

Ponderosa Resident's Guide
Fall 2017 - 2019
November 4, 2017
Revised July 3, 2018

**City of Boulder's Goal:
Everyone that wants to stay in
Ponderosa can stay**

TABLE OF CONTENTS



= revised July 3, 2018

- Background Information - 3
- What does the future hold for me? - 4
- Timelines and phase requirements - 5-7
- What does each phase require? - 8
- How can I stay involved? - 9
- Can I stay in my home and will my housing costs change? (Previous page title: I plan to keep living in my home over the next two years. What do I need to know?) – 10
- What Ponderosa residents have to say- 11-14
- YES, you can stay in Ponderosa - 15
- Are there residents that the city plans to force to move as part of redevelopment? (Previous page title: Are there residents that the city plans to force to move as part of redevelopment?) - 16
- Some questions we have heard - 17
- What if I own my home and temporarily leave Ponderosa? - 18
- I own/rent and want to move from Ponderosa permanently within the next two years. What do I need to know? (Previous page title: I want to move out of Ponderosa in the next 2 years, what do I need to know?) - 19
- Will I be able to stay during construction? – 20
- What can I expect through 2019? (Previous page title: How will my community change in the next two years? And, includes next section: How will my community stay the same?) - 21
- How will I be able to afford to remain in Ponderosa? - 22
- Land Ownership: Who will own the land in the near/long term? - 23
- I own/rent and want to move out of Ponderosa permanently over the next two years. What do I need to know? (Previous page title: What is the future of my house? Should I spend money on my house now, or in the next 2 years?) - 24
- Long-term questions - 25
- Where can I get more information? - 26



BACKGROUND INFORMATION

The City of Boulder purchased the Ponderosa Mobile Home Park to protect and preserve long-term affordability, annex the property into the city, replace outdated infrastructure **and identify home replacement options that are affordable to residents**. Over the next two years, the city and Trestle Strategy Group will work with residents and community partners to plan for the future of Ponderosa. The city will continue to provide up-to-date information and opportunities for residents to be involved in defining the outcomes.

During this project the City of Boulder will work with residents to:

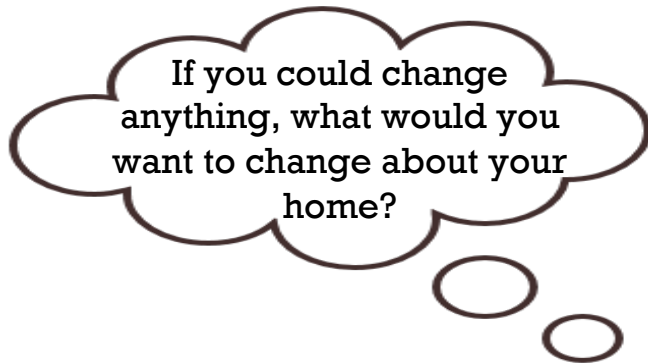
- Build a resident leadership committee so residents have a voice throughout the process and are provided up-to-date information.
- Ensure city-resident communication is timely, honest and transparent.
- Annex the Ponderosa Mobile Home Park land into the city of Boulder.
- Explore options and innovations to replace and improve infrastructure (water, sewer, roads, sidewalks, cable, electricity).
- Consider opportunities for community spaces and amenities in Ponderosa.
- Identify housing options that are safe, desirable and affordable for residents, meet resident needs and are energy-efficient. **Residents may choose to remain in and rehab existing mobile homes or purchase or rent new, affordable energy-efficient homes, including single-family homes, carriage houses, flats, townhouses, and duplexes, triplexes or quadplexes. (~~Options range from existing mobile homes, new manufactured homes, modular homes, Habitat for Humanity homes and duplexes.~~)**
- Identify future land ownership options that maintain affordability for residents.
- Access community resources.
- Lessen impacts from infrastructure construction.
- Identify short-term improvements to the community based on resident feedback.



WHAT DOES THE FUTURE HOLD FOR ME?

We are working together to create a path for you to stay in Ponderosa...

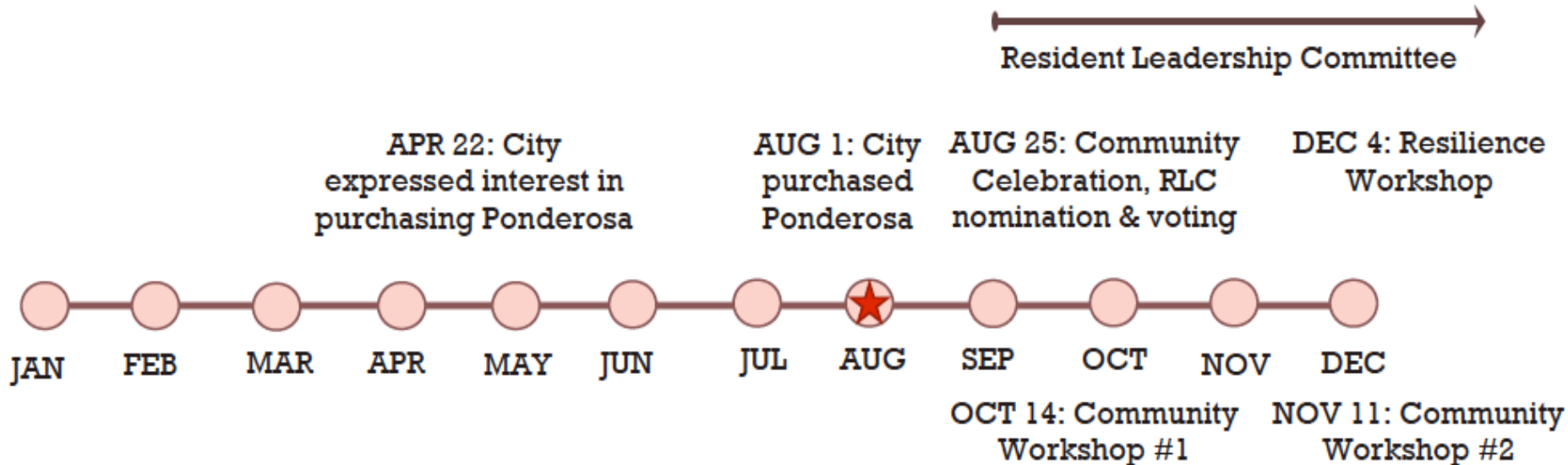
- Either in their current home or a new home.
- No one will be forced to move out.
- Monthly housing costs will be similar to current housing costs. ~~(All homes are affordable and highly energy efficient.)~~



“Better exterior insulation”– Ponderosa Resident, October 2017

“Larger bathroom, larger kitchen and one more bedroom”– Ponderosa Resident, October 2017

Ponderosa: 2017 Timeline



PLANNING

Gathering Input & Ideas

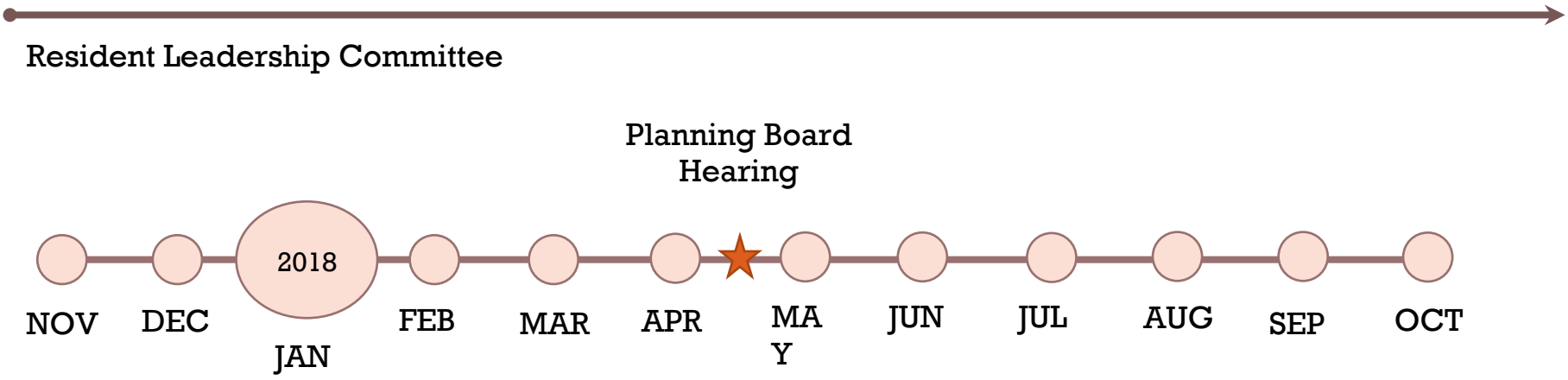
HOUSING OPTIONS

Gathering Input & Ideas, Research & Developing Housing Solutions

No Construction until Jan. 2020

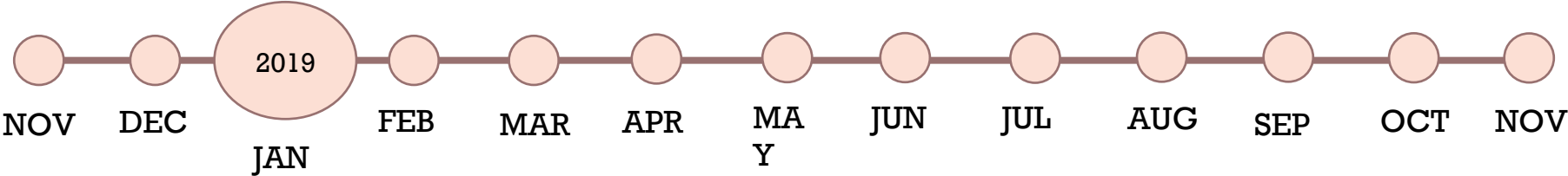
CONSTRUCTION

Ponderosa: 2018 Anticipated Timeline



Ponderosa: 2019 Anticipated Timeline

Resident Leadership Committee



Annexation & Site Plan Continue
(More Detail)

★
Planning Board
Public Hearing

★
City Council
Hearing

Technical Documents
(Lots of Detail)

PLANNING
★
Building Permit
Submittal

Gathering Input & Ideas, Research & Developing Housing Solutions

**HOUSING
OPTIONS**

No Construction
until Jan. 2020

CONSTRUCTION

WHAT DOES EACH PHASE REQUIRE?

Concept Review (March – May 2018):

- Conceptual site plan showing roads, access points, open spaces
- Identifies density and levels of affordability
- Goes to Planning Board for review in a public hearing
- Advisory process only

Site Review (August 2018 – February 2019):

- Detailed site design and plans
- Technical and engineering reports
- Review by Staff and Planning Board

Annexation Agreement (August 2018 – February 2019):

- Binding agreement between the owner (City of Boulder) and the city
- Identifies required level of affordability
- Zoning - size of lots/units, number of units
- Requires phasing commitment for infrastructure replacement (timing and location).
- Review by Staff, Planning Board and City Council

HOW CAN I STAY INVOLVED?

You have a stake in the future of Ponderosa.

Your participation in activities that shape the future of Ponderosa...

...is expected.

...is encouraged. A member of the RLC will keep you informed and seek your input.

...is welcomed.

Questions:

- What do you value at Ponderosa?
- How do we make Ponderosa even better?
- What are your housing needs (current home, future home)?
- And more.

What do you like about your community?



Ponderosa Residents dot voting at October 2017 Housing Workshop

“I know and trust and understand most everyone in the row.” – Ponderosa Residents, October 2017

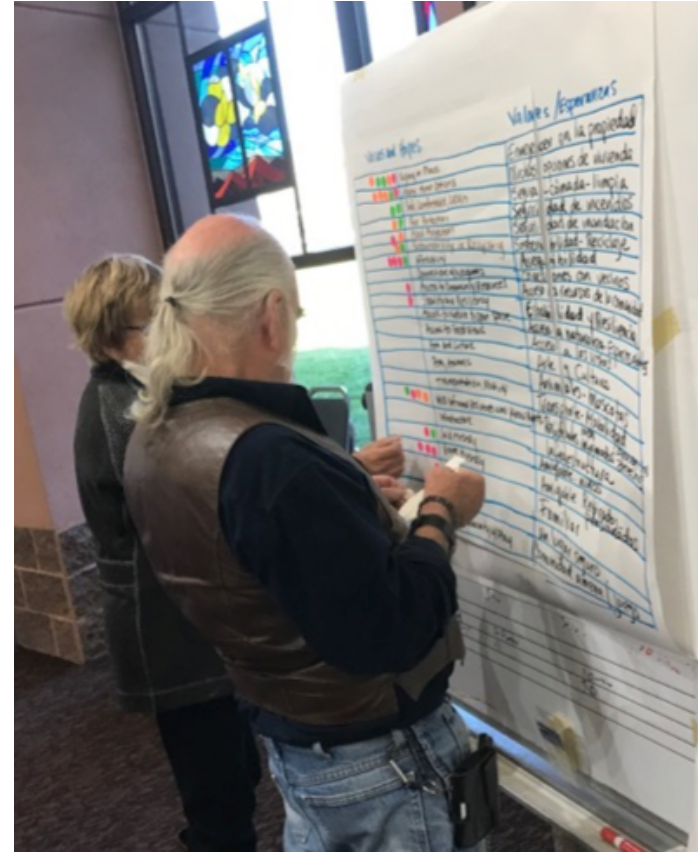
CAN I STAY IN MY HOME AND WILL MY HOUSING COSTS CHANGE?



What will happen to the homes? The city will not inspect homes. If you have home repair needs that you cannot afford, contact the city and we will try to identify resources to assist you. (~~We do not plan to inspect or fix homes over the next several years unless you request assistance or, if there is an unaddressed hazard.~~)

If you OWN your home: The city will not increase pad rentals until site construction is complete. After that time, rents will likely increase 1-3% or about \$10/month, each year, to support maintenance and upkeep.

If you RENT your home: Your arrangement, including your monthly rent and lease terms, will be decided between you and your landlord.



WHAT RESIDENTS HAVE TO SAY: WHAT DO YOU ENJOY MOST ABOUT YOUR HOME?

On October 14, 2017 Ponderosa residents said:

- Where it is/Location
- Close to mountains, affordable rent, good neighbors, creek is close by, quiet
- That I own it, all the remodeling I did, that it's eclectic, love my yard space
- It's ours, built and customized most of it, plus gardening and personalized it
- Views of mountains, close to park and creek, affordability of the home, ownership in high priced area
- Close to work and affordable
- Private yard
- Cheap and private, I have spent a lot of money/ time on upkeep/improvements, it's not a cookie-cutter home
- In boulder next to mountains neighbors
- Convenience, quietness, and I own it
- Compact, sustainable, green, mobility, efficient
- That it's a place for living creatively and the ability to share
- Scenery



WHAT RESIDENTS HAVE TO SAY: IF YOU COULD CHANGE ANYTHING, WHAT WOULD YOU WANT TO CHANGE ABOUT YOUR HOME?

On October 14th Ponderosa residents said:

- Appearance
- Larger bathroom, larger kitchen, one more bedroom
- I would make it bigger, more space, I would put a peaked roof with overhangs and gutters
- Upgrade siding on exterior and new insulation underneath home with new skirting
- Better exterior insulation, new roof, fence around house, more plants and flowers, cleaner looking environment, well-maintained surrounding areas, also the house needs a better foundation
- Better insulation, larger
- Better repair
- Size, wider
- Remodeled--like removing radiator cap and driving new car under it, everything is very old and worn out and I'm so broke
- Make it legal for others to sell and live this lifestyle
- Will install insulation

WHAT RESIDENTS HAVE TO SAY: WHAT DO YOU LIKE ABOUT YOUR COMMUNITY?

On October 14th residents said:

- Diversity of people
- Good neighbors, close to creek, close to mountains
- That it's eclectic, that it's small, great location, we should be grandfathered homes
- I know and trust and understand most everyone in the row
- The people and location, being affordable in Boulder
- Affordability, kids outside playing, great views, dog park is close, kids parks are close
- Small size, private
- Private, access to open space, not an apartment
- We are coming together and supporting one another
- Friendly neighbors, views
- Old friends
- Diversity, kids



WHAT RESIDENTS HAVE TO SAY: WHAT BOTHERS YOU ABOUT YOUR COMMUNITY OR COULD BE IMPROVED?

On October 14th residents said:

- Appearance of park
- Many cats, no pavement or sidewalks, raccoons, skunks
- The trash area, and maybe a standard that homeowners need to keep the outside of homes and yards up too. No yards full of junk, junk cars. Too many stray cats.
- Speeding cars
- I would like to see new paint on most homes or new homes for older homes that are beyond repair
- Trash everywhere, no recycling or composting, trash around creek area and dumpsters, very bad fencing not safe for kids
- Roads, safety
- Trucks, boats, and trailers across from me
- Roads, backed up sewers
- Trash, streets, safety

WILL I BE ABLE TO STAY IN PONDEROSA? YES.



This is possible because:

- If you were here (with a signed lease) at the time of the city's purchase (August 1, 2017), you have a right to stay in Ponderosa.
- The city has long valued mobile home parks as an affordable single-family housing option, with protections instituted through zoning and land use tools.
- By purchasing Ponderosa, the city (as owner) can protect the long-term affordability, use and sustainability of the land.
- The city has the resources and commitment to overcome technical issues.
- On October 2017, City Council adopted a resolution affirming their commitment to the community, specifically the commitment to non-displacement of residents.
- ~~Sanctuary city?~~ (This is already covered on page 16.)
- The funding used to support the purchase of Ponderosa, the pending infrastructure improvements and eventual housing assistance has been intentionally applied to avoid displacement.
- Upcoming annexation and site improvements will be designed and implemented to avoid displacing any household to the degree possible.
- Eventual community design (layout and housing options) will reflect the needs and desires of the community as a whole.

ARE THERE RESIDENTS THAT THE CITY PLANS TO FORCE TO MOVE AS PART OF REDEVELOPMENT? **NO.**



City leaders do not want anyone who lives in Ponderosa to move off-site unless the resident wants to move. City staff has worked hard to identify an approach to update infrastructure and to annex Ponderosa into the city that ensures Ponderosa residents can remain in the community, if that is their desire.

Also, related to immigration status, Boulder values its diversity. City employees are forbidden to cooperate with federal authorities in any investigation of a person's immigration status.

~~If homes are impermanent, temporary or not located on a lot, the city will provide fair notice for when the temporary housing needs to be removed.~~ (Note: This section was removed because there are no longer any homes in Ponderosa that fall into this category.)



SOME QUESTIONS WE HAVE HEARD.

I OWN MY HOME, but it's too small for my family. Can I sublease it and rent another home in Ponderosa or temporarily move out of Ponderosa for a couple years until I can have a better home for my family?

I OWN MY HOME and have a great short-term job opportunity elsewhere. I don't want to sell my home.

What if something comes up and I need to move out of my home for a while?

I OWN MY HOME. My parents are getting older and may need my help. I don't want to sell my home.

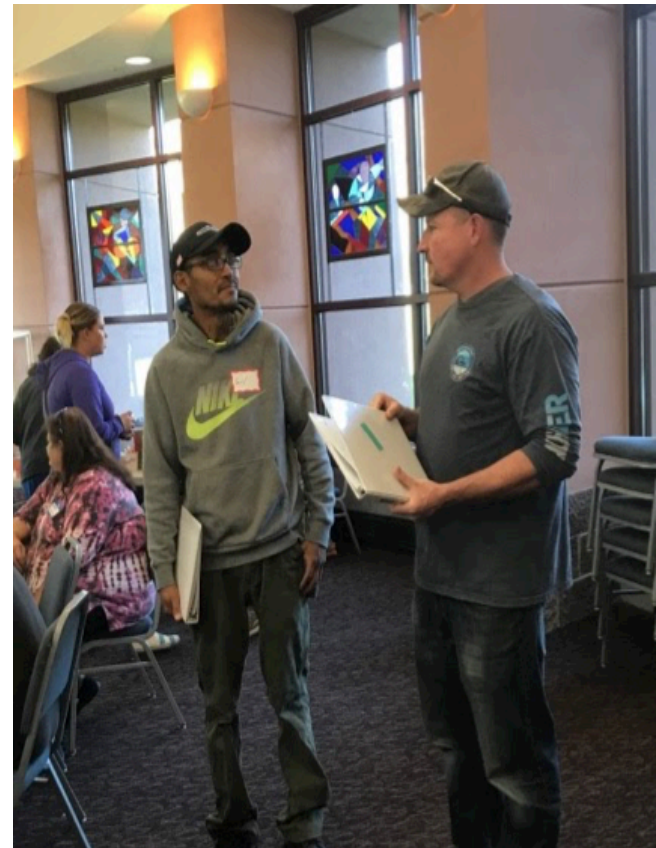


WHAT IF I OWN MY HOME AND TEMPORARILY LEAVE PONDEROSA?

1. **Right to return:** If you need or wish to leave Ponderosa temporarily, notify Greg with the dates you plan to be away. You will be able to retain your right to remain in the community. To get a full valuation of your home to determine the sales price the city will pay, schedule an appointment with Greg. (The original phrase, “If you wish to live in Ponderosa in the future, you may return” needed more clarification.)
2. **Be aware that if you leave Ponderosa temporarily, you will no longer have the benefits and protections offered by the federal Uniform Relocation Act (URA).**
3. **You may leave your habitable home vacant**, and you will need to continue to pay your lot rent.
4. **As an owner, you may sublease your home. Your tenant(s):**
 - Must be approved by park management;
 - Will get a URA move-in notice and be required to sign an agreement recognizing that they do not have the same rights to remain in Ponderosa as existing residents and therefore are not entitled to any future URA benefits; and,
 - Will not be assigned a member of the RLC as a new Ponderosa resident with a sublease, and will not be expected to provide input in the future of the community.
5. **If your home is uninhabitable** due to severe damage from fire or water, etc., you can work with the park manager to determine if you qualify to have your lot rent waived while your home is vacant.
6. You may ask the park manager to put your household on a **waitlist** to be notified in the event another Ponderosa home becomes available. In addition to your place on the waitlist (e.g., first, second), the city will look at other criteria, such as household need and size to inform the order of home notification.

I OWN OR RENT AND WANT TO MOVE FROM PONDEROSA PERMANENTLY WITHIN THE NEXT TWO YEARS. WHAT DO I NEED TO KNOW?

1. **If you are a renter, you may simply leave.** If you do not own your home, you may choose to move out of Ponderosa permanently at any time, subject to your rental agreement.
2. **If you are a homeowner and want to sell you home, be aware that...**
 - **No new lot leases** will be executed in Ponderosa for any new homeowners or home investors.
 - **The city will purchase the homes** of homeowners who move away.
 - **They city will (and is required to) pay you a fair value for your home.** **A third-party home pricing specialist will evaluate each home to determine a fair sales price for those wishing to sell their home to the city.** (~~The city is working at determining a fair approach to valuing homes.~~)



WILL I BE ABLE TO STAY DURING CONSTRUCTION?

- We don't know yet. Factors such as future site design and infrastructure placement, construction phasing, home locations and whether or not your household wants new housing will impact whether or not, and for how long, you may need or want to move.
- Construction can be disruptive. In addition to the noise and activity of construction, parking will be reorganized at times, and water and power will be shut off for periods of time. We will work with the RLC to plan how to minimize construction impacts. We will also meet with each household to discuss individual needs such as children in school, medical conditions and work schedules.
- If a household needs to leave their home temporarily as a result of construction, the city will work with them to address their individual needs and concerns to minimize inconveniences and will pay for any costs incurred during the time away from Ponderosa. A full-service, insured relocation company hired by the city will support any temporarily relocating households with packing and moving services.
- Both the Uniform Relocation Act and the Mobile Home Park Preservation Policy ensure protections for residents through the construction process.



WHAT CAN I EXPECT THROUGH 2019?



The City WILL...

Maintain the roads

Fix water leaks

Repair electrical connections

Seek funding sources to help with community projects

Charge the same rent

Continue property management services with Greg Gustin, G4 Consulting

Maintain the common areas

Clarify and enforce park rules and regulations regarding pets, yard maintenance, parking, due dates for rent and late payments, quiet hours, etc.

Continue to work with Resident Leadership Committee

Annex Ponderosa into the City of Boulder

The City WILL NOT...

Repave roads or perform major construction

Replace water infrastructure system

Perform home inspections

Fix individual homes

Increase rent

Change the rules (With input from the RLC and the resident community, new rules were developed to clarify park operations and will be going into effect on September 30, 2018.)



HOW WILL I BE ABLE TO AFFORD TO REMAIN IN PONDEROSA?

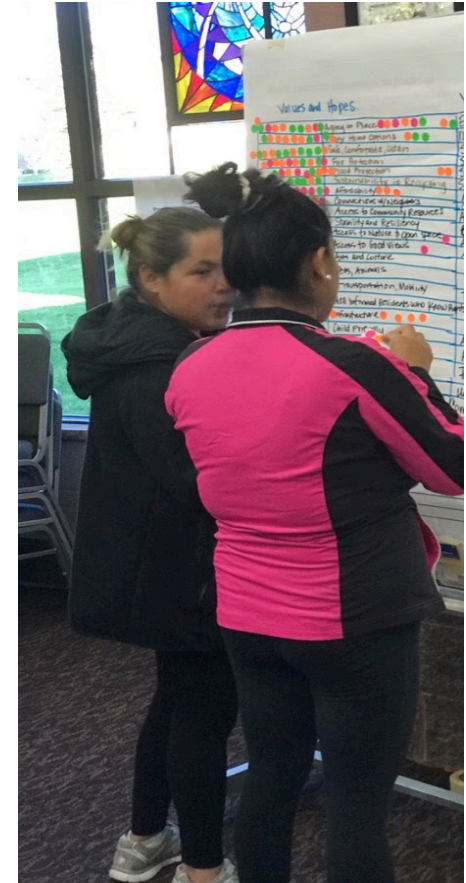
There are many ways the city is securing the long-term affordability of Ponderosa:

- Through annexation, the city will secure long-term affordability.
- The city will cover the cost of infrastructure improvements.
- Nonprofit ownership of the land removes the cost of land from your total housing cost.
- For residents interested in purchasing a new home:
 - Fair compensation for your existing home will be applied toward your future home.
 - New housing choices will meet household needs and income levels.
 - Very reasonable finance terms, such as very low interest loans, will be available.
- Home construction methods including modular production, donated labor and sweat equity (labor contributed by new homeowners) can significantly reduce the cost of a home.
- Energy-efficiency design of homes will ensure lower utility costs.
- Residents wishing to remain in their existing homes can work with the city to address any health , safety or energy-efficiency concerns.

LAND OWNERSHIP: WHO WILL OWN THE LAND IN THE NEAR AND LONG-TERM?



- The City will own Ponderosa in the short term.
- In the long-term, the City will transfer Ponderosa to a nonprofit affordable housing provider or the housing authority. Residents who choose to remain in their mobile homes will remain on their existing leases. Households who purchase new Habitat homes will sign 99-year (permanent) land leases. Residents who rent new homes will sign rental agreements with the land owner. ~~The City will work with different, previously used land options such as community land trusts or a partnership with the housing authority that would limit property taxes on residents. Individual ownership of lots will not be feasible or affordable.~~
- Ongoing representation of the community will be provided by a resident group similar to the Resident Leadership Committee.



“*The model of municipalities purchasing manufactured home communities as a form of preservation offers a solution to keeping land tenure secure and affordable.*” - I’m Home

I OWN OR RENT AND WANT TO MOVE OUT OF PONDEROSA PERMANENTLY OVER THE NEXT TWO YEARS. WHAT DO I NEED TO KNOW?

Ultimately, this is your decision. Here are some factors to consider:

- You will be living in your home over the next two years or more.
- You may wish to invest in improvements to your home that will keep it safe and livable for you. Safety concerns that could result in injury, such as broken stairs, should probably be addressed.
- The City is exploring options for you to affordably replace your homes, should you chose that option. You will want to decide how much money spend on your current home if you will be replacing it in 2 to 5 years or more.
- We have no plans to force anyone to leave their current home.
- If you have expensive necessary repairs, talk to city staff, who will try to point you to funding for your home repair needs.



LONG-TERM QUESTIONS...

WILL THE CITY REQUIRE HOME UPGRADES?

The City will only require health and safety upgrades and we will work with residents on these where we can get funding.

HOW LONG CAN I STAY IN MY TRAILER?

Sometime in the future, all homes will be updated, but only at the time of people choosing to leave the park.

WILL ADDITIONS HAVE TO BE REMOVED?

The City will allow homes to stay as is, however, depending on the infrastructure upgrades, this could impact other buildings on your property.

WHAT HAPPENS IF I WANT TO SELL MY HOME IN 10 YEARS?

We may have some limit on how long we will keep the buy out program, but at this time there is not a limit. You can stay in your home and sell when you are ready.



WHERE CAN I GET MORE INFORMATION?

- Talk to your Resident Leadership Committee, they have up to date project information.
- Talk to Greg about property management questions.
 - Greg Gustin
 - ggustin79@gmail.com
- Talk to the Trestle about project questions.
 - Danica Powell
 - danica@trestlestrategy.com
 - (303) 579-6221
- Talk to the City about housing.
 - Crystal Launder
 - launderc@bouldercolorado.gov
 - (303) 441-4141
- Talk to the City about home evaluations.
 - Pamm Gibson
 - gibsonp@bouldercolorado.gov
 - (303) 441-3144



Resident voting for Resident Leadership Committee at community celebration, August 2017.