

## **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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November 4, 2002

Via Fax: 2 Pages

To: President Jerry Hill  
Supervisors Mark Church, Rich Gordon,  
Rose Jacobs Gibson and Mike Nevin  
400 County Center  
Redwood City, CA 94063

Dear Supervisors,

The MidCoast Community Council has several recommendations regarding the future of the El Granada Manufactured Home Community. We have heard testimony from residents and local citizens on a number of occasions and we submitted letters to the Planning Commission on February 7, 2002 and May 6, 2002. Councilmember April Vargas hand delivered copies of these letters to each of you this past week.

After reviewing the Staff Report in advance of your hearing on November 5, our Planning and Zoning Committee considered the issue at our October 30 meeting. The Council commends the care and attention with which the Planning Commission has addressed the issues within the manufactured home community. By holding one of its meetings within the park itself, the Commission helped to ensure that a large number of residents could attend the hearing, offer comments and play a significant role in the decision-making process. We appreciate the efforts of Planning Staff in organizing and facilitating this meeting. We also appreciate the fact that the meeting had a bilingual format, thereby including the many native Spanish speakers in attendance. The written summary which was mailed out to all meeting attendees was written in both English and Spanish.

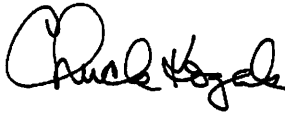
The MidCoast Community supports the recommendation of the Planning Commission listed on page 9 of the Staff Report. We urge the Board to adopt an urgency interim ordinance, freezing rents at current levels and including a provision for vacancy control. Homeowners need immediate relief from rental and utility charges that are making this community unaffordable for many of them. During the period of the urgency ordinance a continuing level of service must be provided to homeowners with safeguards to prevent unwarranted evictions. The freeze will encourage the sale of the park to a qualified nonprofit corporation, thus eliminating the need for ongoing stabilization of rental fees. Non-profit ownership will also allow homeowners a more active role in park management and planning for long-range improvements.

We encourage the County to immediately begin the process of drafting a new use permit for the park. In addition, we recommend that members of the Manufactured Home Community's Homeowners Association be actively involved in creating the new provisions of the use permit which will include binding conditions to address the numerous and unresolved management/resident issues.

We recommend that the Board take an active role in providing tax incentives and securing low interest, government sponsored financing to facilitate sale of the park to a nonprofit corporation. Millenium Housing, an experienced non-profit with a successful history of acquiring and managing mobile home communities throughout the State of California, has expressed interest in acquiring the El Granada Manufactured Home Community. Any assistance the Board can lend in facilitating negotiations with the current owners will hasten a final solution which greatly benefits all of the parties involved and preserves a viable source of affordable housing within our County.

We thank you for your careful consideration of our recommendations. If you have any questions on this matter, please contact either myself at the number below or Councilmember April Vargas at 650-728-5215.

Sincerely,



Chuck Kozak, Chair  
MidCoast Community Council  
650-728-8239

cc: San Mateo County Planning Commission