



# Ponderosa Resident's Guide

## PART 3

**March 20, 2018**

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# Is the Holiday neighborhood considered "high-density?" Does the city intend to make Ponderosa "high-density" too?

Wild Sage Cohousing is in an area of the Holiday Neighborhood that is a medium-to-high density zone. This means that areas with affordable housing are high-density, while all other areas have medium density.

Ponderosa has 68 homes on 6.46 acres, which is 10.5 homes per acre. It is medium density. Wild Sage is 34 homes on 1.48 acres, which is 23 homes per acre. The city wants to keep Ponderosa at medium density. It is not our intention to develop Ponderosa at the same density as Wild Sage.

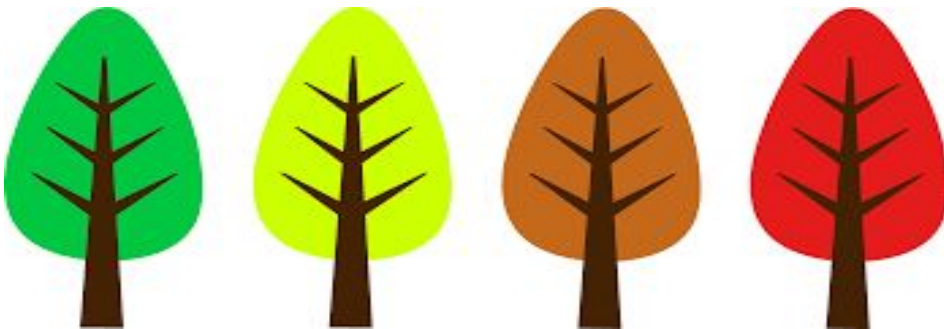


# Is it possible to have basements in new homes?

Because the site is in the 100- and 500-year floodplain, we are not proposing to build basements.

# Will a civil engineer be doing soil testing at Ponderosa?

A geotechnical engineer will test soil and groundwater at Ponderosa during later phases of planning. The information will be used to help with the design and location of future infrastructure, utilities and any new structures.



How much time do we have to decide about whether to stay in our mobile home, buy a new home, or move out of Ponderosa? Weeks? Months? Years?

We anticipate that we will not begin building the new homes until late 2020 at the earliest. The housing focus of the Ponderosa Stabilization Project will occur over three to five years, once infrastructure is installed. Over the next few months, Habitat will begin working with households on preparing for homeownership.



# If we decide to sell our mobile home to the City, how long do we have until we must move out?

If you sell your mobile home to the City, the sales contract will include a required move-out date. The date can be negotiated between you as the seller and the City as the buyer. The City will work with residents on a case-by-case basis and, within reason, accommodate your needs.

# If we decide to sell, will we still get the benefits of relocation assistance?

If you choose to move at this point, you are not entitled to Uniform Relocation Act benefits.



# What is the timeline for the appraisal process?

We are in the process of hiring an appraiser. As of today, we expect appraisals to begin in April or May. Based on this schedule, City staff will meet with each homeowner individually to discuss the results of your appraisal beginning in May or June. We will provide the name of the appraiser, once that person has been hired.

# Who will come inside our house during the appraisal?

During the appraisal of your home, only the independent appraiser will come into your home.

# What are the options for the people who won't allow the appraiser to come into their homes?

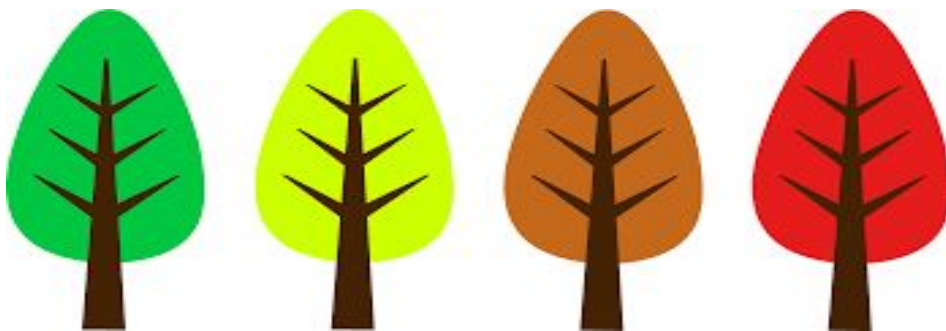
Your home will be appraised based on information available without entering your home.

# What will new houses cost? What are our options? How long will we have to decide after we receive this information?

We shared an estimate of housing costs with you at the November 4, 2017 workshop. This is available in a binder in Greg's office. It is the most accurate information we have today.

In addition to one-bedroom, two-bedroom and three-bedroom single-family homes, duplexes (two houses that share a wall) and carriage houses (small homes over garages), there may be other options. There will be additional workshops to explore housing options.

The housing portion of the project will take place over the next three to five years. Therefore, you have at least a couple of years to evaluate your options and make a decision about your next steps. Over time, all homes will be replaced as they turn over.





Can you place mobile homes alongside fixed-foundation homes? Is there an example of where this has been done before?

Yes. Through the annexation process we are able to request this mix of housing types at Ponderosa. The housing authority in Aspen, CO owns mobile home parks where older mobile homes sit side-by-side with new fixed-foundation homes.



When will you provide us with the information we need to bring our homes to city code?

We plan to have a complete list of requirements within the next several months.

If our homes were built prior to 1976, are we allowed to keep them?

If your home is safe and habitable, regardless of what year it was built, it can remain in Ponderosa.

Will I be able to stay on my lot?

We cannot guarantee that every homeowner can remain on the space their trailer now occupies. Site improvements, such as stormwater detention and water quality, could impact an individual's ability to stay on the lot they currently occupy.

It is my understanding from Workshop #4, Ponderosa will have a 99-year (in perpetuity) renewable lease that allows residents to buy houses on land that is leased to us by Community Land Trust. Am I correct?

An affordable housing nonprofit will own the land. Homeowners in Habitat homes will each sign 99-year renewable (meaning “forever affordable”) land leases.

This arrangement is similar to how a community land trust (CLT) functions. Land is owned by a nonprofit, the home is owned by the homeowner, and a land lease secures the homeowner’s connection to the land. The major difference between what we are proposing and a CLT is the board. A community land trust has a specific board type (equal representation of (a) residents, (b) the broader community and (c) experts), whereas the nonprofit would have a standard nonprofit board.

