

# Ponderosa Mobile Home Park

Land Use Change,  
Annexation, & Site  
Review

Planning Board  
September 5, 2019



# Top 5 Community Hopes, Values, & Concerns

1. Affordability
2. Ability to age in place
3. Improve infrastructure
4. Safe, comfortable, and clean community
5. Many home options

A RESOLUTION FOR THE PURPOSE OF ENSURING THE LONG-TERM SUSTAINABILITY, RESILIENCE AND PERMANENT AFFORDABILITY OF THE PONDEROSA MOBILE HOME PARK.

WHEREAS, Ponderosa Mobile Home Park, established in 1957, has long offered an affordable housing opportunity to residents of Boulder County; and,

WHEREAS, Ponderosa Mobile Home Park, features the original, aging infrastructure requiring replacement to ensure the health and life safety of the residents; and,

WHEREAS, the Boulder Valley Comprehensive Plan asserts long-standing community values including commitment to sustainability, inclusivity, and diversity of housing types and price ranges; and,

WHEREAS, the Boulder Valley Comprehensive Plan has adopted policies to facilitate energy-efficient land use, sustainability, permanently affordable housing, and reduction or elimination of health and safety issues impacting manufactured housing communities; and,

WHEREAS, the City of Boulder has purchased Ponderosa Mobile Home Park for the purposes of annexing the property into the City of Boulder, replace and improve failing infrastructure, and preserve the community as permanently affordable; and,

WHEREAS, most Ponderosa residents have lived in the Boulder area for many years and contribute to its economy; and,

WHEREAS, the City of Boulder is committed to working with the residents to develop and implement a plan for addressing the housing needs of the community that ensures permanent affordability and sustainability with certitude; and,

WHEREAS, the City of Boulder intends its ownership of the community to only last through the infrastructure improvements with the future ownership to be determined in partnership with the residents; and

WHEREAS, the City of Boulder is committed to working with the residents of Ponderosa Mobile Home Park to pursue a stabilization program guided by the principles of resident-engagement, sustainability and resiliency, minimal displacement, and long-term affordability.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, THAT:



# Deeper, Lasting Affordability

Construction Costs	Housing Costs	Maintenance Costs
Sweat Equity	Energy Efficient Design	Private streets w/ public maintenance
Volunteer Labor	Solar Garden subscriptions	New, publicly maintained infrastructure
Donated Materials	Home repair reserve	



# Affordability - New Homes and Mobile Homes

## NEW HOMES

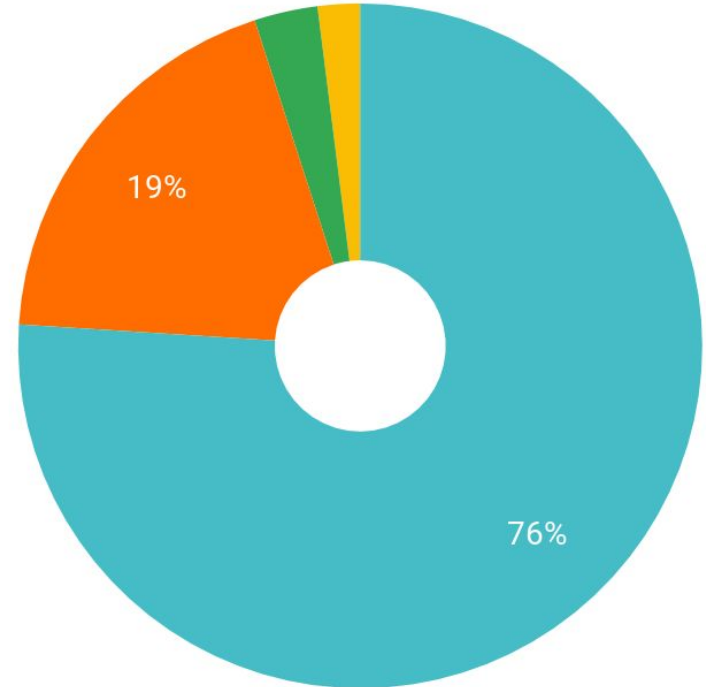
- Nonprofit ownership of the land (no property taxes)
- All homes accessible to (20-150% AMI)
- Low interest loans
- Home value > down payment
- Silent second mortgages for very low incomes

## MOBILE HOMES

- Stabilized pad rent

## Housing Costs

- Mortgage
- Community Fee
- Home Maintenance
- Utilities

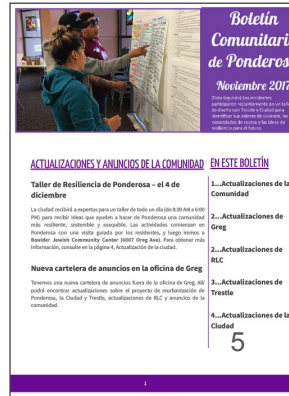


# Community Outreach and Engagement since 2016

- 7 Community Nominated Resident Leaders (RLC)
- 4 Habitat Home Tours
- 5 Resident Guides
- 17 Community Newsletters mailed to all 68 households
- 5 Videos
- Text updates to 116 residents
- Bulletin Board, community signage
- [Community Website](#)



**Victor Lemos**      **Cesar Lopez**      **Charissa Poteet**      **Tina Boguhn**  
**Karen Campbell**      **Ed Zick**      **Saul Cardona**

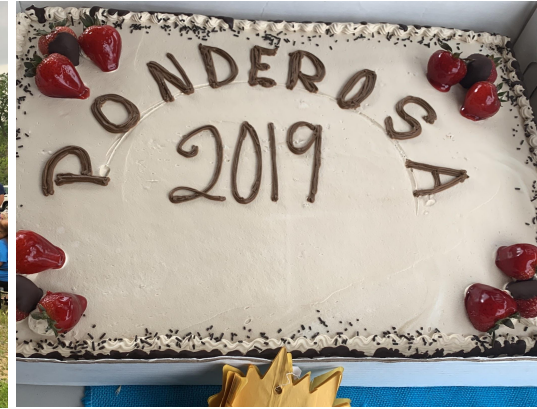


**ALL IN SPANISH AND ENGLISH**

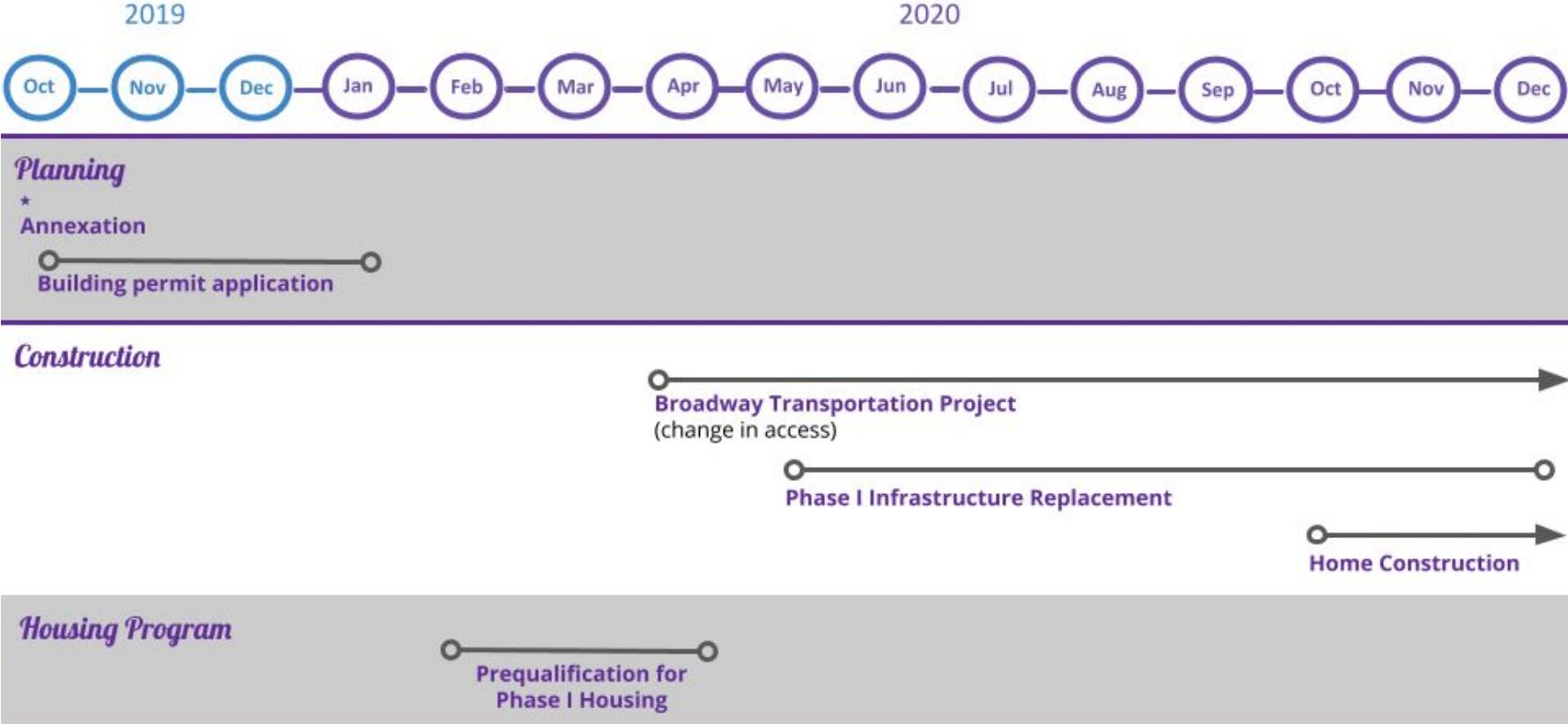


# Community Meetings Since 2017

- 10 Community Workshops
- 2 Neighborhood Block Parties
- 22 RLC Meetings
- 10 City Q&A Meetings
- 20 One-on-One meetings
- 1 Good neighbor meeting



# Estimated Timeline



# January 27, 2018 Site Design Workshop



"Pink" Group



# January 27, 2018 Site Design Workshop



"Blue, Purple & Green" Group

# January 27, 2018 Site Design Workshop



"Orange" Group

# January 27, 2018 Site Design Workshop

## Greg's Group





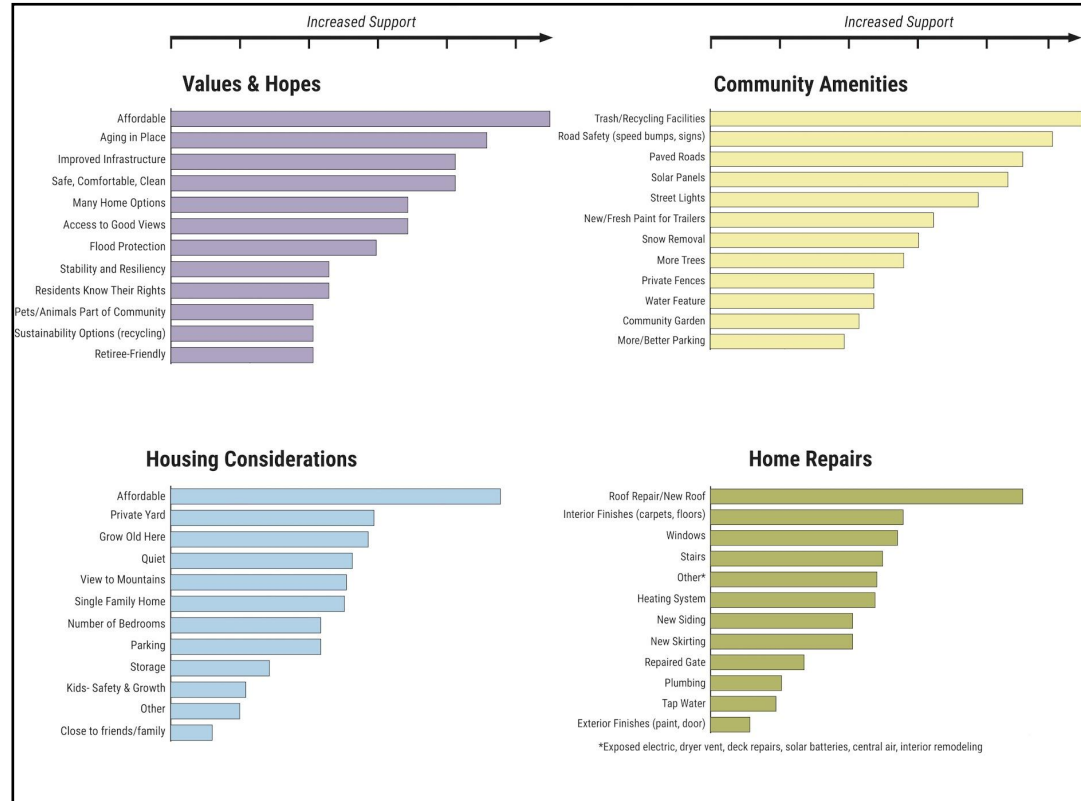
# January 27, 2018 Site Design Workshop

## Areas of Consensus

- Affordability
- Maintain connection to Broadway
- Maintain ability to stay in unit
- Don't extend 10th, Ok to use Rosewood connection
- More trees
- Interest in different housing types
- More openness
- Community amenities
- Connections to creek
- Safety - traffic calming, lighting
- New infrastructure - roads, sewer, water, trash/recycling
- Flood safety
- Energy reduction

# Community Stabilization Goals

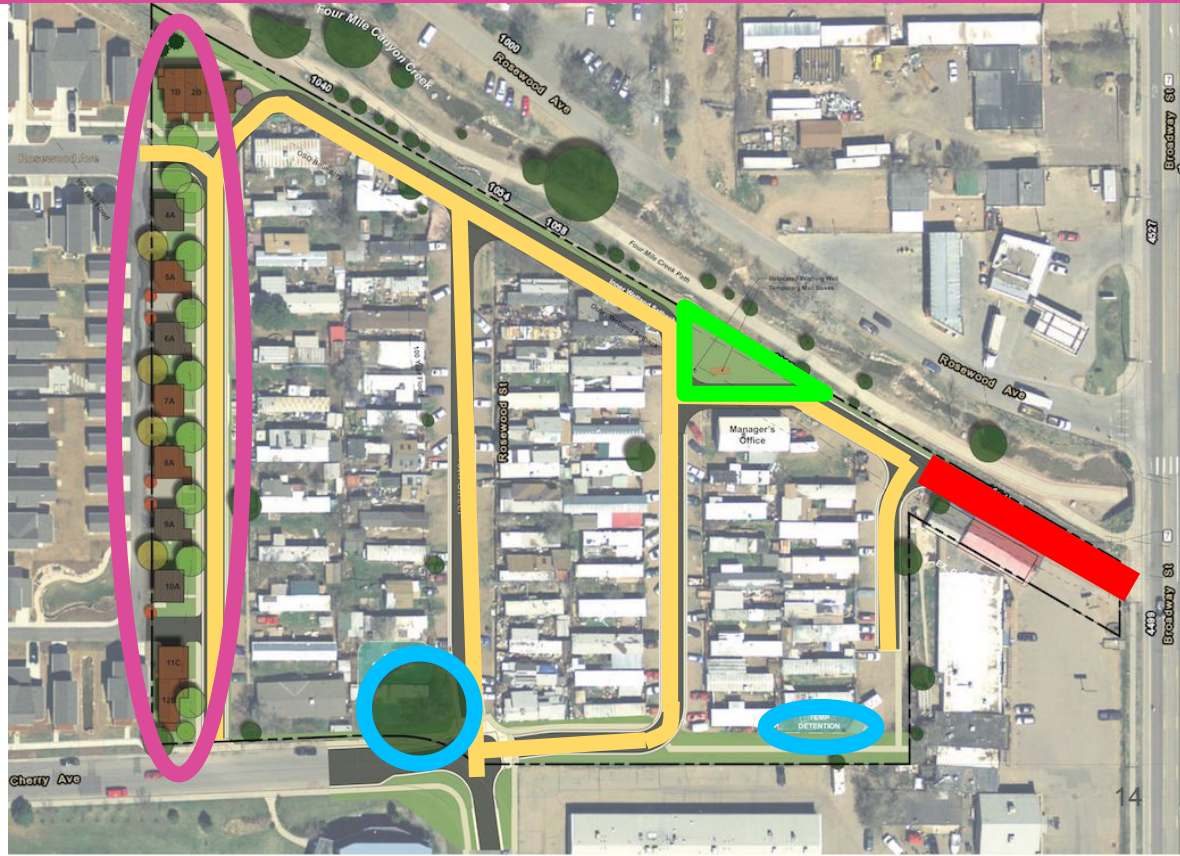
1. Allow for Permanent and Affordable Housing Replacement
2. Upgraded Infrastructure & Safety
3. Transportation & Parking Improvements
4. Low Impact Phasing
5. Open & Community Space



# Phase 1

## New infrastructure and new housing units to the West:

- New wastewater and water service
- Stormwater detention and water quality
- New roads
- 12 new units on the West
- New fire hydrants and fire access
- New park





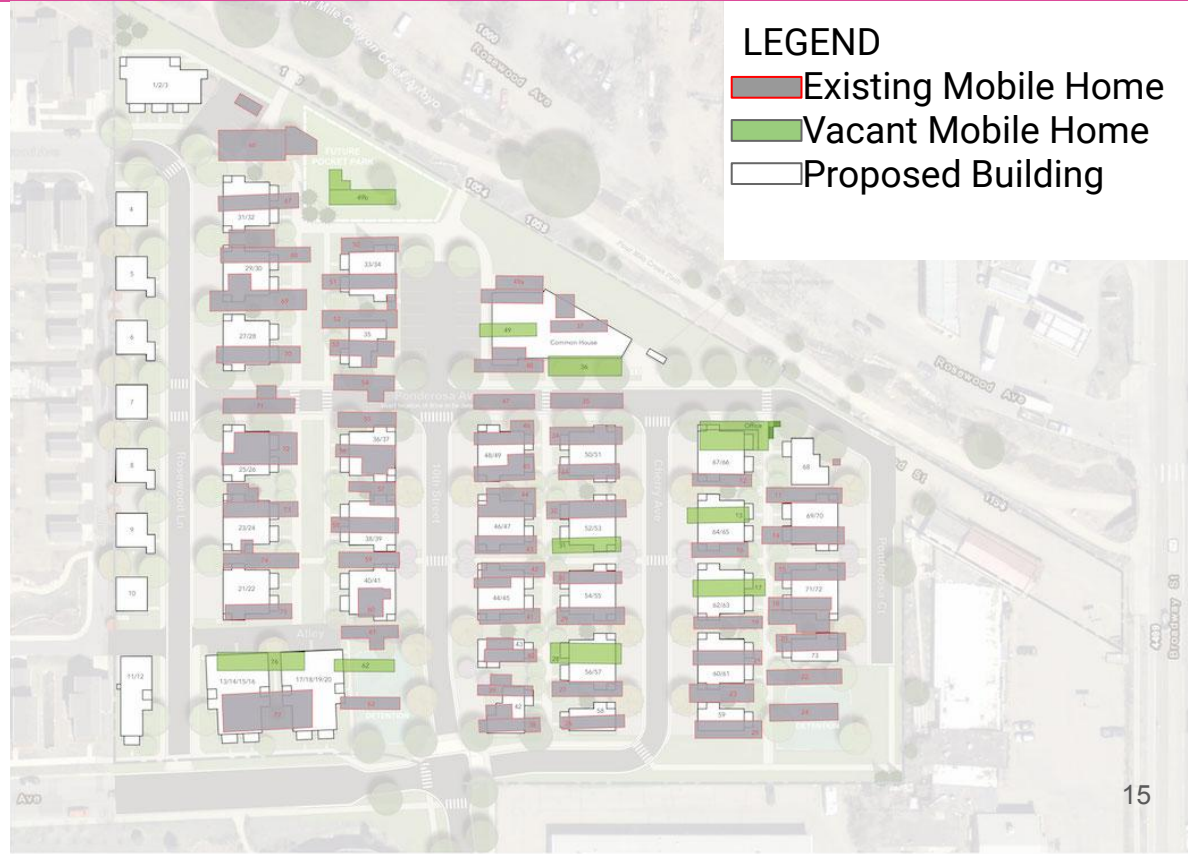
# After Phase I: Choice Driven Phasing

## 11 Vacant Home Sites Currently

### August 2019 Survey

Participation: 98%

- 85% desire to stay in Ponderosa
- 60% of households desire a Habitat home
- 22% of households need more information/unsure
- 75% want the option to stay in their mobile home



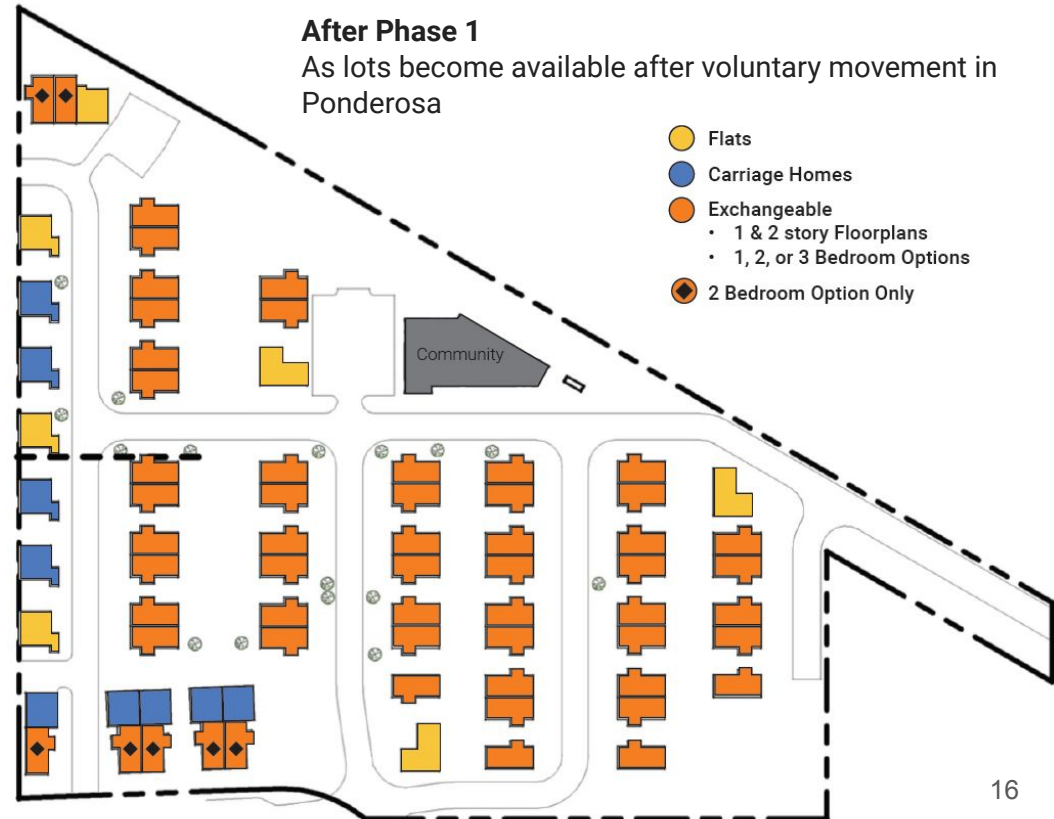
# After Phase I: Choice Driven Phasing

Based on residents' decision to move into new housing and goal for no displacement

Proceed **block-by-block** to achieve infrastructure and improvements in an efficient manner and avoid multiple disruptions to existing and future residents

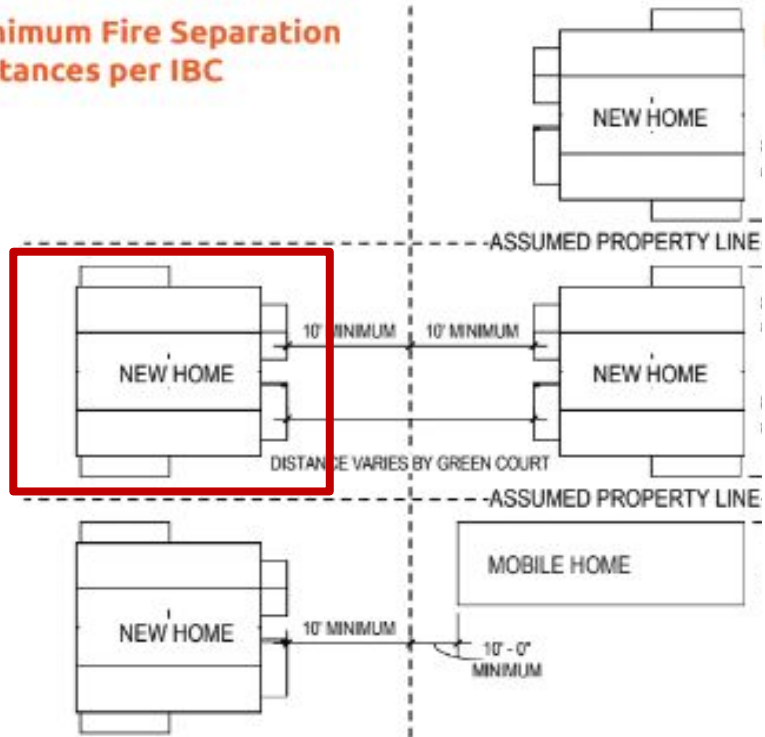
## Improvements:

- New homes
- Transit improvements / connections
- Utility connections
- Other improvements not previously built/required in Phase 1 or Phase 2



# Housing Program

## Minimum Fire Separation Distances per IBC



## Parking, Entries & Storage





All units will include roof mounted solar PV panels

Private unit storage & secondary unit entry

Porch roof type can be customized by owner.

Porch railings design can be customized by owner (vertical, horizontal, other).

Private yards enclosed by low fence of any design by owner.

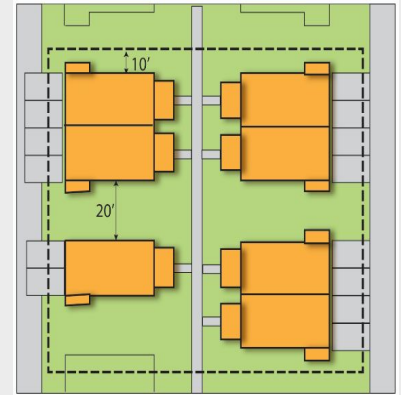
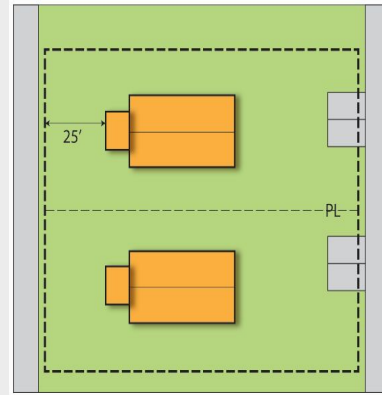
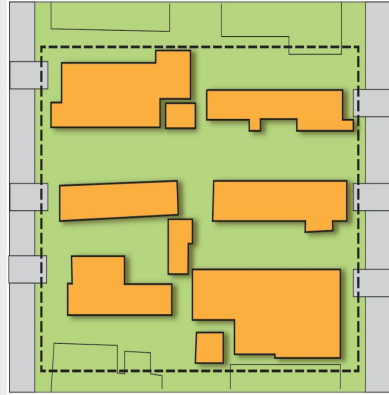


# HOUSING DENSITY STUDY

## Existing Conditions

## Case Study: Single-Family Homes

## Solution: Duplexes & Single-Family Homes



No. of houses in study area

6

2

7

Average home size

900 sq. ft.

1,200 sq. ft.

1,200 sq. ft.

Total no. of houses in Ponderosa

68

25

73

# Community Benefits: Housing Affordability

- 100% permanently affordable
- Mix of housing types to accommodate a wide range of residents: aging in place, accessibility, larger families, singles, and couples
- Exploring offsite construction methods to minimize construction impact to existing residents

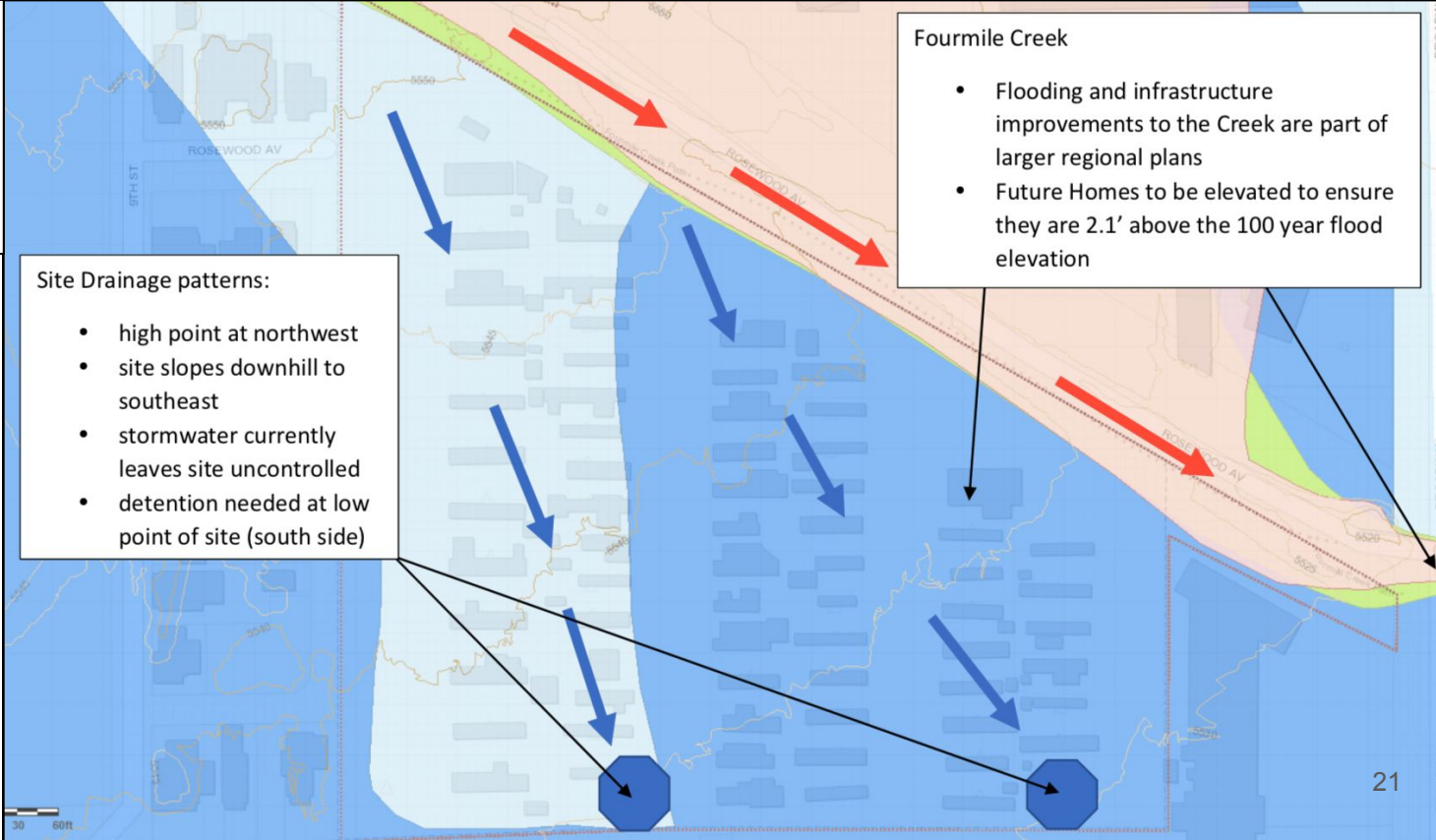




# Community Benefits: Flood Protection

**LEGEND**

- 100 year floodplain
- 500 year floodplain
- High hazard zone
- Conveyance zone



**Fourmile Creek**

- Flooding and infrastructure improvements to the Creek are part of larger regional plans
- Future Homes to be elevated to ensure they are 2.1' above the 100 year flood elevation

**Site Drainage patterns:**

- high point at northwest
- site slopes downhill to southeast
- stormwater currently leaves site uncontrolled
- detention needed at low point of site (south side)

New homes will be raised above FPE.

Dedication of flood easements

Water quality and detention



# Community Benefits: Community Building

- Welcoming
- Gathering
- DIY workshop and creative space
- Laundry
- Exercise
- Kids space
- Education
- Internet
- Porches and patios
- Mail and recycling kiosk
- Resilience center



# Community Benefits: Open Space, Trails, and Parks

- Community gardens
- Creek access and improvements
- Passive and active recreation
- Native plantings
- Outlot dedication
- Floodplain easements





Thank You. Gracias.





