



County of Santa Cruz

REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 950604000

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

TOM BURNS, AGENCY ADMINISTRATOR

June 13, 2002

Agenda: June 25, 2002

Board of Directors
County of Santa Cruz Redevelopment Agency
701 Ocean Street
Santa Cruz, CA 95060

Pre-development Financing for Pacific Family Mobile Home Park

Dear Members of the Board:

On June 4, 2002, your Board approved Agency financing in the form of a \$30,000 loan to Pacific Family Mobile Home Park to prepare an long range improvement plan. As part of that approval your Board requested staff to return with the related pre-development loan agreement. The purpose of this letter is to present a draft of that agreement for Board review (Attachment 1).

The scope of work and the performance schedule contained in the agreement prescribe immediate improvements and establish prerequisites needed to correct long neglected deficiencies in Pacific Family Mobile Home Park. The scope of work includes upgrading infrastructure and electrical systems to health and safety standards, the preparation of a site plan showing a more efficient layout of units and the preparation of a financing plan to make the Park eligible to receive permanent long-term financing and bring the Park to a sound financial and physical condition.

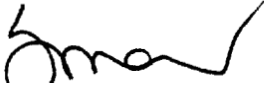
The development team consisting of the development consultant, the Agency, the John Stewart Company, and the residents will work together to improve conditions in the Park. Supplemental financing to defray costs in this effort is provided by the John Stewart Co. in the form of management fee deferral and from the Park's residents through a residual cash flow set aside.

It is therefore **RECOMMENDED** that your Board, as the Board of Directors of the Redevelopment Agency accept and file this report.

Very truly yours,

Tom Burns
Redevelopment Agency Administrator

RECOMMENDED:



Susan A. Mauriello
Redevelopment Agency Director

Attachment: Draft Pacific Family Mobile Home Park Pre-development Loan Agreement

cc. **RDA**

REDEVELOPMENT AGENCY - PACIFIC FAMILY MOBILE HOME PARK COOPERATIVE PREDEVELOPMENT LOAN AGREEMENT

This Predevelopment Loan Agreement is entered into as of this _____ day of June, 2002, by and between the Redevelopment Agency of the County of Santa Cruz ("Agency") and Pacific Family Mobile Home Cooperative, a nonprofit mutual benefit corporation ("Cooperative"), (collectively, the "Parties"), with reference to the following facts and purposes.

RECITALS

Whereas, Cooperative is the owner of certain real property commonly known as Pacific Family Mobile Home Park, 1730 Commercial Way, Santa Cruz, Santa Cruz County, California, Assessor's Parcel Number 025-161-13, legally described in **Exhibit A** attached hereto (the "Property").

Whereas, Agency is authorized to provide housing financial assistance as provided in Health and Safety Code Sections 33334.2 and 33334.3, and is required pursuant to Health and Safety Code Section 33413(a) (replacement housing) and Health and Safety Code Section 33414(b) (affordable housing production) to impose certain income, housing occupancy and rent restrictions on assisted projects and,

Whereas, the Project was acquired and developed as a mobile home cooperative in 1991, partially financed with assistance from the Agency has subsequently suffered management and other problems resulting in financial difficulties, and now has asked for additional assistance and,

Whereas, the Project presently includes housing affordable to households whose annual income is at or below the Low Income level, as established by Santa Cruz County Code Chapter 17.10 (Affordable Housing Requirements) and as defined by the State of California Department of Housing and Community Development and,

Whereas, without additional financial and other assistance, this affordable housing Project is at risk of loss and,

Whereas, the Agency desires to provide the Cooperative with a predevelopment loan ("Predevelopment Loan") to complete further investigation, studies and provide preliminary plans in order to determine methods and solutions to maintain the feasibility of this Project and address code enforcement problems and,

Whereas, on June 4, 2002, the Board of Directors of the Redevelopment Agency of the County authorized a Predevelopment Loan not to exceed Thirty Thousand Dollars (\$30,000) and,

Whereas, the Parties desire to enter into this Agreement to provide a loan not to exceed Thirty Thousand Dollars (\$30,000),

NOW, THEREFORE, in consideration of the provisions and covenants contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE 1: LOAN PROVISIONS

Section 1.1 Predevelopment Loan.

The Agency shall loan to the Cooperative an amount not to exceed Thirty Thousand Dollars (\$30,000) (the "Predevelopment Loan") for the purposes set forth in Section 1.2 of this Agreement. The Loan shall be secured by a promissory note (the "Note"), secured by a Deed of Trust, as set forth in **Exhibit B** (attached) and incorporated herein by reference.

Section 1.2 Use of Funds.

The Cooperative shall use the Predevelopment Loan to finance predevelopment costs associated with the Project as set forth in **Exhibit C**, "Scope of Services", attached hereto and made a part of this Agreement.

Section 1.3 Reports.

The Cooperative shall provide the Agency with periodic reports no less frequently than once a month, addressing the progress of the design, the cost, the feasibility and other issues related to the Project. The reports shall be in a format as approved by the Agency

Section 1.4 Term of the Loan.

The Predevelopment loan shall be due and payable at the completion of the predevelopment activities, but in no case later than June 1, 2004. The date may be changed upon mutual written agreement by the Parties.

Section 1.5 Interest.

a. The Predevelopment loan shall bear no interest.

b. In the event that predevelopment activities set forth in Exhibit C of this Agreement advance the Project to the development stage, the amount of the Predevelopment Loan shall be added to, and included in, any new loan the Agency provides to the Project, and the entire new loan amount shall be subject to the interest rate specified in the Financing Agreement and related financial documents for the new loan.

Section 1.6 Disbursement of Loan Funds.

The Cooperative may request progress payments from time to time, but no more frequently than once monthly. The request shall be made to the Agency in a form approved by the Agency, and the Cooperative shall provide appropriate documentation of the costs incurred by the Cooperative for the purposes of the predevelopment activities. At the sole option of the Agency, and upon receipt of invoices that have been approved by the Cooperative, Agency may choose to make disbursements directly to vendors or suppliers of goods and services.

ARTICLE 2: RESTRICTIONS

Section 2.1 Affordability

The Project has previously received assistance and has been converted to an affordable housing mobile home cooperative; regulatory agreements have been recorded to insure that the project remains affordable.

Section 2.2 Non Discrimination.

The Cooperative agrees that there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, sexual orientation, national origin, or ancestry, in the development of the Project or, once the Cooperative has obtained title to the Property, in the leasing, subleasing, transfer, use, occupancy, tenure, or enjoyment of the Property, nor shall The Cooperative, or any person claiming under or through The Cooperative, establish or permit any such practice or practices of discrimination or occupancy, of tenants, lessees, sublessee, subtenants, or vendees.

ARTICLE 3: PERFORMANCE

Section 3.1 Scope of Services

The Cooperative shall use the funds provided by this Agreement only to fund activities as set forth in Exhibit "C", "Scope of Services.

Section 3.2 Plan Preparation Schedule

No later than October 1, 2002, the Cooperative shall undertake and complete all information gathering necessary, complete the preliminary drawn plans and provide a copy of the plans to the Agency. The plans shall include existing and proposed location of all housing units on the site, infrastructure, landscaping, parking, open space and such other features as are

necessary to resolve all code compliance issues and provide that best possible plan for the residents in accordance with County of Santa Cmz standards.

Section 3.3 Improvements Cost Estimate

No later than November 1,2002, the Cooperative shall provide to the Agency a preliminary cost estimate for all of the improvements reflected in the concept plan. The estimate shall be provided in a format as approved by the Agency

Section 3.4 Review of Plans by Agency

No later than December 1,2002, the Cooperative shall submit the revised plans to the Agency for final review, and after review by the Agency, complete any required final revisions.

Section 3.5 Application for Permits

No later than January 1,2003, the Cooperative shall make such changes as requested, provide revised copies of the plans to the Agency, and make application to the County of Santa Cmz Planning Department for a discretionary permit for the proposed improvements.

Section 3.6 Financing Plan Schedule

No later than March 1,2003, the Cooperative shall provide to the Agency a long term financing plan for constructing the proposed improvements and other ongoing costs of operation, and identifies potential sources of financing for the Project, The plans shall be submitted in a format approved by the Agency

Section 3.7 Application for Financing

No later than January 1,2004 the Cooperative shall apply for funding to all funding sources identified in Section 3.6.

ARTICLE 4: DEFAULT

Section 4.1 Cancellation or Termination of Agreement.

If for any cause, the Cooperative fails to perform in a timely and proper manner those predevelopment activities approved by the agency, or if the Cooperative violates any of the provisions under this Agreement, Agency may cancel or terminate this Agreement by giving written notice to the Cooperative of such cancellation or termination and specify the effective date of termination or cancellation at least five (5) days prior to the termination or cancellation.

In such event, all finished and unfinished work prepared by the Cooperative under this Agreement shall, at the option of the Agency, become the property of the Agency, and the Cooperative shall be entitled to receive just and equitable compensation for any Agency approved work completed.

In the event of termination or cancellation of this Agreement, the terms of the Note shall not be affected, and the Cooperative shall not be relieved of its obligation to repay the Note.

ARTICLE 5: GENERAL PROVISIONS

Section 5.1 Insurance.

The Cooperative, at its sole cost and expense, for the full term of this Agreement (and any extensions thereof), shall obtain and maintain, at minimum, compliance with all of the following insurance coverage(s) and requirements.

- a. Types of Insurance and Minimum Limits
 - (1) Worker's Compensation in the minimum statutorily required coverage amounts.
 - (2) Comprehensive or Commercial General Liability Insurance coverage in the minimum amount of \$1,000,000 combined single limit, including coverage for: (a) bodily injury, (b) personal injury,
 - (c) broad form property damage, (d) contractual liability, and (e) cross-liability.
- b. Other Insurance Provisions
 - (1) If any insurance coverage required in this Agreement is provided on a "Claims Made" rather than "Occurrence" form, The Cooperative agrees to maintain the required coverage for a period of three (3) years after the expiration of this Agreement (hereinafter "post agreement coverage") and any extensions thereof. The Cooperative may maintain the required post agreement coverage by renewal or purchase of prior acts or tail coverage. This provision is contingent upon post agreement coverage being both available and reasonably affordable in relation to the coverage provided during the term of this Agreement. For purposes of interpreting this requirement, a cost not exceeding 100% of the last annual policy premium during the term of this Agreement in order to purchase prior acts or tail coverage for post agreement coverage shall be deemed to be reasonable.

(2) All required Automobile and Comprehensive or Commercial General Liability Insurance shall be endorsed to contain the following clause:

"The County of Santa Cruz, and The Redevelopment Agency of the County of Santa Cruz, their officials, employees, agents and volunteers are added as additional insureds as respects the operations and activities of, or on behalf of, the named insureds performed under Agreement with the County of Santa Cruz and The Redevelopment Agency of the County of Santa Cruz."

3) All required insurance policies shall be endorsed to contain the following clause:

"This insurance shall not be canceled until after ten (10) days prior written notice has been given to:

Redevelopment Agency of the County of Santa Cruz
Agency Administrator
701 Ocean Street, Room 510
Santa Cruz, CA 95060.

(4) The Cooperative agrees to provide its insurance broker(s) with a full copy of these insurance provisions and provide Agency on or before the effective date of this Agreement with Certificates of Insurance for all required coverages. All Certificates of Insurance shall be delivered or sent to:

Redevelopment Agency of the County of Santa Cruz
Agency Administrator
701 Ocean Street, Room 510
Santa Cruz, CA 95060.

Section 5.2 Relationships of Parties

Nothing contained in this Agreement shall be interpreted or understood by any of the Parties, or by any third persons, as creating the relationship of employer and employee, principal and agent, limited or general partnership, or joint venture between the Agency and the Cooperative or the Cooperative's agents, employees or contractor

Section 5.3 No Claims

Nothing contained in this Agreement shall create or justify any claim against the Agency

except as a result of the Agency's failure to fund the Predevelopment Loan, by any person the Cooperative may have employed or with whom the Cooperative may have contracted relative to the purchase of materials, supplies or equipment, or the furnishing or the performance of any work or requirements in any contracts entered into for the development of the Project.

Section 5.4 Indemnification

The Cooperative shall indemnify, defend and hold the Agency and the County of Santa Cruz, a political subdivision of the State of California, harmless against all claims made against it and expenses (including reasonable attorneys' fees) which arise out of or in connection with the acquisition, occupancy development, or construction of the Project by the Cooperative or the Cooperative's contractor's subcontractors, agents or employees; however, this indemnity shall not extend to claim arising solely from the grossly negligent or willful acts of the Agency or the County of Santa Cruz or their agents and employees or the Agency's failure to perform its obligations under this Agreement.

Section 5.5 Non Liability of Agency Officials, Employees and Agents

No member, official or agent of the Agency shall be personally liable to the cooperative, or any successor in interest or breach by the Agency or for any amount which may become due to the Cooperative or its successor or on any obligation under the terms of this Agreement.

Section 5.6 No Third Parties Benefitted.

This Agreement is made and entered into for the sole protection and benefit of Agency, its successors and assigns, and The Cooperative, and no other person or persons shall have any right of action hereon.

Section 5.7 Severability.

If any of the terms of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall continue in full force and effect unless the rights and the obligations of the Parties have been materially altered or abridged by such invalidation, voiding or unenforceability.

Section 5.8 Presentation of Claims.

Presentation and processing of any or all claims arising out of or related to this Agreement shall be made in accordance with the provisions contained in Chapter 1.05 of the Santa Cruz County Code, which by this reference is incorporated herein.

Section 5.9 Applicable Laws

This Agreement shall be governed by California State Law.

Section 5.10 Parties Bound.

Except as otherwise limited herein, the provisions of this Agreement shall be binding upon and inure to the benefit of the Parties and their heirs, executors, administrators, legal representatives, successors and assigns.

Section 5.11 Attorneys' Fees.

If any lawsuit is commenced to enforce any of the terms of this Predevelopment Loan Agreement, the prevailing party shall have the right to recover its reasonable attorneys' fees and costs of suit from the other party.

Section 5.12 Amendments.

Any amendment to this Agreement shall be of no force and effect unless it is in writing and signed by Agency and The Cooperative.

Section 5.13 Notices, Demands and Communication.

Any notice requirement set forth herein shall be deemed to be satisfied three (3) days after mailing of the notice first-class United States certified mail, postage prepaid, addressed to the appropriate party as follows:

Cooperative:
Board President
1730 Commercial Way
Santa Cruz, CA. 95060

Agency:
Redevelopment Agency of the County of Santa Cruz
Governmental Center
701 Ocean Street, Room 510
Santa Cruz, California 95060
Attention: Redevelopment Agency Administrator

Section 5.14 Time is of the Essence.

Time is of the essence in the performance of this Agreement.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

AGENCY

Redevelopment Agency of the County of Santa Cruz

By: _____
Tom Bums
Agency Administrator

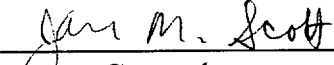
Date: _____

COOPERATIVE:

By: _____
Its President

Date: _____

Approved as to Form:



Agency Counsel

EXHIBIT A
(The Property)

[Following this Page]

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE LAND CONVEYED BY MABEL CREWS, TO FRANK L. PERRY, ET UX, BY DEED RECORDED IN VOLUME 172, PAGE 90, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, SAID POINT BEING SOUTH 85 DEGREES 06' EAST 178 FEET FROM THE SOUTHWEST CORNER OF SAID ABOVE MENTIONED LAND; THENCE NORTH 85 DEGREES 06' WEST 178 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LAND TO AN IRON PIPE ON SAID SOUTHWEST CORNER; THENCE TO AND ALONG A PICKET FENCE ON THE WEST BOUNDARY NORTH 6 DEGREES 07' EAST 398.45 FEET TO AN IRON PIPE THAT STANDS 30 FEET SOUTH AT RIGHT ANGLES FROM THE CENTERLINE OF THE CONCRETE HIGHWAY LEADING FROM SANTA CRUZ TO WATSONVILLE; THENCE PARALLEL WITH AND THIRTY FEET SOUTH AT RIGHT ANGLES FROM THE CENTERLINE OF SAID HIGHWAY NORTH 65 DEGREES 48' EAST 10.68 FEET TO AN IRON PIPE STANDING AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CURVING TO THE RIGHT WITH A RADIUS OF 1620 FEET THROUGH AN ANGLE OF 5 DEGREES 14' FOR A DISTANCE OF 147.97 FEET TO AN IRON PIPE; THENCE LEAVING SAID HIGHWAY ON A DIRECT LINE IN A SOUTHERLY DIRECTION 450 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ASSESSOR'S PARCEL NO. 025-161-13

EXHIBIT B

(The “Note”)

[Following this Page]

PROMISSORY NOTE - SECURED BY DEED OF TRUST**\$30,000****Santa Cruz, California**

DATE

FOR VALUE RECEIVED, the undersigned, Pacific Family Mobile Home Cooperative, a nonprofit mutual benefit corporation, with its principal office at 1730 Commercial Way, Santa Cruz, California, (the "Borrower") hereby promises to pay to the order of the Redevelopment Agency of Santa Cruz County, Room 510, 701 Ocean Street, Santa Cruz, CA 95060 (the "Agency/Holder"), the principal amount of Thirty Thousand Dollars (\$30,000), as Borrower has borrowed pursuant to the terms and conditions set forth in this Promissory Note (the "Note"). The obligations of the Borrower are also subject to the terms of a Deed of Trust from the Borrower encumbering property commonly known as Pacific Family Mobile Home Park, 1730 Commercial Way, Santa Cruz County, California, Assessor's Parcel Number 025-161-13, (the "Property"), the Property being more particularly described in Exhibit A to the Deed of Trust, which secures performance under this Note. The Agency/Holder and Borrower have also executed a Predevelopment Loan Agreement (**Exhibit A**).

1. Predevelopment Loan Agreement. This Note is made pursuant to the terms of the Predevelopment Loan Agreement dated on or about June _____ 2002 entered into between the Borrower and the Agency/Holder, a copy of which is attached to and by reference incorporated into this note and the Deed of Trust referenced herein.

2. Term, Interest, Repayment.

The initial term of this Agency Note will be from the date of execution of this Note until June 1, 2004. The Promissory Note will bear 0% simple interest from the beginning date. At the end of the term, or as may be sooner mutually agreed upon by the parties in accordance with the terms of the Predevelopment Loan Agreement, the entire unpaid balance of the Promissory Note is due and payable.

3. Provision of Funds. Holder will loan Borrower the sum of up to thirty thousand (\$30,000) dollars. The funds will be made available to the Borrower, and the Borrower may draw down the funds as needed for predevelopment costs by providing periodic requests to the Agency in a format as approved by the Agency.

4. Late Payment. If any payment or any part thereof is not paid when due, the undersigned Borrower shall pay a sum equal to 5% of said payment to the Holder as damages for the time the money is withheld, plus administrative costs reasonably related to collecting and accounting for such payment, it being understood that actual damages will be extremely difficult and impracticable to ascertain in such event; and at the option of the Holder, without the necessity of giving notice or demand, the same being hereby expressly waived, the entire principal balance, together with interest and all other charges, shall become immediately due and payable.

5. Due on Sale or Encumbrance. The Borrower covenants and agrees that it shall not sell, agree to sell, transfer, convey, lease assign, encumber or alienate the Property or any part thereof or any

interest therein without the prior written agreement of Holder and any attempt to do so shall be deemed a default under the Note, in which event all obligations evidenced by the Note may be declared immediately due and payable at the option of the Holder.

6. Place and Manner of Payment. All amounts due and payable under this Note are payable at the office of the Holder set forth above, or at such other place or places as the Holder may designate to the Borrower in writing from time to time, in legal tender for the payment of public and private debts.

7. Prepayment Penalty. No prepayment penalty will be charged to Borrower for payment of all or any portion of the Note prior to the date it is due. Prepayment will not, however release the borrower from ongoing obligations under the Declaration of Covenants, Conditions, and Restrictions

8. Borrower's Waiver. The Borrower hereby waives (a) notice of default or delinquency, (b) notice of acceleration, (c) notice of nonpayment, (d) notice of costs, expenses and losses or interest and late charges, (e) diligence in taking any action to collect any sums owing under the Note or in proceeding against any of the rights and interests in and to properties securing payment of the Note, (f) presentment for payment, demand, protest and notices of dishonor and of protest, (g) the benefits of all waivable exemptions, and (h) all defenses of time of payment or of any due date under this Note, in whole or in part, whether before or after maturity and with or without notice, except extensions in writing.

9. Attorney's Fees. In the event any dispute between Borrower and Holder should result in litigation, the prevailing party shall be reimbursed for all reasonable costs incurred in connection with such litigation, including without limitation, reasonable attorney's fees.

10. Default under the Promissory Note, the Predevelopment Loan Agreement and Deed of Trust and Acceleration. All covenants, conditions and agreements contained in the Deed of Trust (including all exhibits attached thereto and incorporated therein) and in the Predevelopment Loan Agreement are hereby made a part of this Note. Borrower agrees that the unpaid balance of the principal amount of this Note, together with any charges owing, shall, in addition to any other remedies of the Holder and at the option of the Holder, become immediately due and payable upon the failure of the Borrower to make any payment hereunder as and when due; and upon the failure of the Borrower to perform or observe any other term or provision of the Note, or upon the occurrence of any event (whether termed default, event of default or similar term) which under the terms of the Predevelopment Loan Agreement or the Deed of Trust shall entitle the Holder to exercise rights or remedies thereunder after notice and expiration of applicable cure periods.

11. Notices. Except as may be otherwise specifically provided herein, any approval, notice, direction, consent, request or other action by the Holder shall be in writing and may be communicated to the Borrower at the principal office of the Borrower set forth above, or at such other place or places as the Borrower shall designate to the Holder in writing, from time to time, for the receipt of communications from the Holder; any approval, notice, direction, consent, request or other action by the Borrower shall be in writing and may be communicated to the Holder at the principal office of the Holder set forth above, or at such other place or places as the Holder shall designate to the Borrower in writing, from time to time, for the receipt of communications from the

Borrower.

12. Governing Law. This Note shall be construed in accordance with, and be governed by, the laws of the State of California.

13. Severability. If any provision of this Note shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

14. Time. Time is of the essence in this Note.

15. No Waiver by the Holder. No waiver of any breach, default or failure of condition under the terms of the Note shall be implied from any failure of the Holder to take, or any delay by the Holder in taking, action with respect to such breach, default or failure or from any previous waiver of any similar or unrelated breach, default, or failure, and a waiver of any term of the Note must be made in writing and shall be limited to the express written term of such waiver.

16. Nonrecourse Obligation. Neither the Borrower nor any officer or director or partner of the Borrower shall have any direct or indirect personal liability for payment of the principal or, or interest on, the Note or the performance of the covenants of the Trustor under the Deed of Trust securing this Note. The sole recourse of the Holder with respect to the amounts owed under this Note and defaults by Trustor in the performance of its covenants under the Deed of Trust shall be to the Property securing the indebtedness evidenced by the Note. No judgment or execution thereon, entered in any action, legal or equitable, on the Note or the Deed of Trust shall be enforced personally against the Borrower or any partner of the Borrower, but shall be enforced only against the Property described in the Deed of Trust and such other or further security as, from time to time, may be hypothecated to secure the Note.

17. Security. This Note is secured by the Deed of Trust on the Property of even date of this Note by the Borrower in favor of Holder.

Executed in Santa Cruz County, California, On the _____ day of June, 2002.

[END - SIGNATURES ON NEXT PAGE]

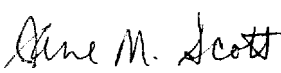
BORROWER:

Pacific Family Mobile Home Cooperative, Inc

By: _____
Its President

Date: _____

Approved as to Form:



County Counsel

EXHIBIT C
(“Scope of Services”)

[Following this Page]

PACIFIC MOBILE HOME PARK COOPERATIVE

SCOPE OF SERVICES

PARK CODE COMPLIANCE RESOLUTION AND RENOVATION

1. Produce a drawn, scaled plan of the Pacific Family Mobile Home Park, indicating placement of all existing and proposed housing units, landscaping features, required infrastructure improvements, open space, parking and other relevant features. The plan shall propose a solution for all currently identified violations of the County of Santa Cruz Code Compliance Division of the Planning Department, and satisfy all requirements, and after approval of the Redevelopment Agency of the County of Santa Cruz, be submitted as a complete application to the County of Santa Cruz Planning Department.
2. Based on the completed plans, provide an estimate of the costs to complete all proposed improvements to the park.
3. Provide a long term financing plan for the improvement and operation costs of the park.
4. Identify all potential sources of financing and make timely applications to those funding sources.
5. Coordinate with any and all groups, agencies and persons necessary to perform the tasks listed in items 1., 2., 3. and 4. above.

(6.13.02)