



Upcoming Events - Meetings:
RLC Meeting and City Q&A
When: Monday, August 5, 5:00-6:30 PM
Where: Shining Mountain Waldorf High School Assembly Hall

Ponderosa Website
www.ponderosaboulder.weebly.com

Ponderosa Community Newsletter

June-July 2019

COMMUNITY UPDATES AND ANNOUNCEMENTS

Thank you for a great block party!

Thank you to all of you who contributed to making the June 22 neighborhood block party a success. It was a lot of fun, especially as even the weather cooperated so we could stay dry while eating, mingling, dancing, breaking the piñata... Photos of the party are posted here: <https://ponderosaboulder.weebly.com/photos--videos.html>.

Neighborhood Improvement Grant

Due to timing, budget and volunteer capacity challenges, it was decided to put the mailbox improvement project **on hold**, and reapply for the neighborhood improvement grant next year or when the time is right. Please let us know if you have any questions or comments about this.

Workshop on Habitat homes options & cost

On Saturday, June 29, 2019, the City of Boulder and Flatirons Habitat for Humanity held a workshop about the new Habitat homes options and cost. The workshop materials can be downloaded here: <https://ponderosaboulder.weebly.com/habitat.html>.

City Staff Comments on Resubmittal

The City of Boulder's staff provided their comments on the resubmittal package for annexation, land use change, and site review submittal on July 16, 2019. The City comments can be downloaded from the Ponderosa's website at <http://bit.ly/July16CityComments>.

Please email Danica (danica@trestlestrategy.com) with any questions.

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UPDATE FROM GREG

Hello Ponderosa Residents!

Hope you are managing to stay cool enough in the summer heat!

The Ponderosa community is headed into a period of time where change will be a much bigger part of our way of life. Please keep an open mind, do what you can to stay informed, and be constructive in your feedback.

Resident shout-outs go to Robert Bertron and Ignacio Cerceda. When the tractor broke down in the middle of the road, Robert got his big truck and towed the tractor back to the office. Thank you for helping us out in a difficult situation! Ignacio donated not 1, but 2 bouncing castles to the party on June 22nd. The kids very much enjoyed them and we very much appreciate Ignacio setting these up!



I know surveys have been mentioned multiple times before so pardon me for bringing it up again. The surveys are very useful to us, and we need them from everyone. So please bring them in and get your \$5... Or we have to go door to door and fill them out together. A couple things to note:

- These are not graded, so if you don't understand the question, feel free to skip it or give the best short answer you can;
- Your answers don't commit you to anything. We don't even look at the answers individually so much. We look to see how most people are answering the questions so we know how best to redesign and redevelop Ponderosa.

Best wishes,

Greg.

UPDATE FROM RLC

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

RLC Meeting - 05.06.19

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.

The following topics were covered during the May 6th, 2019, RLC meeting:

1. Meeting rules review and agenda review - Anne
2. Debrief on last month's meeting - Anne
3. Information about [9to5](#) RLC training opportunity - Crystal & Luz Galicia
4. Project updates
 - a. [Neighborhood Improvement Grant](#) application update - Anne
 - b. Block party: moved to June 22nd - Anne
 - c. City annexation update and RLC request - Danica
 - d. Staffing changes: Leah, Pamm, and Beth - Crystal
 - e. Existing homes and annexation timing - Danica and Crystal
5. Pricing estimator for new homes tool - Crystal
6. Questions & Answers
7. Next Steps/Recap/Task List

Please download the meeting notes from the Ponderosa website at: <http://bit.ly/5-6-19MeetingNotes>

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

UPDATE FROM TRESTLE



Hello!

THANK YOU FOR A GREAT SECOND EDITION OF THE PONDEROSA BLOCK PARTY!

Thank you to all of you who contributed to making the June 22 neighborhood block party a success. It was a lot of fun, especially as even the weather cooperated so we could stay dry while eating, mingling, dancing, breaking the piñata...





More photos of the party are posted here: <https://ponderosaboulder.weebly.com/photos--videos.html>.

Project Dates

We would like to remind you of the proposed public hearing dates for Ponderosa annexation and site review. Public comment will be allowed where **PUBLIC HEARING** is noted below:

- August 20th – City Council acceptance of annexation petition (consent agenda - NO public comment);
- September 5th – Planning Board (**PUBLIC HEARING**);
- September 17th – 1st reading ordinance City Council (consent agenda - NO Public comment);
- October 1st – 2nd reading City Council (**PUBLIC HEARING**).

In addition, Noreen Walsh from the City’s transportation department will be at the next RLC meeting on August 5th to talk about the proposed Broadway improvements, the timing of construction of that project, and the proposed closure of the Broadway access.

Reminder

RLC meetings and City Q&A are held every first Monday of each month unless otherwise noted. Please check out the resident’s 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,

June 29th Habitat Home Options and Pricing Estimate Workshop

Thank you to the 23 community members who attended the Workshop on Habitat Home Options and Cost Estimates on Saturday, June 29, 2019 at the Shining Mountain Waldorf School.

City and Consulting Team Attendees

The following city and project staff attended the meeting:

- Crystal Launder, the Ponderosa project manager (City)
- Edy Urken, Affordable Homeownership Program (City)
- Marina LaGrave, Interpreter (Trestle)
- Mari Camacho, Housing & Human Services (City)

Meeting Highlights

The Habitat Home Options and Costs handout distributed to all Ponderosa households, was background information for this meeting, the focus, however, was resident questions. Some questions were answered by the handout, while others were captured and require input from the city, Habitat or Trestle. Breakfast treats (donuts, courtesy of Victor, and bagels, courtesy of the city), coffee and childcare were provided.

Meeting themes included:

- **Let's have more meetings like this one!** Attendees reported that they understood the program better and felt more comfortable with their future in the community. For example, some community members arrived with the misunderstanding that mobile homes would be required to go away in 5 years. This is not true! Unless your home is in direct conflict with Phase I site improvements, you may remain in your mobile home as long as you wish. New homes won't be built until there is adequate fire safety separation between buildings. Some who attended shared that it was important to have meetings where they could ask their individual questions.
- **Topics of interest included:**
 - How new water and sewer service lines will be run to mobile homes, then Habitat homes;
 - Details of the rental arrangement;
 - Community fee (what it covers);
 - Website for the city's Affordable Homeownership Program: <https://bouldercolorado.gov/homeownership>;
 - When will Habitat work with Ponderosa households to qualify them for home purchases?
 - Details of home prices; and
 - Lending options.

We are working to turn these around to you soon.

- **People who work on Saturdays can't attend.**

Sweat Equity Credit

Please note that the attendance signup sheet was shared with Habitat and 1.5 hours of credit will be applied toward your sweat equity requirement.

So, Let's Do Another Community Meeting!

- Date:** Sunday, August 25th
Time: 10:30am-12pm
Place: Shining Mountain Waldorf High School Assembly Hall (Same as RLC meetings!)
Purpose: Meet Brandon McMahon with Habitat, the "New Leah". Bring your questions or just come to be social! Bagels, coffee, interpretation and childcare to be provided.

Questions from Residents

At the May 6th RLC meeting, Victor Lemus and Kathy Schlereth submitted a number of new questions from residents and resident advocates. City staff, Trestle Strategy Group, and Habitat prepared answers to these questions, which you will find with this newsletter. A series of new questions came in at the June 29th Habitat Home Options workshop. We are working on getting these answered.

If you have more questions, please either reach out directly to me or work with your Resident Leadership Committee representative to get your questions answered.

Thank you, RLC Representatives!

I would like to acknowledge the hard work and commitment of the RLC. Step-by-step, your RLC representatives are there, engaging with us, asking questions on behalf of the community.

Thank you for your commitment.

Sincerely,

Crystal Launder

Crystal Launder
Ponderosa Project Manager
City of Boulder
launderc@bouldercolorado.gov
(303) 441-4141

UPDATE FROM HABITAT FOR HUMANITY



Hello,

We are excited to introduce Brandon McMahon as Flatirons Habitat for Humanity's new Family Services Manager. He will act as a community advocate for our homeownership program and will guide partner families through the process of becoming a Habitat homeowner. His passion lies in building trust through mutually beneficial relationships, and he has built his career around this capability.



Brandon has more than 15 years of military experience, during which he implemented community programs at the local, regional, and national levels. His area of expertise lies in building civic partnerships, cultural awareness, and disaster response efforts. Working abroad with the military, he led efforts in Djibouti to establish a women's health program and teacher's first-aid initiative, both of which were reproduced throughout East Africa. He also served as an instructor in Canada, Burundi, and Djibouti, where he trained government organizations on a wide range of topics from human rights to civic engagement. While in the United States, Brandon has worked as a human resources officer, a sworn police officer for the Rogers City Police Department, and a juvenile case worker with the Washington County Circuit Court in Arkansas. Brandon also previously served as one of our AmeriCorps National members. We are looking forward to him officially joining the Flatirons Habitat team and are confident that he will accomplish great things!

UPDATE FROM 9 TO 5 COLORADO



Hello,

9 to 5 is a non-profit organization working to involve women in improving policies addressing pay equity, work/family issues, sexual harassment, discrimination, welfare, unemployment and protections for temporary and part-time workers.

Luz Galicia introduced the organization at the last two RLC meetings. They are inviting you to join a training dedicated to Mobile Home Park's residents:

- WHAT:** **Mobile Home Organizing & Empowerment Institute**
- WHEN:** Friday, August 16 from 6-8pm and Saturday, August 17 from 9am-7:30pm
Childcare and meals to be provided both days.
- WHERE:** Adams County Human Services business and Training Center
11860 Pecos Street, Westminster, CO 80234
- COST:** \$25/person
- ABOUT:** 9to5 Colorado has been working with mobile home residents for the past four years in the fight for housing justice. We are proud to share that we will be hosting our first Mobile Home Organizing & Empowerment Institute this August!
Join 9to5, community members from Denver Meadows, and other mobile home advocates as we host trainings, share skills, and build power together.
Some of the topics covered include: Mobile Home Organizing 101 Casa, Know Your Rights, How to engage the community, The Mobile Home Park Act & How to use it, and more!

For more information and to register for the training: <http://bit.ly/9to5AugTraining>
Please register as soon as possible, as spaces are limited and we need to make sure we have enough providers and food. (Please let us know if you have any dietary restrictions in the registration form).

For more information about 9 to 5 Colorado:

- <http://bit.ly/PonderosaResources>
- www.facebook.com/9to5coloradopage/

Please contact Luz Galicia (luzgalicia02@gmail.com) for additional questions.

PONDEROSA COMMUNITY EVENTS CALENDAR

August 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5 RLC Meeting 5:00-6:30 PM @ Shining Mountain Waldorf High School Assembly Hall	6	7	8	9	10
11	12	13	14	15	16  9 to 5 Training 6:00-8:00PM	17  9 to 5 Training 9:00AM-7:30PM
18	19	20	21	22	23	24
25 City-Residents Meeting 10:30AM-12PM @ Shining Mountain Waldorf High School Assembly Hall	26	27	28	29	30	31

September 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 	3	4	5	6	7
8	9 RLC Meeting 5:00-6:30 PM @ Shining Mountain Waldorf High School Assembly Hall	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29 	30 Rosh Hashanah					

Ponderosa Community Resident's Guide Addition 1

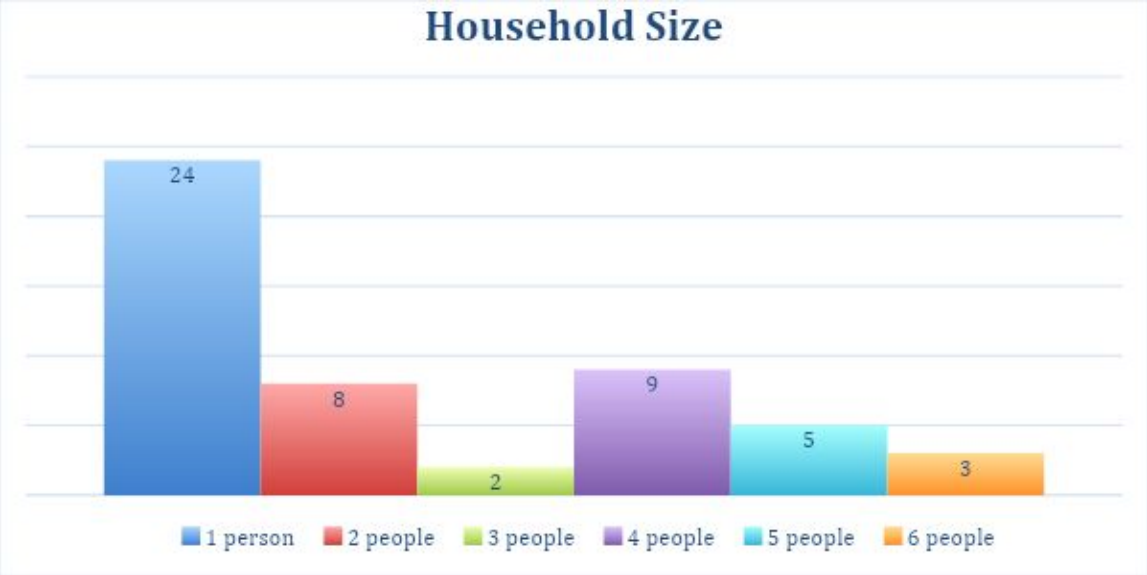
Compilation of Questions from
Ponderosa Residents &
Answers from the Different
Project Partners
April-May 2019



Date - Source	Questions & Answers				
5/1/2019 - Email from Kathy	<p>1.1. The RLC would like to include a self-designated representative in the zoning meetings, when and where are those?</p> <p>Planning Board and City Council meetings provide the direct opportunities for public feedback and this is where zoning decisions are made.</p>				
5/1/2019 - Email from Kathy	<p>1.2. Aging in place leaves us vulnerable, how is the City going to support us? Contract?</p> <p>There are a variety of ways in which the City and its partners are supporting Ponderosans to age in place:</p> <table border="1" data-bbox="310 1125 1503 1507"> <thead> <tr> <th data-bbox="310 1125 906 1188">Aging in Place in a Habitat Home</th> <th data-bbox="906 1125 1503 1188">Aging in Place in Your Mobile Home</th> </tr> </thead> <tbody> <tr> <td data-bbox="310 1188 906 1507"> <ul style="list-style-type: none"> ● Permanent affordability (reduced housing costs) ● Homeownership (equity, predictable monthly payments) ● 99-year land lease (no land taxes, housing security) ● Accessible, one-story home design options </td> <td data-bbox="906 1188 1503 1507"> <ul style="list-style-type: none"> ● Limits on rent increases and will only increase at time of new infrastructure ● Upgrades (fund for home upgrades) ● Community resources for aging in place (e.g., ramp installations and other accessibility improvements) ● Mobile home repair program </td> </tr> </tbody> </table>	Aging in Place in a Habitat Home	Aging in Place in Your Mobile Home	<ul style="list-style-type: none"> ● Permanent affordability (reduced housing costs) ● Homeownership (equity, predictable monthly payments) ● 99-year land lease (no land taxes, housing security) ● Accessible, one-story home design options 	<ul style="list-style-type: none"> ● Limits on rent increases and will only increase at time of new infrastructure ● Upgrades (fund for home upgrades) ● Community resources for aging in place (e.g., ramp installations and other accessibility improvements) ● Mobile home repair program
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5/6/2019 - Question relayed by Victor	<p>1.3. Is it possible to give the community regular updates on total number of homeowners who have moved or plan to move?</p> <p>The "Update from City" section of the April-May newsletter included a tally of vacant homes.</p>				
5/6/2019 - Question relayed by Victor	<p>At the 2/04/19 RLC meeting, only days before you handed in annexation plans to the City, Bryan's statement about the Broadway access (by automobile) seemed a bit disingenuous: "We are trying to keep the access to Broadway even though the transportation department doesn't want it. So we've stopped drawing it."</p>				

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

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

	Your statement is accurate. We will edit this when we revise the Residents' Guide.														
5/6/2019 - Question relayed by Victor	<p>In the Ponderosa Community Stabilization document, p10, it indicates 54.4% of homes have 1 or 2 residents, and 22% have five or six occupants.</p> <p>1.12. What do the other 23.6% have - 3-4 residents?</p> <p>The data shown below is based on our current (June 28, 2019) understanding of households who have been in Ponderosa since August 1, 2017, the date of City purchase.</p>  <table border="1" data-bbox="318 428 1458 999"> <caption>Household Size</caption> <thead> <tr> <th>Household Size</th> <th>Number of Households</th> </tr> </thead> <tbody> <tr> <td>1 person</td> <td>24</td> </tr> <tr> <td>2 people</td> <td>8</td> </tr> <tr> <td>3 people</td> <td>2</td> </tr> <tr> <td>4 people</td> <td>9</td> </tr> <tr> <td>5 people</td> <td>5</td> </tr> <tr> <td>6 people</td> <td>3</td> </tr> </tbody> </table>	Household Size	Number of Households	1 person	24	2 people	8	3 people	2	4 people	9	5 people	5	6 people	3
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5/6/2019 - Question relayed by Victor	<p>1.13. What are bedroom rules for Boulder? Is it max 2 same-gender children/bedroom? If so, some families will need more than 3 bedrooms. Will there be housing to accommodate them?</p> <p>The rules to which you are referring apply only to HUD-regulated (federal Department of Housing and Urban Development) rental housing. Both existing and new homes in Ponderosa will not be subject to HUD regulation.</p>														
5/6/2019 - Question relayed by Victor	<p>1.14. It appears there is no privacy at home entrances for duplexes, whereas in current setup entrances are much farther apart and step into a high fenced yard.</p> <p>Habitat acknowledges the desire for privacy and will explore the feasibility of privacy screening for the backyards of duplexed units.</p>														
5/6/2019 - Update from City	<p>March 2019 Resident's Guide Question #22</p> <p>1.15. What does the City plan to do with the homes it purchases?</p> <p>Because construction of mobile homes built prior to 1976 were not subject to a building code, any of these homes owned by the City will be removed from Ponderosa. As the City acquires HUD-certified homes (constructed June 15, 1976 or more recently), these homes will be retained on-site for temporary relocation during construction if they are in decent condition.</p>														