

Next RLC Meeting:
Monday, March 4
5:00PM-6:30PM

Monday, December 3, 2018, 5:00-6:30 PM

Present were:

- **RLC:** Victor Lemus Vargas, Ed Zick, Cesar Lopez, Charissa Poteet, Saul Cardona, Kathy Schlereth
- **Trestle Team:** Danica Powell, Marina LaGrave, Emily Alvarez
- **City of Boulder:** Leslie Pinkham
- **Park Manager:** Greg Gustin

Summary of Ponderosa RLC Meeting Provided by Kathy Schlereth

Meeting called to order by Charissa at 5:00PM.

RLC Secretary: Ed nominated Kathy for secretary, Charissa seconded it and the vote was unanimous.

Review and Approval of November Minutes: Ed motioned to accept, Charissa seconded it.

Miscellaneous

We will explore options for using Healthy Equality Fund / Sugar Fund grant for Ponderosa. Possibility of community WiFi? Elizabeth Crowe, Program Manager from the Health Equity Fund will plan on attending the next RLC meeting on Jan 7th.

New Site Plan

- Danica explained that Trestle is to submit new plans of phase to city in January 2019, the city has 3-4 weeks to review. City will allow variances on roads and water lines. City has already invested \$25,000 in our sewer lines.
- Brian from Caddis will attend the RLC meeting on 1/7/2019 to present the new plan.
- When solar garden is completed it will accommodate the whole Ponderosa community and especially the New Habitat home that will be entirely electric.
- The Transportation Department will review the Broadway access; a new connection is proposed for Cherry and 10th.

Update on valuations

[Please refer to the city section below for an update on home valuations.]

Meeting adjourned by Charissa at 6:30 PM.

Monday, January 7, 2019, 5:00 - 6:30 PM

In Attendance:

RLC: Victor Lemus Vargas Karen Campbell Ed Zick Cesar Lopez Charissa Poteet Tina Boguhn	RLC Secretary: Kathy Schlereth (Alt)	Community Members: 28 Park Manager: Greg Gustin	City of Boulder: Pamm Gibson Crystal Launder Trestle Team: Danica Powell Emily Alvarez Marina LaGrave Jamison Brown (JB Fieldworks)
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Summary of Ponderosa RLC Meeting Provided by Kathy Schlereth

Sign-In Sheet -- All participants signed in and Kathy collected the sign-in sheet.

Meeting called to order at 5:00pm by Ed.

Meeting Rules and Agenda reviewed by Emily (reminder to all to be respectful). Keep conversations one at a time. If needed, the football will be used to keep everyone focused and keep side conversations to a minimum.

Review and Approve Minutes of 12.03.18 Charissa motioned to approve the minutes from December. Ed seconded it. It was unanimously approved.

Miscellaneous

- Danica asked our opinions as to adding a time slot to our sign in sheet, everyone who commented did not like the idea!
- Emily explain that the process for gift cards was late and would be taken care of in February.

Review of new site plan for Ponderosa

Jamie from JB Fieldworks (consultant on Trestle team) presented Trestle's new site plan for Ponderosa to all of us! We discussed that Phase 1 would start the summer of 2020 and would take approximately 1 year for the infrastructure to be completed.

This plan will be submitted to Boulder city staff on January 22 [this date has been revised to Feb 4th]. The city has 6 months to review and hold public hearings on the annexation and site review. If accepted then Tec Docs will take approximately 4 months.

We also saw the long term 40 year site plan for Ponderosa. The RLC asked questions - see summary below.

The Gas versus Electric question came up again. If you stay in your home you can keep your gas but if you purchase a new home it will be completely electric, and the new energy grid will also benefit the whole community system. The goal is to create as much energy as our community can use. All new homes would also have sprinkler systems. You could have a 10' yard. All existing homes will be grandfathered in. Safety code/Fire code setbacks are different from city code. Flatirons Habitat for Humanity is under construction at Kings Ridge [across from Boulder Lumber]. There are 9 unit Duplex's in Palo Park. Our lot rent will not go up until after the infrastructure/construction is complete!

Q&A with the City

Q: What size are the carriage homes?

A: 634 square feet

Q: Is the Site Plan final?

A: No. We will be submitting the site plan on Tuesday, January 22 [Revised to February 2019 per request of RLC]. We anticipate months of review by city staff (several rounds). Once staff review is complete, the Site Plan and proposed annexation will go to public hearing at Planning Board, then City Council. Trestle will prepare Technical Documents that will require several months of review, then we will apply for Building Permit for infrastructure construction for the units on the West Side of Ponderosa. Trestle estimates that construction will begin Summer 2020.

Q: Will any trailers have to move to accommodate site improvements such as new roads?

A: Not in Phase I when infrastructure is constructed and new roads and access points are added. Phase II depends on voluntary movement, so again no one will be required to move.

Q: Will the city provide additional parking during the infrastructure construction?

A: We will have a parking plan through each stage of construction. The RLC will be extremely important for developing a plan that works for everyone, getting the word out and sharing neighbors' concerns.

Q: Can we name the streets?

A: If streets are private, then yes, if public then the community is required to meet the city's street name grid.

Q: I use a gas stove/furnace/clothes dryer. Will gas service to the site stop once infrastructure is replaced?

A: The existing gas infrastructure will be maintained to the trailers that stay in Ponderosa. New homes will not be connected to natural gas, they will be all electric.

Q: Why are there so many duplexes in the final plan?

A: Because this was the best way to give each household the maximum amount of yard space and windows.

Q: If I sell my mobile home to the city, will I have to pay tax on the sale?

A: You must pay any outstanding property taxes in full before you can sell your home to the City of Boulder. To make a payment, visit the Boulder County Treasurer's Office at the County Courthouse (1325 Pearl St, First Floor). When selling your home to the City of Boulder, no sales tax is paid. It is our understanding that no one will have to pay tax for the sale of their home through their individual tax return because it does not meet the requirements for paying that tax, which is reserved only for homes that have increased in value by more than \$500,000 since the time you purchased your home.

Q: Is there legal help available to me if I decide to sell my home to the City?

Yes, Deborah Cantrell and her team at the University of Colorado Law School can provide assistance completing the City of Boulder's paperwork. They are also available to answer your questions. If you would like to talk with Deborah's team, please contact her at 303.492.5289 or deborah.cantrell@colorado.edu.

Resident Comments

- Concern about the extra heat from asphalt on paved roads. Danica shared that added trees as the site transitions will offset heat from asphalt.
- Electric destroys vitamins and flavor of cooking.
- A duplex is not a house. Concern about private yard and private spaces.
- I think it's cool, but the fact that these are duplexes may make it hard for some people to want to switch to a new home.
- At one point in the meeting more murmurings of people wanting to sell their homes and leave.

Next Steps

- Repost the Development Timeline (**Danica**)
- I want to sell my home to the city, but remain living in my home (probably seeking to have \$\$ for down payment). Under what circumstances can I remain in my home? (**Crystal/Pamm** – policy conclusion)
- Develop elevations and floor plans for the 1-, 2-, and 3- BR units. (**Caddis**)

Meeting adjourned by Tina at 6:30 PM.

Next RLC meeting is Monday, March 4, 2019 - 5:00-6:30 PM at Shining Mountain Waldorf High School Assembly Hall.

All Residents are Welcomed.

UPDATE FROM TRESTLE



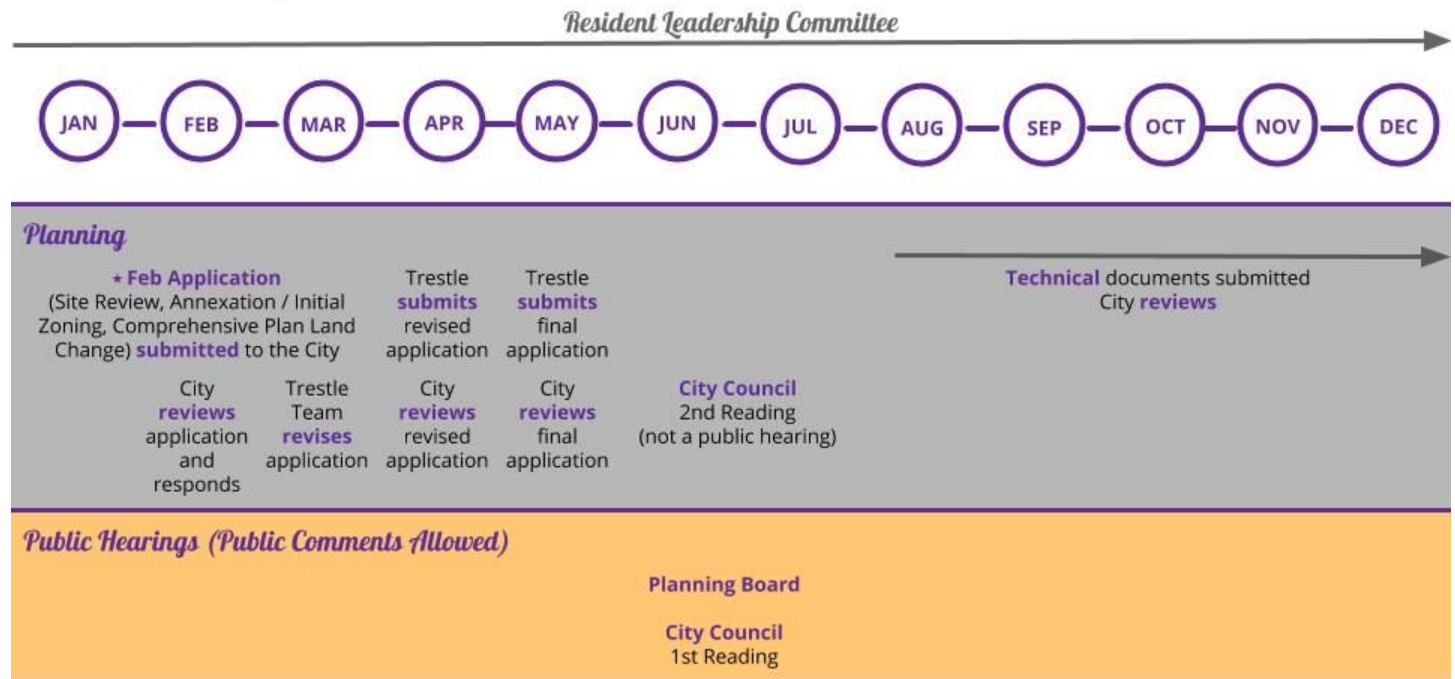
Dear Residents,

The Trestle team will be submitting the Site Review and Annexation to the City of Boulder in February 2019. The City will review our submittal and provide comments towards the end of February. We will likely resubmit 1-2x more over the course of the next several months as we refine our proposal and respond to questions and comments from City Staff. At the end of the review process (approximately 6-9 months) the project will go to Planning Board and City Council for Public Hearings. Throughout this process, public comment is welcome. We will provide you with the contact information for the City planner who is assigned to our project. PLEASE SEE THE UPDATED ANTICIPATED SCHEDULE BELOW.

We look forward to continuing to work with the Ponderosa community through this next stage of the proces, and are available at any time to answer questions, discuss the project or chat about the plans. The website will be updated with the application and we will send the link to the City information once it is provided to us.

Ponderosa website www.ponderosaboulder.weebly.com

Project Schedule 2019 Anticipated Timeline



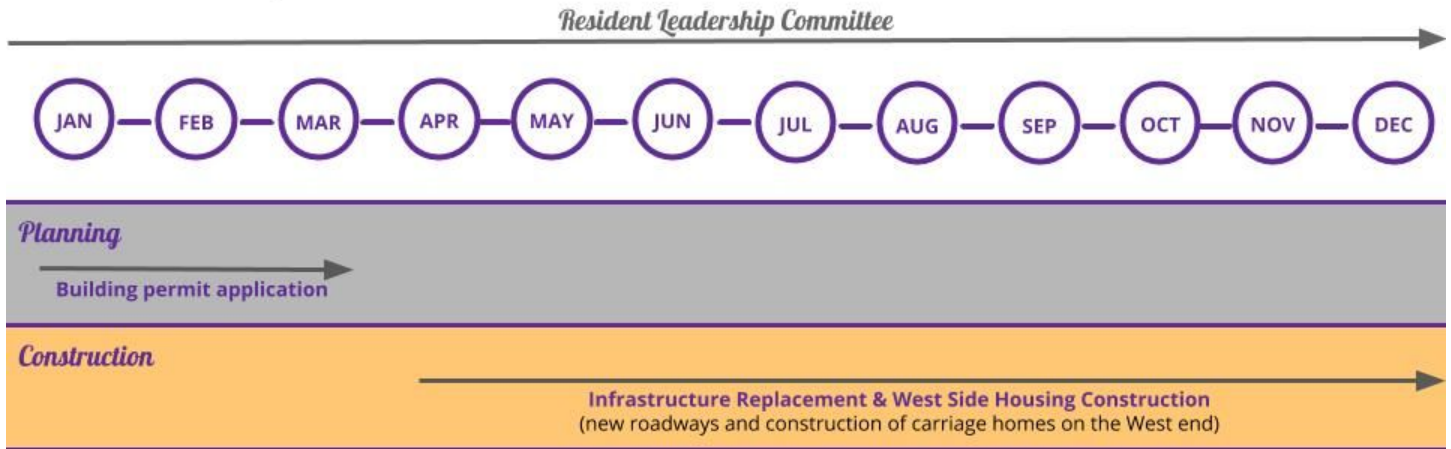
Site Review - to be submitted in February 2019:

- Site design, housing types, streets, infrastructure design, open space
- Technical and engineering reports including drainage and utilities
- Review by Staff and Planning Board
- Public Hearings - Fall 2019

Annexation - to be submitted in February 2019:

- Binding agreement between the owner (City of Boulder) and the City
- Identifies REQUIRED level of affordability
- Zoning - size of lots/units, number of units
- REQUIRES phasing commitment for infrastructure replacement (timing and location).
- Review by Staff, Planning Board and City Council
- Public Hearings - Fall 2019

2020 Anticipated Timeline



Phase 1 Construction - infrastructure, roads and western edge carriage houses

- Estimated to begin in Summer 2020
- Estimated to take approximately 12 months

Reminder

RLC meetings and City Q&A are held every first Monday of each month unless otherwise noted. Please check out the resident guides on the website and Greg's office before each meeting to make sure each meeting is productive and full of new information. Thank you to all involved - we greatly appreciate your consistent participation!

UPDATE FROM CITY



Happy 2019

Greetings Ponderosa Community,

“Change is hardest at the beginning, messiest in the middle and best at the end.” – Robin S. Sharma

I don't exactly know who Robin S. Sharma is. Wikipedia says he is a Canadian self-help/motivational author and wrote *The Monk Who Sold His Ferrari*. But, this quote rings especially true as I reflect on where we are in our work together in Ponderosa.

Nearly a year and a half ago, the city purchased Ponderosa and, from what we know, day-to-day life has changed very little for most Ponderosans. With the exception of two of your neighbors who passed away this summer, your community remains intact. We remain committed to the intent of the Ponderosa Resolution to *“pursue a path forward in coordination with the residents of the Ponderosa Mobile Home Park to protect the health and life safety of the community, enable permanent affordability, promote sustainability and resiliency, and ensure minimal resident displacement.”*

In 2018, we watched members of the Resident Leadership Committee put in many hours bringing their neighbors' voices to the conversation, asking thoughtful questions and sharing their knowledge with neighbors. RLC, thank you for your leadership! Many of you who don't serve on the RLC also brought your input to RLC, neighborhood, Council, and Planning Board meetings. Again, thank you.

In the past couple of months, we heard many questions about buying a Habitat for Humanity home and the home valuation process. First, to address this, the city and Habitat will be working together to compile these many questions and answers in a revised Resident Guide. In 2019, we will also be working hard to understand different scenarios that Ponderosa households are facing (for example, seniors living on fixed incomes, small business owners, etc.), in order to seek solutions for those interested in buying a Habitat home. This process will take some time. We will let you know as we identify solutions, and please bear with us as we work through the various situations we anticipate.

This will be a busy year for our consultant team, Trestle Strategy Group. They are gearing up to submit a site plan and to begin the process of annexation into the city. We expect Ponderosa to annex into Boulder in early summer. Replacement of infrastructure is expected to begin in the winter of 2019-20.

If you have any questions about any of this, please don't hesitate to email me at launderc@bouldercolorado.gov or call (303) 441-4141, my direct line.

On behalf of Kurt (project sponsor), Leslie (asset manager), Pamm (project facilitator) and myself (project manager), sincerest wishes to every Ponderosa household for good health and abundance in 2019.

Crystal

Home Valuations

The home valuation specialist, Roderick Knoll, has finished writing all of the home valuation reports, and reports have been distributed to all Ponderosa homeowners.

As a reminder, you have 30 days from the date you received your report to appeal the process or final value. To appeal your valuation, you can write a letter describing your reasons for disputing the valuation addressed to Kurt Firnhaber, Director of Housing and Human Services at the City of Boulder. You may email your appeal to Pamm Gibson at gibsonp@bouldercolorado.gov, or you can send it directly to Kurt at:

Kurt Firnhaber
Director of Housing & Human Services
Director of Housing
P.O. Box 791
Boulder, CO 80306

We understand there has been confusion among some home owners about the deadline date to appeal your home valuation. If your deadline has passed and you still need time to file your appeal, please contact Pamm Gibson **before February 15, 2019** to request an extension and provide the reason behind your request. We will consider your request for an extension. Pamm can be reached at the email above or by phone at 303-441-3144. Once your request is accepted, you must send your written appeal **within five (5) days** to Pamm or directly to Kurt. Pamm will not accept any *request for appeals* after February 15. Kurt will not accept any *appeals* that are submitted after the five (5) day deadline.

As we've written in earlier newsletters, please know that you, as a homeowner, are not required to make any decisions regarding your housing at this time as a result of these meetings. When you decide, it is important to share this information with the City. In the event you choose to sell your home, the City may consider purchasing the home. The valuation will be used to determine the purchase price.

What is “Sweat Equity?”

At Habitat for Humanity, sweat equity is a new homeowner investing in their home or one for another family. It’s not a form of payment, but an opportunity to work alongside volunteers who give their time to bring to life a family’s dream of owning a home.

[Sweat equity can take many forms](#) for partner families working with Habitat. It can mean construction work on their home or on a home for another family, cleaning up the build site, working in a [Habitat ReStore](#), assisting in administrative duties, or countless other ways of helping out. Children sometimes also can contribute to the family’s sweat equity through things like earning good grades in school. The local Habitat in Jackson County, Florida, awards [one hour of sweat equity](#) for every “A” that a child earns.

Homeowner classes — learning how to manage a home or finances — also count as sweat equity. Families invest their time in the long-term success of their homeownership. Throughout the process of purchasing their home, Habitat partner families can earn sweat equity credit as they learn about their mortgage, insurance, maintenance, safety and more.

The idea behind sweat equity, families working side by side with volunteers to build their homes, goes back to even before Habitat for Humanity began in 1976. Clarence Jordan — the founder of Koinonia Farm, where Habitat for Humanity began — wrote in a 1968 letter, “What the poor need is not charity but capital, not case workers but co-workers.” That co-worker approach informs Habitat’s emphasis on sweat equity: all of us working together so that homeowners can achieve the strength, stability.

Happy New Year!



Thank you for your continued partnership, Ponderosa.

PONDEROSA COMMUNITY EVENTS CALENDAR

February 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2 Groundhog Day
3	4 RLC Meeting 5:00-6:30 PM @ Wild Sage Cohousing	5	6	7	8	9
10	11	12	13	14 Valentine's Day	15	16
17	18 President's Day	19	20	21	22	23
24	25	26	27	28		

March 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 RLC Meeting 5:00-6:30 PM @ Shining Mountain Waldorf High School Assembly Hall	5	6	7	8	9
10 Daylight Saving Time	11	12	13	14	15	16
17 St. Patrick's Day	18	19	20	21	22	23

24	25	26	27	28		
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