

# Coastal HOMES™

NEW LISTINGS • UPDATED LISTINGS • EVERY TWO WEEKS

## COVER HOMES AFFORDABLE? IN SANTA CRUZ?

**W**ith rising housing and utility costs, what's a potential home seeker to do? You may want to explore an alternative, a way to get your foot in the market sort of place, a place in El Rio Mobile Home Park. Tucked away at the end of Pacific Avenue not far from the town clock and just a hop and skip to downtown Santa Cruz with all its glory – it's an eclectic, wacky, interesting spot. It is also a low income, co-op park. This means that everyone is a share owner and cannot exceed a certain income to qualify for membership.

El Rio started out as a car park in the 1920's. Undergoing many changes throughout the years and surviving a serious flood in the 1950's, before the levee was raised, it became an official co-op in 1988 when the first membership certificate in the all age 93 unit park was presented to Edith Howlett, aged 93.

Amenities include a comfy recreation room, available for relaxing or reserving for events, a gate leading to the river levee and a short walk or bike ride to town, a sparkling, upgraded laundry facility, and recently the park residents added a playground for the kiddies replete with fun play equipment. El Rio is a community – with the



residents working together for the good of all. All members can join the Board on a volunteer basis and all members are expected to perform a monthly park improvement task.

Cornucopia's office manager, Vnes, lives in and loves the park. I asked her what she likes best and she responded, "Convenience is the best thing. I also feel very safe in the park. I have great neighbors and I believe it's a great investment due to its location."

There are many variations of style in the park, ranging from travel trailers to brand new wood shingled mobile homes. Some older units have been cleverly added on to and the many creative

folks in the park have enhanced their property in their own way with beautiful yards, some with hot tubs.

The income restrictions are as follows: one person \$43,950, two people \$50,250, three people, \$56,500. Loans are available on the newer units. Cornucopia currently has three listings in the park ranging from \$95,000 to \$169,000. Call for details or more information. Affordability may be viable for you in Santa Cruz.



\$95,000



\$169,000



\$129,000



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