

## Upcoming Events - Meetings:

### RLC Meeting and City Q&A

When: Monday, June 3

5:00-6:30 PM

Where: Shining Mountain Waldorf High School Assembly Hall

[Ponderosa Website](http://www.ponderosaboulder.weebly.com)

[www.ponderosaboulder.weebly.com](http://www.ponderosaboulder.weebly.com)

# Ponderosa Community Newsletter

April-May 2019

## COMMUNITY UPDATES AND ANNOUNCEMENTS

### SAVE THE DATE: Ponderosa Block Party on June 22nd

The second edition of the Ponderosa Block Party will be held on June 22nd! More information under the Trestle section of this newsletter.

### Neighborhood Improvement Grant

The Ponderosa Community has been awarded a Neighborhood Improvement Grant of \$5,000 to improve and/or replace the mailboxes. Additional information about this project will be shared at the June RLC meeting.

### New Resident's Guide

The new resident's guide has been distributed to Ponderosa residents on Friday, March 29, 2019. It is a compilation of all questions received since the fall 2017 and answers from different project partners. You can download it from the Ponderosa's website at <http://bit.ly/ResidentsGuide>.



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### City Staff Comments on Submittal

The City of Boulder's staff provided their comments after the initial review of the annexation, land use change, and site review submittal on March 29, 2019. The City comments can be downloaded from the Ponderosa's website at <http://bit.ly/CityComments>.

Please email Danica ([danica@trestlestrategy.com](mailto:danica@trestlestrategy.com)) with any questions.

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## UPDATE FROM GREG

### **Hello Ponderosa Residents!**

Congratulations on making it through another winter! You've earned the right to enjoy the weather we have at the moment.

I'm happy to report that our water usage is back under control. Thanks to everyone who helped with this effort! This month's resident shout out goes to Johnny Williams in #66. He spotted a patch of ground behind his mobile home where the snow was melting unusually fast and reported that to property management. This allowed us to find the main line leak that was causing a big water consumption issue for us.



We've had at least 6 households move out of Ponderosa recently. When folks move, they tend to use up all of the dumpster space during that process. Thank you for being patient when the dumpster is full. This situation should improve soon.

It would help us out if you let us know what your future plans are for housing. Do you want to stay in your mobile home for the indefinite future? Are you interested in getting a brand new Habitat home as soon as it's available to you? Are you planning on leaving Ponderosa? The more Ponderosa residents can communicate this to us, the easier it is for us to make the best plan and minimize the disruption in everyone's lives. Feel free to call me, stop me on the street, drop a note in the office dropbox, etc. Thank you!

Best wishes,

**Greg.**

# UPDATE FROM RLC

## RLC Meeting - 04.01.19

Next RLC Meeting:  
Monday, June 3  
5:00PM-6:30PM

**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.

The following topics were covered during the April 1st, 2019, RLC meeting:

1. Meeting rules review and agenda review.
2. RLC organization check-in:
  - a. RLC goals;
  - b. Translation/interpretation and pace of meetings;
  - c. Voting process;
  - d. Meeting agenda preparation;
  - e. Note-taking.
3. Community events:
  - a. Date for Block Party;
  - b. Brainstorming on Ideas for the [Neighborhood Improvement Grant](#): proposals due April 3.
4. Update on City annexation submittal and discussion of Site Plan history.
5. Resident's Guide.
6. May workshop overview.

Please download the meeting notes from the Ponderosa website at: <http://bit.ly/4-1-19MeetingNotes>

If you would like a printed copy of the meeting notes, please email Danica: [danica@trestlestrategy.com](mailto:danica@trestlestrategy.com).

## RLC Meeting - 03.04.19

**Notetakers:** Trestle Strategy Group, Kathy Schlereth

**Meeting Date:** March 4, 2019, 5-6:30PM

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

The following topics were covered during the March 4th, 2019, RLC meeting:

1. Meeting rules review and agenda review
2. Side note: Michel Mathieu, Rosewood neighbor, needs help
3. Recap of last meeting, review and approve minutes from 01/07 and 02/04
4. Presentation: New home designs, construction and energy savings - by Caddis & Flatirons Habitat for Humanity
5. City Q&A

Please download the meeting notes from the Ponderosa website at: <http://bit.ly/3-4-19MeetingNotes>

If you would like a printed copy of the meeting notes, please email Danica: [danica@trestlestrategy.com](mailto:danica@trestlestrategy.com).

# UPDATE FROM TRESTLE



Hello!

## SAVE THE DATE: Ponderosa Block Party, June 22nd

Please save the date and join the community for the second edition of the Ponderosa Block Party. This year again, Ponderosa residents will enjoy the City of Boulder's Block Party Trailer, which provides many supplies for a great party, through Neighborhood Services funding. The community has also been awarded a \$500 grant from the City of Boulder to support the event.

**When:** Saturday, June 22nd from 5:00PM-10:00PM

**Where:** By the mailboxes

**What:** Community Potluck and Party - Please bring a dish to share with your neighbors! Kids games, music and decorations to be provided. This is a private party for Ponderosa residents and their guests only.



## New Project Dates

The project team and the City are targeting the following dates for the new site review and annexation application process:

- June 17th - Resubmit application to City of Boulder;
- July 8th - Comments to Trestle team from City of Boulder;
- July 9-July 31 - Finalize application and annexation agreement;
- August 20th – City Council acceptance of annexation petition (consent agenda - NO PUBLIC HEARING);
- September 5th – Planning Board (PUBLIC HEARING);
- September 17th – 1<sup>st</sup> reading ordinance City Council (consent agenda - NO PUBLIC HEARING);
- October 1st – 2<sup>nd</sup> reading City Council (PUBLIC HEARING).

## Neighborhood Improvement Grant

The Ponderosa Community has been awarded a \$5,000 [Neighborhood Improvement Grant by the City of Boulder](#) to install a new “Ponderosa Communication Hub”. The idea is to improve and/or replace the current mailboxes that are easily broken into and fall into disrepair. Additionally, a message board near the mailboxes to share community updates and information with all residents easily would be added. The full grant application can be downloaded from the Ponderosa website: <http://bit.ly/NeighborhoodGrantApplication>

Additional information about this project will be shared at the next RLC meeting on June 3rd. We will need volunteers to design and build the mailboxes structure. Please email Danica ([danica@trestlestrategy.com](mailto:danica@trestlestrategy.com)) if you would like to volunteer for this project. We are also currently looking for additional resources for this project; please let us know if you have ideas.

## Foundations for Leaders Organizing for Water and Sustainability (FLOWS) Applications

Applications are being accepted for the 2019 FLOWS Leadership Program (Foundations for Leaders Organizing for Water and Sustainability). Participants will go through a general sustainability training (2 sessions 10am-3pm on weekend days. Dates TBA). They will learn about energy, water and social justice issues along with how to install water and energy upgrades for low-income Boulder residents. Participants will receive a stipend for their participation (via gift cards after completing and participating in home visits and community events).

The upgrades and home visits will be free for low-income community members. We have both CU Boulder students and community residents involved, training and working together.

For more information, please visit [www.colorado.edu/center/FLOWS](http://www.colorado.edu/center/FLOWS) or email Angela M. Ortiz at [Angela.OrtizRoa@Colorado.EDU](mailto:Angela.OrtizRoa@Colorado.EDU).

FLOWS Application Form: <http://bit.ly/FLOWSApplicationForm>

## 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



### Greetings Ponderosa Community,

#### Guide and Workshop on New Habitat Homes: Floor Plans and Monthly Housing Cost Estimate

The City and Habitat for Humanity have collaborated to create a guide so you can better understand Habitat's housing options for Ponderosa. The City received feedback from the RLC on this tool at their May 6, 2019 meeting. A revised guide is included with this newsletter. It is meant to provide an easy reference for Habitat floor plans, information on when to expect Habitat homes to be available, estimates on monthly housing payments, and an update on Habitat's rental option. This information will be presented to residents at a workshop on Saturday, June 29, during which City and Habitat staff will be available to answer your questions:

##### Workshop on new Habitat homes

Date: **Saturday, June 29, 2019**

Time: **9:30-11:00AM**

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

What: Floor plans, timing, estimated monthly housing payment, the Habitat rental option and more!

How: **Food and drinks** will be provided; **childcare** will be available on site.

In the meantime, if you have any questions, please contact Crystal at [launderc@bouldercolorado.gov](mailto:launderc@bouldercolorado.gov) or (303) 441-4141.

#### Lower Energy Bills Coming Soon!

The City has a goal to make solar more available to all members of our community. Towards this end, we have partnered with Grid Alternatives (Grid) to develop solar gardens to which we plan to subscribe income-qualifying residents. We are able to do this by leveraging fees the marijuana industry pays towards complying with their renewable energy requirements. Ponderosa has been identified as the first community where this new solar garden program will be piloted. We hope to have the first subscriptions available later this year. These will be available at no cost to Ponderosa residents. By signing up, residents would then receive credits on their Xcel utility bill. Once we determine how much solar we will have available and when, Grid will begin working with the Ponderosa community to start the enrollment process. In the interim, we will prepare some frequently asked questions and other program information that we will share with the community sometime this summer.

#### Questions from Residents

At the May 6th RLC meeting, Victor Lemus and Kathy Schlereth submitted a number of new questions from residents. City staff, Trestle Strategy Group, and Habitat are working to provide answers to these questions so that we can update the resident's guide and keep you informed. Stay tuned!

## Vacated Homes/Pads Report

Residents requested to be kept informed of how many pads and/or homes in Ponderosa have been vacated. Beginning in this newsletter, this information will be reported.

### Vacant Homes or Pads in Ponderosa

Date: May 14, 2019	Vacant homes/pads: 9
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*Note: Pads and homes have become vacant for a variety of reasons (e.g., sale of home to the city or another party, death of the homeowner, other).*

If you have questions, please contact Crystal ([launderc@bouldercolorado.gov](mailto:launderc@bouldercolorado.gov) or (303) 441-4141).

## UPDATE FROM HABITAT FOR HUMANITY






**Hello,**

We are sad to report that Leah Gutierrez will be leaving Flatirons Habitat to take an exciting new position with Habitat for Humanity of Colorado Springs. It is a great opportunity for her and them. We are pleased that we will continue to work with Leah in her new role, but she will no longer be working with our families. We have posted the position and hope to have someone on board this summer to take over her role with the Ponderosa residents.



We wish Leah well.

# PONDEROSA COMMUNITY EVENTS CALENDAR

## May 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
 5 <b>Cinco de Mayo</b>	6 <b>RLC Meeting 5:00-6:30 PM</b> @ Shining Mountain Waldorf High School Assembly Hall	7	8	9	10	11
 12 <b>Mother's Day</b>	13	14	15	16	17	18
19	20	21	22	23	24	25
26	 27 <b>Memorial Day</b>	28	29	30	31	

## June 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
2	3 <b>RLC Meeting 5:00-6:30 PM</b> @ Shining Mountain Waldorf High School Assembly Hall	4	5	6	7	8
9	10	11	12	13	14	15
 16 <b>Father's Day</b>	17 <b>Resubmit Annexation Application to City of Boulder</b>	18	19	20	21	 22 <b>PONDEROSA BLOCK PARTY</b>
23	24	25	26	27	28	29 <b>Workshop on New Habitat Homes 9:30-11:00 AM</b> @ Shining Mountain Waldorf High School Assembly Hall
30						





Habitat Home Options & Pricing Estimate  
 Updated 5/7/19  
 Ponderosa  
 Habitat Homes

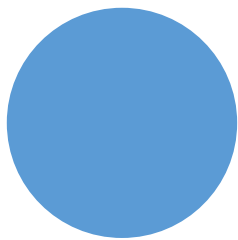
Remember...

- **Home designs are preliminary:** Floor plans are expected to be approved through the site plan with opportunities for modification over time.
- **The prices shown are estimates as if you were to buy on April 29, 2019:** They reflect the loan option Habitat works with today and were calculated based on today’s income levels and estimated community fees.
- **Talk to Habitat!** Closer to home construction, Habitat will be able to provide you with a more accurate estimate of monthly housing payments.

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Question:  
1. How are home prices set?

4

The City of Boulder sets Home Prices based on...



Household income



Household size

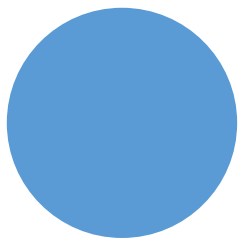


Number Bedrooms and Bathrooms



Unit size (square feet)

5



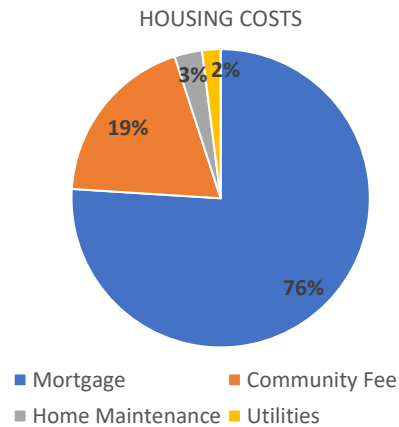
Question:  
2. What housing costs can I expect to pay in a Habitat home?

6

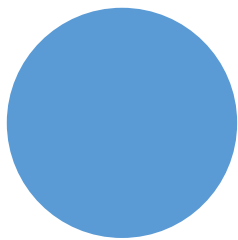
## Housing Cost for living in a Habitat Home

- Mortgage: loan payment, taxes (on home, not land), home insurance
- Utilities
- Home repairs
- Community fee

*Note: Percentages are estimated for the 67% of households at Ponderosa who reported incomes considered to be "extremely low" (30% of the Area Median Income or lower).*



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Question:  
3. What might be my monthly housing payment?

8



## If you were to buy your home today...

And you live alone 							
<b>Annual Household Income</b>	<b>\$22,800</b>	<b>\$30,400</b>	<b>\$38,100</b>	<b>\$45,700</b>	<b>\$60,900</b>	<b>\$76,100</b>	<b>\$91,300</b>
Monthly mortgage payment (Approximate; includes taxes, insurance)	\$650	\$760	\$950	\$1,140	\$1,520	\$1,900	\$2,280
Community fee (Approximate)	\$150	\$150	\$175	\$175	\$200	\$200	\$200
<b>Estimated Total monthly Housing Cost</b>	<b>\$800</b>	<b>\$910</b>	<b>\$1,125</b>	<b>\$1,315</b>	<b>\$1,720</b>	<b>\$2,100</b>	<b>\$2,480</b>

Amounts shown are approximate and adjusted annually by the city.

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## If you were to buy your home today...

And there are two (2) people in your household  							
<b>Annual Household Income</b>	<b>\$26,070</b>	<b>\$34,760</b>	<b>\$43,450</b>	<b>\$52,140</b>	<b>\$69,520</b>	<b>\$86,900</b>	<b>\$104,280</b>
Monthly mortgage payment (Approximate; includes taxes, insurance)	\$650	\$870	\$1,090	\$1,300	\$1,740	\$2,170	\$2,610
Community fee (Estimated)	\$150	\$150	\$175	\$175	\$200	\$200	\$200
<b>Estimated Total monthly Housing Cost</b>	<b>\$800</b>	<b>\$1,020</b>	<b>\$1,265</b>	<b>\$1,475</b>	<b>\$1,940</b>	<b>\$2,370</b>	<b>\$2,810</b>

Amounts shown are estimated, based on current Habitat loan options.

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## If you were to buy your home today...

And there are four (4) people in your household 							
<b>Annual Household Income</b>	<b>\$32,580</b>	<b>\$43,440</b>	<b>\$54,300</b>	<b>\$65,160</b>	<b>\$86,880</b>	<b>\$108,600</b>	<b>\$130,320</b>
Monthly mortgage payment (Approximate; includes taxes, insurance)	\$820	\$1,090	\$1,360	\$1,630	\$2,170	\$2,720	\$3,260
Community fee (Approximate)	\$150	\$150	\$175	\$175	\$200	\$200	\$200
<b>Estimated Total Monthly Housing Cost</b>	<b>\$970</b>	<b>\$1,240</b>	<b>\$1,535</b>	<b>\$1,805</b>	<b>\$2,370</b>	<b>\$2,920</b>	<b>\$3,460</b>

Amounts shown are approximate and adjusted annually by the city.

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## If you were to buy your home today...

And there are six (6) people in your household 							
<b>Annual Household Income</b>	<b>\$37,800</b>	<b>\$50,400</b>	<b>\$63,000</b>	<b>\$75,600</b>	<b>\$100,800</b>	<b>\$126,000</b>	<b>\$151,200</b>
Monthly mortgage payment (Approximate; includes taxes, insurance)	\$950	\$1,260	\$1,580	\$1,890	\$2,520	\$3,150	\$3,780
Community fee (Approximate)	\$150	\$150	\$175	\$175	\$200	\$200	\$200
<b>Estimated Total Monthly Housing Cost</b>	<b>\$1,100</b>	<b>\$1,410</b>	<b>\$1,755</b>	<b>\$2,065</b>	<b>\$2,720</b>	<b>\$3,350</b>	<b>\$3,980</b>

Amounts shown are approximate and adjusted annually by the city.

12

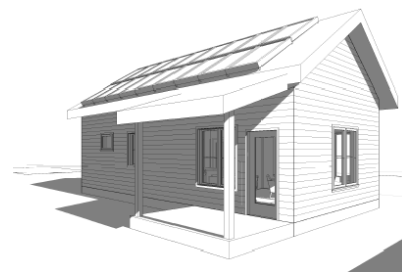
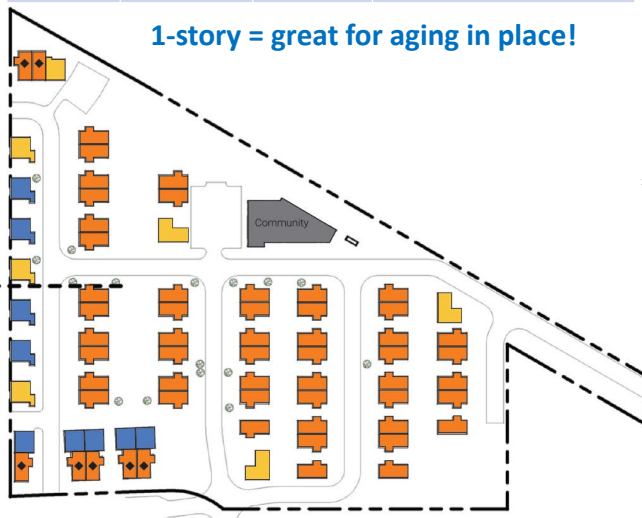
Question:  
4. What are the different Habitat home designs?

13

Single-Story

Number	Floor Plan	Size	Attached or Detached?
1	1-BR/1-BA	652 sq. ft.	Attached to triplex
3	2-BR/1-BA	634 sq. ft.	Detached
3	1-BR/1-BA	836 sq. ft.	Detached

1-story = great for aging in place!

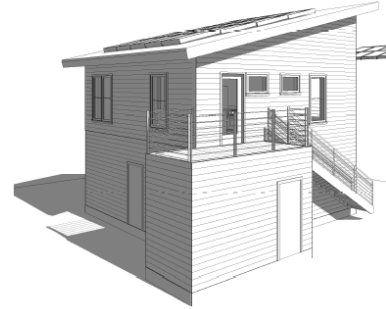
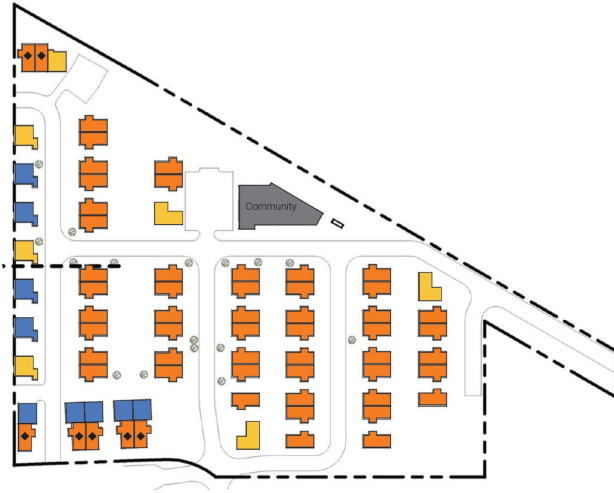


- Flats
- Carriage Homes
- Exchangeable
  - 1 & 2 story Floorplans
  - 1, 2, or 3 Bedroom Options
- 2 Bedroom Option Only

14

# Carriage Homes

Count	Floor Plan	Size	Attached or Detached?
5	1-BR/1-BA	578 sq. ft.	Attached
4	2-BR/1-BA	634 sq. ft.	Detached

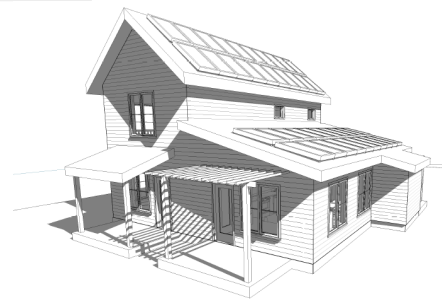
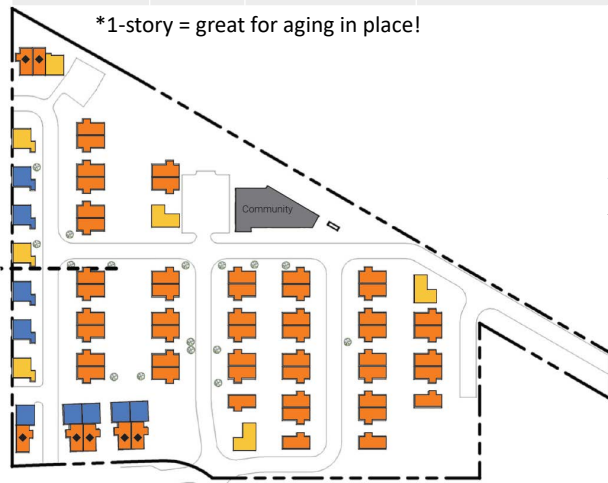


- Flats
- Carriage Homes
- Exchangeable
  - 1 & 2 story Floorplans
  - 1, 2, or 3 Bedroom Options
- ◆ 2 Bedroom Option Only

# Exchangeable Options

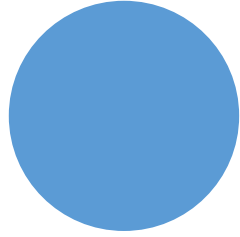
Floor Plan	Stories	Size	Attached or Detached?
3-BR/1.5-BA	2	1,232 sq. ft.	Both
2-BR/1.5-BA	2	1,129 sq. ft.	Both
1-BR/1-BA*	1	616 sq. ft.	Both

\*1-story = great for aging in place!



- Flats
- Carriage Homes
- Exchangeable
  - 1 & 2 story Floorplans
  - 1, 2, or 3 Bedroom Options
- ◆ 2 Bedroom Option Only





Question:  
5. How many bedrooms can I have  
in my Habitat home?

17

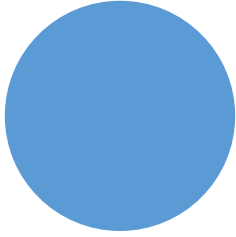
How many bedrooms  
can I have?

If you are a...	 <b>1-person household</b>	 <b>2 or more person household</b>
Floor plans available to you are...	Up to 2 Bedrooms	Up to 3 Bedrooms

For preference policy for disabled and larger households, go to <https://bit.ly/2VBAcQo> City of Boulder Affordable Homeownership Program rules.



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Question:  
6. When can I get into a Habitat home?

19

Phase I:  
Homes on the West Side  
of Ponderosa  
will be built first.  
Anticipated Construction  
Start: Summer or Fall  
2020

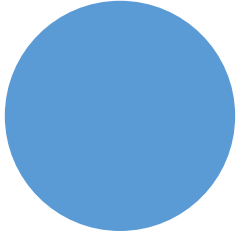


After Phase I, as home sites become available, on a voluntary basis, Habitat homes can be built.



After Phase I, as home sites become available, on a voluntary basis, new homes can be built until all original home owners no longer live in their homes.





**Question:**  
7. What are the basic requirements to buy a Habitat home?

23

At a minimum, you must...



Qualify to purchase

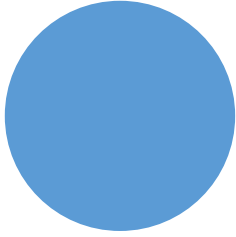


Put in your sweat equity



Actively partner with Habitat

24



**Question:**

8. What are the details of the rental option?

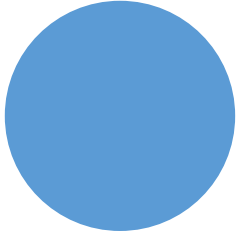
25

**Habitat Rental  
Option**

Habitat is working to create a ownership pathway for households who don't qualify for a mortgage initially (e.g., income too low, documentation)

Habitat is actively working to create a rental option.

26

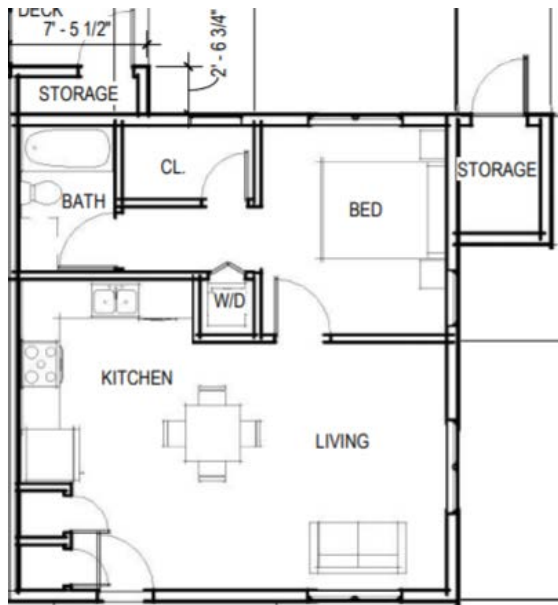


## Appendix. Home Floor Plans

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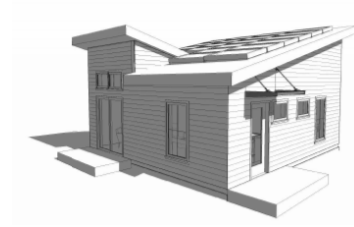
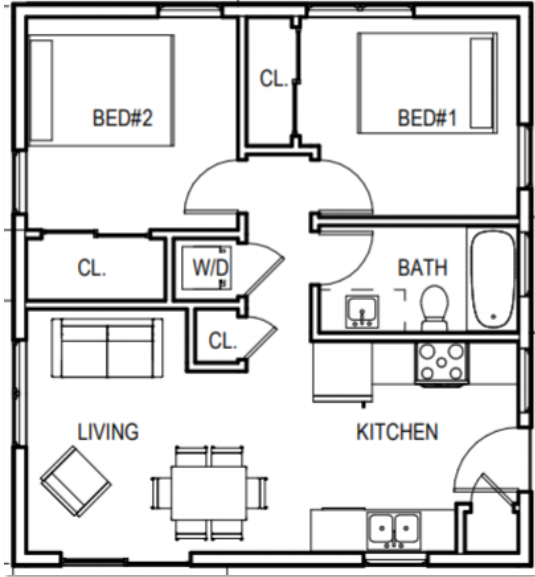
Single-Story

One-Bedroom, One-Bathroom, 652 sq. ft. (Attached to Triplex)



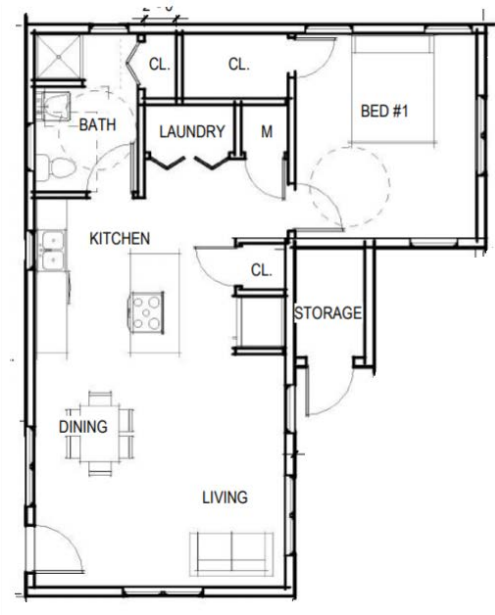
Single-Story

Two-Bedroom, One-Bathroom, 634 sq. ft. (Detached)



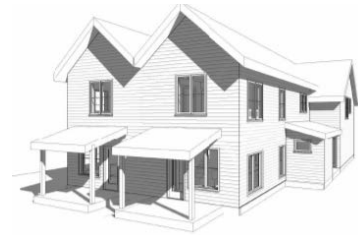
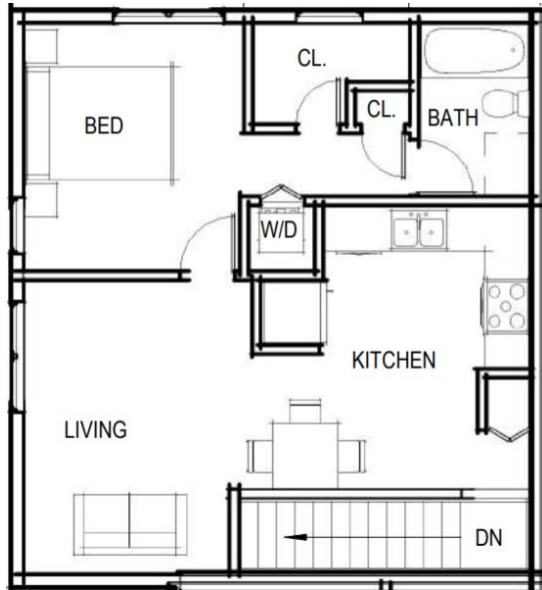
Single-Story

One-Bedroom, One-Bathroom, 836 sq. ft. (Detached)



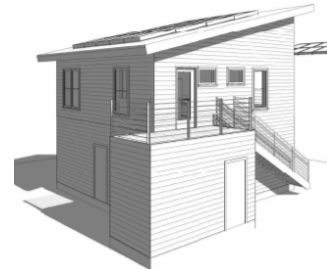
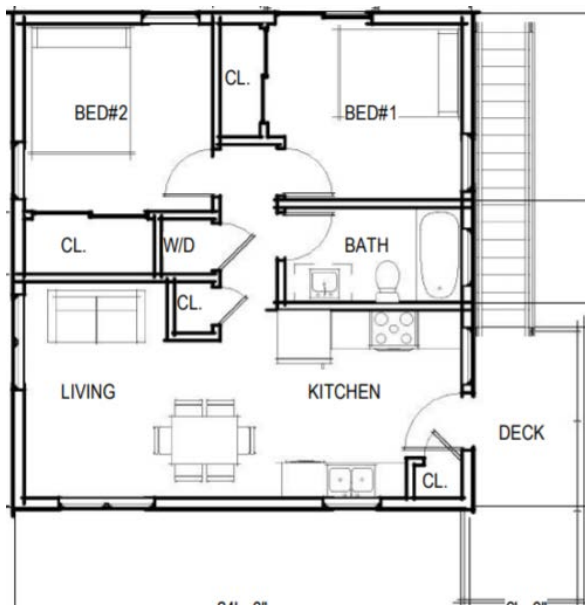
Carriage Homes

One-Bedroom, One-Bathroom, 578 sq. ft. (Attached)



Carriage Homes

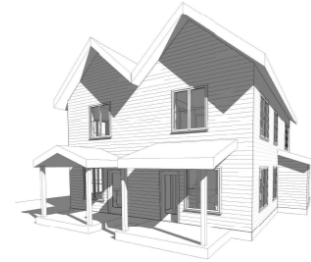
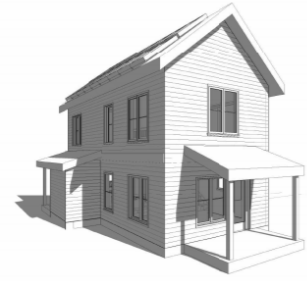
Two-Bedroom, One-Bathroom, 634 sq. ft. (Detached)





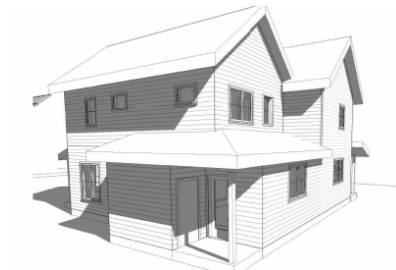
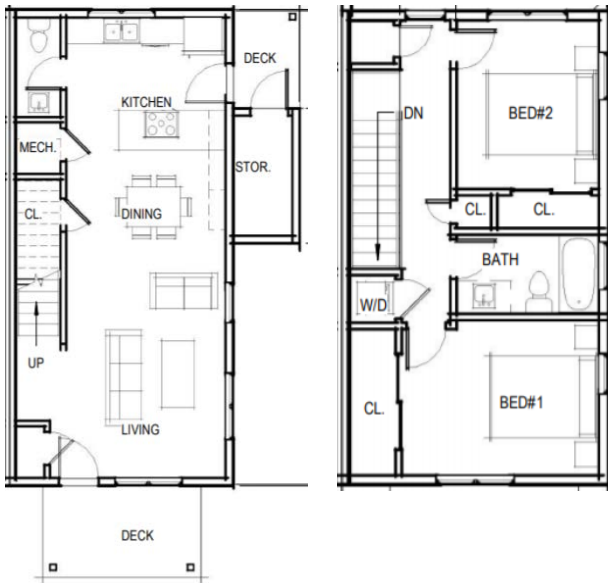
Exchangeable Options

3-Bedroom, 1.5-Bathroom, 1,232 sq. ft. (Detached or Attached)



Exchangeable Options

2-Bedroom, 1.5-Bathroom, 1,129 sq. ft. (Detached or Attached)



Exchangeable Options

1-Bedroom, 1-Bathroom, 616 sq. ft. (Detached or Attached)

