



Upcoming Meetings

RLC Meetings

When:

Monday, October 7, 5:00-6:30 PM

Monday, November 4, 5:00-6:30 PM

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

Ponderosa Website

www.ponderosaboulder.weebly.com

COMMUNITY UPDATES AND ANNOUNCEMENTS

As you know, the project was presented to the Planning Board on September 5th. On that night, Planning Board made three decisions/recommendations:

1. Approved the land use map designation change to Medium Density residential.
2. Recommended for approval to City Council the proposed annexation with initial zoning of Residential-Medium 2 (RM-2).
3. Approved the site review according to the staff memorandum conditions.

In addition, they didn't make any changes to the application or proposed plans. You can read the staff report and presentation slides here:

<https://ponderosaboulder.weebly.com/city-presentation-slides.html>

The project then went to City Council for a first reading on September 27th: Ponderosa was on the consent agenda at that meeting, so no public hearing was held. The Council asked a few questions and then voted not to call up #1 and #3 on the list above. They also adopted Resolution 1263 finding the annexation petition in compliance with state statutes and establishing October 22, 2019 as the date of second reading of and City Council action on the annexation ordinance.

On October 22nd, Council will vote on the proposed annexation petition. If the annexation is approved, Ponderosa will become annexed into the City 30 days after October 22nd. **This will be a public hearing and you are all encouraged to attend and speak to City Council directly not he annexation.**

Once City Council approves the annexation of the Ponderosa property, we will move to the Technical Documents phase.

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COMMUNITY CORNER

Happy National Hispanic Heritage Month!



Hispanic cultural traditions, values, beliefs, aspirations and life pursuits are at the heart of the celebration of Hispanic Heritage Month. Each year, Hispanic Heritage Month (Sept. 15-Oct. 15) recognizes the contributions and celebrates the cultures of more than 57 million Latino Americans, accounting for 18 percent of the U.S. population.

Notably, Sept. 15 marks the day of independence for five Latin American countries, including Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua. Mexico, Chile and Belize also celebrate independence days within the heritage time-frame.

Our community celebrates its Latino members for the many contributions they bring to our lives and community everyday!

This new section of the newsletter is for the community! **We would love to hear from you.** Please email us any update, photo, recipe, events, that you would like to share with your neighbors, at danica@trestlestrategy.com or marine@trestlestrategy.com.

UPDATE FROM GREG

Hello Ponderosa Residents!

Ponderosa is doing well. Our future redevelopment plan has achieved some important approval and acceptance milestones. Also, a couple problem situations have been resolved which should make Ponderosa safer.

If you live in the row of homes between #50 and #63, please be on the lookout for a water leak (below or above ground). An unusually high amount of water is being used somewhere within these 13 homes. I don't want to have to do inspections, but I might have to if this continues.

As manager, I hear many rumors and lies about the future redevelopment of Ponderosa. They are amusing and sometimes hilarious. However, when residents make important life decisions based on these rumors, it's not so funny. I have an open door policy. If you hear something that is questionable or contradicts something stated in an official community meeting, please feel free to stop by the office, flag me down in the road, or call me (520-548-4317). I have started to track down these rumors to see where they are coming from. Please don't be a part of spreading these rumors.



Thank you all for completing the Boulder Housing survey. There was only one survey that wasn't turned in because that resident was unreachable. This newsletter resident shout-outs go to the 4 RLC members that helped us get the surveys filled out and turned in (Victor, Kathy, Saul, and Karen). When it came time to go door-to-door and put pen to paper, they volunteered and helped accomplish what we needed to do!

Best wishes,

Greg.

UPDATE FROM RLC

Next RLC Meeting:
Monday, October 7
5:00PM-6:30PM

RLC Meeting Agenda - 06.03.19

Notetakers: Trestle Strategy Group, Kathy Schlereth

Meeting Date: June 3, 2019, 5-6:30PM

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

The following topics were covered during the June 3rd, 2019, RLC meeting:

1. Call meeting to order, meeting rules review and agenda review - Anne
2. Reminder about the North Broadway Reconstruction Project Open House Meeting: Thursday, June 6, 5:00-7:00PM, Crest View Elementary School (1897 Sumac Avenue).
3. Project updates
 - a. [Neighborhood Improvement Grant](#) application update - Anne
 - i. Design ideas
 - b. Block party: June 22nd - Anne
 - c. City annexation update and RLC request - Danica
4. 9 to 5 training dates
5. Questions & Answers

Please download the meeting notes from the Ponderosa website at: <http://bit.ly/6-3-19MeetingNotes>

RLC Meeting Agenda - 08.05.19

Notetakers: Trestle Strategy Group, Kathy Schlereth

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

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

The following topics were covered during the August 5th, 2019, RLC meeting:

1. Thank you to Anne - Danica
2. Call meeting to order, meeting rules review and agenda review - Danica
3. Project updates
 - a. Updates on surveys - Leslie & Greg
 - b. RLC member roles - Crystal
 - c. June-July newsletter mailed out last week - Crystal
 - i. 9 to 5 Institute: training on August 16 and 17 (Westminster)
 - ii. Next community meeting: Sunday, August 25 (SMWS)
 - d. Introduction to Brandon McMahon, Habitat's new Family Services Manager - Crystal
 - e. Update on City annexation process: City staff comments on resubmittal - Danica
4. North Broadway reconstruction project: update from the City's transportation department - Noreen Walsh
5. Questions & Answers

Please download the meeting notes from the Ponderosa website at: <http://bit.ly/8-5-19MeetingNotes>

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

North Broadway Reconstruction Project Impacts on Ponderosa Mobile Home Park

As you know, the City of Boulder’s Transportation Department has been planning and designing the North Broadway Reconstruction Project between Violet Avenue and US36. The purpose of the project is to “improve the pavement condition of the street infrastructure and make improvements to the multimodal facilities where possible”. Construction is expected to start later this year and take 18 months to complete.

This project will be combined with a flood mitigation project for the West Fourmile Canyon creek at Rosewood Ave and Broadway, resulting in the Broadway access to and from Ponderosa to be permanently closed.

You can find information about the North Broadway Reconstruction project on the City of Boulder’s website at <https://bouldercolorado.gov/transportation/north-broadway>.

You can call or email Transportation Planner Noreen Walsh with your comments and questions about this project: 303-441-4301 or walshn@bouldercolorado.gov.

As shown in the site plan below, there will be three entrances/exits to Ponderosa Mobile park in the future:

1. At the North-West corner of the park, connecting Rosewood Avenue and Rosewood Lane;
2. At the South-West corner of the park, connecting Rosewood Lane and Cherry Ave;
3. At the South side of the park, which will be a four-way intersection between 10th and Cherry Ave.



Note: This is the Ultimate Phase site plan, when all mobile home owners have moved on and new homes are built. There is no timeframe associated with this phase, as construction phasing will depend on future vacancies and no one will ever be forced out of their mobile homes.

We expect the North-West (1) and South (3) exits to be open around mid-2020, and the Broadway exit to be closed in about a year from now.

UPDATE FROM CITY



Greetings Ponderosa Community,

Here we are, nearing what may be the end of our Site Plan and Annexation journey. We have spent a lot of time together and put in a lot of hard work to arrive at this point. You can access all of the community workshop materials on <https://ponderosaboulder.weebly.com/community-workshops--talleres-comunitarios.html>.

Thanks to all of this effort and the willingness of our colleagues in Planning to be creative, **Ponderosa is a community where all of you may live well into the future.**

Annual Valuation Letters Coming the Week of October 1

Watch your mailbox! The valuation for your Ponderosa mobile home adjusts annually. Beth Roberts has been gearing up to send Ponderosa homeowners their valuation update letters. Valuations are increasing 2.73% this year. Expect your letter to arrive the week of October 1.

Plan to stay in your mobile home?	Your heirs can receive the value of your home when they receive title.
Plan to move into a new Habitat home?	The value of your mobile home can be a down payment.
Moving elsewhere?	The city will pay the value of your mobile home at the time you sell.

If you own your Ponderosa home and do not receive your valuation update letter, please contact Beth Roberts (303) 441-4141 or robertsb@bouldercolorado.gov.

Next Steps

At the October 7th Resident Leadership Committee meeting, we will check-in with the RLC and the broader community to discuss how the city works with you given that the holiday season is coming, many households will be focused on working with Habitat, and infrastructure construction is expected to begin in summer 2020.

Annexation and What it Means to You

Day-to-day life shouldn't change. All City programs and services will be available to you. Unfortunately, you will not be able to vote in the 2019 City election, but the eligible Ponderosa voters may participate in 2020.

Questions? Ideas? Contact Us

If you have questions or worries, or ideas to share, always please reach out to me at (303) 441-4141 or launderc@bouldercolorado.gov. When I don't have answers, I will find them.

Sincerely,

Crystal Launder

Ponderosa Project Manager
City of Boulder

UPDATE FROM HABITAT FOR HUMANITY



From our blog: Building a world where everyone has an affordable place to live

At Flatirons Habitat, we believe that housing is a human right. A stable home lays a foundation for growth, success and health - it should be affordable and attainable for all. But, as the prices for homes within the Boulder and Broomfield communities continue to skyrocket, fewer of our neighbors are able to afford a home.

The Department of Housing and Urban Development (HUD) defines affordable housing as costing less than 30 percent of a household's income. [However, one-in-six households in the US are spending half or more of their income on rent or mortgages](#), often forcing families to sacrifice nutritious food, valuable education or vital health care in order to keep a roof over their heads. We consistently see these sacrifices in our own service area.

[Almost half of Broomfield residents are spending more than 30 percent of their income on housing, and for one quarter of Broomfield residents, housing costs half of their monthly income.](#)

And [in Boulder, more than half of renters are spending over 30 percent of their income on housing, and 32 percent of renters are spending over 50 percent. In 2018, the average cost of a single-family home increased by 21 percent from the previous year.](#)

Across our entire service area, [the cost of housing has continued to rise while incomes have remained the same.](#) Because of this trend, housing often become a source of stress rather than a stable foundation for families. Cost-burdened households are forced to make impossible decisions to pay their rent or mortgage. Do they give up the quality of their children's education to live in a safe home? Do they give up nutritious meals? Necessary health care? [When an individual who earns minimum wage has to spend more than half of their income on housing, they are likely to be left with only \\$124 a week, or \\$17 a day, to spend on all other necessities.](#) This leaves households with very little money for food, health care or valuable education.

We believe that nobody should have to make these choices. And we know that individuals thrive when they have access to safe, decent, and affordable housing.

According to Dr. Megan Sandel, an associate professor of pediatrics at the Boston University School of Medicine, financial stress can result in [high blood pressure, diabetes, heart disease, depression and other mental health illness.](#) She states that [housing is like a vaccine](#), as a stable and affordable home can provide numerous health benefits to individuals and the community, including improved health care, access to nutritious food and positive developmental progress among children.

[The National Low Income Housing Coalition \(NLIHC\) demonstrated](#) that [low-income children raised in stable affordable homes score higher on cognitive tests than children raised in households with unaffordable rent.](#) They also have a higher chance of attending college, as money can be set aside for tuition.

Affordable housing makes a clear difference for individual households - but we also know that it benefits the community at large. [When people can afford to live near their workplace and school, traffic decreases, local businesses thrive and school enrollment stays up.](#) Owning a home can empower a family, and empowered families build strong, long-lasting communities. [Homeowners are 15 percent more likely to vote, 10 percent more active in solving local issues, 28 percent more likely to improve their homes and 4 times more likely to stay in their neighborhoods longer.](#)






Habitat for Humanity has been working for years to knock down the barriers standing in the way of affordable housing. As the Boulder and Broomfield communities progressively become more expensive places to live, we are building more homes than ever.

Questions?



Please email Brandon at bcmahon@flatironshabitat.org or call him at 303-447-3787 ext. 222.

PONDEROSA COMMUNITY EVENTS CALENDAR

October 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7 RLC Meeting 5-6:30 PM @ Shining Mountain Waldorf High School Assembly Hall	8	9  Yom Kippur	10	11	12
13	 Columbus Day	14	15	16	17	18
19						
20	21	22 City Council Meeting 6 PM Ponderosa Annexation Second Reading Ordinance PUBLIC HEARING	23	24	25	26
27  Diwali	28	29	30	31  Halloween	1	2
				 Día de los Muertos		

November 2019

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