

# Midcoast Community Council

P.O. Box 64

Moss Beach, CA 94038

An elected Municipal Advisory Council of the San Mateo County Board of Supervisors  
Serving 12,000 Coastal Residents

March 6, 2003

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

Dear Members of the Board,

At our regularly scheduled meeting on February 26, 2003, the MidCoast Community Council heard testimony regarding the current conditions at the El Granada Manufactured Home Community. As you know, the Council has received public input on this issue many times over the past 18 months. Each time we have heard this item our meeting space has been filled to capacity. Numerous homeowners have spoken to us about the rising rents, declining levels of service and deteriorating infrastructure that have become the realities of life in this community. Management's adamant refusal to acknowledge resident concerns and its unwillingness to work cooperatively with members of the community have made substantive improvements within the park impossible.

At your November 4, 2002 meeting your Board voted to 1) establish a task force to evaluate options and strategies for acquisition of the community by its tenants or a suitable non-profit housing corporation, 2) defer action on rent control pending progress on other issues, 3) obtain and process an application for a new use permit for the community and 4) place revision of the County's trailer camp regulations in the work program queue for Long Range Planning. In the ensuing five months the County has made a commendable and much-appreciated commitment to implementing these directives. Despite your best efforts, however, the same problems persist within the community and in many cases, conditions have become even worse.

Residents were presented with a lease agreement containing unfavorable terms which would have raised rents consistently over time, regardless of prevailing economic conditions or fluctuations in the rental market. Homeowners were notified of an impending rent increase to take effect on April 1, further eroding the affordability of housing in this community. Homes that have remained on the market for an extended period of time will be even more difficult to sell because of a newly adopted rent increase for resale properties. Water outages, flooding and decaying facilities within the common areas continue to plague this community. In response to the County's request for renewal of the use permit, the owners have refused to comply, negating the possibility of effectively addressing management issues within the park.

The Council wishes to reiterate our past recommendations to the Board (a copy of our November 4 letter is attached), emphasizing the fact that as conditions grow worse and rents increase the prospect of non-profit ownership of the community becomes more difficult to achieve. The Council urges an immediate freeze of rents at current levels, including rents charged for resale units, as an interim measure to retain affordability at the site until a purchase can be completed. We support the County's continuing involvement in the effort to arrange the sale of the property to a non-profit agency and point out that rent increases prior to sale may affect the appraised value of the property, making negotiations for a fair market purchase more difficult. In addition we recommend that the County promptly investigate water quality and health and safety issues at the park, among them chronic flooding and fungus growth in the recreation area.

Again we wish to thank the County for your actions thus far and urge you to redouble your efforts to secure safe and permanently affordable housing for the homeowners of the El Granada Manufactured Home Community.

Sincerely,

April Vargas, Secretary  
MidCoast Community Council  
650-728-5215