

Ponderosa Mobile Home Park

RLC Meeting Notes

Notetakers: Trestle Strategy Group, Kathy Schlereth

Meeting Date: April 1, 2019, 5-6:30PM

Meeting Location: Shining Mountain Waldorf School, High School Assembly Hall, 1179 Union Avenue.

Attachment: Presentation Slide Deck

Key:

- Action Items
- Next Month Agenda Items

In Attendance

RLC: Karen Campbell Victor Lemus Vargas Saul Cordona Ed Zick Cesar Lopez Charissa Poteet Tina Boguhn	RLC Secretary: Kathy Schlereth Community Members: 10 Park Manager: Greg Gustin	City of Boulder: Leslie Pinkham Crystal Launder Kurt Firnhaber Habitat For Humanity: Leah Gutierrez	Trestle Team: Danica Powell Marine Siohan Anne Kuechenmeister Marina LaGrave
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Introduction and Questions

Meeting **called to order** at 5:10pm by Anne.

Sign In Sheet - please sign.

Presentation by Anne:

- Slide 2: Meeting rules reviewed by Anne. Keep conversations one at a time. Be respectful of each other. This is the meeting for the RLC, they should have the priority on talking, asking questions, voting, etc.
- Minutes review: Tina motioned to approve the minutes without revisions and Charissa seconded. March minutes are approved unanimously.
- Slide 3: RLC goals (just a refresher, nothing new here)
- Slide 4: Translation
 - Please raise your hand if you need to ask a question in Spanish and Marina will translate.
- Slide 5: Voting process
 - Voting is up to the RLC: can vote on action items for example.
 - Propose a motion: should clearly outline details.
 - Someone seconds, then up for vote.
 - Example for voting: celebration dates, etc.
 - Voting on meeting location:
 - Victor: this location is better for us.
 - Tina motions to keep the meetings in this location.
 - Ed seconds.
 - Everybody votes in favor unanimously.
 - Voting belongs to the RLC, we're open to ideas about it.

Charissa: there hasn't been too many opportunities to vote on issues that matter to us. Everything is dictated to us. In the past when we have voiced our concerns it's been smoothed over.

Back to Anne:

- Slide 6: Agenda prep.
 - Tina: how long in advance do you send the draft agenda?
 - Marine: trying to send it one week before.
 - Karen: asks that **voting items are clearly stated on the agenda.**
 - Marine: Yes, I can do that.
 - Kathy: will you resend the agenda if we add anything to it?
 - Marine: Yes.
- Slide 7: Note taking
 - A lot of things to cover in the meeting. Useful to have more than one note-taker.
 - Kathy: process is working well.

Danica takes over:

- Slide 8: Community Events
 - Block party trailer offered to us again: reserved August 10th.
 - Do people want to move it earlier?
 - All: yes please.
 - **Trestle will check if an earlier date in July is available.** Saturday is better.
 - Time: does 5pm work?
 - All: yes.
 - Stan: can the party be only for the community?
 - Danica: **we can try to make it a safe space.**
 - Brainstorming on community improvement grant
 - Wi-Fi - Danica: we may have another opportunity to bring free Wi-Fi to the community, working on it at the moment, will keep you posted.
 - Mailboxes
 - Kathy: are mailboxes going to continue being group mailboxes, can we add a message board?
 - Danica: Yes.
 - Kathy and Greg are interested in helping **putting together an application.** Due April 3.
 - Waterproofing them
 - Lighting and safety
- Slide 9: Submittal to City
 - Everything on the website. Does everybody have access to the website?
 - Tina: I've been on the website.
 - **Agenda item for next month: summarize City comments.**
 - Greg: are the comments public?
 - Danica: I believe so. **We'll put them on the Ponderosa website.**
 - Shooting for June-July for public hearing.
 - Ed - Question: why can't there be 2 public hearings? One where we could speak to the City about the site plan.
 - Danica: that was the purpose of the concept plan.
 - Multiple hearings: one with planning board, and two with City council, all in June-July timeframe.

- Slide 10: Resident's Guide.
 - Did everybody receive it last Friday?
 - All: Yes.
 - All questions we have received should be in there. This replaces the other 3 guides.
 - **We encourage you to read it, and to encourage your neighbors to read it.**
 - Tina: p. 8 question 11. I feel like the trailers are less important.
 - Crystal: if a home has been substantially altered, that's when it would require a permit. Building code has always been in place, nobody is going to come and look for compliance, it's your own decision to require for a permit.
 - Kelly - There is a distinction between doing improvements that don't require a building permit, or adding a structure on top of the existing one.
 - Crystal: **We'll try to get a list of things that require a permit for trailers.**
 - Danica: we can support you by bringing up specific questions anonymously to the City building department.
 - Charissa: at the beginning of the project we asked whether there would be funding to help us fix our trailers.
 - Crystal: **We can research and make a list of available resources.** There is funding available through the County.
 - Victor: there are Latinos families that want to stay a while and then sell later.
 - Crystal: there is an annual price increase based on what the Consumer Price Index (CPI).
 - Victor: can the City produce a letter that guarantees us that the price won't be lowered?
 - Crystal: it is stated in the valuation letter.
 - Victor: some of the Latino residents have indicated that some of them work in landscaping businesses for example. Can we get additional space for large trucks, seasonal tools, etc.?
 - Danica: it would help us to know what the exact needs for vehicles are, in addition to the 2 parking spaces per unit.
 - Karen: question 82. Who will own the land in the long-term?
 - Kurt: we've had conversations with BHP. They're likely to be the long-term owners of the land. They have experience with such developments. They can bring in additional programs to benefit the community.
 - Crystal: it is not put in writing because it is not official yet.
 - Greg: is that before or after phase 1?
 - Kurt: we don't know yet. We could explore those opportunities sooner than later.
 - Danica: the idea is that the property will be owned by a non profit in order to be exempt from property taxes to keep costs down
 - Charissa: a lot of people are concerned about not having a single family house, having approximately 2 parking spaces per unit. I wonder if we still want a community center because it takes up space. Does it call for a total rethink of the plan?
 - Anne will cover that later.
 - Danica: we are not asking for parking reductions. Wild Sage had less has a parking reduction.
 - Ed: you promised that everything as it is now will be grandfathered in. I'm concerned about things changing later on.
 - Crystal: that's where the annexation document comes in. It defines how we can allow homes to stay the way they are. We have our standard code requirements, we will document how we will allow for variations. People are trying really hard to leave things as they are, we're getting live feedback as we speak, we're encouraging City people to be creative.

- Anne: can you please explain the variations?
 - Crystal: variations will be discussed with residents and City staff to determine the best options.
- Greg: how far ahead do we know what the annexation agreement looks like?
 - Danica: the next round of review/revisions will start to narrow things down.
- Bernard: the uncertainty makes us very nervous. We don't even know who wants to get a new place, stay in their trailer, etc.
- Ed: is the review process changing?
 - Answer: No
- Greg: can the RLC vote on what's grandfathered in?
 - This isn't something that can be voted on, however we will work with everyone to identify the most flexibility and options for residents

Anne takes over presentation.

- Slide 11: Workshop #2: duplexes were already brought up.
 - Charissa: triplexes and fourplexes were never brought up.
- Slides 12-20: Workshop #3. Site planning: multi-family homes were part of every single plan.
 - We've done this together for a long time. I went back through all the materials, those ideas were brought up already. There were already compromises made. There are a lot of pushing forces to create a site plan.

Tina: the idea of exchanging one-for-one homes led us to think we'd have single family homes.

Charissa: Now you are trying to convince us that we wanted duplexes and fourplexes.

Danica:

- Anne went through all the previous documents with fresh eyes. Please listen to her.
- We have to replace infrastructure, things are very difficult. We have to build something for the long-term. We want to create homes for people to own and pass on to their families for generations. We are trying, we will continue to try.

Kurt: this project would look very different if we hadn't listened to community input. Red Oak Park is a good example of that. We have codes, safety requirements, etc. that we have no choice in following. We need to find a balanced solution.

Danica: the City has been trying to annex this property for at least 25 years. Mainly because of the water infrastructure. The Mantel family could not fix it nor pay for the water and sewer lines.

Charissa: maybe we should be polled again about the site plan. Sooner or later we will have to move. I've been here before, it's really scary for us.

Kurt: please stop interrupting.

- Charissa: It's called a conversation, don't be afraid of it.

Danica: nobody knows when things are going to be built. Nothing may be built for the next 10 years.

Kurt: no development for the last couple years in Boulder has allowed for 2 parking spaces.

Greg: a lot of people are pretty excited. For the most part everybody is excited for the opportunity.

Danica: we're being innovative here, trying to push boundaries and accommodate different opinions.

Tina: what does a covenant look like for us?

- Crystal: through the affordable housing program, the restrictive covenant is recorded both on the land and the homes. It's a legal binding document attached to the land, a protective document.
- Danica: **we can bring a graphic, a glossary, to explain that, how it could be changed, etc.** It is very complex.

Stan: future generations. I know that the City has a long list of people wanting to live in affordable housing. Current residents have the priority.

Victor: this is a long process. We have different opinions and ideas. Most people are happy with the process, people are nervous of course, it's normal. People have hope. Thank you so much for your hard work.

Crystal takes over presentation.

- Slide 22: May workshop overview. We're going to get into the weeds of things.
 - The idea would be to **bring this information to the RLC**, and then we'd have a workshop on a Saturday to present to the whole community. Maybe two separate meetings - one in Spanish on Sunday, one in English on Saturday.
 - Voting: do you want to separate the meeting by language?
 - Only one meeting: Victor motions, Charissa seconds. Majority votes for one meeting.
 - Voting: Saturday or Sunday.
 - Saturday meeting: 5 in favor.
 - Sunday meeting: 1 in favor.

Meeting adjourned by Charissa at 6:46 PM.

Next RLC meeting is Monday, May 6, 2019 - 5:00-6:30 PM, at Shining Mountain Waldorf School, High School Assembly Hall (1179 Union Avenue).

All Residents are Welcomed.

RLC Meeting - Reunión del RLC

April 1, 2019 - 1 de abril del 2019

Meeting Rules - Reglas de la reunion

1. Arrive on time
2. Speak to each other with respect
3. Listen to each other, do not interrupt
4. Respect different ideas
5. Be brave and share your thoughts

1. Llegar a tiempo
2. Comunicarse con respeto
3. Escuchar y no interrumpir
4. Respetar la diferencia de ideas
5. Sea valiente y comparta sus opiniones

RLC Goals - Metas del RLC

1. Elected by community members to bring resident's voices and values to the project
 2. Different types of people
 3. Have accurate and up to date project information and useful community resources
 4. Help with communication between residents and the City of Boulder
 5. Create neighborhood connections that last beyond the project
1. Elegidos por los miembros de la comunidad para llevar al proyecto las voces y valores de los residentes.
 2. Diferentes tipos de personas
 3. Tener información precisa y actualizada sobre el proyecto y recursos comunitarios de utilidad.
 4. Ayudar con la comunicación entre residentes y la Ciudad de Boulder.
 5. Crear vínculos en el vecindario que perduren más allá de la duración del proyecto

Translation and Interpretation - Traducción y interpretación

Voting Process - Proceso de votación

1. Discussion - Motion.
2. Second.
3. All members then vote yes or no.

1. Discusión - Moción.
2. Un segundo
3. Todos los miembros votan sí o no.

Agenda Prep - Preparación de la agenda

1. Draft prepared by Trestle
2. Sent to RLC for review and additions
3. Finalized with RLC additions prior to meeting

1. Borrador escrito por Trestle
2. Enviado al RLC para revisar y adiciones
3. Finalizado con adiciones de RLC antes de la reunión

Notetaking - Toma de notas

1. Trestle and Kathy take detailed notes.
2. Trestle combines all notes in one document.
3. Kathy reviews the document for revisions/additions and/or gives her approval to share with other RLC members.
4. Notes are shared with RLC for approval.

1. Trestle y Kathy toman notas detalladas.
2. Trestle combina todas las notas en un mismo documento.
3. Kathy revisa el documento en busca de revisiones, adiciones y/o da su aprobación para compartir con otros miembros del RLC.
4. Las notas se comparten con RLC para su aprobación.

Community Events - Eventos Comunitarios

- Party Date
- Brainstorm ideas for community improvement grant (April 3rd)
- Fecha para la fiesta de comunitaria
- Tormentas de ideas sobre la subvención para la mejora de la vecindad (3 de abril)

Update on City annexation submittal - Actualización sobre la presentación de la anexión de la ciudad

- Submitted on February 19, 2019
- Comments received March 29, 2019
- Review and response to comments
- Presentado el 19 de febrero del 2019
- Comentarios recibidos el 29 de marzo del 2019.
- Revisión y respuesta a los comentarios.

Residents Guide - Guía de residentes

Guía de Residentes de la Comunidad de Ponderosa

Recopilación de preguntas y respuestas de los residentes de Ponderosa y respuestas por parte de los diferentes socios del proyecto
Otoño del 2017 - Marzo del 2019



TABLA DE CONTENIDOS

PREGUNTAS GENERALES DEL PROYECTO

INFORMACIÓN DE FONDO

- | | |
|--|---|
| 1. Compromiso de la Ciudad | 6 |
| 2. ¿Podré quedarme en Ponderosa? | 6 |
| 3. ¿Cómo define la ciudad de Boulder envejecimiento en el lugar? ¿Cuántos años pueden vivir los residentes en su casa? ¿Existen restricciones con respecto a la edad o discapacidad del residente? | 7 |
| 4. ¿Puede garantizar que tendré el derecho de vivir mi vida natural en mi casa móvil? ¿Podemos obtenerlo por escrito? | 7 |
| 5. ¿Hay residentes que tienen contratos de arrendamiento que la Ciudad planea obligar a mudarse como parte de la reurbanización? | 8 |
| 6. ¿Cómo podrá costearlo? | 8 |
| 7. La Ciudad ha luchado para proteger los derechos de los propietarios de casas móviles contra los derechos | |

Site Plan History - Historia del Plan de sitio

Workshop 2 - Taller #2:

November 4, 2017 -

El 14 de noviembre 2017

Type 2
Tipo 2

DUPLEX HOMES | ONE & TWO LEVEL

example images, estimated costs

CASAS DÚPLEX | 1 Y 2 NIVELES

imágenes de ejemplo, costos estimados



SPECIFICATIONS

Levels: One or Two

Bedrooms: One, Two or Three

Baths: One or Two

Size: 658 or 1053 square feet

Type: Housing connected on one wall

Ownership: Owner or Rental household

Foundation: Fixed to land (not mobile) Build:

On-site with help from community Home

Value Increase over 10 years: \$24,582

PRESUPUESTO

Niveles: Uno-Dos

Dormitorios: Uno, Dos, o Tres

Baños: Uno-Dos

Tamaño: 658 o 1053 pies cuadrados

Tipo: Vivienda conectada en una pared

Propiedad: propietario o casa de alquiler

Fundación: Fijo a la tierra (no móvil)

Construcción: en el sitio con ayuda de la comunidad

Aumento del valor de la vivienda en 10 años:
\$24,582

Workshop #3 Outcomes - Resultados del taller 3



Pink Team

- Utility Upgrades
- West Parking Lots
- Multi-Family Housing in Eastern Block
- Common Amenities
 - Small Parks
 - Common House
 - Gardens
- Access to Broadway
- No Access at Street B



Equipo rosa

- Mejora de las utilidades
- Lotes de estacionamiento del lado oeste
- Viviendas multifamiliar en la cuadra este
- Servicios comunes
 - Pequeños parques
 - Casa común
 - Jardines
- Acceso a Broadway
- Sin acceso en la calle B



Orange Team

- Utility Upgrades
- New West Side Houses
- Creek Access
- Common Amenities
 - Parks
 - Common House
 - Storage
 - Gardens
- Access to Broadway
- No Access - Street B



Equipo naranja

- Mejora de las utilidades
- Nuevas casas en el lado oeste
- Acceso al arroyo
- Servicios comunes
- Parques
 - Casa común
 - Almacenamiento
 - Jardines
- Acceso a Broadway
- Sin acceso - Calle B



Blue/Purple/Green Team

- Utility Upgrades
- Winding Streets
- Pedestrian paths
- West Side Housing
- Common Amenities
 - Parks
 - Common House
 - Workshop
 - Gardens
 - Court Games
- Access to Broadway
- No Access at Street B
- Access to Broadway
- No Access at Street B



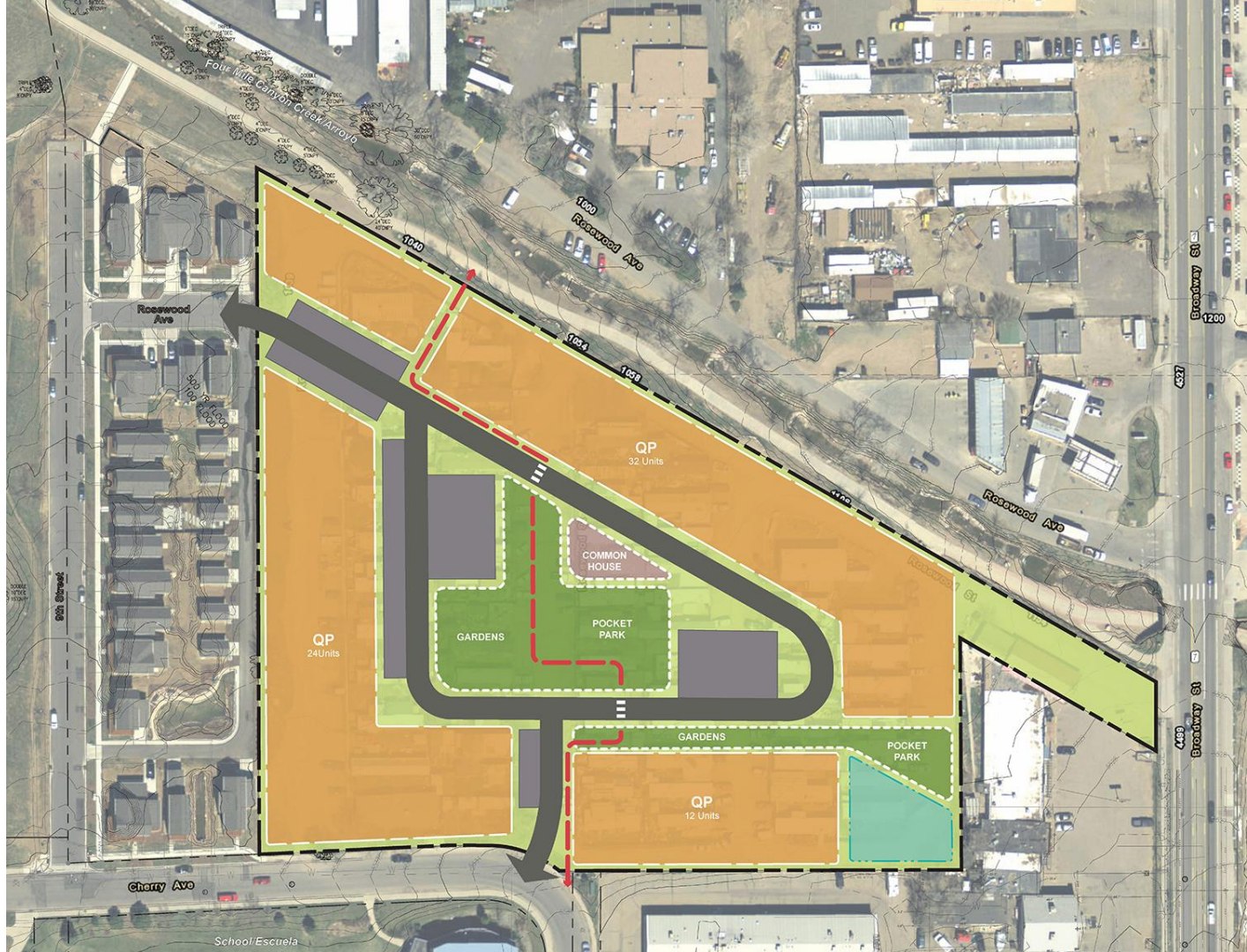
Equipo azul / morado / verde

- Mejora de las utilidades
- Calles serpenteas
- Senderos peatonales
- Vivienda del lado oeste
- Servicios comunes
 - Parques
 - Casa Común
 - Taller
 - Jardines
 - canchas de juego
- Acceso a Broadway
- Sin acceso en la calle B



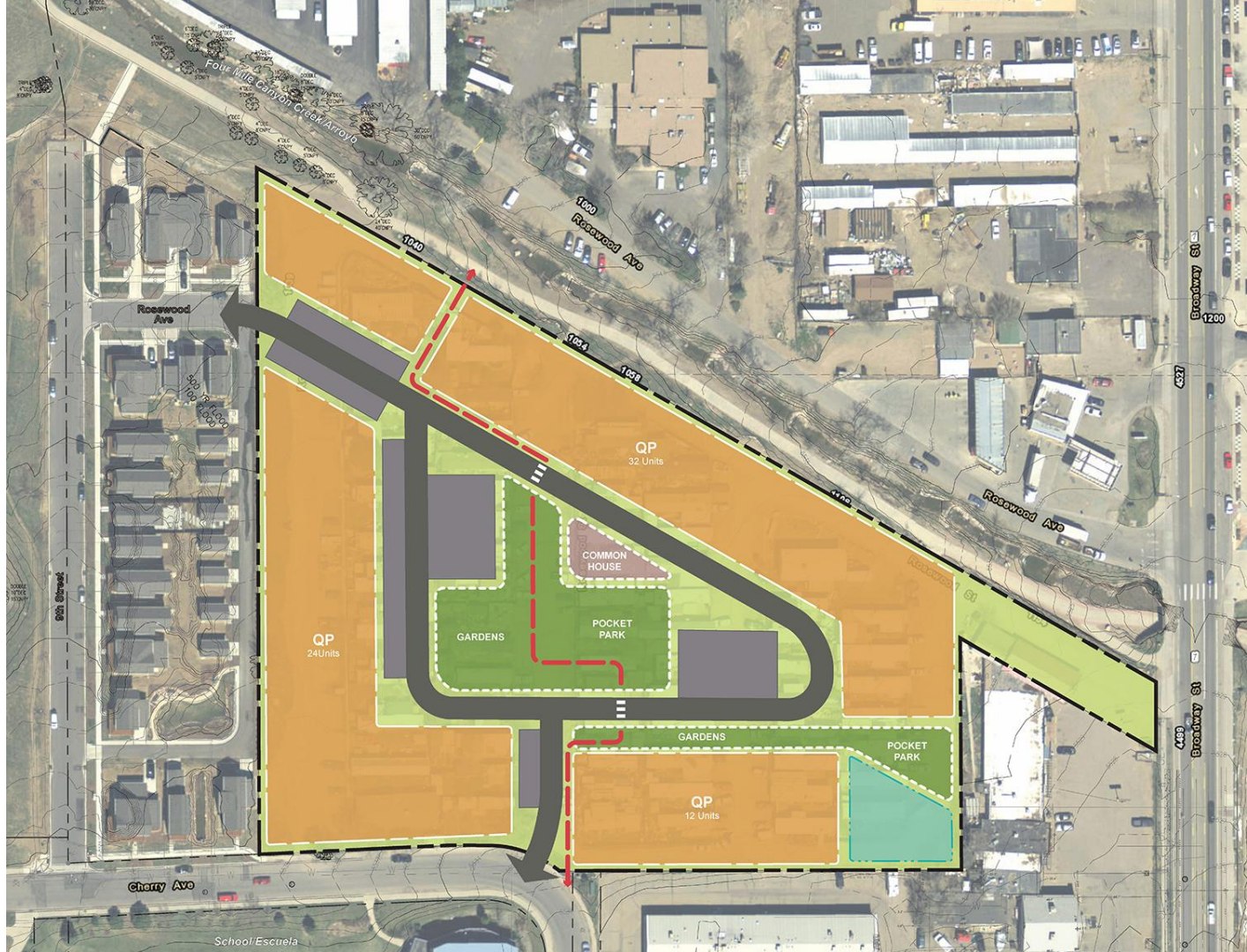
Team 4

- Utility Upgrades
- New Road Alignment
- Ring Site with Housing
- Central Common Amenities
 - Parks
 - Common House
 - Gardens
- No Access - Broadway
- No Access at Street A
- Access at Street B



Equipo 4

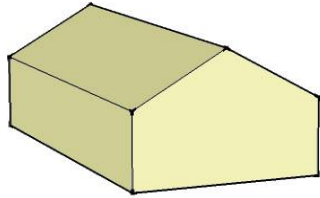
- Actualizaciones de utilidad
- Nueva alineación de las calles
- Sitio de deporte con viviendas
- Comodidades comunes centrales
 - Parques
 - Casa común
 - Jardines
- Sin acceso - Broadway
- Sin acceso en la calle A
Acceso en la calle B



Workshop #4 - Taller #4

3-3-2018 - el 3 de marzo 2018

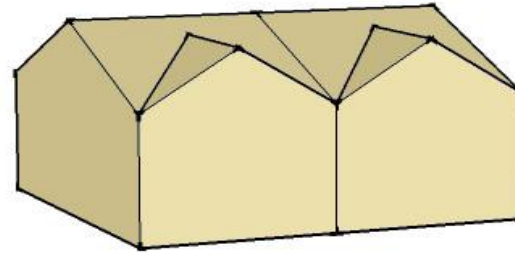
Single Family
(SF)
One Story



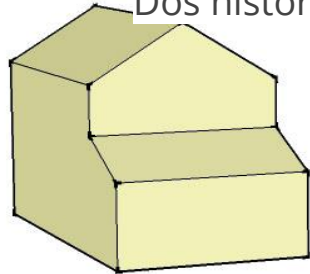
Una familia (SF)
Una historia

Duplex (DP)

Duplex (DP)



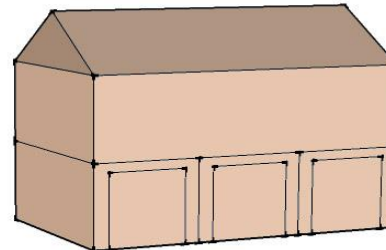
Single Family (SF)
Two Story



Una familia (SF)
Dos historias

Carriage House
(CH)

Casa Carriage (CH)



May Workshop: Habitat Options

Taller de mayo: Opciones de Hábitat

- Habitat Home Options & Price Estimate
 - Timing
 - Program Rules
 - Price Estimate
- “Rent to Own”/Shared Equity Option
 - How it works
 - Who it works for
- Hábitat inicio opciones y precio estimado:
 - Sincronización
 - Reglas del programa
 - Precio estimado
- "Renta para ser propietario" / opción de capital compartido
 - Cómo funciona
 - Para quién trabaja