

Ponderosa Mobile Home Park

RLC Meeting Notes

Notetakers: Trestle Strategy Group, Kathy Schlereth

Meeting Date: May 6, 2019, 5-6:30PM

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

Key:

- **Action Items**
- **Next Month Agenda Items**
- *[Notes providing context and/or additional information]*

In Attendance

RLC: Karen Campbell Victor Lemus Vargas Ed Zick Cesar Lopez Charissa Poteet Tina Boguhn Kathy Schlereth	RLC Secretary: Kathy Schlereth Community Members: 10+ Park Manager: Greg Gustin	City of Boulder: Crystal Launder Kurt Firnhaber Beth Roberts Habitat For Humanity: n/a	Trestle Team: Danica Powell Marine Siohan Anne Kuechenmeister Marina LaGrave
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Notes

Agenda Item 1: Call meeting to order, meeting rules review and agenda review

Anne:

- Meeting **called to order** at 5:05pm.
- Pretty packed agenda.
- Remember to sign in.
- Meeting rules: one person speaks at a time. Speak respectfully, even if we have different opinions.

Agenda Item 2: Debrief on last month's meeting

- Anne:
 - Rearranged the table, to show it's is an RLC meeting.
 - How well are we doing? How are the meetings functioning?
- Victor *[please refer to attachment 1 by Victor]:* I'd like to talk about respect, ways of communication, information, how to agree to disagree.
 - Everybody should agree to disagree, do not disregard other people's opinion.
 - Role of RLC members: inform back residents, do not distort information.
 - Kurt has agreed that any resident who has concerns and questions can address them directly to him.
- Kelly (trailer #51) *[please refer to attachment 2 by Kelly]:*
 - Many people want to have the opportunity to have new homes, many of us welcome the opportunity for new infrastructure.
 - Implying that the City is not listening is not correct. It is not the facts.

- If the City hadn't bought the property, the infrastructure would have failed and we could have been forced out of the property.
- The fact that the City is giving the opportunity for people to stay in their trailer is unprecedented.
- The way that people have treated City people, Trestle people, is disrespectful.
- I am confused about why people are concerned about the number of duplexes when they have the opportunity to stay in their trailer.
- We have a right to be concerned for our safety.
- We should have the City hire a third-party contractor to survey homeowners to know whether they want to stay, move out, or a new home.
- Ed: I got a response to that.
 - I understand where you're coming from, having children, having raised children here myself.
 - This has been advertised as an eclectic community. We don't want this to be built as a high-rise ghetto.
 - The zoning is mobile home park only. There are many of us that have been here for a long time. I've built my place from scratch.
- Anne: please make sure we're keeping everybody comfortable.
- Kelly: the site plan doesn't have any high rise buildings. The highest building is 2-story high.
- Tina: it's not about high rises, it's feeling that those who want to stay - I applaud that the City is trying to do that - are losing more and more. The people that want to stay in their homes aren't feeling secure.
- Kathy: can we each have an individual legally binding document stating that we can stay in our trailers?
 - Crystal: Mobile home owners in Ponderosa have signed pad leases, which provide them with the right to live on their lots so long as they pay rent and don't violate the community's Rules and Regulations. According to the city attorney with whom I spoke, your pad is individual home owner's best agreement that they can remain in the community. From the city's perspective, if a certain household was guaranteed they could remain no matter what, then they stopped paying rent or were doing some nuisance behavior they could continue to remain at Ponderosa.
- Charissa: the new rules and regulations have been written without our consent. There's probably 70% more rules. So it's going to be easy to find a new rule that would be ground to evict us.
 - Greg: it takes a lot to evict someone - verbal warning, written notice, etc.
 - Danica: we've heard that you need more security.
 - Crystal: we're going to have a covenant.
 - Anne: it sounds like we need to have an umbrella document that would give everybody security.
- Charissa: residents' guide. There are several places where it says that some trailers will have to be moved.
 - Crystal: as of today, we don't know of any trailer that has to move. But we have to account for some flexibility.
- Tina: p. 9 of the resident's guide, bullet 3. Rent increase. Is it up to \$10/year?
 - Crystal: the annual increase happens only once a year. But it could get up to \$10/month.
- Anne: meeting minutes.
 - Kathy: Marine and I are both taking notes, then we combine them, we work together to create a comprehensive document.
 - Good job!
 - Tina motions, Ed seconds. April minutes are approved unanimously.

Agenda Item 3: Information about [9to5](#) RLC training opportunity

- Crystal: I work not just on Ponderosa, but on mobile home park issues across the City. Luz has been working with these communities for over a year now. One of the things that has been on the list for a long time is to provide trainings to help the Resident Leadership Committee perform at the next level.

- Luz:
 - I'm with Mexican origins, been in the US for 30 years.
 - I'm impressed, I'm so happy, and I'm so proud of you, and you should be proud of yourselves.
 - My job is to foster the whole community, in the sense that it is a group of people that have a common goal.
 - I live in Denver Meadows. My mobile home community was displaced. None of the mobile home communities deserve to be displaced. We need to stick together.
 - At the end you have one goal in common: it is the benefit of the community.
 - Don't challenge the person within the community, challenge the idea.
 - Landlord just decided to sell my home. I have 2 jobs - I work 16 hours/day, I don't see my family anymore. You may think that your needs are more important than your neighbors' needs. Sometimes we like to talk a lot but we don't like to listen.
 - Who wants to go live in a \$1800-\$2000/month apartment?
 - I will **suggest a couple trainings** - the first one will be to meet each other and get to know each other. The goal is for all of you to love each other, to respect each other.
 - I have a few training opportunities. I can submit those ideas to the board and the board can decide which ones to do.
 - I will provide that in writing and we will have the leaders of the community vote at the next meeting.

Agenda Item 4: Project updates

a. [Neighborhood Improvement Grant](#) application update

Anne:

- It was a bit of a rush application, but we submitted and \$5,000 were awarded to the community to make the project happen.
- Next step: where to put it? What it is? How can we make it look like Ponderosa, while also meeting all the rules, regulations, safety.

Stanley: we've had the same mailman for 40 years. It'd be a great idea to get his feedback.

Danica: anyone interested in helping?

- Kathy volunteers.
- Thank you to Greg and Anne who put together the application.
- **We'll put the application on the website.**

Anne: we need help to design and build it.

- Greg: can we modify what's there, or does it have to be completely new?
- Danica: have to take into account lighting, safety, USPS standards. We can **bring ideas at the next meeting.**

b. Block party: moved to June 22nd

Anne: Party planned for June 22nd.

Danica: we received a grant for \$500 this year in City funding. The city lowered the grant amount from last year

c. City annexation update and RLC request

Danica:

- No big update at this point. We are still reviewing the comments. Many comments about utilities and phasing. We will be providing additional information on that. Also on new home design.
- We are planning to resubmit on May 28.
- We're trying to figure out the engineering at this point.
- Goal is to go to planning board in July, City council in August. It is challenging, but it's the current goal.

Kathy: Raised the "time-out" card. For when we ask a question, and the answer that is provided is not satisfying, or understandable.

d. Staffing changes: Leah, Pamm, and Beth

Crystal:

- Habitat: Leah has moved on to a different chapter within Habitat. Her position is vacant and Habitat is interviewing replacements.
- Introduced Beth: Pamm no longer working with the City. Please inform Greg first and then Beth if you are interested in moving out. She'll leave cards and **we'll put her contact information in the newsletter.**
- We're exploring adding services into Ponderosa: kids services, health facility, recreation for the kids in the summer, etc.
- Sustainability Group: potentially getting a grant to install solar panels that would eliminate utility bills.

e. Existing homes and annexation timing

Tina: is there any funding available now to do upgrades to the mobile homes?

- Crystal: The City funds a mobile home repair program that addresses health and safety and energy efficiency upgrades, but you have to live in the City in order to apply for this resource. Also, people running the program in the past found it difficult to execute upgrades in some older homes, because one repair can sometimes require addressing multiple issues. For example, if you install a new furnace, you may find that the electric system can't handle the new furnace, etc. For this reason, the City has begun discussing setting aside some funds for critical home repairs and accessibility specific to Ponderosa.

Danica: The City asked us about what's been done in the community in terms of safety so far. We will document all of the life safety upgrades that have already been implemented (smoke alarms, egress, gas leaks, electrical, etc) and invite the fire department to do another health and safety check. We're going to try and understand all life safety requirements. Will be helpful to get input from residents on key concerns and opportunities.

Crystal: one of my to-dos was to find out which improvements would require a permit. Danica has a list of what is required in Washington state. So we're 80% there now.

Danica: the list promotes fixing and repairing rather than replacing.

Agenda Item 5: Pricing estimator for new homes tool

Crystal: this is only about Habitat homes. *[Please refer to attachment (slideshow) 3]*

- Slide 1: "Remember..."
 - This is what we know that is available today.
- Slide 2: "Index"
- Slides: "How are the price homes set?"
- Slide: "If you were to buy a home today"

- Pick the income category you would fit into. If you're on the higher side of the spectrum, there is a good chance that you wouldn't pay that much.
- Ed: what if you don't fit into those income categories?
 - Crystal: you would pay 30% of your income
 - Kurt: we're not representing Habitat tonight, but they said they would meet with each of you to figure it out.
- Slide: "Home design"
 - Single-story in yellow: please take your time at home to study this plan.
 - The little box next to the community building is the mailboxes.
 - Carriage homes in blue.
 - Exchangeable options.
 - Charissa: are those mostly duplexes and no fourplexes?
 - There are 2 fourplexes and 1 triplexes.
 - Crystal: aging in place can mean aging in your home, or being able to live in the community of your choice.
 - Tina: the term aging in place refers to staying in your mobile home for a lot of people. But in that case it means being able to stay in any home in Ponderosa.
- Slide: "How many bedrooms?"
 - Crystal: highest number of bedrooms is 3.
- Slide: Timeline.
 - Kurt: first homes will take around 6 months to build. Within a year or so there'll be 8 or 9 new homes on the West side of the property.
 - Crystal: we have other places than the West side that are available already.
 - Marine: do you have someone specific in mind when you're building the homes?
 - Crystal: kind of. You'd have to express interest before construction is over.
- Slide: Qualify for home.
- Slides: Habitat Rental Option.
- Marine: **we will attach the slides to the meeting notes.**
- Crystal: did you think it was helpful? Should this go to the whole community?
 - RLC: yes, it should go to the whole community.
- Crystal: when should we do the presentation?
 - RLC: maybe before the party?
 - Anne: or use the party to advertise it?
 - Tina: **include the package with the newsletter.**
 - Victor: you can distribute with the newsletter, and then RLC members can explain to other community members.
 - RLC members vote to include package with newsletter, discuss with other community members, and then find a date after the June 22 party to do a whole community workshop.

Meeting adjourned by Tina at 6:40 PM.

Next RLC meeting is Monday, June 3, 2019 - 5:00-6:30 PM, at Shining Mountain Waldorf School, High School Assembly Hall (1179 Union Avenue).

All Residents are Welcomed.

Attachment 1: Letter from Victor Lemus Vargas

Good afternoon everyone.

Greetings to the City of Boulder Housing Division staff, Trestle Strategy Group - led by Danica Powell, other representatives, residents of Ponderosa, members of CU Law school, leaders and everyone from the community of Ponderosa that I belong to.

Thank you in advance for listening to the words that I have written.

There are two issues that I would like to convey today. These are very important to me:

1. Respect.
2. The difference between communicating and/or just participating in our meetings to talk or pose questions without an argument.

1. No one from belonging to any of the above mentioned groups should disregard the comments of anyone involved in the project. Disqualifying the comments of other people is lack of respect and lack of ethics.

All comments are valid, even if one or some people disagree, this is called respecting the ideas of other people. We're all different people who may think differently.

2. Knowing how to COMMUNICATE and inform adequately is the best strategy we can use to successfully carry out this project.

We, the leaders of the community of Ponderosa are here to listen, communicate and inform residents adequately without distorting the information. We are also here to share -with the groups involved in the project- disagreements or concerns from the residents of Ponderosa.

If a resident(s) is unhappy or has concerns about the project, Mr. Kurt Firnhaber is happy to meet in order to provide clarification regarding the project.

Please bring your questions in writing so that you have control of everything that is being asked.

Finally, to all the leaders of the community of Ponderosa, I ask you in a very respectful way that before you share information or ideas during our monthly meetings please research first and then communicate. Ask your own questions.

It's disrespectful to attend our meetings to talk without background information.

Thank you.
Respectfully,

Victor Lemus Vargas.

Attachment 2: Letter from Kelly Rastello (trailer #51)

I want to say that many people in Ponderosa, many of them young with families, want to have the opportunity to have a new home, whether a single family, or a duplex, or a multiplex. Therefore, those that are here every meeting giving the impression that the city is not listening to the community, do not speak for all of us. Many of us welcome the upgrades to the community, like infrastructure, paved roads, lighting, green spaces and community buildings, in addition to the opportunity to have a new home on a foundation. I can respect that some want to stay in their mobile homes, but implying that the city has not listened to you is factually incorrect. There have been many efforts to listen to what we would like to see happen, but that does not mean they need to do what you want.

If the city did not buy the property and the old owners let the infrastructure fail, we could have all been forced to abandon our homes or to move them, until the infrastructure was fixed, which could have been years, since the old owners did not have the funds to fix the infrastructure. Most projects of this kind would have had us all move out while construction occurred and then would have given us the opportunity to move back into the new housing. The fact that the city is allowing people to stay in their mobile homes indefinitely is unprecedented, meaning that it has never occurred anywhere else in the country. They did not have to do this and implying that they are trying to scam us or screw us over in some way is again factually incorrect. The way some have treated the City workers, Trestle workers and others has been very disrespectful and counterproductive. They do not deserve to be accused and interrupted; they deserve the same respect that they show you.

Many of us are frustrated that this process has been totally consumed by those who think they are not being heard, just because they do not like the answers that they have been given. The city and Trestle have been doing their best to answer all questions and concerns. Just because they did not give the answer you wanted, does not mean they have not addressed your questions. You will not be able to stop this process, just because you do not agree with everything having to do with this project.

Many of us see this as a blessing, since it is the only opportunity many of us will have to own a fixed foundation home, here in Boulder. Some have complained about the number of duplexes on the most recent site plan, what is strange is that many of these same people are the ones that want to stay in their mobile homes. Therefore, I am personally confused as to why they are concerned with the number of duplexes on the site, if they are not planning to move into a new home.

The city did not buy this property to simply fix the infrastructure; they want to have this community be affordable housing for the future. Many of these mobile homes are very old and would not last another 10, 20 or 30 plus years without serious fixes. Many that are complaining about this process might ruin it for others to have an opportunity like this in the future. The city may decide that this process has been too hard, and would simply opt to go back to having projects done how they use to, making everyone move out while construction occurs and giving an opportunity to move into the new housing.

Some are concerned that if they want to make upgrades to their homes in the future, that they need to get permits and possibly make upgrades for safety as a result. That is to the benefit of the whole community, because if your house is unsafe, it could be a problem for others, since your home could cause damage to other homes. Like for example, improper wiring that could result in a fire that could spread easily to other homes, since the current homes are very close together in many cases. No one wants to push expensive upgrades, but we have a right to be concerned for safety. Your concerns for being forced to make upgrades does not outweigh the safety concerns of others. The city already said that they will not be forcing anyone to bring their homes up to current codes, but if you do want to make upgrades, then it could possibly require you to make upgrades to other areas of your home for safety. The city is still working on this matter and I hope that they will have more clear guidance on this in the future.

I think that we should have the city hire a third party to conduct a survey of each household, to see how many are interested in moving into a new home. This would help to ensure that those that want to stay in their mobile homes do not consume the majority of these meetings. If you do not like this process, the city has given you the opportunity to sell your house. The city does not legally need to let you have the opportunity to sell your home on the open market. Many parks do not allow these older mobile homes to be sold; they prefer to force the older homes out to make room for newer mobile homes. The city has been more than generous in trying to provide as many options to residents as possible. No potential buyers would have wanted to invest in the infrastructure and that is all, they would have wanted to redevelop the property instead of investing in the infrastructure. The potential buyers of Ponderosa would have lobbied the city to allow the zoning to change with a portion of the units being dedicated to affordable housing. If the infrastructure failed, the city probably would have allowed this, since nonfunctional infrastructure would have meant no one could stay in his or her homes until it was fixed. The potential buyers would have argued that the money spent on fixing the infrastructure could instead be used to redevelop the property for the future, since these current mobile homes are old and in need of many upgrades and repairs.

I know that many just want to have the city fix the infrastructure and that is it, but that is not going to happen, the city did not buy the property simply to just fix the infrastructure. I know that is frustrating to many, but that is the reality, they have an obligation to ensure affordable housing is available for future generations. The homes in the mobile home park are not going to sustain another 50 to 100 years and this is the reason the city wants to build new homes.

Thank You.

Attachment 3: Habitat Home Options & Pricing Estimate slideshow, presented by the City of Boulder



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

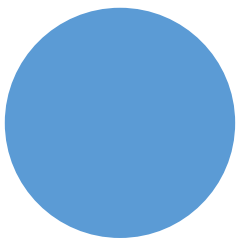
Remember...

- **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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3



Question:
1. How are home prices set?

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



Household income



Household size

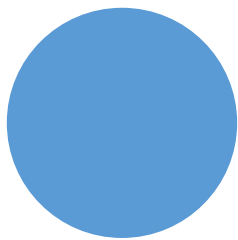


Number Bedrooms and Bathrooms



Unit size (square feet)

5



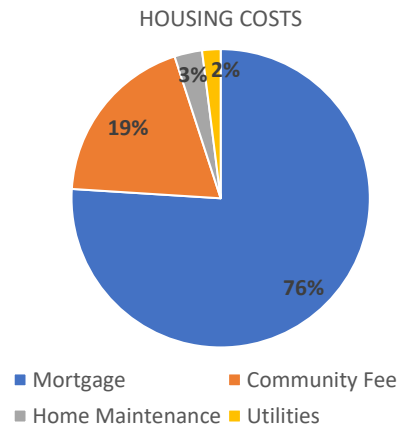
Question:
2. What housing costs can I expect to pay in a Habitat home?

6

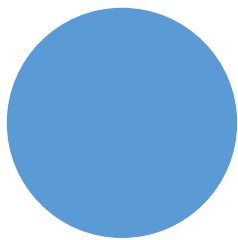
Housing Cost for living in a Habitat Home

- 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?

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If you were to buy your home today...

And you live alone 							
Annual Household Income	\$22,800	\$30,400	\$38,100	\$45,700	\$60,900	\$76,100	\$91,300
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
Estimated Total monthly Housing Cost	\$800	\$910	\$1,125	\$1,315	\$1,720	\$2,100	\$2,480

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  							
Annual Household Income	\$26,070	\$34,760	\$43,450	\$52,140	\$69,520	\$86,900	\$104,280
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
Estimated Total monthly Housing Cost	\$800	\$1,020	\$1,265	\$1,475	\$1,940	\$2,370	\$2,810

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 							
Annual Household Income	\$32,580	\$43,440	\$54,300	\$65,160	\$86,880	\$108,600	\$130,320
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
Estimated Total Monthly Housing Cost	\$970	\$1,240	\$1,535	\$1,805	\$2,370	\$2,920	\$3,460

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 							
Annual Household Income	\$37,800	\$50,400	\$63,000	\$75,600	\$100,800	\$126,000	\$151,200
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
Estimated Total Monthly Housing Cost	\$1,100	\$1,410	\$1,755	\$2,065	\$2,720	\$3,350	\$3,980

Amounts shown are approximate and adjusted annually by the city.

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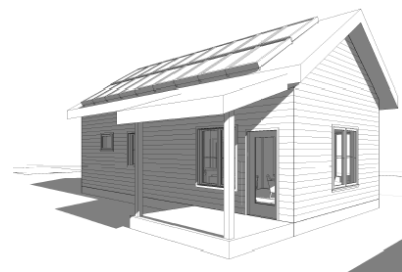
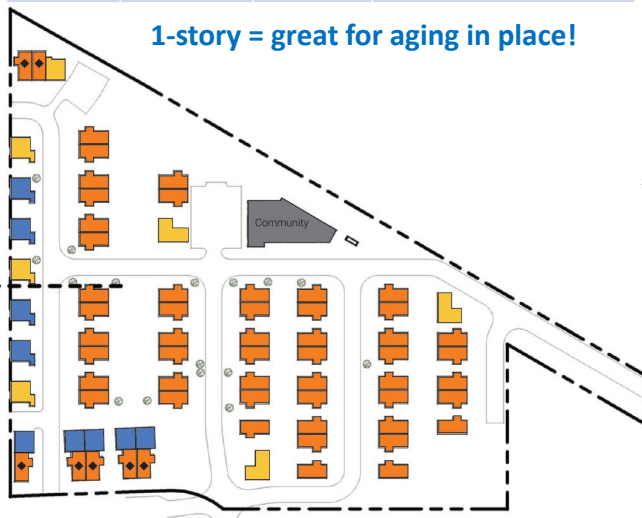
Question:
4. What are the different Habitat home designs?

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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!

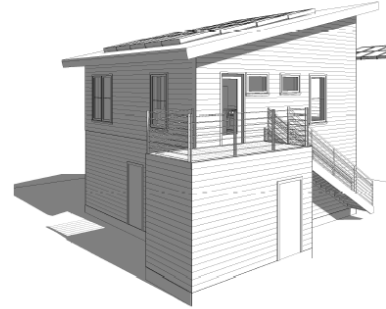
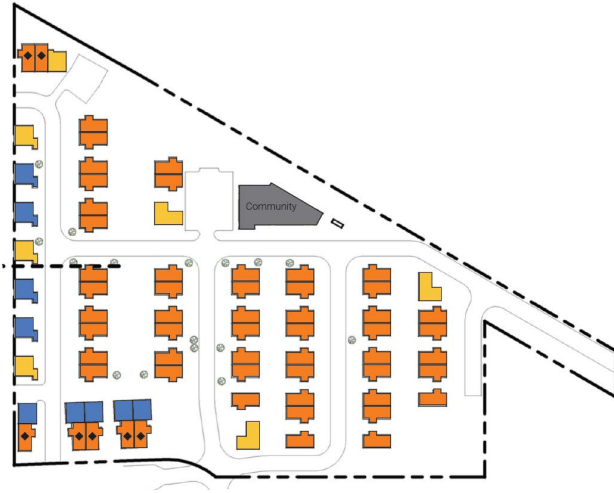


- Flats
- Carriage Homes
- Exchangeable
 - 1 & 2 story Floorplans
 - 1, 2, or 3 Bedroom Options
- 2 Bedroom Option Only

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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

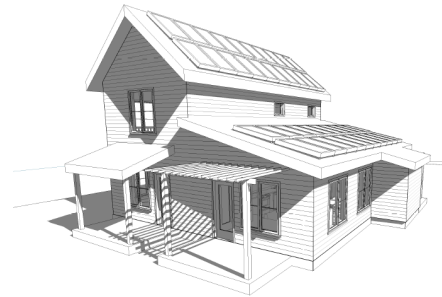
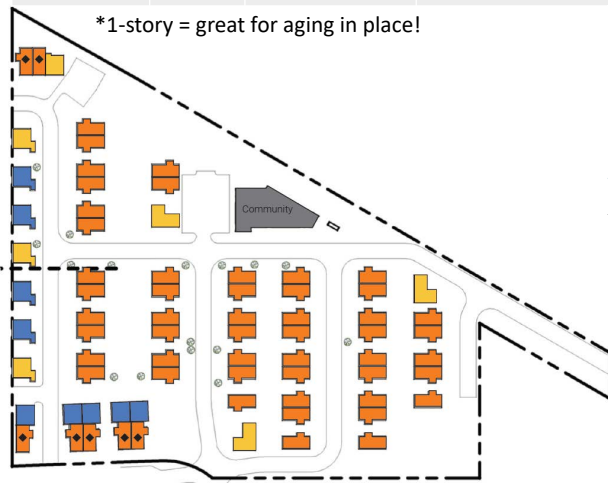


- Flats
- Carriage Homes
- Exchangeable
 - 1 & 2 story Floorplans
 - 1, 2, or 3 Bedroom Options
- ◆ 2 Bedroom Option Only

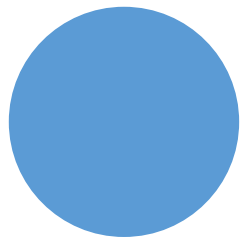
Exchangeable Options

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?

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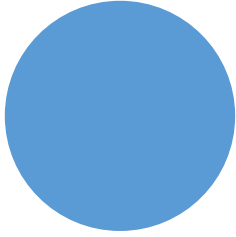
How many bedrooms
can I have?

If you are a...	 1-person household	 2 or more person household
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?

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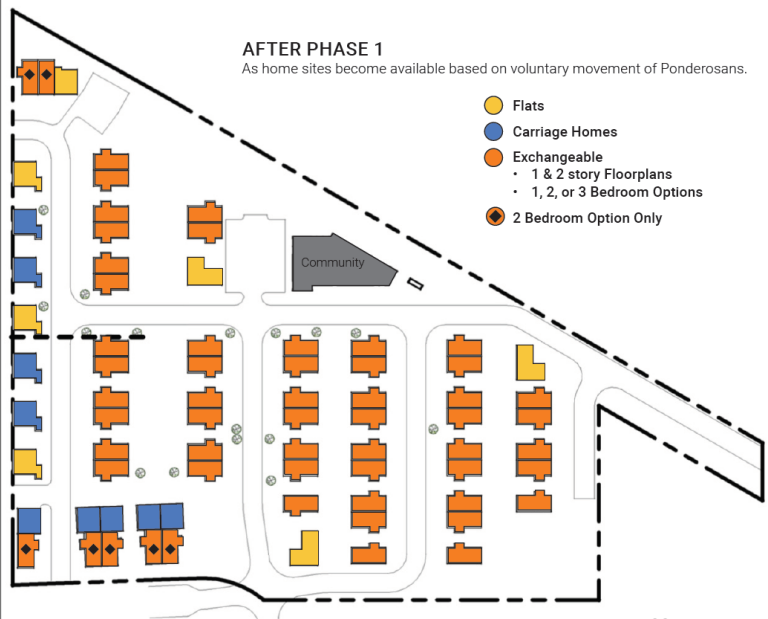
Phase I:
Homes on the West Side
of Ponderosa
will be built first.
Anticipated Construction
Start: Summer or Fall
2020

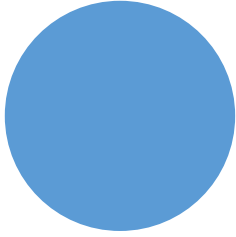


After Phase I, as home sites become available, on a voluntary basis, Habitat homes can be built.



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

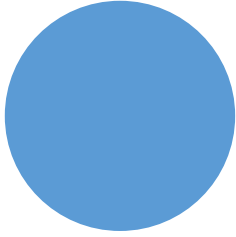


Put in your sweat equity



Actively partner with Habitat

24



Question:
8. What are the details of the rental option?

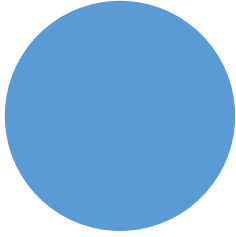
25

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

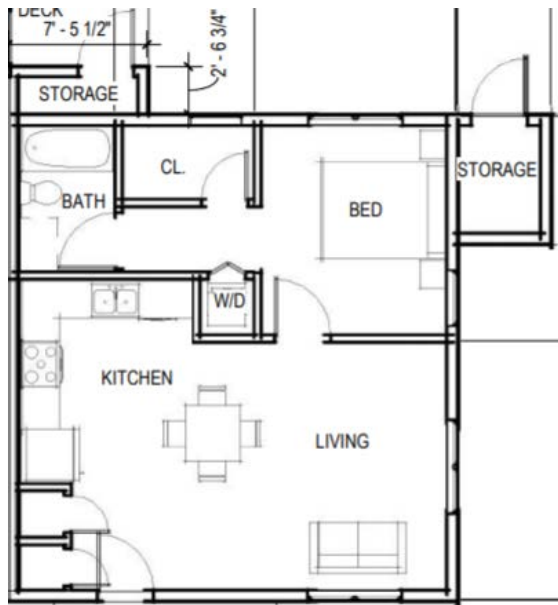


Appendix. Home Floor Plans

27

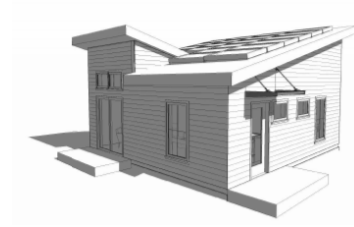
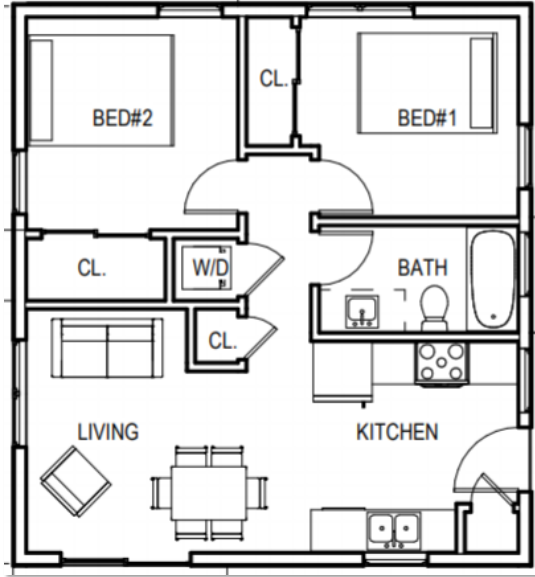
Single-Story

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



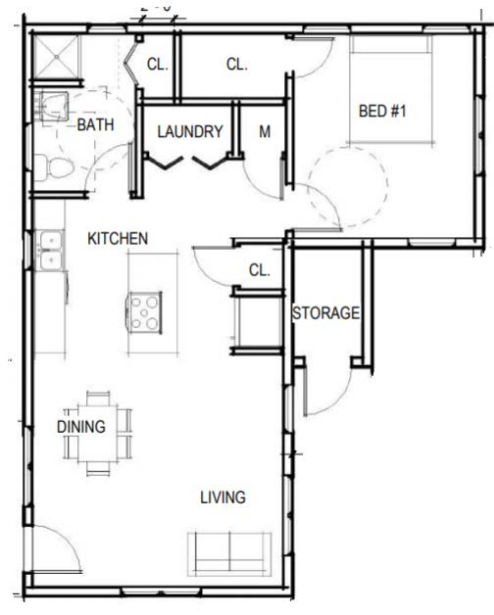
Single-Story

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



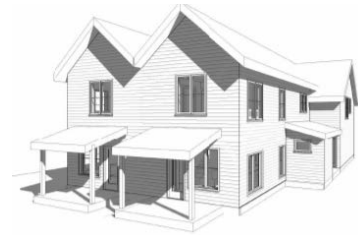
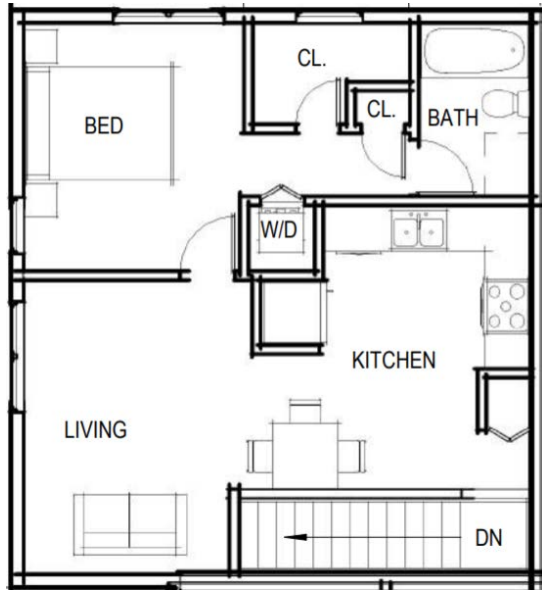
Single-Story

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



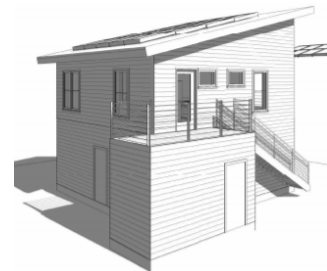
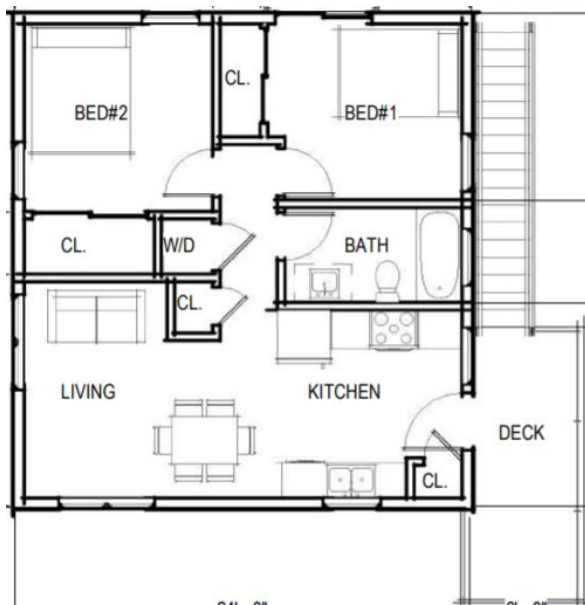
Carriage Homes

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



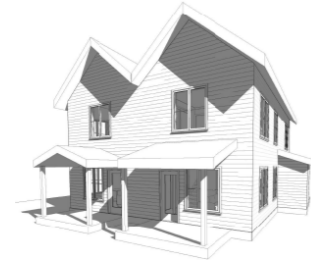
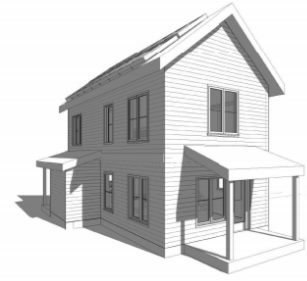
Carriage Homes

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



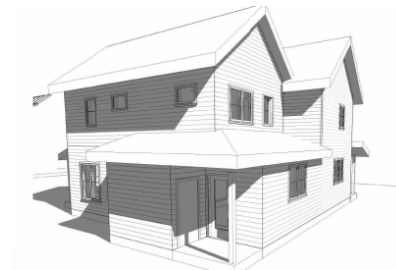
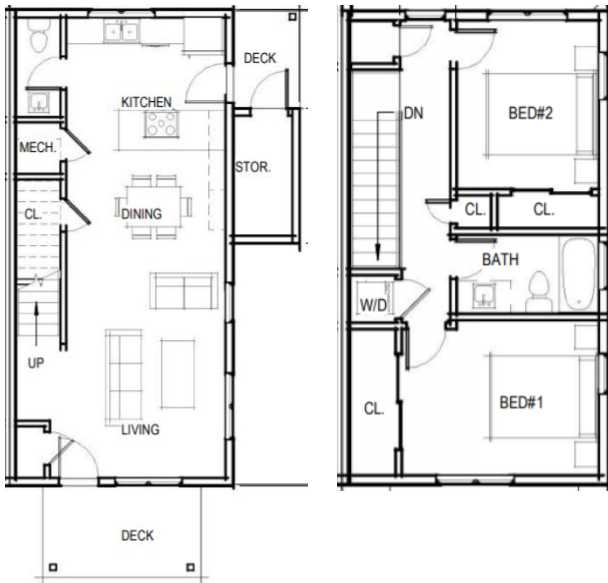
Exchangeable Options

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)

