

Ponderosa Community Newsletter

May 2018



Upcoming Events/Meetings:

Habitat Home Tour

When: May 26, 10AM-12PM

Where: starts at 2248 Violet Ave

RLC Meeting

When: Monday, June 4, 5-6:30PM

Where: Greg's Office

Special Guest: Kurt Firnhaber from the City

Planning Board Hearing on Ponderosa Concept Plan - see page 3

When: Thursday, June 7, 6:00PM

Where: 1777 Broadway

All are welcome!

COMMUNITY UPDATES & ANNOUNCEMENTS

Ponderosa Concept Plan Presentation at Planning Board Hearing on June 7th

On April 16th, Trestle submitted a concept plan book to the City (if you would like a copy of this book, please email danica@trestlestrategy.com or call 303-579-6221). There will be a presentation and public hearing to the **Planning Board on June 7th at City of Boulder Municipal Building (1777 Broadway), second floor**. This meeting is open to all! If you cannot attend the meeting but would like to provide comments to the Planning Board, Trestle will be putting together a video to show at the meeting. See page 3 for more details.

Tour of Habitat Homes on Saturday, May 26th

Habitat for Humanity will be giving a tour of two new homes. The tour will start with one of our most recent rehabs, at 2248 Violet. We will then go over to our newest development located at 3672 Paseo del Prado. Habitat will be there to answer questions you may have. We look forward to seeing you for this exciting opportunity on Saturday, May 26th at 10:00AM at 2248 Violet.

Coalition of Manufactured Home Owners Meeting

The Coalition of Manufactured Home Owners, or C-MOB, was formed to address issues that impact manufactured homeowners. C-MOB has fun and informative meetings to allow manufactured home owners in the Boulder area meet neighbors and discuss concerns and ideas. Refreshments will be provided, and there is no charge to attend. The next meeting is **Wednesday, May 23rd from 6-8pm at East Boulder Rec Center** (5660 Sioux Drive) in the Flagstaff room.

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UPDATE FROM GREG

Recycling is almost here! For those of you who have never recycled before, we understand it can be confusing and a little awkward at first. Some of you will have to change habits that you've developed over many decades. I (along with Eco-leaders) will be happy to work with you and make this as easy as possible. Below is a list of the top rules to remember:

1. Look for this logo  to know if something is recyclable (see ecocycle flyers).
2. NEVER put non-recyclable items in the recycle dumpster (3 Yard). This will result in a \$50 fine. You can put recyclable items in the non-recyclable dumpster (8 Yard), but we want to avoid that if possible
3. Keep at least 2 waste bins in your home. One should be for recycle, the other should be for non-recyclable items (trash). Make sure you empty the recycle bin in the recycle dumpster (3 Yard). Empty the non-recyclable bin in the non-recyclable dumpster (8 Yard).

It's that easy. After a month of practice, I'm confident we can be well on our way to implementing this properly. Let's show the rest of Boulder that we can do this just as good as they can!

The plan is to have 2 recycle dumpsters (3 Yard) emptied Mon/Wed/Fri. We will keep 1 non-recyclable dumpster (8 Yard) which will be emptied Mon/Wed/Fri/Sat. Dumpsters will remain in the same South East location of the Ponderosa property.



UPDATE FROM RLC

Next RLC Meeting:
Monday, June 4
5:00PM-6:30PM

Summary Ponderosa RLC – provided by Karen Campbell

Monday, May 7, 2018, 5:00 PM-6:30 PM

Present were **RLC:** Charissa Poteet, Victor Lomas, Karen Campbell, Caesar Lopez, Saul Cardona, Ed Zick Tina Bouguhn, Kathy Schlereth; **Trestle Team:** Danica Powell, Anne Kuechenmeister, Marina LaGrave; **Property Manager,** Greg Gustin; **Community Members:** Kelly Rastello, Bernhard Dueren, Brenda Ritenous; **Guests:** Pamm Gibson - City, Roderick Knoll - Appraiser, Brenda Ritenour – City Neighborhood Services

Home Evaluations –Pamm Gibson from the City of Boulder and Roderick Knoll, Manufactured Housing

Resources Group Pamm stated that there were 2 appraiser proposals submitted and reviewed by the City. Victor and Karen, RLC members, were asked to review the proposals with comments, but the City made the final hiring decision. Roderick Knoll was hired to perform the evaluations of the homes. Robert Knoll briefly explained the 1 hour home evaluation process that he will use and stated that he is not an inspector. He will be looking for improvements outside and inside of the home (if the owner agrees to an inside evaluation) which will add to the value of the homes. Roderick stated that he “will use a master chart and standardized method to place the same values for all residents to be fair in the process.” Two staff from City of Boulder will be part of the team during the evaluation of the home. The evaluation process will begin the last week of May and continue through mid-summer. By late summer or early fall, all of the paperwork should be completed and submitted to the City. All residents will be notified at the same time by the City of the dollar amount value of their homes. There were several questions from everyone at the meeting for Roderick & Pamm to answer and those questions and answers will be available soon for residents to read.

Concept Plan & Planning Board Hearing Update – Danica reviewed the details of the Concept Plan including that there will be a community building, how new homes could be designed (designs not final), affordable home costs, separate utility meters, zoning will remain medium density. Tina asked, What does **build out** mean in a sentence in the letter dated April 17, 2018 from City of Boulder sent to all Ponderosa residents - “The goal is non-displacement of existing residents and mobile homes would remain in the development until the final build-out.” Danica will ask for a **CORRECTION TO BE REWRITTEN BY THE CITY.**

Neighborhood Party Truck – Ponderosa Potluck - Brenda Ritenour gave us details about the Neighborhood Party Truck. Ponderosa party is Saturday, June 23, 3:00 PM to 6:00 PM. There will be music, games and food. Boulder City Council members will be invited.

UPDATE FROM TRESTLE



RESIDENT VIDEO: Ponderosa Concept Plan Presentation at Planning Board on June 7th

On March 3rd, Trestle and the design team presented concept site plans for the Ponderosa community to the residents who attended workshop #4 at Shining Mountain. Resident input and feedback from the past workshops helped guide the concept plan drafts. On April 16th, Trestle submitted a concept plan book to the City (if you would like a copy of this book, please email danica@trestlestrategy.com or call 303-579-6221). There will be a presentation and public hearing to the **Planning Board on June 7th at City of Boulder Municipal Building (1777 Broadway), second floor**. This meeting is open to all!

If you cannot attend the meeting but would like to provide comments to the Planning Board, **Trestle will be putting together a video to show at the meeting**. We will videotape you talking about anything you would like to present to the Planning Board during open comment time. This might include: your thoughts on the concept plan, your experience going through the annexation process with the City/Trestle, hopes or concerns you have for the future, etc. If you are interested in being part of the video, please call or email Aria at aria@trestlestrategy.com or 303-250-8026.

SAVE THE DATE: Ponderosa Potluck on June 23rd

The Resident Leadership Committee is planning a community potluck! Through Neighborhood Services funding, Ponderosa residents will enjoy the City of Boulder's Block Party Trailer, which provides many supplies for a great party! Join us for delicious food, games, music, and activities. City staff will also be available for conversation/ to answer questions.

When: Saturday, June 23rd from 3:00PM-6:00PM

Where: By the mailboxes

We will provide the main dishes for a BBQ. If you can, please bring a side dish, drink, or dessert to share with your neighbors!

UPDATE FROM HABITAT FOR HUMANITY



Habitat Home Tours, Saturday, May 26th Meet at 2248 Violet at 10:00AM

Habitat is offering an exclusive home tour to Ponderosa residents before home buyers move in! This is a great way to experience a Habitat home first-hand, for residents wanting or considering a Habitat home in the future. Flatirons Habitat for Humanity will be giving a tour of two of our homes. Come by and take a look at the quality and variety of homes Habitat has built in the Boulder community. Tour will start with one of our most recent rehabs, at 2248 Violet. We will then go over to our newest development located at 3672 Paseo del Prado. Habitat will be there to answer questions you may have. We look forward to seeing you for this exciting opportunity on Saturday, May 26th at 10:00AM.

Residents will be responsible for transportation to, from, and between Habitat sites. Please talk to your RLC representative if you need help coordinating a carpool.

UPDATE FROM CITY



Update on Kristin and Pamm: Changing Roles

Since the beginning, Kristin Hyser and Crystal Launder have worked together as co-Project Managers on the Ponderosa Community Stabilization Project. This past year Kristin's leadership led to development of a regional housing strategy for all of Boulder County, which includes a new goal that 12% of housing in Boulder County be affordable. Kristin's work is shifting so that now half of her time will be focused on managing the new Regional Housing Partnership and half will be serving as a manager in the city. Though Kristin describes her time at Ponderosa, meeting with and getting to know residents, as her favorite time, moving forward her work with Ponderosa will be in the background. "This is truly the most incredible project I have been a part of in my career," Kristin says of her work in Ponderosa. It is keeping a community in place and giving all residents a say in the future of their community, investing in the sustainability of a valued, tight-knit community.

As Deputy Director of Housing, Kurt Firnhaber will continue to work in Ponderosa, including directly with residents. Crystal Launder will continue solo as the Project Manager. Many of you who have attended Resident Leadership Committee meetings or workshops have also met Pamm Gibson. In the past, Pamm worked on identifying housing prototypes for Ponderosa. Pamm, too, will be working half-time with the city focused entirely on Ponderosa and half-time with the new Regional Housing Partnership. In the immediate future, her Ponderosa work will focus on guiding the appraisal process.

If you have any questions, let us know. Crystal Launder, 303.441.4141, launderc@bouldercolorado.gov

Meet your new Neighborhood Liaison: Brenda Ritenour is the neighborhood liaison for all City of Boulder neighborhood communities through Neighborhood Services. Neighborhood Services is your connection for finding and utilizing city departments and resources. Neighborhood Services can help you:

- Navigate city departments
- Build community in your neighborhood
- Connect to city projects and issues

Brenda is excited to bring her office out into the community with a pilot program. She will be working at the following locations each month and invites you to visit her to learn about city projects, share information about your neighborhood or just say hello. (Dates and times are subject to change; please visit <https://bouldercolorado.gov/neighborhood-services> for the latest information.)

- First Wednesday of the month from 3 to 5 p.m.: Heifer and The Hen, 5290 Arapahoe
- Second Wednesday from 8:30 to 10:30 a.m.: Aperitivo, 5530 Spine Road in Gunbarrel
- Third Wednesday from 8:30 to 10:30 a.m.: Red Rock Coffee House, 3325 28th St.
- Fourth Tuesday from 9 to 11 am: Silver Sage Common House: 1650 Yellow Pine Ave.
- Fourth Thursday from 8:30 to 10:30 a.m.: Lucky's Market Café, 695 S Broadway

Neighborhood Connection Grant Funding

Ponderosa residents are now eligible to apply for grants, resources, trainings, etc. that the Neighborhood Services Program has to offer.

Neighborhood Services: <https://bouldercolorado.gov/neighborhood-services>

Grant Programs: <https://bouldercolorado.gov/neighborhood-services/neighborhood-grants>

PONDEROSA COMMUNITY EVENTS CALENDAR

MAY 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
13	14	15 City Q&A hours 4:30-6:30pm @ Greg's office	16	17	18	19
20	21	22	23 Coalition of Manufactured Home Owners Meeting 6-8pm @ East Boulder Rec	24	25	26 Habitat Home Tour 10am-12pm @ Violet Hollow (2248 Violet Ave) and Wonderland Creek (3672 Paseo del Prado St)
27	28	29	30	31 Community Meeting for Neighbors and Residents 6:30-7:30pm		

JUNE 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 RLC Meeting 5-6:30PM @ Greg's Office - Guest: Kurt Firnhaber from the City	5	6	7 Planning Board Hearing 6:00PM @ 1777 Broadway, 2nd floor	8	9
10	11	12	13	14	15	16
17	18	19 City Q&A hours 4:30-6:30pm Greg's office	20	21	22	23 Ponderosa Potluck! 3-6pm



City of Boulder

Planning, Housing and Sustainability

May 16, 2018

Dear Ponderosa Homeowner:

Since the time the City of Boulder purchased Ponderosa Mobile Home Park, we have been committed to providing housing options as we work with you on community stabilization. One factor to support your decision-making process requires that you know your home's value. This value will also determine the price we pay to buy your mobile home from you should you decide to sell your home to the City.

We are pleased to inform you that we have hired a third-party home pricing specialist to figure out the fair market values of mobile homes in Ponderosa. The fair market value is an important value because you can use this in three ways: 1) As a down payment toward a new Habitat home, 2) To understand what you would be paid if you choose to leave Ponderosa and sell your home to the City, or 3) As information on your home's value if you choose to stay in your current home.

The home valuation specialist

After soliciting proposals from multiple consultants, we have hired Roderick Knoll with Manufactured Housing Resources Group to perform the valuations. We believe he is specially qualified to manage this project for Ponderosa. He has 30 years of experience working with manufactured housing communities, he lives in and is familiar with Boulder County, and his valuation form is comprehensive and detailed, making it easy to follow his process.

The evaluation process

- > **Scheduling** – We will place a calendar in Greg's office on May 24th so you can begin to schedule a one-hour block of time for your home evaluation. Evaluations will take place between the months of late May and August 2018. One adult from your household must be home during the evaluation. Half of the calendar spots will be marked for Spanish-speaking households and will include translation services.
- > **Evaluation team** – Roderick will lead the evaluation process. A staff person – either Greg, or someone from the city or Habitat – will be with him to assist with building measurements and provide Spanish translation, etc.
- > **What to expect** – The purpose of the evaluation is to figure out the dollar value of your home. Roderick will be using a checklist to note the components of your home, such as the number of bedrooms and bathrooms, type and age of appliances, floor coverings, and roofing. He, or a team member, will measure the exterior of each home.

Please note: Roderick is *not* a home inspector or code enforcement officer. He will *not* move your furniture, pay attention to cleanliness, or require you to make any repairs. He will simply walk through your home and get only the information he needs for the purpose of valuation.

After the evaluation

Roderick will write a report with information about your home's value and will give you a copy. All reports will be distributed at one time, which will be late summer or early fall. *We will not share your home's report with your neighbors.* After you receive the report, the City will schedule individual meetings with each property owner to find out how you would like to move forward (e.g. buying a Habitat home, continuing to live in your mobile home, or moving off of the site) and how we can assist you in this process.

How to contact us

A dropbox has been set up outside of Greg's office near the bulletin board. You are welcome to leave any questions for Roderick or me and we will respond promptly.

Please see below for responses to questions collected at the May RLC meeting.

Regards,

Pamm Gibson

Pamm Gibson, City of Boulder Division of Housing

RESPONSES TO QUESTIONS FROM THE MAY RLC MEETING re: HOME EVALUATIONS

1. How will you deliver valuation info to residents after the evaluation process? Will everyone receive their info at the same time? *Your home valuation report will be delivered to you after all the homes in Ponderosa have been valued, which is expected to be late summer/early fall 2018.*
2. I am currently making an improvement to my home but if it is not done in time for the evaluation, how will it be reflected in my home appraisal? *Your home will be valued in the condition presented at the time of evaluation. Partial improvements will be given partial credit. In situations where you have purchased materials for improvements that have not yet been made, the materials will be valued, but not the labor. If you have projects you would like to complete before your home is valued, you can schedule your evaluation later in the summer to give you time to finish the work.*
3. When will you evaluate our home? How much time in advance will we be notified? *We expect that home evaluations will begin in late May. Within the next couple of weeks, we will set up a calendar in the Ponderosa office for homeowners to schedule their visits through August. You can schedule the date and time that is most convenient for you.*
4. Is the appraisal with Roderick required? *We will be evaluating every home in Ponderosa between May and August 2018. You are not obligated to invite Roderick into your home. If you choose not to provide entry to your home, then evaluations will be completed using information gained from observations of the exterior of your home. Assumptions will be made regarding the condition of the interior using comparable properties. You may provide photos to help Roderick get a more accurate picture of your home's features.*
5. Can we get our homes evaluated with someone other than Roderick? *Staff went through the City of Boulder's required process for choosing a contractor before Roderick Knoll was selected. Working with one home pricing specialist helps to ensure that all homes are evaluated using a standardized process. Therefore, we are not providing the option for a homeowner to choose their own evaluator.*
6. What will the evaluations be used for? What is the end result? Could it go towards a down payment for a new home? *Home valuations will inform you and the city of the value of your mobile home in its current condition. Once you receive your valuation, you have three options:*
 - *Option 1 – You could choose to sell your home to the city and purchase a new Habitat home at Ponderosa. In this case, the price paid for your mobile home will be applied as a down payment for the purchase of your new home.*
 - *Option 2 – You could choose to sell your home to the city and move from Ponderosa. In this case, you will receive a check in the amount of your home's value for you to use as you wish.*
 - *Option 3 – If you would like to stay in your current mobile home in the Ponderosa community, you could sell your home to the City at a future date at the current market value at the time of the sale.*
7. Will Roderick be at the monthly City Q&A office hours? *Roderick is scheduled to attend the next City Q&A at Ponderosa on May 15 from 4:00 to 6:30 p.m. to provide homeowners the opportunity to meet him and learn about his process of valuation. It's possible that he will attend other City Q&A events this summer, as well, if there is interest from homeowners.*

8. What does the valuation formula include? *The valuation formula is a combination of book value from the National Automobile Dealers Association (NADA) database, the value of onsite improvements, and the sales prices of other similar mobile homes.*
9. Does the valuation include additional structures, such as sheds? *Yes, all additional structures either attached to or associated with the home will contribute to the home's value.*
10. If I did a lot of landscaping work in my yard, will that be included in the valuation? *Landscaping is not included in the valuation, only the home, because the lots are not owned by the homeowners.*
11. Where can we access data/background information on the process? *Anyone can subscribe to the NADA database. Training is required to start with the NADA data and finish with a final value. NADA provides data for cars, trucks, boats, equipment, etc. in addition to manufactured homes. They are a large company that has been in business for 40-plus years.*
12. How long do we have to decide whether we want to stay, sell or leave? *Residents may move out of Ponderosa or choose to move out of their old home and into a new home in Ponderosa whenever they wish.*
13. Can I only sell to the city? Why? *While the city is not issuing new leases for new residents to move into the community, the city is not restricting your ability to sell your home to another party. Therefore, if you decide that you would like to sell your mobile home, then it will have to be removed from the Ponderosa property. If one Ponderosa household sells to another Ponderosa household, then this would be considered a home swap, which is allowable. In the process of redeveloping the land, some mobile homes may need to be moved, therefore flexibility is required. This is the reason the city does not intend to allow new leases and, as a result, the city will pay market value for any of the mobile homes.*
14. Will we be required to repair what the home evaluator says is broken or does not meet code? *No, Ponderosa homeowners are not required to make any improvements to their homes as a result of Roderick's evaluation. However, the estimated cost of needed repairs will be a deduction from home value.*
15. Will my tax rate stay the same? *Home valuations will not impact your tax rate. The information gained from this evaluation is solely for the purpose of identifying your home's value, in the event you decide to sell your home to the city.*