

Ponderosa Fair Selection Process

The City of Boulder's Homeownership Program determines which applicants are prioritized to purchase a given home. Ponderosa is a unique community for new affordable housing in that it is an existing community. The city purchased the Ponderosa property on August 1, 2017 to create long-term stability for the existing community. This purchase aligned with a vision informed by City Council, the Ponderosa community and city staff, including:

- Minimizing resident disruption and displacement;
- Improving the community's resilience;
- Improving health and safety;
- Retaining affordability;
- Creating certainty for the future;
- Encouraging long-term investment in the property and in homes; and
- Increased stability and reliability of utilities.

[Ponderosa Applicants Will Be Prioritized for Habitat Homes in Ponderosa](#)

To promote long-term stability of the Ponderosa community and to advance the Ponderosa Community Stabilization Project ("the Project"), current Ponderosa applicants will have priority for purchasing each new home in Ponderosa as follows.

I. Applicants living in Ponderosa on August 1, 2017, the date of city purchased the property, and interested in a new Habitat home will be prioritized as follows:

1. Applicants still living in Ponderosa and directly (temporarily) displaced by implementation of Phase I infrastructure (i.e., applicants that were in homes located where stormwater detention ponds were constructed).
 - a. Applicants living in Ponderosa and facing displacement from a loss of home (e.g., house fire, etc.).
 - b. Applicants living in Ponderosa and experiencing health and safety or crowding issues in their current home.
 - c. Applicants living in Ponderosa in a home with a location that is advantageous to the Project (i.e., removal of the household's current home would immediately create space for additional housing, amenities, or infrastructure).
 - d. All other applicants still living in Ponderosa.
 - e. Applicants that were living in Ponderosa on August 1, 2017 but that have since moved out.

II. Applicants not living in Ponderosa on August 1, 2017 will be considered after the Applicants described above.

III. Once a household purchases a new home, the household will no longer have priority and will not be considered for a new home in Ponderosa until the non-Ponderosa community is eligible to purchase a home.

The City's Affordable Homeownership Program Fair Selection Process Will Be Used

Before a household is selected for a home, Habitat will work with applicants to determine their eligibility to buy that home. In the event an application is incomplete or more information is required after the application deadline, the applicant will not be eligible to participate in the selection process for a given home. The city's Homeownership Program will apply its standards in determining which applicants may purchase a given home.

Household Size and Number of Bedrooms.

Notwithstanding a household's ability to pay, a household may purchase a home with one more bedroom than there are people in the households. In Ponderosa, Habitat homes will have up to three bedrooms. Therefore:

- A single person living alone may purchase 1- or 2-bedroom homes.
- 2+ person households may purchase 1-, 2- or 3-bedroom homes.

Higher Occupancy Homes

Households with at least one dependent will have preference over those without dependents for higher occupancy homes (those with more space or more yard). The full process will follow the city's policies.¹

Accessible Homes

Households with one or more members with physical disabilities will be prioritized for homes with specific needed design features. A certification letter from a healthcare provider will be required.

Fair Selection

Should two or more applicants be exactly matched for a given home, the city would administer a random drawing subject to the above.



The City of Boulder, Department of Housing and Human Services does not, on the grounds of race, color, national origin, sex, handicap, age, marital status, religion or familial status, discriminate against persons in the provision of its programs, services or activities.

¹ To be classified as a dependent the person needs to live in the home at least 50% of the year and meet at least one of the following:

- Be under the age of 18;
- Be a full-time student between the ages of 18 to 26; or
- Is dependent on another household member or members to accomplish daily living tasks.

A married spouse, domestic partner, or an unmarried partner (i.e., boyfriend/girlfriend) is not considered a dependent.