

# Ponderosa 4475 Broadway

Annexation  
&  
Initial Zoning

City Council  
October 22, 2019



Thank You. Gracias.



JB FIELDWORKS



# Community Outreach and Engagement Since 2017

- Resident Leadership Committee (RLC)
- Written Communication:
  - Resident guide
  - News letters
  - Text updates
  - Posted notices
  - Community signage
  - [Community Website](#)
- Community Meetings
  - 10 Community workshops
  - 20 1:1 Meetings
  - 10 City Q & A meetings
  - 22 RLC Meetings

**ENGLISH & SPANISH**



Victor Lemos



Cesar Lopez



Charissa Poteet



Tina Boguhn



Karen Campbell



Ed Zick



Saul Cardona



## ACTUALIZACIONES Y ANUNCIOS DE LA COMUNIDAD

Taller de Resiliencia de Ponderosa - el 6 de diciembre

La resiliencia es la capacidad de superar los retos de la vida y salir fortalecido por ellos. Este taller te ayudará a desarrollar una resiliencia más fuerte, adaptable y saludable. Los participantes aprenderán a trabajar con una mente guiada por los valores, y luego se reunirá y compartirá experiencias. Espacio: 10:00 AM - 12:00 PM. Para más información, contacta en la oficina o a través de la ciudad.

Nuevas carteleras de anuncios en la oficina de Greg

Se han instalado nuevas carteleras de anuncios en la oficina de Greg. Allí podrás encontrar actualizaciones sobre el progreso de modernización de Ponderosa, la Ciudad y Trabajo, actualizaciones de RLC y anuncios de la comunidad.

## EN ESTE BOLETÍN

1. Actualizaciones de la Comunidad

2. Actualizaciones de Greg

3. Actualizaciones de RLC

4. Actualizaciones de Trabajo

5. Actualizaciones de la Ciudad



# Annexation Agreement: Affordability & Non-displacement

## NEW HOMES

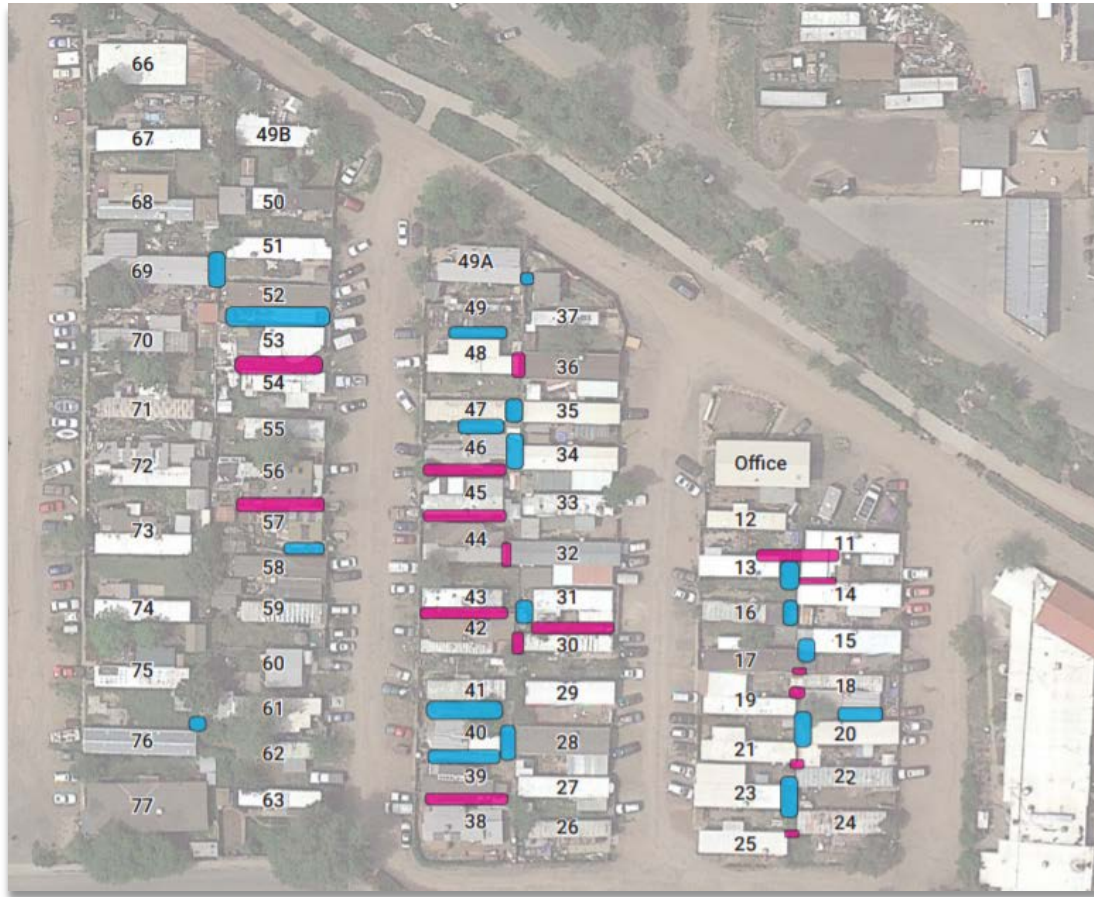
- 100% permanently affordable
- Affordability served: 20 to 150% AMI



## EXISTING MOBILE HOMES


- May remain (nonconforming use)






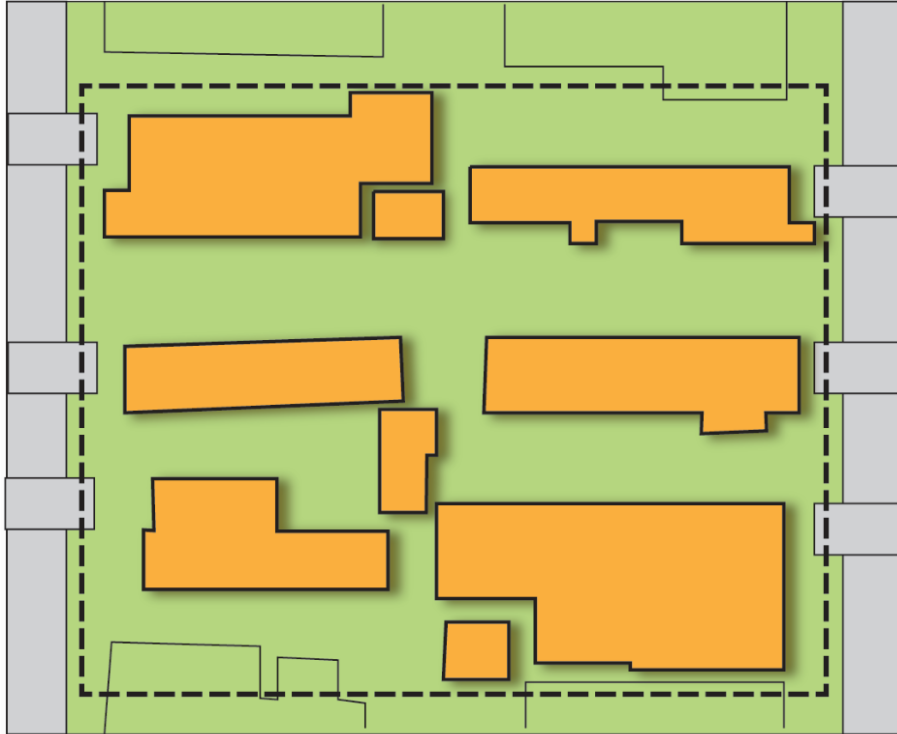
# Safety & Minimizing Displacement: Existing Conditions

## Fire Separations

 = < 6 feet

 = 6 to <10 feet

# Safety & Minimizing Displacement: Existing Conditions

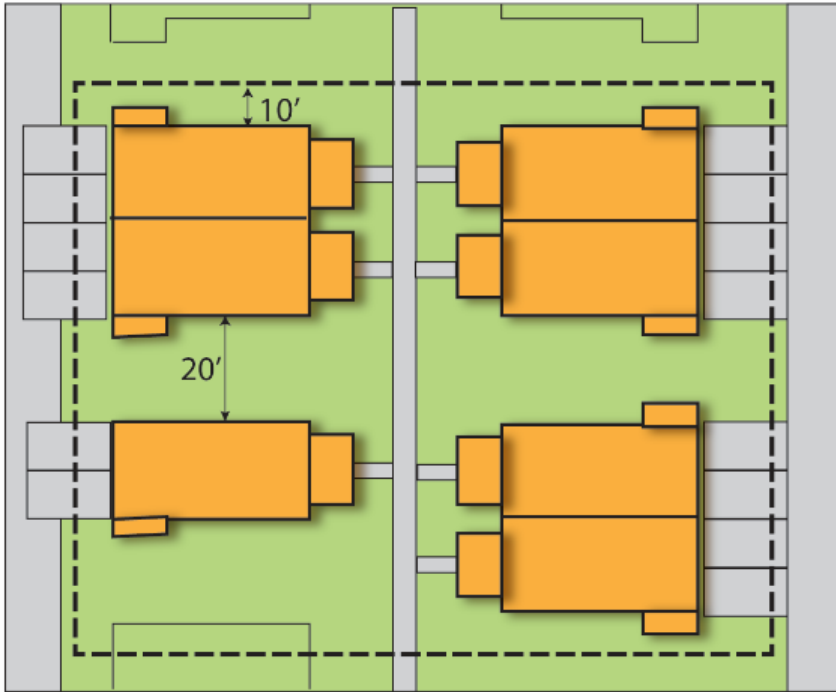


## Study Area

- 6 Houses
- 59% Open Space
- Average Home Size = 900 SF

Homes in Community = 68

# Safety & Minimizing Displacement: Path Forward



## Study Area

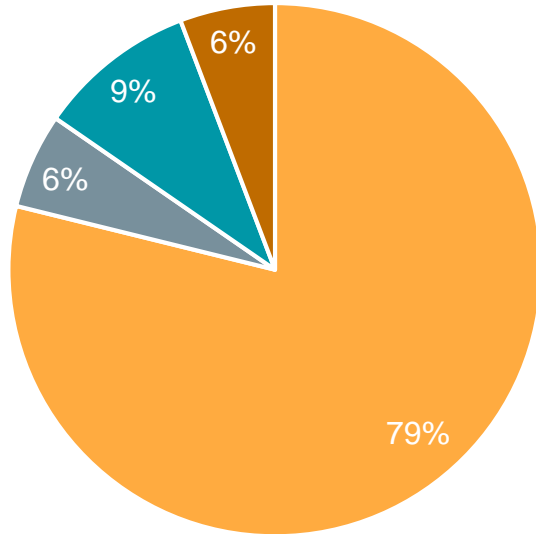
- 7 Houses
- 68% Open Space
- Average Home Size = 1,200 SF (two-story)

Homes in Community = 73

Path to Compliance

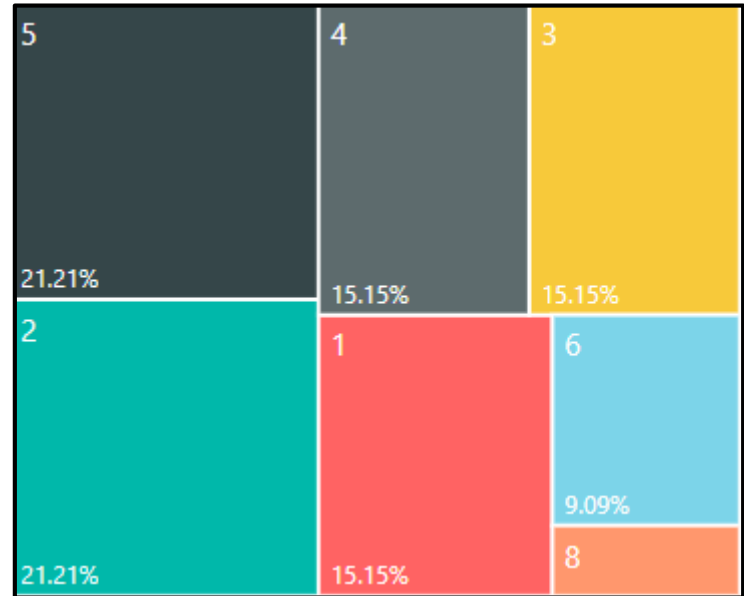
# Ponderosa Survey: Household Wants & Needs

## Stay in Ponderosa?



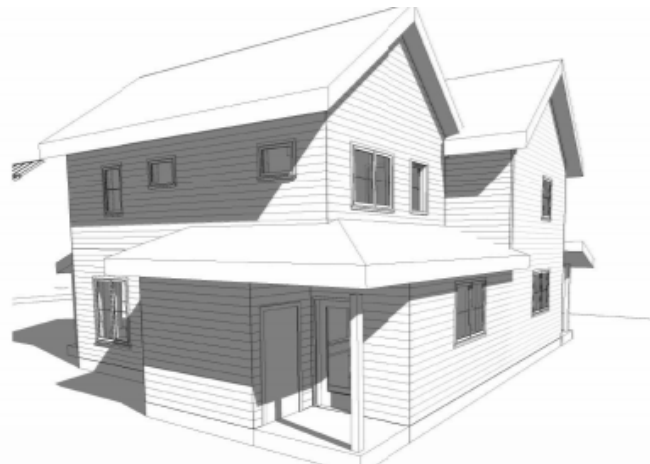
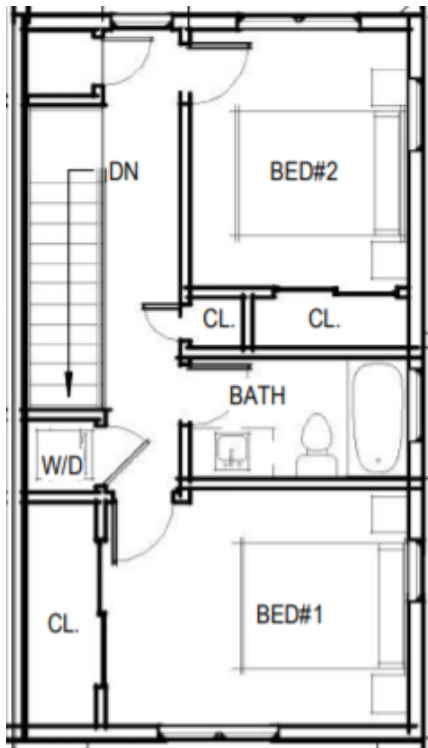
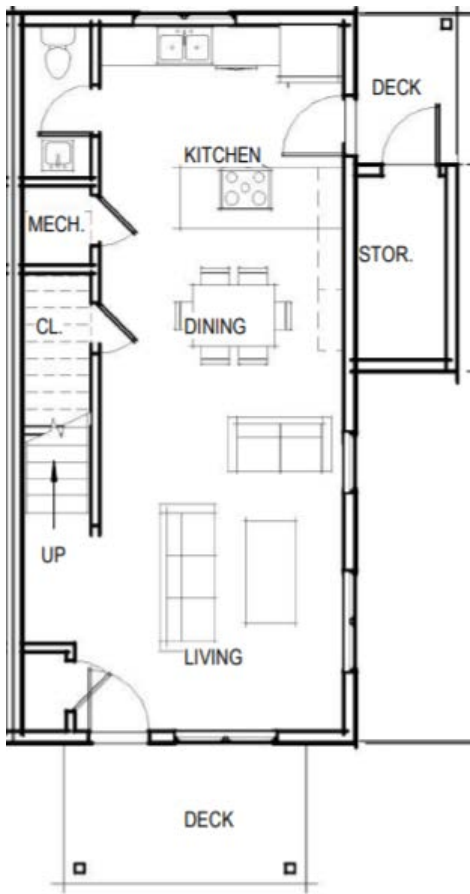
Very Likely   Somewhat Likely   Not Sure   No Answer

## Household Size





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



Exchangeable Options

# 60%AMI Homebuyer (2-BR, 1,129 SF): First vs. Future

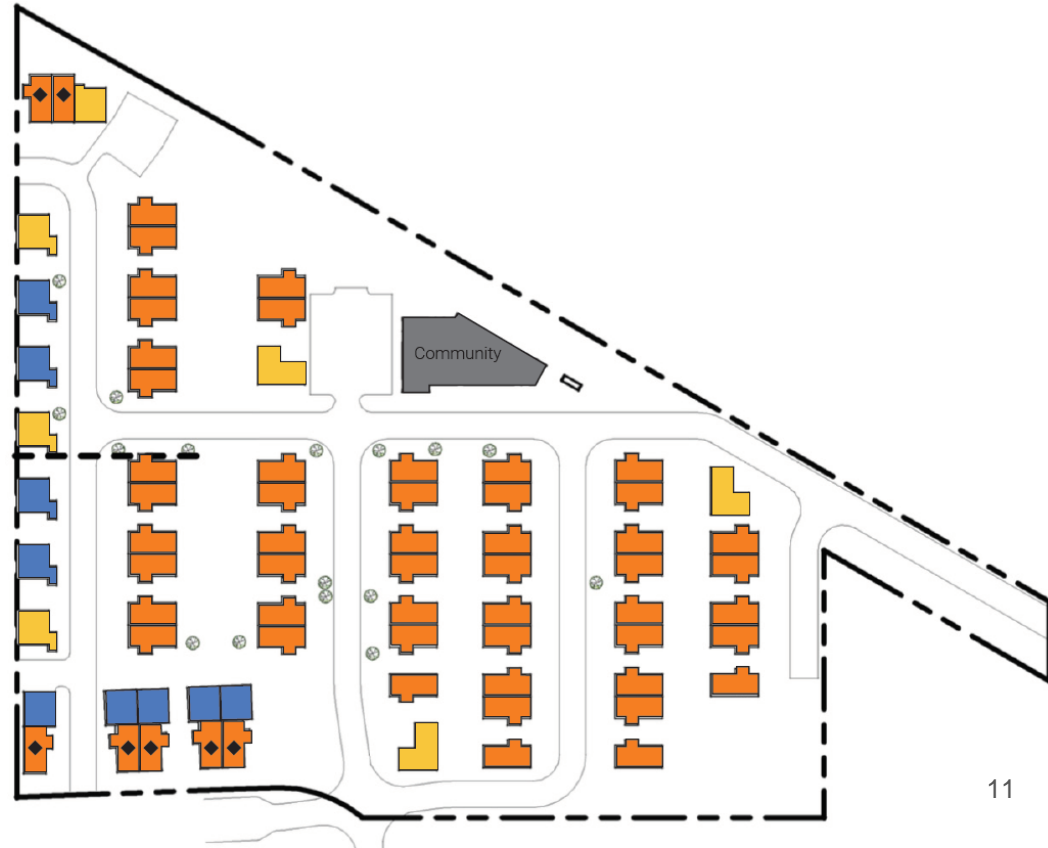
	1 <sup>st</sup> Homebuyer (2021)	Future Homebuyer (2028)
<b>Facilitated by:</b>	Flatirons Habitat	City of Boulder Affordable Homeownership Program
<b>Sales Price:</b>	\$174,600	\$199,044
<b>Downpayment:</b>	\$25,000 (home valuation)	\$9,952 (5%)
<b>Silent Second Mortgage:</b>	\$34,920 (≤20%)	n/a
<b>Mortgage Amount:</b>	\$114,680	\$189,092
<b>Principal, Interest, Taxes, Insurance:</b>	\$600 (3% interest, no PMI)	\$1,041 (5% interest, PMI)
<b>Community Fee:</b>	\$185/mo	\$200/mo
<b>Monthly Home Cost:</b> (PITI + \$150 Community Fee)	<b>\$785</b>	<b>\$1,241</b>

# New Housing Options for a Range of Households

Home sizes: 616 – 1,232 sq. ft.

## Mix of Housing Types

- Single story (Aging in place/accessible)
- Carriage homes
- Exchangeable
  - 1 & 2 Story
  - 1, 2, 3 Bedrooms



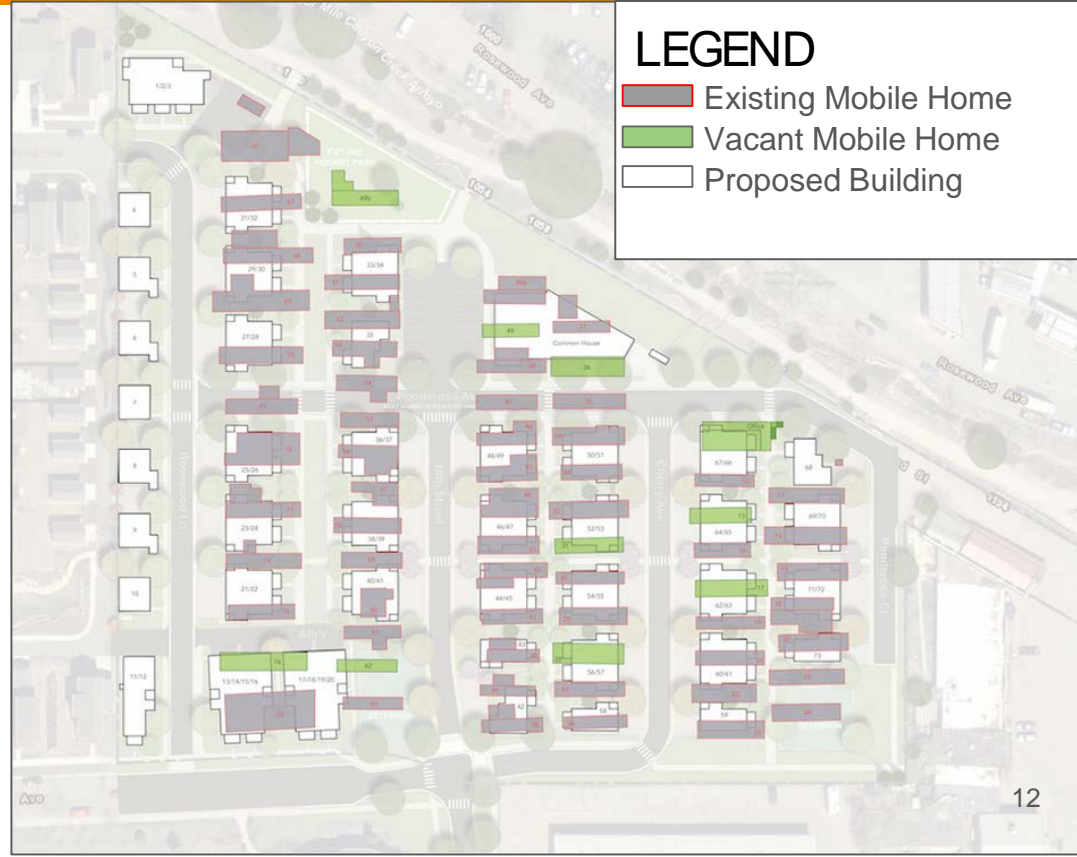
# Path Forward: Community-driven Phasing

11 Vacant Home Sites Currently

Phase I: Unimproved Western Edge

August 2019 Survey Participation: 98%

- 60% of households desire a Habitat home
- 75% want the option to stay in their mobile home



# Path Forward: Mobile Home Safety and Maintenance

- Hazardous conditions: home swaps
- Health and Safety Repair Fund
- Permit Navigation
- Prioritize for Replacement Homes



# Estimated Timeline

