

MidCoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors

Serving 12,000 coastal residents

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Fax: 2 Pages

To: San Mateo County Planning Commission
County Office Building
455 County Center
Redwood City, CA 94063

cc: Supervisor Rich Gordon
Senior Planner Mark Duinno

Dear Planning Commissioners:

At our January 23, 2002 meeting, the MidCoast Community Council heard testimony from a number of residents of the El Granada Manufactured Home Community. Recent rent increases, a plan to begin charging residents for water and garbage services and numerous management issues within this community have caused these homeowners to seek assistance from their locally elected officials and their County government. The Council heard many accounts of uncooperative and potentially illegal actions on the part of the owners of this property and their on-site managers. Numerous documents were presented to substantiate these accounts.

The owners of this property, Kingsley Management Company, was invited to attend the meeting and they did send their local attorney, Mr. Ed McDonald, as their representative. Mr. McDonald answered questions and made a brief statement which at times seemed unnecessarily defensive, accusatory and inaccurate in its recounting of recent events.

The El Granada Manufactured Home Community is designated as an affordable housing site in the Local Coastal Program. As such, it must remain affordable for the service workers and other employed residents whose salaries are well below the County average.

On December 13, 2001, Third District Supervisor Rich Gordon submitted a draft rent control ordinance to the Planning Commission for review. He also requested that your Commission investigate other means by which this site can remain truly affordable and comply with its LCP Designation. The MidCoast Community Council voted unanimously to submit these recommendations for your consideration as this process moves forward:

1. Enact the rent control ordinance submitted by Supervisor Gordon for this specific community. Its designation as an affordable housing site in the LCP differentiates it from other locations within the County.

2. Assist the Homeowner's Association in its attempts to purchase the property from the present owner. This would allow the residents to manage the property themselves and give them the opportunity to build increased equity in their homes. County, State or Federal programs which assist with manufactured home community purchases by residents could greatly aid them in their efforts.
3. Urge that a formalized mediation process be put in place with the full cooperation of both the owners and the residents. Previous requests to the owners for mediation remain unanswered. The need for rent control is only one of the issues that need to be addressed.
4. Review the use permit for this property and add conditions for its renewal. These conditions could include a clause which would ensure that even after a purchase by the residents, the site would remain affordable, with a variety of sizes and prices of homes available. Mandate that the permit be reviewed on a yearly basis and renewed only if the accompanying conditions have been met.
5. Include a homeowner from this community and a member of the MidCoast Community Council on the housing task force which will oversee the review of the Housing Element of the County General Plan. Lower income residents can add an invaluable perspective to the planning process and as an environmentally sensitive area with an identified need for affordable housing, the MidCoast could also make an important contribution to this effort.
6. Keep the community involved and informed of your progress as you consider the issues regarding the El Granada Manufactured Home Community. With yet another rent increase of \$39.00 set to take effect on May 1, the financial ability of many residents to remain in their homes is increasingly at risk.

We appreciate your willingness to search for equitable and enforceable solutions to the many issues raised by our constituents. Thank you for your serious consideration of our recommendations.

Sincerely,



Chuck Kozak
Chair, MidCoast Community Council