

Ponderosa Community Newsletter

December 2017

On December 4, residents led the Ponderosa Resilience Workshop attendees on a tour of Ponderosa to explain the community's challenges, opportunities, & needs, which was followed by an all day design workshop with experts and residents.



COMMUNITY UPDATES & ANNOUNCEMENTS

Freedom By Design Needs Your Input for a Community Enhancement Project

Freedom by Design is a community service program where American Institute of Architecture Students (AIAS) at CU Boulder come up with design and construction solutions to positively impact local communities. Freedom by Design would love to collaborate with Ponderosa residents to identify an opportunity for a small-scale community enhancement project that the students will fundraise for, design, and build in Spring or Fall 2018. They want to know what kind of projects residents are interested in having addressed (ex: new mailboxes, dumpster enclosure, it is up to YOU to decide)! To share your ideas or get involved in the process, contact Neal Evers at eversn@colorado.edu or your RLC representative by January 6, 2018.

Ponderosa MHP on Channel 8 News

Check out the Channel 8 News segment on the Ponderosa Resilience Workshop on December 4:

<https://youtu.be/oFOxmlYntpE>

Ponderosa Workshop #3

January 27, 2018 at Wild Sage (1650 Zamia Ave, Boulder, CO) from 9:30AM-1:00PM. Lunch provided! See page 3 for full details.

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UPDATE FROM GREG

Am wishing everyone at Ponderosa a wonderful holiday season! What a year it's been!

We are glad to see that most residents are excited about upcoming changes even though it will take time, effort, and perhaps a little compromise to get there. I've been the Ponderosa manager for 4.5 years. It's crazy to think that In another 4.5 years Ponderosa will be a renewed, community-designed place to live with new housing, roads, landscaping, utilities, infrastructure, etc. We have some of the best consultants, engineers, architects, etc using the latest and greatest tools and technology at their disposal to solve challenges. And it's all back by the city of Boulder who continues to work hard on your behalf. We should feel blessed.

Thank you to those who have turned the mandatory lease addendum and emergency contact forms. A special thank you to those who have voluntarily turned in there Xcel permission form. We are going to hand out these forms again to those who haven't completed. They have been translated into Spanish as well. There will be a \$25 fine if these forms are not filled out and turned in by the end of the year.

UPDATE FROM RLC

The RLC met on 12.11.17 at Ponderosa. *Present were RLC: Charissa Poteet, Victor Lemos, Karen Campbell, Caesar Lopez, Saul Cardona, Ed Zick,; Trestle Team: Danica Powell, Anne Kuechenmeister, Aria Dellepiane, Marina LeGrove; Property Manager, Greg Gustin; Guests: Jennifer Fluri, Neal Evers; Community Members: Neil, Mark, Michael, Bernard, Maysn*

Guest: Jennifer Fluri, Associate Professor, Geography Department at CU Boulder talked about conducting a Community Survey of the Ponderosa Community residents. A few of the RLC members will meet with Jennifer to discuss the Community Survey.

Guest: Neal Evers, Architect/Faculty at CU Boulder talked about Freedom by Design. Neal explained that architect students can help with Ponderosa projects. A few of RLC members signed up to meet with Neal to discuss projects that will meet the needs of the residents.

It was unanimously agreed by all present at the RLC meeting that future RLC meetings will add time to the Agenda at the end of the committee meetings for residents (owners & renters) input and questions.

Written by: Karen Campbell, RLC Secretary; All full RLC meeting notes available at community Bulletin Board



UPDATE FROM TRESTLE

Ponderosa Resilience Workshop Summary



Trestle would like to thank all the Ponderosa residents who were able to attend the Ponderosa Resilience Workshop on December 4! Your participation was a big part of the day's success and we appreciate the time and energy that it took to join us.

Here is a breakdown of the day:

20+ Ponderosa Residents

65+ City/Trestle staff and design experts knowledgeable in: affordable housing, collective land ownership, resilience, resident self-governance, environmental risk, solar energy, energy-efficient home design, sustainability, engineering, housing construction, landscape design, architecture, neighborhood design, emergency financial assistance, social services, homeownership, social networks, education and more.

The day started with a resident-led tour of Ponderosa MHP where the design experts learned about the challenges, opportunities, assets, and needs of Ponderosa. After the tour, residents and experts engaged in conversations around the future of Ponderosa and how it can develop as a sustainable, eclectic, and affordable community. Three different breakout sessions were held in the afternoon that discussed: collective land ownership options, technical and innovative infrastructure and housing feasibility, and social assets within the Ponderosa community.

The aim of the workshop was to not come up with any final design decisions, but rather to leverage design and technical expertise in identifying and analyzing all the possible options for addressing the challenges and needs of the community, while weighing the potential pros, cons, and tradeoffs of each. Trestle will be working with Caddis Architecture in the next couple of months to start coming up with some concept plans for the future design of Ponderosa. Once we have a few options to present, we will be engaging Ponderosa residents to gather your input and feedback and working with you to refine a plan until it serves the needs of the entire community.

If you were not able to attend the workshop and want to stay up to date on all the ideas and conversations that emerged, Trestle will be sharing a synthesized report of the workshop results. Please keep an eye out for more information soon at the Ponderosa Bulletin Board. If you would like to receive an electronic copy of the report, please email Danica at danica@trestlestrategy.com.

Upcoming Ponderosa Community Workshop #3

The Trestle team along with Bryan Bowen from Caddis Architecture will be leading the third Ponderosa community Workshop on **Saturday, January 27, 2018 from 9:30AM-1:00PM at Wild Sage (1650 Zamia Ave, Boulder, CO)**. Lunch and childcare will be provided. The workshop will discuss various site design aspects based on the outcomes of the last two community workshops and the recent resilience workshop (if you would like a summary of these workshops, there are binders in Greg's office containing all the information and presentation content; or contact Danica from Trestle at danica@trestlestrategy.com). Some topics to be discussed include: housing, site layout, floodplain considerations, and more.

Thank you to all Ponderosa residents for continuously giving your time to attend workshops and participating in these important conversations!

UPDATE FROM CITY

Happy holidays to the Ponderosa community!

Overview

Thank you to the many residents who represented your community at the Ponderosa Resilience Workshop on December 4. Your participation made it clear the many ways that you are already resilient and how you wish to build on that resilience. We are so glad you could see, as we so often do, the broad support that exists for your community. Your participation alongside the many technical experts from all over Boulder County and the state who specialize in affordable housing finance, resilience, services, engineering, architecture and more have given us a wealth of information that will inform our work over the coming months. While consultant team Trestle Strategy Group performs the technical analysis of the site and continues to develop site design options, city staff will continue analysis of and program design for:

- Future land ownership options;
- Affordability of new housing options; and the
- Option to maintain and rehab existing homes.

Homebuyer Training

Additionally, Flatirons Habitat for Humanity is developing a training for the Ponderosa community that will help households interested in new home purchase to better understand what it will take to buy a Habitat home and what resources exist to support residents to do so.

Home Value Analysis

The City of Boulder is currently working to determine the fair market value of the homes in Ponderosa. The evaluation is being led by the City's Property Agent (who is a licensed real estate broker) with consultation from Greg Gustin and his knowledge of the community and its homes. Appraised fair market values will take into account the Assessor's value each of home, size, condition and improvements and renovations that have been invested over time. It is anticipated that the approach to determining the values will be presented to the residents in February. This will be followed by individual meetings with each property owner to participate in the appraisal. The just compensation (fair sales value), will be provided in writing to each property owner.

Conversations with Kristin and Crystal

In January, Kristin Hyser and Crystal Launder, the city staff overseeing planning and financing of Ponderosa, will hold regular office hours at the Manager's Office for residents wishing to speak directly with the city. (Also, we just miss talking with you.) Please remember, your Resident Leadership Committee representatives are still your most important advocate and source of information about the future of Ponderosa. And please continue to work with Greg Gustin on park management issues.

Stay tuned! Hours will be posted at the Manager's Office and shared with the Resident Leadership Committee.

For questions, please contact Crystal Launder launderc@bouldercolorado.gov (303) 441-4141.

RLC Outreach Assignments

Have questions about community or project updates? See the map below to see who your RLC representative is. RLC meetings are first Mondays of each month at Greg's office from 5:00PM-6:30PM. All Ponderosa residents are welcome to attend and have an opportunity for open comments/questions at the end of each meeting. Spanish translation is always provided.

Victor, 45: 11-25 **Saul, 49A:** 39, 40, 46, 58 **César, 52:** 26-37

Tina, 53, Karen, 63, Ed, 61: 38, 41-44, 47-57, 59-62, 80-82 **Charissa, 73:** 66-77

