

Ponderosa Mobile Home Park

RLC Meeting Notes

Notetakers: Trestle Strategy Group, Kathy Schlereth

Meeting Date: October 7, 2019, 5-6:30PM

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

Attachment: Presentation slides

Key:

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

In Attendance

RLC: Karen Campbell Ed Zick Charissa Poteet Kathy Schlereth Saul Cordona	RLC Secretary: Kathy Schlereth Community Members: 10+ Park Manager: Greg Gustin	City of Boulder: Kurt Firnhaber Leslie Pinkham Habitat For Humanity: Brandon McMahon	Trestle Team: Marine Siohan Marina LaGrave
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Notes

Agenda Item #2: Meeting rules review and agenda review

- Meeting called to order at 5:10pm by Charissa, seconded by Kathy.
- September Minutes: motion to approve by Charissa; Ed seconded. Minutes approved.

Agenda Item #3: Project updates

Results from Ponderosa residents survey

- Charissa: can we get a paper copy of it?
 - Kurt: yes, of course. **We'll get that to everyone.**
- Presentation slide: Who responded? See demographics. Broad range of incomes in the community.
- Presentation slide: Why do people want to stay?
- Presentation slide: Housing desires
 - Mayra: a large number of families don't want multi family homes. Will you change the design accordingly?
 - Kurt: no, because we need to fit enough homes on the property. There are about 13-14 detached homes so far. It's about a third of the current number of households. The larger homes are the duplexes.
 - Saul: you won't be building what people want.
 - Kurt: people would have to move out if we did all single-family homes.
- Presentation slide: household formation.
- Presentation slide: Communication.
- Questions?

- Kurt: **we'll put paper copies at the office that you can pickup.**

Update on annexation process

- 2 processes that we're going through:
 - Site review process is complete.
 - Annexation will be complete after Oct. 22 meeting.
- October 22 City Council meeting: open to public; we are inviting everybody to come and make a statement.
 - Charissa: it will be on the agenda that night; we don't have to sign up to speak; everybody will get a spot during the agenda item.
 - Kurt: they won't let you speak during the open comment period since Ponderosa is on the agenda for the remainder of the meeting. We are trying to get Ponderosa at the beginning of the agenda, after open comments. It's possible Ponderosa comes up as early as 7pm. There is an agenda already but it sometimes changes 10 days or a week before.
 - Tina: is that the only opportunity we'll have to speak?
 - Charissa: you can go to any meeting that has open comments between now and October 22 and sign up to speak.
 - Kurt: every Tuesday there is a Council meeting. Please go on to the City's website and check the agendas before you go to the meeting. Either this week or next week the Tuesday meeting is actually a study session on a Thursday.

RLC meeting scheduling and communication after October 22

- RLC meetings and community meetings will probably change a little after Oct. 22. There won't be a lot of community engagement while the team is working on technical docs.
- In January, Habitat will be starting their own process. The project will be then shifting from infrastructure to housing focus.
- Brandon: we're going to start one-on-one meetings with families in January.
- Kurt: we may go to a quarterly meetings, but it's not decided yet. We'll for sure let you know.
- Charissa: will the RLC dissolve then?
 - Kurt: it's up to you I think. We'll still need some form of RLC when we start infrastructure work, we'll need to work with the community beforehand to know who is impacted and what the needs are.
- Charissa: Caesar and Victor haven't been coming so much.
 - Marina: Victor has been very involved, has been to City Council and taken a lot of time off. He asked me to excuse him for not coming tonight.
 - Kathy: Caesar told me that he will think about staying involved or not.
- Kurt: we'll need representatives by block. We may have an overall meeting, and we may have meetings with specific blocks.
- Marina: Carlos and Jose have been helping a lot in the past few months as well and representing Latinos.
- Kurt: we can start off in the new year with a whole community meeting. It'll probably be a weekend meeting.
- Ed: is the site plan set in stone?
 - Kurt: anything that would change is for technical reasons. Site plan has already been approved by Planning Board and City Council when they didn't bring it up at their last meeting. What's left to approve is annexation.
- Karen: during that October 22nd meeting, what will City Council be looking for in terms of comments?
 - Kurt: I know the process is a little confusing. Annexation is about bringing the property into the City. It covers things like infrastructure, no displacement, affordability - big picture items.

Annexation is a legal agreement between the landowner and the City, in this case between one City department and another one. In the 80s when the water came into Ponderosa, there was an agreement saying that for the property to be annexed it will need new infrastructure. I would advise to read through the annexation agreement.

- Karen: so Council will be looking for comments and questions related to those things.
 - Kurt: yes.
- Greg: is the annexation agreement finalized?
 - Kurt: yes. It is available on the website.
- Ed: there are things in the site plan that people aren't happy about, including the access. Will the Rosewood access be open before the Cherry Street one?
 - Kurt: yes. It's part of the phasing of the annexation agreement.
- Charissa: p. 2 of September meeting notes, Danica says the City has agreed to take over maintenance cost. Does that mean that the \$218/month will be paid for by the City?
 - Kurt: no, that would be in addition. It is an estimated cost at this point: it will cover building exterior maintenance, public landscaping, water for public space, trash. If you live in a Habitat home, you won't be paying pad rent anymore but you will be paying this maintenance fee.
 - Charissa: we'll still be on individual meters for water?
 - Kurt: yes.
- Tina: are you still planning on connecting only water to new infrastructure for existing mobile homes?
 - Kurt: water, sewer and electrical will be connected.
 - Kathy: what about gas?
 - Kurt: gas will remain the same.
- Ed: how long can we stay in our mobile homes?
 - Kurt: as long as you want.
- Tina: will the yards on the south side be gone and eaten up by the road?
 - Kurt: we will be in communication directly with whoever is impacted by this. We have been already.

Agenda Item #4: Update from the PIE Program - Nino

- Personal Investment Enterprise (PIE) program: individual development accounts (IDAs) program.
- You save \$1,000, PIE will match with \$4,000 for a total of \$5,000 that can be used towards a downpayment, school, closing costs, small business (this amount is an example for a one-person family).
- Who qualifies to the program:
 - One person household: max. income below \$60,000/year.
 - 4 person household: max. income below \$90,000/year.
 - Net assets below \$30,000: first car of the family doesn't count as an asset.
- Can be used for small businesses, school, down-payment.
- People need to be working at least 30 hours per week. Seniors, disable, and full-time student head of household can work less hours.
- Greg: can people do this now?
 - Nino: yes, people can apply right now to this program. We serve all Boulder County and Broomfield counties. Residency one year minimum.
- Greg: can renters apply?
 - Nino: renters can apply.
- Nino: we will work with Habitat to figure out how it'll work for them.
- Leslie: we will get this information in the newsletter.
- Nino: all the information is on the bouldercountypie.org website.

- Nino's contact: 303-441-3998, or ngallo@bouldercounty.org. My office is at Iris and Broadway: 3482 N. Broadway, Community Services Building, Boulder, 80304.
- Kathy: this isn't for repairs.
 - Nino: we may be able to work it out.
- Leslie: minor repair program agreement has been signed. The City of Longmont will have some funding available, to be used in 2020. We're having a meeting about that process next week; the City of Longmont will be administering that program.
- Charissa: where does this money come from?
 - Nino: from various sources: federal, local governments, and private entities.
- Greg: can I start saving the money now to buy a home in 4 years?
 - Nino: the money should be used within 2.5 years.
- Marina: do people have to be citizens?
 - Nino: they have to be citizens or permanent residents.
- Nino: people need to apply for the program; we have an orientation every month. Then provide necessary documents. Then we open a savings accounts.
- Tina: will this help someone build good credit?
 - Nino: we're not considered income or asset, so we don't report and participants do not report to IRS.
- Nino: only responsibilities of applicants is to save money and financial literacy classes (18 hours). We give the money back if people cannot complete the process.

Agenda Item #5: Questions & Answers

- Charissa: only thing is I was hoping the \$218 community fee would be waived.
 - Kurt: it will remain; so far you are paying for your pad rent, so it will replace that if you move into a Habitat home.

Meeting adjourned by Kathy, seconded by Ed at 6:08 PM.

Ponderosa Community Survey

Encuesta de la comunidad de Ponderosa

Summary, RLC Meeting, October 7, 2019

Encuesta de la comunidad de Ponderosa, 7 de octubre del 2019

1

52 households / hogares

2

46.2% Latino

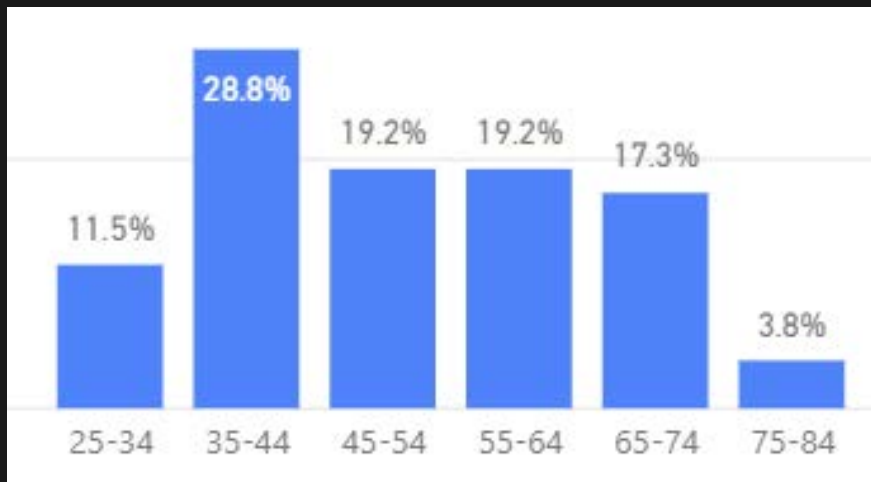
53.8% Non-Latino / No-Latino

Who Participated?
¿Quién participó?

Your Community

Tu comunidad

- Respondent Gender / Género encuestado:
 - 75% male / hombres
 - 23.1% female / mujeres
 - 1.9% unknown / desconocido
- Respondent Age / Edad de los encuestados:

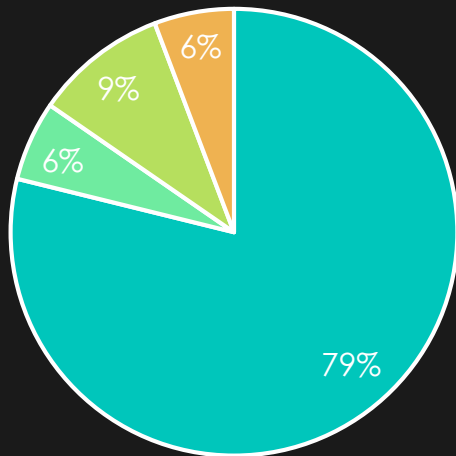


- >10 years in Ponderosa / años en Ponderosa: 57%
- Hearing, sight or mobility disability / Discapacidad auditiva, visual o de movilidad: 9.6%
- Homeowners / Propietarios: 92.3%
- Respondent Income / Edad de los encuestados:
 - No response / Sin respuesta: 17.3%
 - Under / Por debajo de \$20,000: 34.6%
 - \$20,000 - \$29,999: 17.3%
 - \$30,000 - \$39,999: 11.5%
 - \$40,000 - \$49,999: 9.6%
 - \$50,000 - \$59,000: 3.8%
 - Over / Mayor a \$60,000: 4.7%

Staying in Ponderosa

Permanecer en Ponderosa

Stay in Ponderosa?
¿Permanecerán en Ponderosa?



Very Likely Somewhat Likely Not Sure No Answer

Muy posible Poco posible No está seguro Sin respuesta

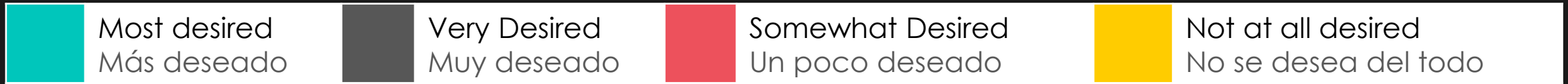
- Reasons to stay / Razones para quedarse
 - Affordable / Asequible: 79%
 - I like my neighbors / Me gustan mis vecinos: 22.8%
 - Sense of community / Sentimiento de comunidad: 22.8%
 - Excited for change / Emocionados por el cambio: 17.5%
- Reasons to move / Razones para mudarse
 - Don't like design / No me gusta el diseño: 80%
 - Don't want to build Habitat home / No deseo una casa de Hábitat: 20%

Housing Desires

Deseos de vivienda

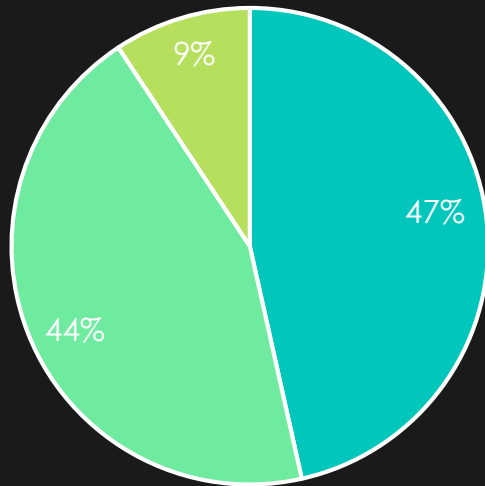
Likely to move into a Habitat home? ¿Probabilidades de mudarse a una casa de Hábitat?	%
Very likely / Muy posible	34%
Somewhat / Quizás	26%
Not sure / No estoy seguro	18%
No / No	18%
What is Habitat? / ¿Qué es Hábitat?	4%

Options / Opciones				
Accessible Habitat Home / Vivienda accesible de Hábitat	38.6%	25.0%	15.9%	20.5%
Single-family Habitat Home / Vivienda unifamiliar de Hábitat	53.5%	25.6%	7.0%	14.0%
Stay in Mobile Home / Quedarse en mi casa móvil	39.5%	20.9%	11.6%	27.9%
Duplex / Duplex	8.1%	13.5%	18.9%	59.5%
Multifamily / Multifamiliar		17.6%		73.5%



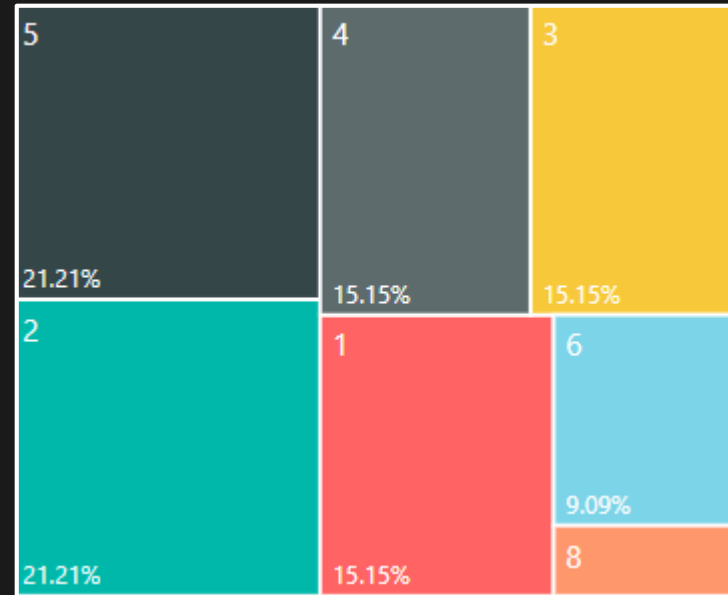
Households Hogares

Generations
Generaciones



- Adults only / Sólo adultos
- Parent & Children / Padres y niños
- Grandparents, parents & children / Abuelos, padres y niños

Household Size / Tamaño de los hogares



Communication Comunicación

Source / Fuente	
Meetings/Workshops Talleres y reuniones	84%
Word of Mouth Boca a boca	88.6%
Newsletter Boletín mensual	83.7%
Texts Mensajes de texto	78.6%
Visit to home Visitas al hogar	57.5%

