

BOULDER AFFORDABLE HOUSING RESEARCH INITIATIVE (BAHRI)

ANALYSIS OF SURVEY RESULTS from Ponderosa Manufactured Home Community

August 2018

Research Team

Surveys were designed by BAHRI researchers, the Ponderosa Resident Leadership Committee, Trestle Group, and the City of Boulder.

Surveys were collected by mail and in person with the assistance of BAHRI researchers: Ridge Zackary and Fiona Bartell. This report was prepared by Jennifer Fluri, Associate Professor, Geography, University of Colorado-Boulder.

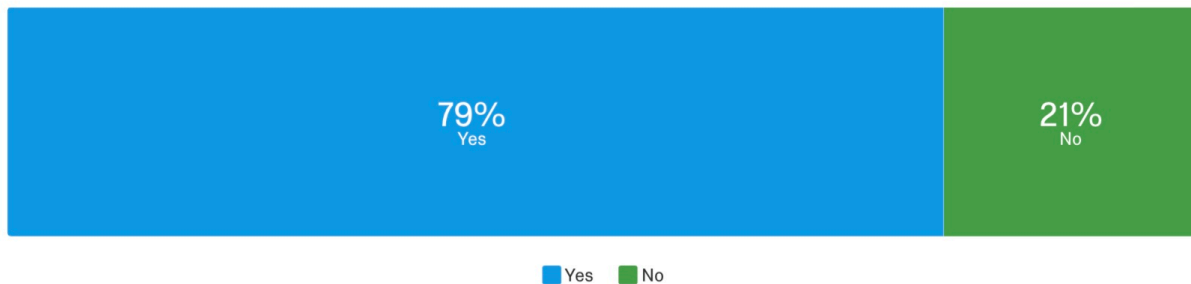
Report Summary

This report provides an overview, summary and analysis of the Ponderosa survey conducted by the Boulder Affordable Housing Research Initiative (BAHRI). The survey was distributed by mail, in April 2018, with a self-addressed stamped return envelope for respondents. Additionally, some members of the research team went to Ponderosa to attempt to collect additional survey respondents in June 2018. Despite these efforts the total number of respondents was only 16, which is 24% of the homes at Ponderosa. Therefore, this report can be viewed as preliminary data as we would appreciate the opportunity to spend more time in the Ponderosa community in order to build trust and attempt to gain information from a larger portion of the population.

The report is organized by the questions asked on the survey. All surveys were anonymous and demographic data was not collected based on discussion with the resident leadership committee. Questions about this report or to discuss additional research options, please contact Jennifer Fluri, Jennifer.Fluri@colorado.edu, 303-492-4794.

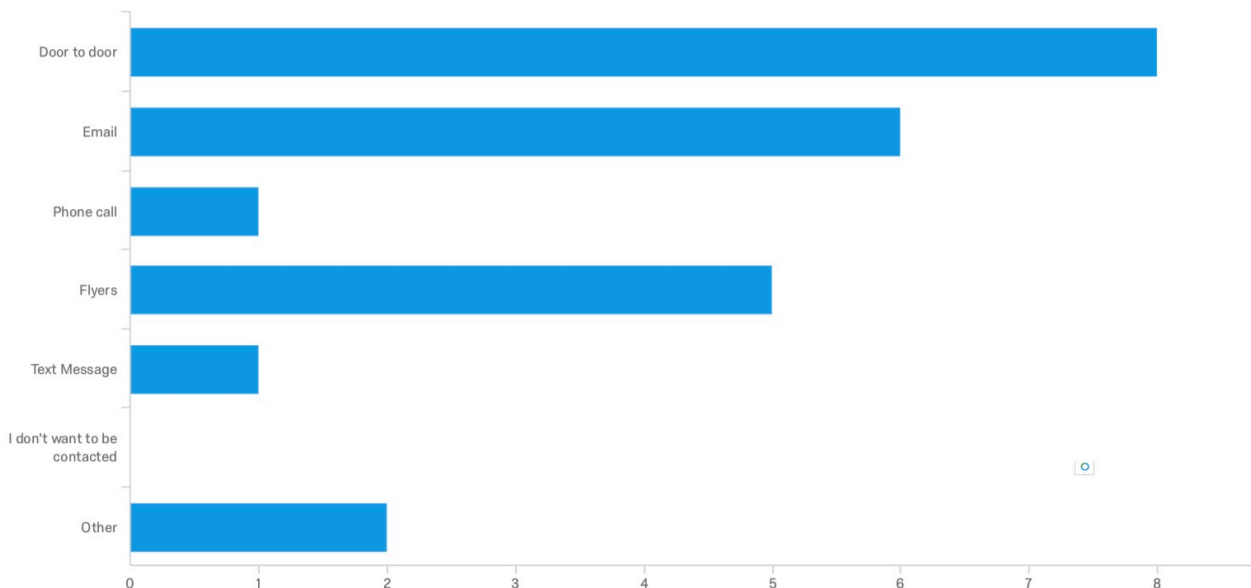
Questions about Ponderosa's Residence Leadership Committee (RLC)

1. Does the RLC keep you informed about the Ponderosa community and upcoming changes?



The vast majority of respondents identified being well informed by RLC. The few negative responses stated anxiety about their lives changing or about city governance.

2. What is the best way for the RLC to communicate information to you?

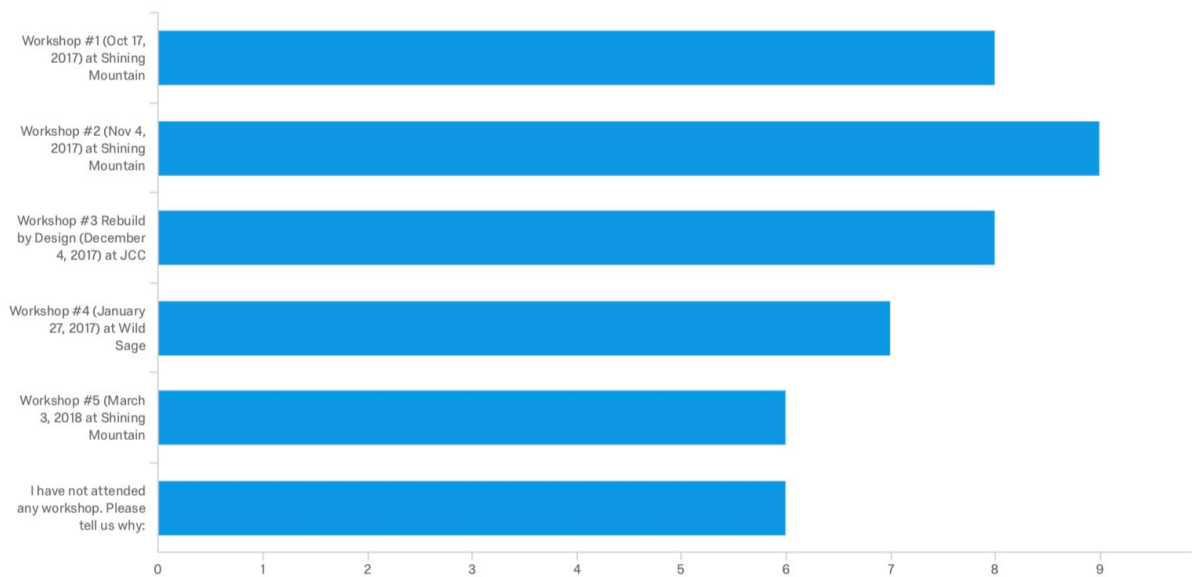


Door-to-door was identified as the most preferred option for receiving communication from the RLC. This further suggests that any additional research by BAHRI should be done door-to-door with the cooperation of members of the RLC. Email was the second preferred mode of communication, followed by flyers and text messages. Other suggestions included paper mail and RLC meetings.

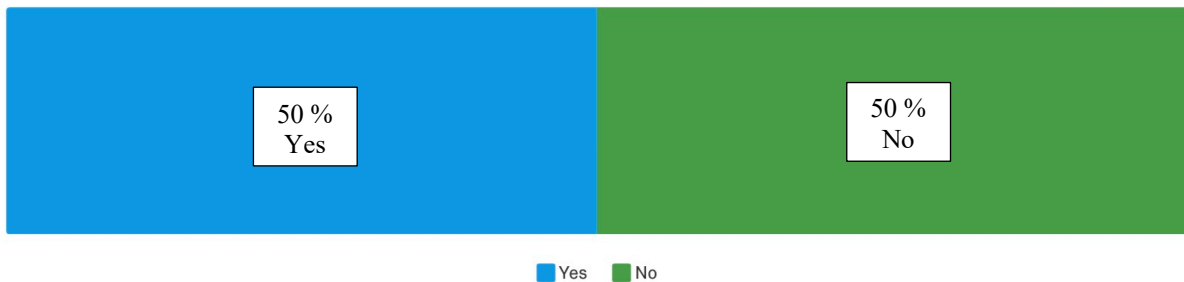
While we cannot identify individual community members preferences because of anonymity, we suggest working with the RLC to collect additional information on preferred communication for each individual household.

3. Please check all of the workshops you have attended:

Respondents were asked to identify the workshops they have attended. While only a few respondents went to all of the workshops, the majority went to at least one workshop and several respondents went to two or more. The November 4, 2017, workshop being the most widely attended by the survey respondents (see graph below). For respondents who were not able to attend any workshops (or more than one) the reasons stated were mainly busyness and work schedule. Negative responses expressed concern about the city's involvement and not wanting the RLC to control their "way of living".

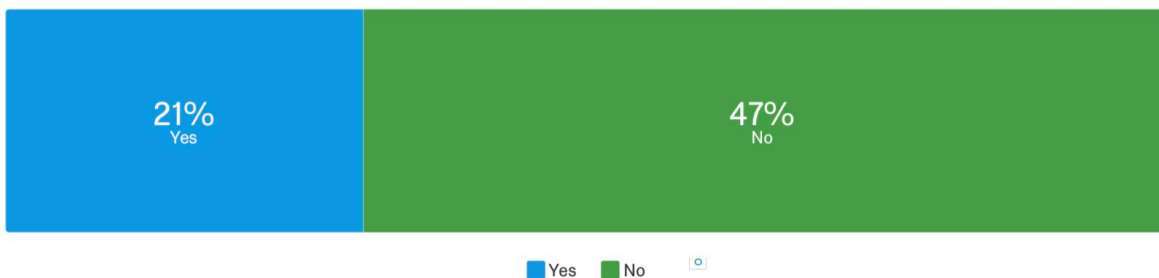


4. If you cannot attend the workshops or meetings, are there other ways you would like to be involved in community decision-making?



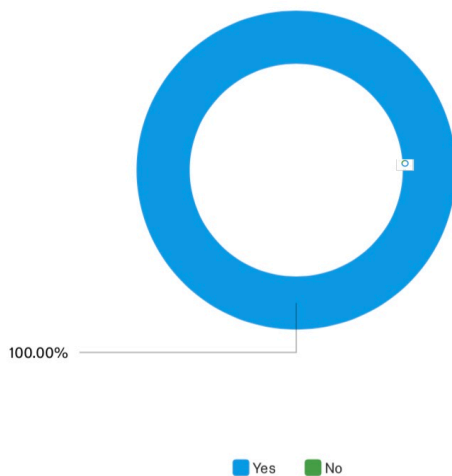
Respondents were evenly split about being more involved in community decision making. Those who expressed interest in more involvement identified the need to improve their communication with the RLC.

5. Are you interested in having more general meetings in Greg's Office?



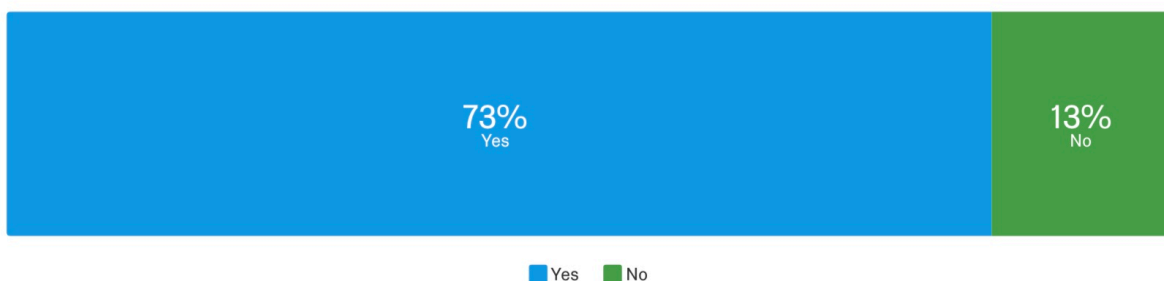
The majority of respondents were not interested in additional meetings in Greg’s office. For those who responded “yes” they were mainly interested in additional meetings with RLC members, having meetings occur regularly on the same day/time of the month (i.e., 3rd Tuesday of the month), additional meetings with the City of Boulder, more neighbor-to-neighbor meetings, and finally addressing the concerns of individuals on fixed incomes. Note: only 68% of respondents answered this question, the remaining 32% left this question blank.

6. Have you received the newsletters in the mail?



All respondents identified receiving the newsletters and the vast majority identified it as a helpful resource.

6a. Do you find the newsletter helpful?



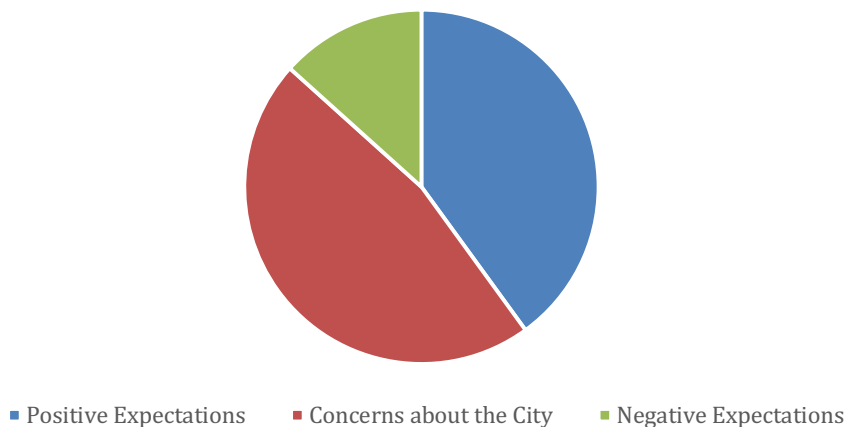
7. Do you have any interest in being a Resident Leader for Ponderosa?



Most respondents did not express interest in being an RLC member.

8. The city purchased Ponderosa from the Mantel family on August 1, 2017. What is most important to you about the city's purchase of Ponderosa?

Graph of Residents' Responses to City of Boulder Ownership



The responses to this question included a significant diversity of thoughts and opinions. These responses fell into three separate categories: Concerns about the City of Boulder, positive expectations about city ownership, and negative expectations about city ownership. A detailed overview of these responses is provided below for each category.

Concerns about the City of Boulder:

- “That those who wish to remain in these mobile homes as they are will be able to so.”
- “That city will want to remove trailers and remove people from their homes.”
- “That they [the city] let us keep living our independent lifestyles! It’s what we like here!”
- “That ‘everyone’ gets to stay here, even if residents are not eligible for affordable housing programs. There should be other options like being able to find your own contractors to build a house.”
- Concerns about debts and development.
- Keeping my mobile home and not having housing built to the west side of the park.

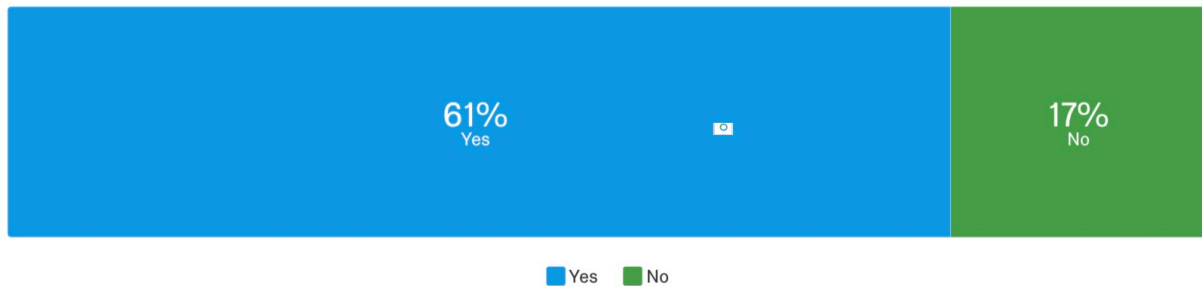
Positive Expectations:

- “That the city is going to change this place for the better and give us the opportunity to own our own place to live. We hope that the city keeps their promise to help us and do the best for us.”
- “The possibility of the city helping with fixing mobile homes (such as weather proofing).”
- “Having equity in my home.”
- “That the city will stop vandalism to my vehicles, mobile home and yard/lot.”
- Affordable housing.
- Stability.

Negative Expectations:

- “That we become ‘poisoned by protection’ by the socialist ‘do gooder—feel good goons’ that run this extreme control state. I feel the city will do whatever it want eventually.”
- “I can [want to] stay without city nuisance and regulation. The City will not decide what is best for me.”

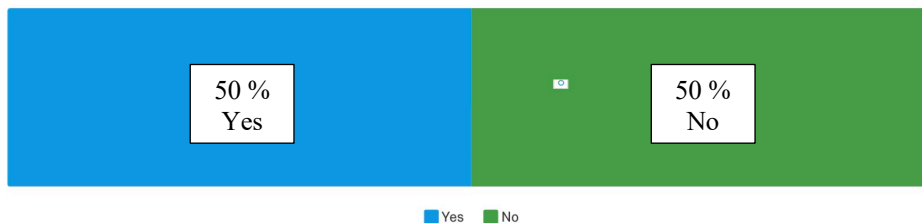
9. Do you feel included and engaged in decision making for Ponderosa’s transition?



The majority of respondents identified feeling included and engaged in decision making processes, while a minority of voices expressed concern. These concerns included:

- “I Feel included and engaged but not listened to”.
- “Knowing that I’m being squeezed out of here”
- “I am concerned that the city is more interested in development on the westside of the park than caring for the park.”
- Desire to have his/her concerns voiced in the newsletter or a media article.

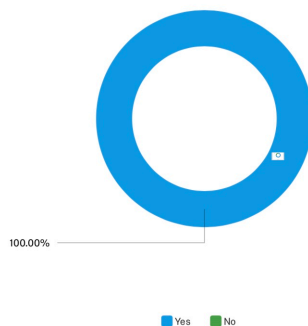
10. Have you received enough information to understand Ponderosa now and in the future (infrastructure replacement, housing options, common areas)?



Respondents were split evenly on their negative and positive responses about the amount of information provided to them. Negative (“no”) answers were elaborated by respondents who focused mainly on:

- Lack of knowledge
- Vagueness
- Uncertainty about the information provided.

11. Do you have concerns about how Ponderosa is likely to change or your situation?

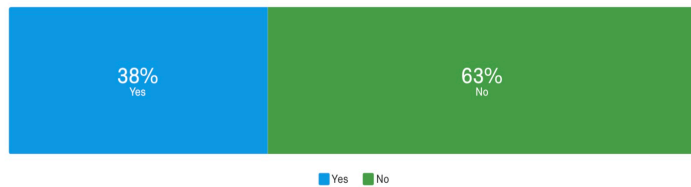


All respondents expressed concern that the city purchase of Ponderosa would likely change their own situation.

Respondents concerns included:

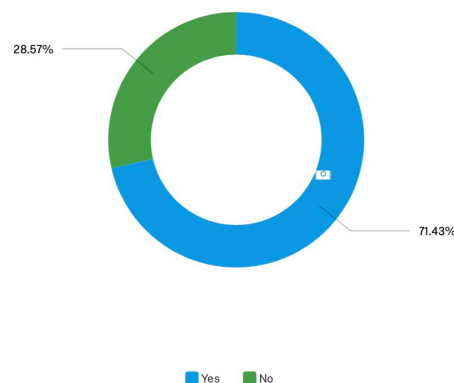
- Fear of displacement/being forced out of the park.
- Concern that everyone will not be treated equally.
- Cost of change: that housing will be less affordable at Ponderosa.
- Cost of change: that homes will be devalued.
- Increased inconveniences caused by infrastructure development.
- Loss of independence or freedom.
- Dislike the proposed re-design.
- Loss of access to Broadway.
- Vandalism of property and personal harassment.

12. Would you like to tour any other communities to learn about their housing options, community centers, or other details?

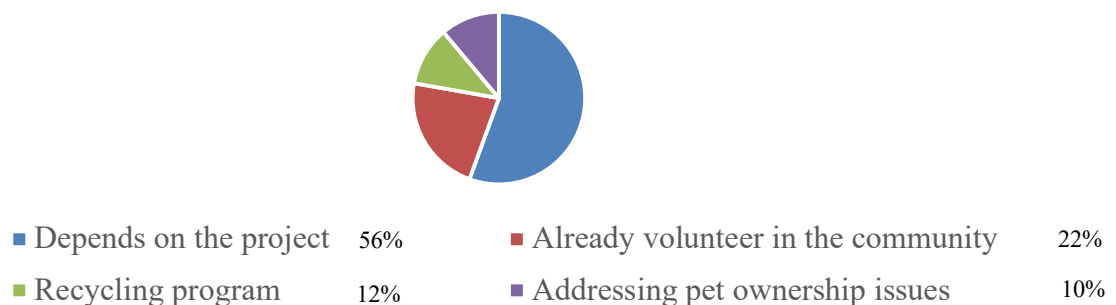


The majority of responses were negative, which corresponds with other questions, such as future housing aspirations, which most identified a desire to stay at Ponderosa or become home and land owner (either within or outside the park).

13. Are you interested in volunteering for projects in the community?



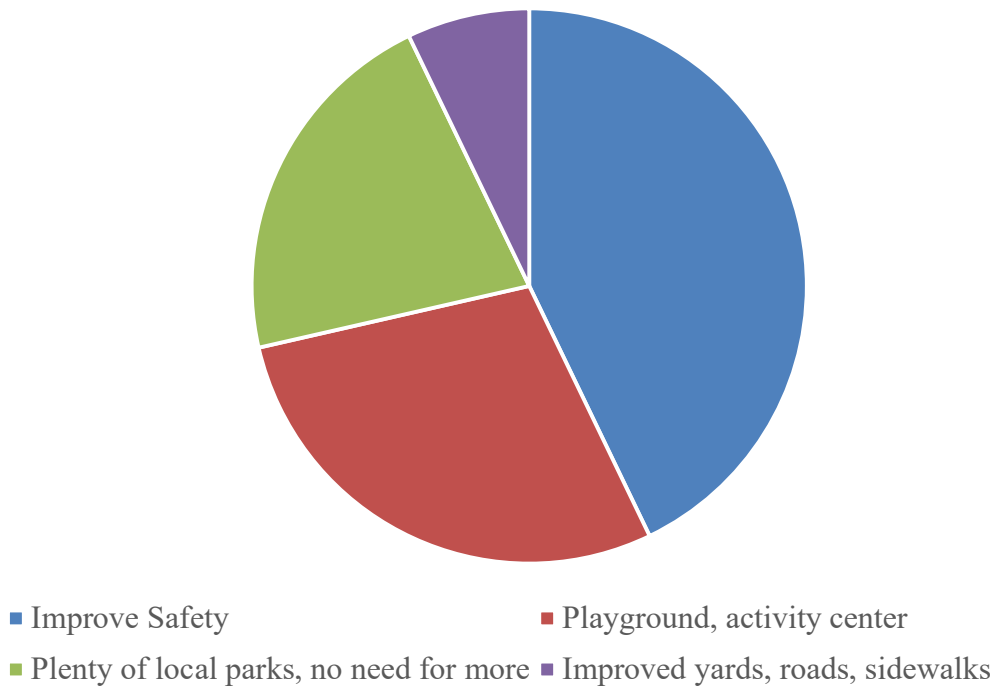
Volunteer Interests



Most of the respondents that identified interest in volunteering wanted more information about the project prior to committing (i.e., “depends on the project”). The second most common response indicated that they were already volunteering in different capacities within the park. Others were interested in a recycling program and one respondent expressed interested in helping pet owners to take better care of their pets.

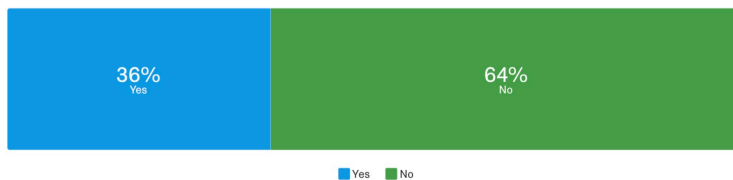
14. What type of activities or amenities for children would you like to see at Ponderosa?

Amenities for Children



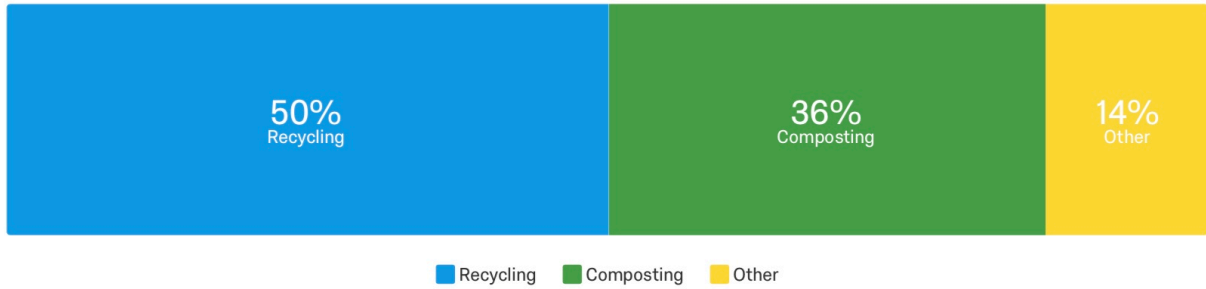
The majority of respondents focused on providing more safe areas of children to play or to improve safety for children generally in the park. This corresponded with other questions about safety, particularly developing areas for children to play in order to move them away from areas with vehicle traffic.

15. Would you be interested in any food assistance programs at Ponderosa?



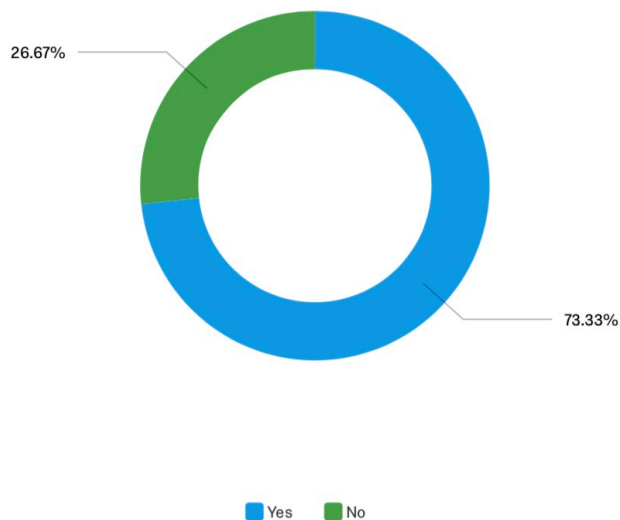
Food assistance was not identified as a need by the majority of respondents, however, it was identified by a minority of respondents, suggesting that this need exists for some residents.

16. Please check the waste management projects you would like to see in the park:



Additional suggestions included recycling programs similar to what is done at Boulder Meadows.

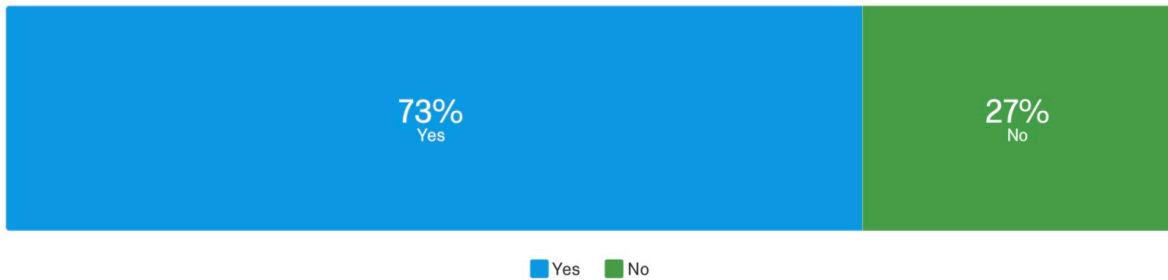
17. Do you feel safe in your community?



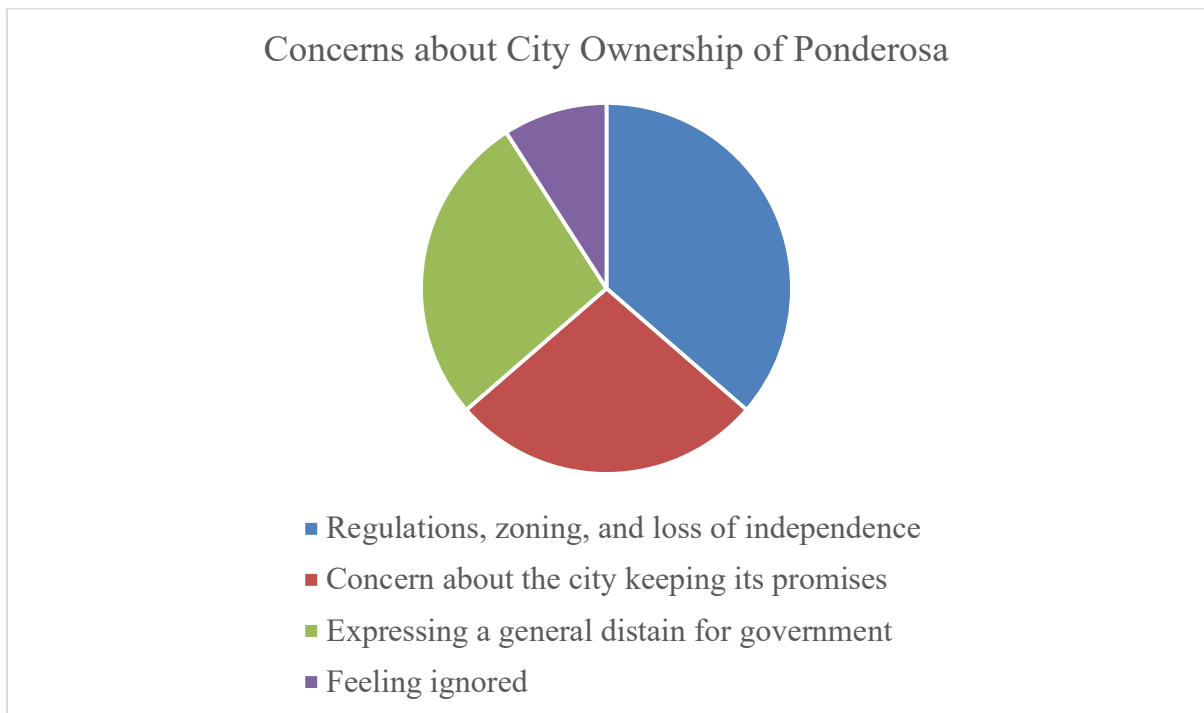
The majority of respondents identified feeling safe in their community. Those who identified a lack of safety focused on the need for more speed bumps, improved lighting, as well as concerns about vandalism, and a potential loss of independence and freedom because of city ownership.

Questions about the city of Boulder:

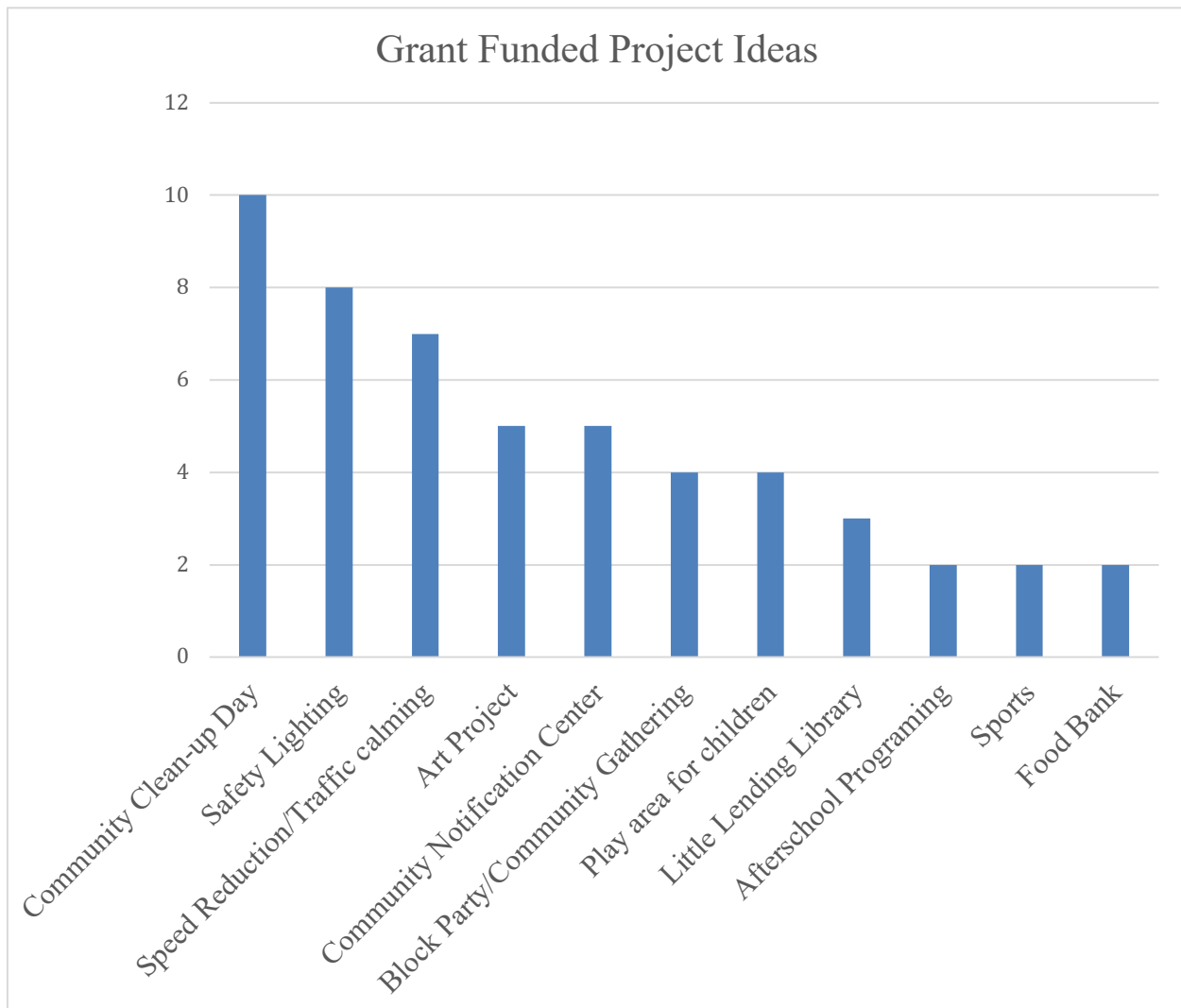
18. Do you have concerns about city ownership of Ponderosa?



The majority of respondents identified concerns about city ownership of Ponderosa. These concerns were focused on five categories: 1) Regulations, zoning, and loss of independence; 2) concern about the city keeping its promises; 3) expressing a general distain for the government; and 4) feeling ignored.

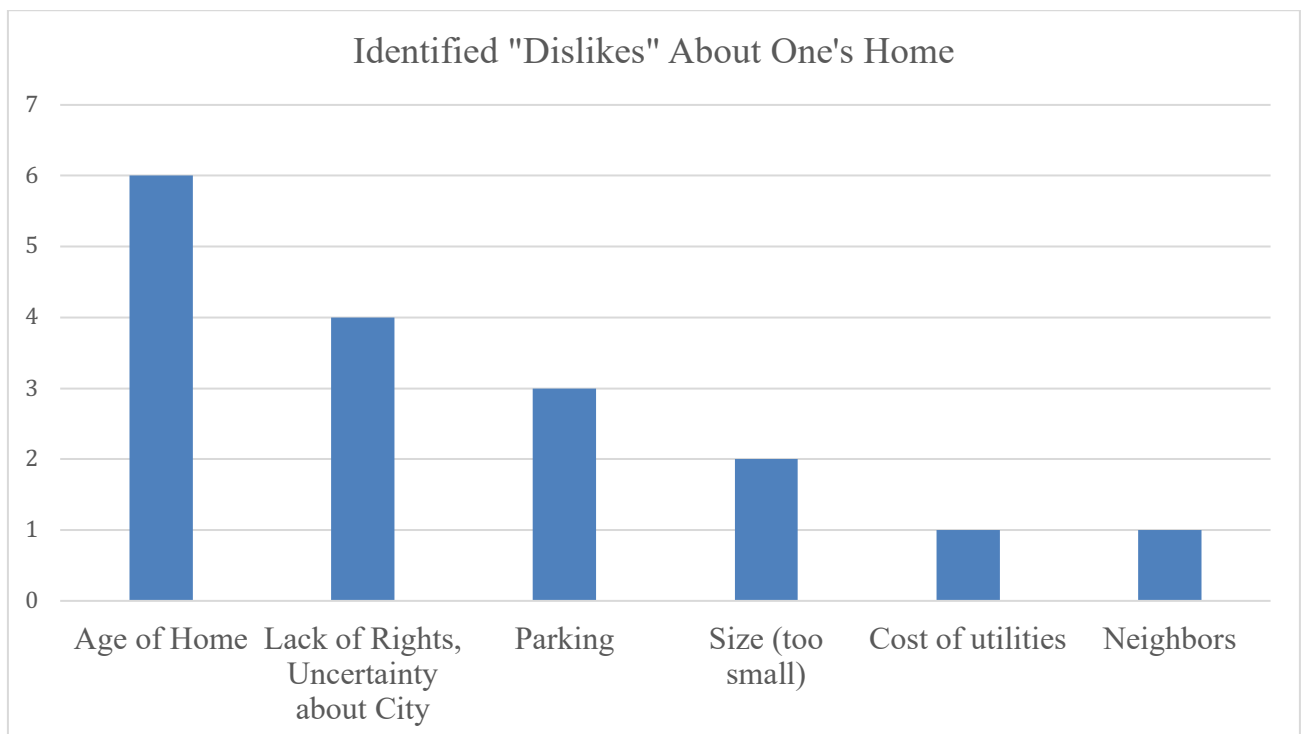
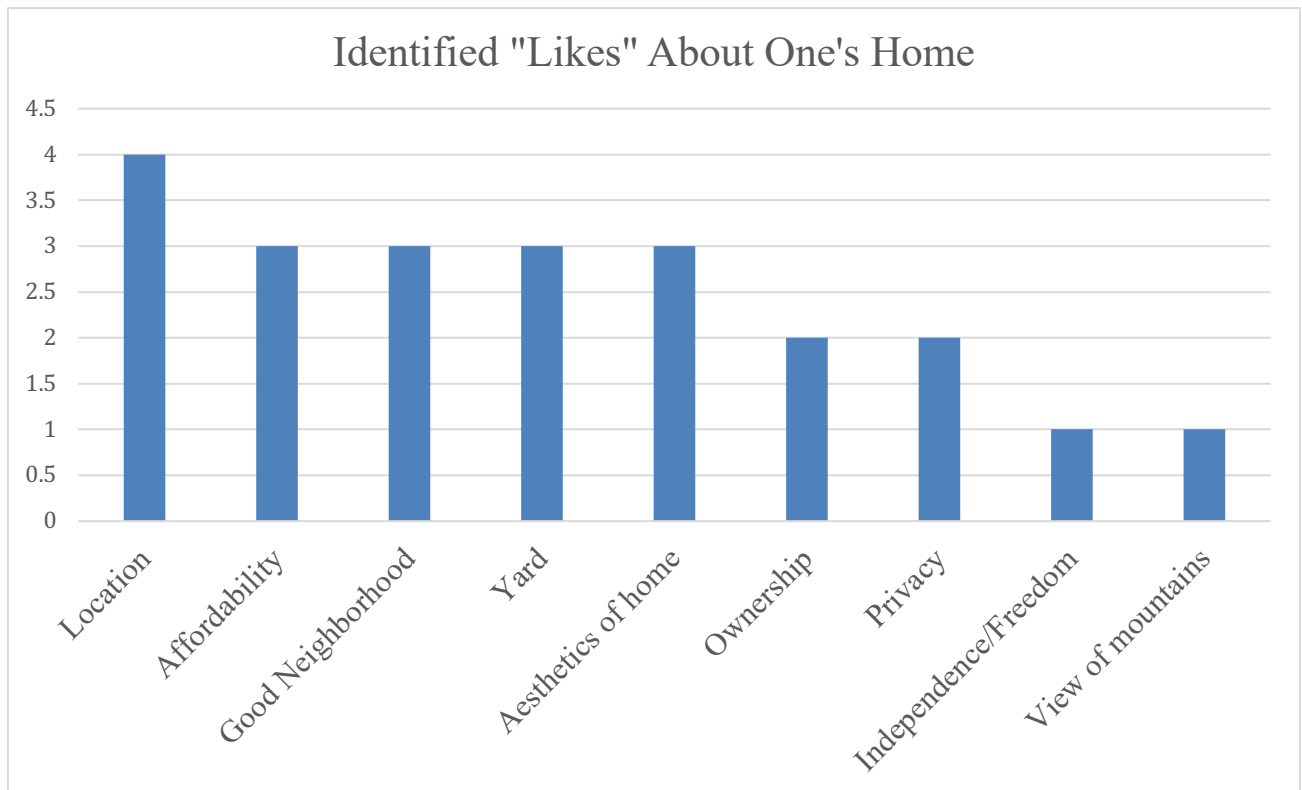


**19. If Ponderosa were to apply for grants, what types of projects would you like to see?
(Please check all that apply and include your own ideas in the space provided).**



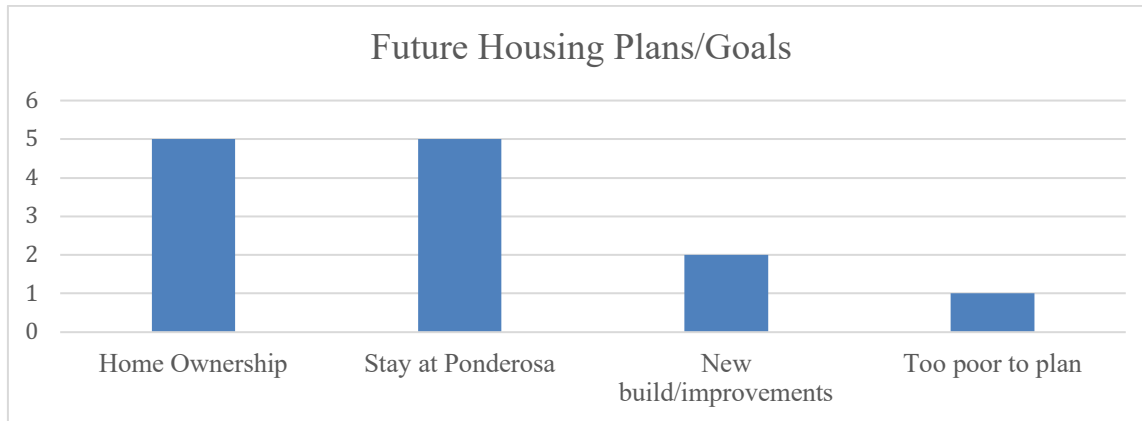
Questions about individual homes:

20. What do you like and dislike about your current home?



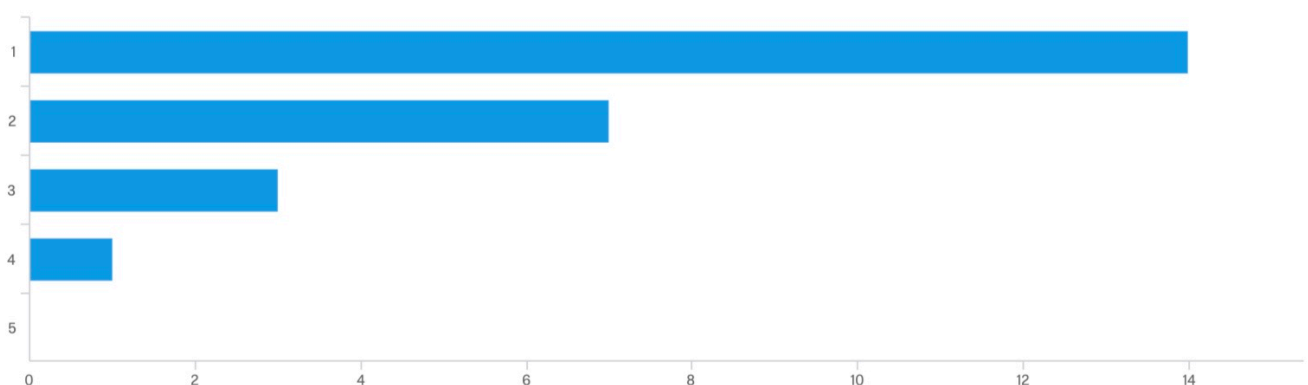
The vast majority of respondents identified many positive features about their homes. Dislikes or concerns about their homes mainly focused on the age of the home, uncertainty about city ownership of Ponderosa land, limited or difficulty finding parking, small size of homes, cost of utilities and difficulty with neighbors. It is important to note that the neighborhood and neighborliness was overwhelmingly identified as positive by respondents through various questions and negative responses about neighbors/neighborhood were minimal.

21. What are your housing plans or goals for the future?

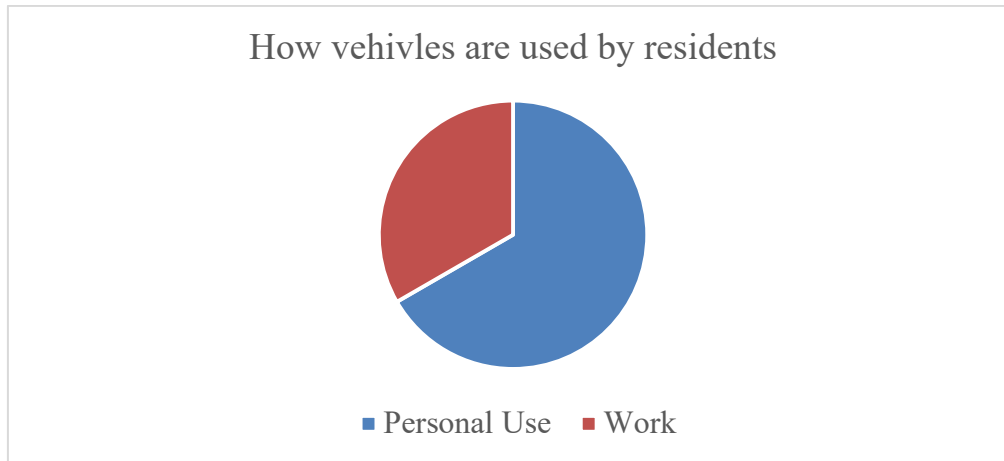


The majority of respondents were interested in home ownership and remaining and Ponderosa. Several of the individuals interested in home ownership were interested in purchasing their home (or completing payments on their home at Ponderosa) and some identified interest in owning the land underneath their existing homes as well.

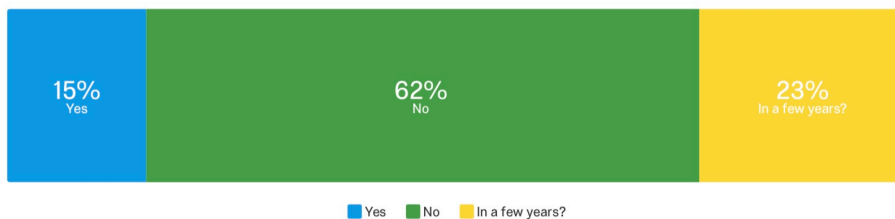
22. How many vehicles do you park at Ponderosa? For each vehicle, please identify the type of vehicle (work, personal) and the approximate size.



The majority of respondents own one car, followed by two, three and four cars. The majority of respondents use their car(s)/truck(s) for personal use.



23. Is climbing stairs difficult for you or someone in your household?



Conclusions

As stated in the opening summary the survey results are limited by the small number of overall responses. BAHRI would like to conduct additional research with the cooperation of the RLC in order to get a broader understanding of residents' thoughts and concerns. As well as following-up with residents to gain a more nuanced and qualitative understanding of individuals concerns, thoughts, and opinions. General anxiety about the City of Boulder and/or about being displaced were a consistent trend throughout the survey results. Several respondents identified distrust of the city and general feelings of uncertainty about what city ownership will mean for their individual housing. While this survey identified that these concerns exist, additional qualitative data collection and analysis would be needed to better understand the details and specifics as well as how to mitigate these anxieties.

The majority of respondents were pleased with the work of the RLC. Communication was generally identified as positive, while some expressed concerns that they were not receiving enough information about the process of city ownership. Questions about the Ponderosa community were mostly positive and concerns mainly focused on improving lighting, putting in speed bumps, and providing a playground or activity space for children. The top grant funded project ideas included community clean-up projects, more lighting (for safety), and speed reduction/speed bumps (to improve safety for children). General feelings by respondents about the Ponderosa community were positive and many identified the desire to remain at Ponderosa for the foreseeable future.