

District 1 — VACANT

District 3 — Marika Buchholz

District 5 — Ruben Navarro (C)

District 7 — Christopher Escher

District 9 — H.B. Mok

Mayor — Ali Sapirman

Lived Experience (Mayor) — Sketch Salazar

Lived Experience Alternate (Mayor) — Gabriela Gabrian

(VC) Alain Mowad — District 2

Thoa Hoang — District 4

Jennifer Cretella — District 6

Oscar Quiroz-Medrano — District 8

Roberta Moore — District 10

Daniel Finn — CAAC MR

Ryan Jasinsky — CAAC ML

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Commissioners are appointed by corresponding Council Members, but do not need to reside in that Council District.

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## **REGULAR MEETING AGENDA**

March 12, 2026

Virtual [Zoom Link](#)

Start time: 5:45 PM

Web ID: **940 5398 8541**

Location: City Hall, Wing Rooms 118-120

**888-475-4499 (Toll Free)**

Members of the public have a choice to attend the meeting either in person at the location listed above, or to attend virtually, viewing and listening to the meeting by following the instructions below. Additional instructions are provided below to those members of the Public who would like to comment on items on the agenda.

Beginning Tuesday, February 6, 2024, the City of San José will limit verbal comment for Brown Act meetings to **in person only**. The public will still be able to watch live broadcasts of commission meetings on Zoom. The public may attend meetings in person to provide comment or may provide written comments on agenda items.

### **How to attend the Housing & Community Development Commission Meeting:**

- 1) **In person:** For participants that would like to attend in person, the physical location is listed on the upper left of this page.
- 2) **Electronic Device Instructions:** For participants who would like to join electronically from a PC, Mac, iPad, iPhone, or Android device, please click this URL: [Zoom Link](#).
  - a. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
  - b. Enter an email address and name to join the meeting.
- 3) **Telephone Device Instructions:** For participants who would like to listen to the meeting on their telephones, please dial **888-475-4499 (Toll Free)**.
- 4) **Public Comments prior to meeting:** If you would like to submit your comments prior to the meeting, please e-mail [mindy.nguyen@sanjoseca.gov](mailto:mindy.nguyen@sanjoseca.gov) or call **(408) 534-2961 by**

**12pm the day of the meeting.** Comments submitted prior to the meeting will be considered as if you were present in the meeting.

*Note that the times for items shown below are approximate and intended only to notify the Commission of the approximate amount of time staff expects each item might take. Please note that items may be heard before or after the times shown, and plan accordingly.*

<b>APPROX. TIME</b>	<b>AGENDA ITEM</b>
<b>5:45</b>	<p><b>I. Call to Order &amp; Orders of the Day</b></p> <p style="padding-left: 40px;">A. Chair reviews logistics for Zoom meetings</p>
<b>5:46</b>	<p><b>II. Introductions and Roll Call</b></p>
<b>5:50</b>	<p><b>III. Consent Calendar</b></p> <p style="padding-left: 40px;"><b>A. Approve the Minutes for the Regular Meeting of February 12, 2026</b> ACTION: Approve the February 12, 2026 action minutes</p>
<b>5:55</b>	<p><b>IV. Reports and Information Only</b></p> <p style="padding-left: 40px;">A. Chair B. Director C. Council District Liaison</p>
<b>6:05</b>	<p><b>V. Open Forum</b></p> <p style="padding-left: 40px;"><i>Members of the Public are invited to speak on any item that does <u>not</u> appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak during Open Forum; however, the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate due to a large number of speaker requests.</i></p>
<b>6:15</b>	<p><b>VI. Old Business</b></p>
	<p><b>VII. New Business</b></p>
<b>6:20</b>	<p><b>A. Mobilehome Rent Ordinance Program Activities Update Fiscal Year 2024-2025 Quarter 4 and Fiscal Year 2025-2026 Quarters 1 &amp; 2</b> (E. Hislop, Housing)</p> <p style="padding-left: 40px;"><b>Action:</b> Review and possibly provide advice to staff regarding Mobilehome Rent Ordinance Program Activities Update Fiscal Year 2024-2025 Quarter 4 and Fiscal Year 2025-2026 Quarters 1 &amp; 2. No vote is</p>

required for this item.

- 6:40**            **B. Outreach Plan for the Proposed Amendments to the Mobilehome Rent Ordinance**  
(E. Solivan, Housing)

**Action:** Review and provide feedback to staff regarding the Outreach Plan for the Proposed Amendments to the Mobilehome Rent Ordinance. No vote is required for this item.

- 7:10**            **C. Measure E Annual Expenditure Report**  
(E. Soliván, Housing)

**Action:** Review and provide feedback to staff regarding the report for expenditures of Measure E funds. No vote is required for this item.

- 7:40**            **VIII. Open Forum**  
*Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission (per [Section 2.08.2840](#) of the San José Municipal Code). Meeting attendees are usually given two (2) minutes to speak during Open Forum; however, the time limit is in the discretion of the Chair of the meeting, and may be limited when appropriate due to a large number of speaker requests.*

- 7:45**            **IX. Meeting Schedule**

The next **Regular Meeting** for the Commission is scheduled to be held on **Thursday, April 9, 2026 at 5:45 p.m. in Wing Rooms 118-120 at San José City Hall, 200 E. Santa Clara St., San José, CA 95113.** Items tentatively expected to be heard are:

- Rent Stabilization Program Annual Report
- Rent Stabilization Program Budget and Fee Recommendations
- Consolidated Plan Draft 2026-2027 Annual Action Plan

- 7:50**            **X. Adjournment**

*The City's [Code of Conduct](#) is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.*

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Open Forum. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting. Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/hcdc>. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.

Correspondence to the Housing & Community Development Commission is public record and will become part of the City's electronic records, which are accessible through the City's website. Before posting online, the following may be redacted: addresses, email addresses, social security numbers, phone numbers, and signatures. However, please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the Housing & Community Development Commission, will become part of the public record. If you do not want your contact information included in the public record, please do not include that information in your communication.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk, 200 East Santa Clara Street, 14<sup>th</sup> Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the Commission meeting may not be the final documents approved by the Commission. Contact the Office of the City Clerk for the final document.

On occasion, the Commission may consider agenda items out of order.

The Housing & Community Development Commission meets every second Thursday of each month (except for July and sometimes December) at 5:45pm, with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

*The Levine Act* requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$250 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign

contribution. Please visit <https://www.sanjoseca.gov/your-government/appointees/city-clerk/levine-act> for updated forms and information.

**To request translation or interpretation services, accommodation, or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events, or printed materials, please call (408) 535-1260 as soon as possible, but at least three business days before the meeting. Please direct correspondence, requests, and questions to:**

City of San José Housing Department  
Attn: Mindy Nguyen  
200 East Santa Clara Street, 12<sup>th</sup> Floor  
San José, California 95113  
Tel: (408) 534-2961  
Email: [mindy.nguyen@sanjoseca.gov](mailto:mindy.nguyen@sanjoseca.gov)

**Para residentes que hablan español:** Si desea mas información, favor de llamar a Luisa Cantu al 408-535-8357.

**Tiếng Việt:** Xin vui lòng liên lạc Janie Le tại 408-975-4462.

**對於說華語的居民:** 請電 408-975-2694 向 Hong Hua 詢問詳細事宜。

**HOUSING & COMMUNITY DEVELOPMENT COMMISSION**  
**MEETING ACTION MINUTES**

**February 12, 2026**

<b>MEMBERS PRESENT:</b>	Alain Mowad	Commissioner (D2)
	Marika Buchholz	Commissioner (D3)
	Thoa Hoang	Commissioner (D4)
	Ruben Navarro	Chair (D5)
	Jennifer Cretella	Commissioner (D6)
	Oscar Quiroz-Medrano	Commissioner (D8)
	H.B. Mok	Commissioner (D9)
	Ali Sapirman	Commissioner (Mayor)
	Daniel Finn	Commissioner (MR)
	Ryan Jasinsky	Commissioner (ML)
	Sketch Salazar	Commissioner (LE)
<b>MEMBERS ABSENT:</b>	Christopher Escher	Commissioner (D7)
	Roberta Moore	Commissioner (D10)
<b>STAFF PRESENT:</b>	Erik L. Soliván	Director, Housing
	Sarah Fields	Deputy Director, Housing
	Karly Wolak	Executive Project Manager, Housing
	Christopher Alexander	Senior Deputy City Attorney
	Jimena Landaverde	Council Liaison, Council District 7

**(I) Call to Order & Orders of the Day**

**A.** Chair Navarro called the meeting to order at 5:48 p.m.

**(II) Introductions** – Commissioners and staff introduced themselves.

**(III) Consent Calendar**

**A. Approve the Consent Calendar which includes Minutes for the Regular Meeting of December 11, 2025.**

Commissioner Finn made the motion to approve the Consent Calendar with a second by Commissioner Sapirman. The motion passed 10-0-1-2.

Yes	Finn, Jasinsky, Mowad, Buchholz, Hoang, Navarro, Cretella, Quiroz-Medrano, Mok, Sapirman (10)
No	None (0)
Abstain	Salazar (1)

**Housing & Community Development Commission  
DRAFT Minutes – Regular Meeting of 2/12/2026**

Absent	Escher, Moore (2)
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**(IV) Reports and Information Only**

- A. Chair:** Chair Ruben Navarro provided comments on the role of the commission and spoke on the Amendments to the Mobilehome Rental Ordinance discussed at the commission in December.
- B. Director:** Director Erik L. Soliván shared updates on the Housing Department’s activities.
- C. Council Liaison:** The Council Liaison had no report.

**(V) Open Forum**

**(VI) Old Business**

**(VII) New Business**

**A. Rosenberg’s Rules of Orders Regarding Motions  
(C. Alexander, City Attorney)**

**Action:** Receive training provided by the City Attorney’s Office on Rosenberg’s Rules of Order regarding motions.

Commissioners asked clarifying questions and gave feedback to staff. No actions were taken.

**B. Election of Vice Chair for Fiscal Year 2025-2026  
(R. Navarro, HCDC)**

Commissioner Quiroz-Medran nominated himself for the role of Vice Chair. The motion failed 10-0-1-2.

Yes	Hoang, Navarro, Quiroz-Medrano, (3)
No	Finn, Jasinsky, Mowad, Cretella, Mok, Sapirman, Salazar (7)
Abstain	Buchholz (1)
Absent	Escher, Moore (2)

**Housing & Community Development Commission**  
**DRAFT Minutes – Regular Meeting of 2/12/2026**

Commissioner Jasinsky nominated Commissioner Mowad for the role of Vice Chair. The motion passed 7-3-1-2.

Yes	Jasinsky, Mowad, Buchholz, Hoang, Cretella, Mok, Salazar (7)
No	Finn, Navarro, Sapirman (3)
Abstain	Oscar Quiroz-Medrano (1)
Absent	Escher, Moore (2)

Commissioner Finn nominated himself for the role of Vice Chair. The motion passed 7-4-0-2.

Yes	Finn, Buchholz, Hoang, Navarro, Quiroz-Medrano, Sapirman, Salazar (7)
No	Jasinsky, Mowad, Cretella, Mok (4)
Abstain	None (0)
Absent	Escher, Moore (2)

Commissioner Jasinsky nominated himself for the role of Vice Chair. The motion failed 4-6-1-2.

Yes	Jasinsky, Mowad, Cretella, Sapirman (4)
No	Finn, Buchholz, Hoang, Navarro, Quiroz-Medrano, Salazar (6)
Abstain	Oscar Quiroz-Medrano (1)
Absent	Escher, Moore (2)

Commissioner Mowad was elected because the vote percentage (70% or 7/10) was higher than the vote percentage for Commissioner Finn (63% or 7/11). Commissioner Mowad will serve as Vice Chair for the remainder of the fiscal year, ending in June 2026.

**(VIII) Open Forum**

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**(IX) Meeting Schedule**

The next Regular Meeting for the Commission is scheduled to be held on **Thursday, March 12, 2026 at 5:45 p.m., Wing Rooms 118-120, at San José City Hall, 200 E. Santa Clara St., San José, CA 95113**. Items tentatively expected to be heard are:

**Housing & Community Development Commission**  
**DRAFT Minutes – Regular Meeting of 2/12/2026**

- Measure E Annual Report

**(X) Adjournment**

Chair Navarro adjourned the meeting at 7:22 p.m.



# Memorandum

**TO:** HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

**FROM:** Emily Hislop

**DATE:** March 5, 2026

**SUBJECT: SEE BELOW**

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**SUBJECT: MOBILEHOME RENT ORDINANCE PROGRAM ACTIVITIES UPDATE  
FISCAL YEAR 2024-2025 QUARTER 4 AND FISCAL YEAR 2025-2026  
QUARTERS 1 & 2**

## **RECOMMENDATION**

Review the Rent Stabilization Program's report on Mobilehome Rent Ordinance activities in the fourth quarter of Fiscal Year 2024-2025 and first and second quarters of Fiscal Year 2025-2026, and provide possible advice to staff.

## **BACKGROUND**

The Rent Stabilization Program (Program) aims to enforce the City of San José housing ordinances through education, engagement, and collaboration to build and maintain safe, healthy, and sustainable communities. In administering the Mobilehome Rent Ordinance (MRO), Program staff educates and informs to protect rights and improve relations between mobilehome residents and park owners/managers, processes petitions for fair return and engages in other activities as directed. This report includes a summary of interactions related to mobilehomes during the fourth quarter of Fiscal Year (FY) 2024-2025 and first and second quarters of FY 2025-2026 (covering the period April 1, 2025 – December 31, 2025). The report also covers a summary of other Program activities related to the MRO.

At the end of the fourth quarter of FY 2024-2025, on June 26, 2025, the Program received a fair return petition on behalf of Casa Alondra Mobilehome Park. The Program utilized a significant number of resources to support residents, the park owner, and the Hearing Officer throughout the petition and hearing process which occurred during quarters 1 and 2 of FY 2025-2026.

During the fourth quarter of FY 2024-2025, the owner of Golden Wheel Mobilehome Park filed a writ of mandate in Santa Clara County Superior Court challenging the hearing officer decision in the park's fair return petition. The hearing officer decision,

issued in January of 2025, denied the rent increase sought by the park. The matter was heard January 7, 2026 and is pending a judicial decision as of the date of this memorandum.

During the fourth quarter FY 2024-2025, the Program issued a Compliance Order pursuant to SJMC chapter 1.14 to Western Manufactured Housing Community for violations of the MRO which was appealed by the park owner.

At the start of FY 2025–2026, the Program implemented an updated interaction log process to improve how data and engagement activities are recorded and tracked. The new approach was designed to simplify data entry and create a more streamlined and user-friendly system for documenting all interactions and inquires the Program receives.

**ANALYSIS**

Between July 1, 2025 and December 31, 2025, Program staff responded to 126 mobilehome park inquiries via phone and email and in-person, referring residents to legal and social services as needed. Most inquiries concerned questions regarding rent increases, petitions, and the MRO, generally. **Table 1** details these inquiries, followed by summaries of inquiries by park that required multiple interactions. A log of interactions recorded in the Program database during this time period is included in **Attachment A**.

**Table 1: Breakdown of Call Inquiries in Fourth Quarter of FY 2024-2025 and First and Second Quarters of FY 2025-2026**

Topic	Q4 FY 2024-2025 # of Inquiries	Q1 FY 2025-2026 # of Inquiries	Q2 FY 2025-2026 # of Inquiries
Petition/Hearing	13	41	6
Request for Office/Ordinance Information (including Rent Increase Information)	17	10	13
Eviction Information	3	4	4
Miscellaneous (title inquiries, service issues etc.)	6	5	4
<b>Total</b>	<b>39</b>	<b>60</b>	<b>27</b>

**Summary of Interactions by Park**

Foothills Mobilelodge - Park residents contacted the Program multiple times regarding rent increases, eviction concerns, pass-through fees, and state violation notices, with staff providing information about the MRO, allowable increases, and referrals to the California Department of Housing and Community Development and the Mobilehome

Assistance Center. Several inquiries from one resident involved aggressive behavior and repeated racially charged remarks toward park management, neighbors, and Program staff. Staff documented the incidents and ended interactions with the resident when necessary. Program staff worked with park management and the resident to address misunderstandings and misinformation that contributed to the resident's challenging behavior.

Peppertree Mobilehome Estates - Staff received inquiries from a real estate professional and a resident regarding an excessive rent increase. Program staff clarified the section of the MRO in question and informed park management about allowable rent increases under the MRO.

Riverbend Mobilehome Park - A resident sought assistance while attempting to sell his mobilehome, stating that the park manager was making the process difficult. The resident was referred to mediation services and legal advice for further support. Another resident received seven-day notice citing multiple exterior maintenance violations for their home and stated the park manager had informed them that failure to complete the required repairs by a licensed contractor could result in a 60-day notice terminating tenancy. Program staff referred the resident to legal services and the Mobilehome Assistance Center.

Silicon Valley Village MHP - Residents contacted the Program with questions regarding rent increases, including concerns about receiving a second increase within one year and whether recent increases were legally allowed. Staff provided guidance on allowable annual percentage increases under the MRO and explained timing requirements tied to anniversary dates. Residents were referred to legal services.

Trailer Terrace - Residents reported issues with the park manager related to an electricity meter being changed without notice and the refusal to accept rent payments. Another resident requested assistance regarding an \$800 monthly electricity bill and stated that management would not accept her space rent until the balance was paid. Residents were referred to the Mobilehome Assistance Center for further support.

### ***Western Manufactured Housing Community Compliance Order***

As previously reported to the Commission, in 2024, the Program learned of unlawful rent increases being issued to multiple park residents in violation of the maximum allowable increases permitted by the MRO. After taking a series of actions to persuade the park owner to voluntarily rescind the notices and comply with the MRO, the Program issued a Compliance Order on May 2, 2025 pursuant to SJMC Chapter 1.14. To satisfy the Compliance Order the City demanded the Park owners rescind all rent increases that were more than the allowable annual rent increase, return all rent amounts collected from residents, rescind all Notices to Pay or Quit, and dismiss detainer actions that were filed based on unpaid rent amounts. The park owner appealed to the Housing Director and a Director's Hearing was held May 28, 2025. A formal decision issued by

the Housing Director on June 9, 2025 upholding the Compliance Order and affirming that the rent increase restrictions outlined in the MRO apply to recreational vehicles.

The park appealed the Director's Decision to the Appeals Hearing Board, as allowed by SJMC 1.14 and a Hearing was held on October 9, 2025. After reviewing the evidence and hearing arguments from the park owner and the Housing Department, the Appeals Hearing Board upheld the Compliance Order and determined that park violated the City's MRO by issuing rent increases in 2024 and 2025 that exceeded the allowable Maximum Annual Percentage Increase (MAPI). The park owner was ordered to rescind the improper notices, refund all excess rent collected with legal interest, and dismiss or rescind any related pay-or-quit notices or unlawful detainer actions within seven days. The Appeals Hearing Board also granted the Housing Department's request for an administrative fine for each day of non-compliance, which total \$500,000, the maximum permitted under San José's Municipal Code. On November 13, 2025, the park owner filed a writ of mandate in Santa Clara County Superior Court challenging the Appeals Hearing Board's decision. The case is now pending in the Superior Court.

### ***Casa Alondra Mobilehome Park Fair Return Petition***

The park owner of Casa Alondra Mobilehome Park filed a fair return petition with the Program on June 25, 2025, requesting approval to increase space rents for 181 lots above the annual maximum allowable percentage increase permitted by the MRO. Immediately following the filing of the petition, the Program mailed a Notice of Fair Return Petition to all affected residents in multiple languages. The MRO currently does not require a park owner to submit any notice or other documents to the Program prior to sending residents a notice of rent increase and petition. The purpose the Program's Notice was to ensure residents engaged with staff to understand their rights and were able to submit any response or claims within the deadlines proscribed in the MRO.

Given the MRO's strict and tight timelines for processing a fair return petition, the Program leveraged considerable resources in short timeframe to support park residents, many of whose primary language is not English. Program staff provided extensive information and support to park residents by hosting two community meetings—one held virtually on the Zoom platform and the other conducted in person at a local community center. Throughout the petition process, residents were provided with support and interpretation services in both Spanish and Vietnamese to ensure language accessibility. Residents submitted service reduction claims and program staff provided administrative support by ensuring all received documentation was shared between Park Owners and the Hearing Officer. Hearings were held virtually, and participants were also given the option to attend in person at City Hall, where they could sit in conference rooms to listen and participate in all three hearings using the City's available technology. The Hearing Officer issued a decision in November 2025, granting the Park Owner a rent increase above the allowable limits outlined in the MRO. The details of the decision and rent increase award are included in **Attachment B**. None of the parties challenged the Hearing Officer decision in Santa Clara Superior Court.

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

March 5, 2026

**Subject:** Mobilehome Rent Ordinance Program Activities Update FY 2024-25 Q4, FY 2025-26 Q1 & Q2  
Page 5

There were Public Records Act requests related to the fair return petition, which utilized considerable staff time and resources. Staff must find, identify and redact all personally identifiable information that may be in the documents requested. Requests can be broad and require searching through emails and database records.

### **EVALUATION AND FOLLOW-UP**

The Rent Stabilization Program's report on Mobilehome Rent Ordinance activities in the fourth quarter of FY 2024-2025 and first and second quarters of FY 2025-2026 is prepared for the Housing and Community Development Commission and will not be a report reviewed by the City Council.

*/s/*  
Emily Hislop  
Division Manager

The principal author Vanessa Pacheco, Acting Senior Development Officer. For questions, please contact [Emily.Hislop@sanjoseca.gov](mailto:Emily.Hislop@sanjoseca.gov).

**ATTACHMENT A** – Mobilehome Call Log Report

**ATTACHMENT B** – Notice re: Petition and Hearing Officer Decision Summary for Casa Alondra Mobilehome Park Fair Return Petition



# Memorandum

TO: HOUSING & COMMUNITY DEVELOPMENT COMMISSION  
(HCDC)

FROM: Elizabeth+Guzman

SUBJECT: CALL LOG REPORT

DATE: 2/23/2026

Total Calls=36

	Date	Requestor	Mobilehome Park	Topic	Language
April	4/1/2025	RESIDENT	LA BUONA VITA MOBILEHOME PARK	Mobilehome HCD Title	English
April	4/1/2025	RESIDENT		Office Information	English
April	4/9/2025	RESIDENT	GOLDEN WHEEL PARK	Mobilehome HCD Title	Spanish
April	4/18/2025	TENANT	WESTERN MANUFACTURED HOUSING COMMUNITY	Rights;Mobilehome Residency Law Violation	Spanish
April	4/21/2025	RESIDENT	SILICON VALLEY VILLAGE MOBILEHOME PARK	Allowable Rent Increase	English
April	4/21/2025	Mobilehome Park Owner	SILICON VALLEY VILLAGE MOBILEHOME PARK	Allowable Rent Increase	English
April	4/28/2025	RESIDENT	WHISPERING HILLS MOBILEHOME PARK	Eviction	English
April	4/28/2025	City Staff	WESTERN MANUFACTURED HOUSING COMMUNITY	Allowable Rent Increase	Spanish
May	5/9/2025	RESIDENT		Office Information	English
May	5/15/2025	RESIDENT		Referral Advice	English
May	5/16/2025		HOMETOWN EASTRIDGE ESTATES	Discrimination	English
May	5/19/2025	City Staff	SAN JOSE TRAILER PARK	Mobilehome Eviction;Mobilehome Residency Law Violation	English
June	6/2/2025	RESIDENT		Referral Advice;Mobilehome Residency Law Violation	English

June	6/9/2025	ATTORNEY	CASA ALONDRA MOBILEHOME PARK	Petition/Hearing	English
June	6/9/2025		CASA ALONDRA MOBILEHOME PARK	Petition/Hearing	English
June	6/13/2025	City Staff	CASA ALONDRA MOBILEHOME PARK	Petition/Hearing	English
June	6/13/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Allowable Rent Increase	English
June	6/13/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Allowable Rent Increase	English
June	6/13/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Allowable Rent Increase;Petition/Hearing	English
June	6/13/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Allowable Rent Increase	English
June	6/13/2025	City Staff	CASA ALONDRA MOBILEHOME PARK	Petition/Hearing	English
June	6/13/2025	City Staff	CASA ALONDRA MOBILEHOME PARK	Petition/Hearing	English
June	6/16/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Petition/Hearing	English
June	6/16/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Allowable Rent Increase;Petition/Hearing	English
June	6/17/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Allowable Rent Increase;Petition/Hearing	English
June	6/17/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Petition/Hearing	VIETNAMESE
June	6/17/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Petition/Hearing;Office Information	English
June	6/17/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Allowable Rent Increase;Office Information	English
June	6/18/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Office Information	English
June	6/18/2025		CASA ALONDRA MOBILEHOME	Allowable Rent	English

			PARK	Increase;Petition/Hearing;Rights	
June	6/20/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Petition/Hearing	English
June	6/20/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Allowable Rent Increase;Petition/Hearing	English
June	6/20/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Petition/Hearing	English
June	6/20/2025	RESIDENT	CASA DEL LAGO	Eviction	Spanish
June	6/23/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Allowable Rent Increase	English
June	6/25/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Allowable Rent Increase;Petition/Hearing	English

MOBILEHOME CALL LOG REPORT Q1 & Q2 FY 2025-26 (July 1 – Dec 31, 2025)

Log Date	Service Requestor	Park Name	Topic
6/24/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
6/30/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
6/30/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
6/30/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/1/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/1/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/6/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/8/2025	ATTORNEY	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/8/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/8/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/10/2025	RESIDENT	Unavailable	Mobilehome HCD Title (MH)
7/10/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/10/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/10/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/11/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/16/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/16/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/17/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/22/2025	TENANT	Unavailable	Mobilehome Residency Law Violation (MH)
7/24/2025	RESIDENT	TRAILER TERRACE	Mobilehome Fee (MH)
7/25/2025	RESIDENT	TRAILER TERRACE	Mobilehome Eviction (MH)
7/25/2025	RESIDENT	SILICON VALLEY VILLAGE MOBILEHOME PARK	Mobilehome Fee (MH)
7/25/2025	RESIDENT	SILICON VALLEY VILLAGE MOBILEHOME PARK	Mobilehome Ordinances (MH)
7/29/2025	RESIDENT	SILICON VALLEY VILLAGE MOBILEHOME PARK	Mobilehome Ordinances (MH)
7/29/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/29/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/29/2025	RESIDENT	FOOTHILLS MOBILELODGE	Mobilehome Ordinances (MH)
7/30/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
7/31/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
8/4/2025	RESIDENT	RIVERBEND MOBILEHOME PARK	Mobilehome Ordinances (MH)
8/5/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
8/5/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
8/6/2025	Real Estate Professional	PEPPERTREE MOBILEHOME ESTATES	Mobilehome Ordinances (MH)
8/7/2025	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
8/8/2025	RESIDENT	PEPPERTREE MOBILEHOME ESTATES	Mobilehome Ordinances (MH)

<b>8/8/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>8/10/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>8/11/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>8/11/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>8/13/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>8/21/2025</b>	RESIDENT	Unavailable	Mobilehome Ordinances (MH)
<b>8/22/2026</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>8/22/2026</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>8/24/2026</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>8/25/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>8/28/2025</b>	RESIDENT	Unavailable	Mobilehome State Inspection (MH)
<b>9/2/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/2/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/9/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/9/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/17/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/19/2025</b>	OTHER	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/19/2025</b>	--None--	Unavailable	Mobilehome Eviction (MH)
<b>9/22/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/23/2025</b>	RESIDENT	Unavailable	Mobilehome Eviction (MH)
<b>9/23/2025</b>	RESIDENT	FOOTHILLS MOBILELODGE	Mobilehome Ordinances (MH)
<b>9/23/2025</b>	RESIDENT	FOOTHILLS MOBILELODGE	Mobilehome Ordinances (MH)
<b>9/23/2025</b>	RESIDENT	RIVERBEND MOBILEHOME PARK	Mobilehome Eviction (MH)
<b>9/24/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/24/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/25/2025</b>	OTHER	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/25/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/26/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>9/28/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>10/2/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>10/5/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>10/10/2025</b>	OTHER	n/a	Mobilehome Ordinances (MH)
<b>10/14/2025</b>	RESIDENT	SUNSET MOBILE MANOR	Mobilehome Ordinances (MH)
<b>10/14/2025</b>	Mobilehome Park Owner	SUNSET MOBILE MANOR	Mobilehome Ordinances (MH)
<b>10/14/2025</b>	Mobilehome Park Owner	SUNSET MOBILE MANOR	Mobilehome Ordinances (MH)
<b>10/14/2025</b>	Mobilehome Park Owner	SUNSET MOBILE MANOR	Mobilehome Ordinances (MH)
<b>10/17/2025</b>	RESIDENT	TRAILER-TEL MOBILE MANOR	Mobilehome Eviction (MH)
<b>10/17/2025</b>	RESIDENT	OAKCREST ESTATES MOBILEHOME PARK	Mobilehome Ordinances (MH)

<b>10/24/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>10/27/2025</b>	RESIDENT	FOOTHILLS MOBILELODGE	Mobilehome Fee (MH)
<b>10/31/2025</b>	Mobilehome Park Manager	Unavailable	Mobilehome Ordinances (MH)
<b>10/31/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>11/5/2025</b>	RESIDENT	TOWN & COUNTRY MOBILE VILLAGE	Mobilehome Eviction (MH)
<b>11/5/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>11/10/2025</b>	RESIDENT	TRAILER-TEL MOBILE MANOR	Mobilehome Ordinances (MH)
<b>11/10/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Open Petition (MH)
<b>11/17/2025</b>	RESIDENT	FOOTHILLS MOBILELODGE	Mobilehome Fee (MH)
<b>11/20/2025</b>	RESIDENT	FOOTHILLS MOBILELODGE	Mobilehome Ordinances (MH)
<b>11/25/2025</b>	RESIDENT	FOOTHILLS MOBILELODGE	Mobilehome State Inspection (MH)
<b>11/26/2025</b>	RESIDENT	CASA DEL LAGO	Mobilehome Ordinances (MH)
<b>11/26/2025</b>	RESIDENT	CASA DEL LAGO	Mobilehome Eviction (MH)
<b>11/26/2025</b>	RESIDENT	CASA ALONDRA MOBILEHOME PARK	Mobilehome Ordinances (MH)

**ATTACHMENT B**

**(Notice re: Petition and Hearing Officer Decision Summary for Casa Alondra Mobilehome Park Fair Return Petition)**

# NOTICE OF SECOND CORRECTED HEARING OFFICER DECISION ON MOBILEHOME PARK OWNER FAIR RETURN PETITION

**DATE:** 11/13/2025    **CASE NO.:** 000014    **MOBILEHOME PARK:** CASA ALONDRA MOBILEHOME PARK

**PURPOSE:** The purpose of this form is to notify all parties of the **second corrected** hearing decision issued by the Hearing Office regarding the petition filed by the park owner for the above listed property.

## CASE SUMMARY:

- June 26, 2025 - Fair Return Petition filed with the Rent Stabilization Program
- August 15, 2025 - Pre-hearing was held via Zoom
- August 25, 2025 - Hearing #1 held via Zoom
- September 9, 2025 - Hearing #2 held via Zoom
- September 22, 2025 - Hearing #3 held via Zoom
- September 29, 2025 – Hearing Record Officially Closed
- October 21, 2025 – Hearing Officer Decision Issued to the Rent Stabilization Program
- October 27, 2025 – Corrected Hearing Officer Decision Issued to the Rent Stabilization Program
- November 5, 2025 – Park Owner’s Request to Correct Mathematic or Clerical Inaccuracies (SJMC 17.22.850)
- November 10, 2025 – Resident Response to Claims of Mathematical or Clerical Inaccuracies
- November 13, 2025 – Second Corrected Hearing Officer Decision Issued to the Rent Stabilization Program

## Hearing Outcome & Summary

After reviewing the petition, its supporting documents, submissions by Residents and testimony provided by the parties, the Hearing Officer concluded the following:

1. The Park Owner is not receiving the required Net Operating Income (NOI) to be receiving a fair return under the Ordinance. Accordingly, the park owner’s request for a rent increase beyond the limits established by the Mobilehome Rent Ordinance sections 17.22.155 and 17.22.450 was **GRANTED**.
2. The Hearing Officer determined that the residents did not meet their burden of proof that their claims amounted to a reduction in service that would support a rent reduction.
3. The Park Owner proposed a \$335.02 permanent rent increase, which amounted to a monthly permanent rent increase of \$319.79 and a temporary rent increase of \$15.23 based on a 10-year amortization schedule. The Hearing Officer made adjustments to the park owner’s submissions and calculated increase and pass-through amounts as follows:
  - **Permanent rent increase:** \$127.73 per space, per month
  - **Temporary rent increase for Capital Improvements:** \$15.23 per space, per month, for ten (10) years
  - **Temporary rent increase for Allowable Legal Expenses:** \$2.03 per space, per month, for ten (10) years
  - **TOTAL Granted Rent Increase = \$144.99 starting October 1, 2025**
4. The permanent rent increase of \$127.73 does not include the Maximum Allowable Percentage Increase effective October 1, 2025. (SJMC Section 17.22.155.)

*(continue to page 2)*

5. The arrears for the two months increase prior to December 1, 2025 is \$289.98 (\$144.99 x 2 months). The mobilehome residents must pay the retroactive amount in three installments, beginning on December 1, 2025, as follows:

- a. December 2025: \$96.66
- b. January 2026: \$86.66
- c. February 2026: \$96.66  
(\$289.98 divided by 3 months.)

Example of the total rent increase December 2025 – March 2026:

	Dec-25	Jan-26	Feb-26	Mar-26
Permanent Rent Increase Amount	127.73	127.73	127.73	127.73
Capital Improvement Pass-Through (10 years)	15.23	15.23	15.23	15.23
Legal Services Pass-Through (10 Years)	2.03	2.03	2.03	2.03
Arrearages for October and November 2025 (3 installments)	96.66	96.66	96.66	<del>96.66</del>
<b>Total Rent Increase Each Month:</b>	<b>241.65</b>	<b>241.65</b>	<b>241.65</b>	<b>144.99</b>

*If any of the above information conflicts with what is in the Second Corrected Decision dated November 13, 2025, the information in the Decision controls.*

**NOTE:** Per SJMC 17.22.850 “...Upon refileing of the statement, the (Hearing Officer) decision shall be final and binding on the parties.”

**Please contact our program if you have any questions at 408-975-4480**

# THÔNG BÁO QUYẾT ĐỊNH THỨ HAI CỦA CÁN BỘ ĐIỀU TRẦN ĐÃ ĐƯỢC SỬA ĐỔI VỀ ĐƠN KIẾN TRẢ LẠI CÔNG BẰNG CỦA CHỦ SỞ HỮU CÔNG VIÊN NHÀ DI ĐỘNG

NGÀY: 11/13/2025

CASE NO.:000014

MOBILEHOME PARK: Casa Alondra Mobilehome Park

**MỤC ĐÍCH:** Mục đích của mẫu đơn này là thông báo cho các bên về quyết định đã được sửa đổi thứ hai do Cán bộ điều trần xác định đối với đơn thỉnh cầu của chủ sở hữu công viên của nhà di động ở trên.

## TÓM TẮT VỤ ÁN:

- Ngày 26 tháng 6 năm 2025 - Đơn xin hoàn trả công bằng được nộp cho Chương trình ổn định tiền thuê nhà
- Ngày 15 tháng 8 năm 2025 - Phiên điều trần sơ bộ được tổ chức qua Zoom
- Ngày 25 tháng 8 năm 2025 - Phiên điều trần số 1 được tổ chức qua Zoom
- Ngày 9 tháng 9 năm 2025 - Phiên điều trần số 2 được tổ chức qua Zoom
- Ngày 22 tháng 9 năm 2025 - Phiên điều trần số 3 được tổ chức qua Zoom
- Ngày 29 tháng 9 năm 2025 - Hồ sơ phiên điều trần chính thức được đóng
- Ngày 21 tháng 10 năm 2025 - Quyết định của Cán bộ Điều trần về Chương trình ổn định tiền thuê nhà được ban hành
- Ngày 27 tháng 10 năm 2025 – Quyết định sửa đổi từ Viên chức điều trần đã được ban hành cho Chương trình ổn định tiền thuê nhà.
- Ngày 5 tháng 11 năm 2025 – Yêu cầu của Chủ Sở Hữu Công Viên về việc Sửa lỗi Toán hoặc hành chính không chính xác. (SJMC 17.22.850)
- Ngày 10 tháng 11 năm 2025 – Cư dân trả lời đối với khiếu nại của Chủ Sở Hữu Công Viên về việc Sửa lỗi Toán hoặc hành chính không chính xác.
- Ngày 13 tháng 11 năm 2025 – Quyết định sửa đổi thứ hai từ Viên chức điều trần đã được ban hành cho Chương trình ổn định tiền thuê nhà.

## Quyết Định & Mô Tả

Sau khi xem xét đơn kiến nghị, các tài liệu hỗ trợ, ý kiến của Cư dân và lời khai của các bên, Cán Bộ Điều Trần đã kết luận như sau:

- Chủ sở hữu công viên của nhà di động không nhận được Thu nhập Hoạt động Ròng (NOI) theo yêu cầu để đạt được lợi nhuận hợp lý theo Pháp lệnh. Theo đó, yêu cầu của chủ sở hữu công viên về việc tăng tiền thuê vượt quá giới hạn được thiết lập theo các điều 17.22.155 và 17.22.450 của Sắc lệnh Thuê Nhà di động đã được **CHẤP THUẬN**.
- Cán Bộ Điều Trần đã xác định rằng cư dân không chứng minh được rằng khiếu nại của họ liên quan đến việc giảm dịch vụ để có thể được giảm tiền thuê nhà.
- Chủ sở hữu công viên đề xuất tăng tiền thuê cố định thêm \$335.02, tương đương với mức tăng tiền thuê cố định hàng tháng là \$319.79 và mức tăng tiền thuê tạm thời là \$15.23 dựa trên lịch trình khấu hao 10

năm. Cán Bộ Điều Trần đã điều chỉnh các văn bản trình bày của chủ sở hữu công viên và tính toán số tiền tăng và số tiền chuyển nhượng như sau:

- Tăng tiền thuê cố định: \$127.73 mỗi chỗ, mỗi tháng
  - Tăng tiền thuê tạm thời cho Cải Thiện Vốn: \$15.23 cho mỗi chỗ, mỗi tháng, trong mười (10) năm
  - Tăng tiền thuê tạm thời cho Chi Phí Pháp Lý Được Phép: \$2.32 cho mỗi chỗ, mỗi tháng, trong mười (10) năm
  - **TỔNG CỘNG SỐ TIỀN THUÊ ĐƯỢC PHÉP TĂNG = \$144.99 bắt đầu từ ngày 1 tháng 10 năm 2025**
- Sự tăng giá thuê cố định \$116.82 không bao gồm Tỷ lệ Tăng Tối đa Cho Phép có hiệu lực từ ngày 1 tháng 10 năm 2025. (SJMC Section 17.22.155.)
  - Số tiền nợ quá hạn trong hai tháng tăng trước ngày 1 tháng 12 năm 2025 là \$289.98 (\$144.99 x 2 tháng). Cư dân nhà di động phải trả số tiền trả ngược này thành ba đợt, bắt đầu từ ngày 1 tháng 12 năm 2025, như sau:
    - Tháng 12 năm 2025: \$96.66
    - Tháng 1 năm 2026: \$96.66
    - Tháng 2 năm 2026: \$96.66 (\$289.98 chia cho 3 tháng.)

Ví dụ về tổng mức tăng tiền thuê nhà từ tháng 12 năm 2025 - tháng 3 năm 2026:

	<b>Dec-25</b>	<b>Jan-26</b>	<b>Feb-26</b>	<b>Mar-26</b>
Số tiền tăng tiền thuê cố định	127.73	127.73	127.73	127.73
Chuyển tiếp cải thiện vốn (10 năm)	15.23	15.23	15.23	15.23
Dịch vụ pháp lý chuyển tiếp (10 năm)	2.32	2.32	2.32	2.32
Nợ đọng tháng 10 và tháng 11 năm 2025 (3 đợt)	96.66	96.66	96.66	
<b>Tổng tiền thuê tăng mỗi tháng:</b>	<b>241.65</b>	<b>241.65</b>	<b>241.65</b>	<b>144.99</b>

Nếu bất kỳ thông tin nào ở bên trên mâu thuẫn với nội dung trong Quyết định Thứ Hai ngày 21 tháng 10 năm 2025, thông tin trong Quyết định sẽ được ưu tiên áp dụng.

LƯU Ý: Theo SJMC 17.22.850 "...Sau khi nộp lại bản khai, quyết định của (Cán bộ điều trần) sẽ là quyết định cuối cùng và có tính ràng buộc đối với các bên."

**Vui lòng liên hệ với chương trình của chúng tôi nếu bạn có bất kỳ câu hỏi nào tại 408-975-4480**

# AVISO DE SEGUNDA DECISIÓN CORREGIDA DEL OFICIAL DE AUDIENCIA SOBRE LA PETICIÓN DE DEVOLUCIÓN JUSTA DEL PROPIETARIO DEL PARQUE DE CASAS MÓVILES

FECHA: 11/13/2025 N° DE CASO: 000014 PARQUE DE CASAS MÓVILES: CASA ALONDRA MOBILEHOME PARK

**PROPÓSITO:** El propósito de este formulario es para notificar a todas las partes de la segunda decisión corregida por el oficial de audiencias en relación con la solicitud presentada por el propietario del parque para la propiedad mencionada.

## RESUMEN DEL CASO:

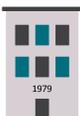
- 25 de junio del 2025 - Petición de Devolución Justa presentada ante el Programa de Estabilización de Alquileres
- 15 de agosto del 2025 - La audiencia previa se llevó a cabo a través de Zoom
- 25 de agosto del 2025 - Audiencia #1 realizada a través de Zoom
- 9 de septiembre del 2025- Audiencia #2 realizada a través de Zoom
- 22 de septiembre del 2025- Audiencia #3 realizada vía Zoom
- 29 de septiembre del 2025– Registro de audiencia cerrado
- 21 de octubre del 2025– Decisión del Oficial de Audiencias enviada al Programa de Estabilización de Alquileres
- 27 de octubre del 2025- Decisión corregida del Oficial de Audiencia enviada al programa de Estabilización de Alquileres
- 5 de noviembre del 2025- Solicitud del Propietario del parque para corregir una falta de exactitud Matemática o clerical (Sección SJMC 17.22.850)
- 10 de noviembre del 2025- Respuesta de los residentes acerca del reclamo de la falta de exactitud Matemática o clerical
- 13 de noviembre del 2025- Segunda decisión corregida del oficial de Audiencias emitida al programa de Estabilización de Alquileres

## Resultado de la audiencia y descripción

Tras revisar la petición, la documentación de apoyo, las presentaciones de los residentes y el testimonio de ambas partes, el Oficial de Audiencias concluyó lo siguiente:

1. El propietario del parque no está recibiendo los Ingresos Operativos Netos (NOI) requeridos para obtener un retorno justo según la Ordenanza. Por consiguiente, se le concedió la solicitud del propietario del parque de un aumento de la renta que exceda los límites establecidos en las secciones 17.22.155 y 17.22.450 de la Ordenanza de Alquiler de Casas Móviles.
2. El oficial de audiencias determinó que los residentes no cumplieron con comprobar de que sus reclamaciones representaban una reducción del servicio que justificara una reducción de la renta.
3. El propietario del parque propuso un aumento permanente de la renta de \$335.02, lo cual equivale a un aumento permanente mensual de la renta de \$319.79 y un aumento temporal de renta de \$15.23, basado a un plan de amortización de 10 años. El Oficial de Audiencias ajustó las presentaciones del propietario del parque y calculó los montos de aumento y transferencia de la siguiente manera:

*(continuar a página 2)*



San José Housing Department • Rent Stabilization Program

200 E. Santa Clara St. 12th Floor,

San José, CA 95113

408-975-4480

[sjhousing.org/rent](http://sjhousing.org/rent) • [RSP@sanjoseca.gov](mailto:RSP@sanjoseca.gov)

## Resultado de la audiencia y descripción

- a) **Aumento permanente de la renta:** \$127.73 por espacio, por mes
  - b) **Aumento temporal de la renta por mejoras de capital:** \$15.23 por espacio, por mes, durante diez (10) años
  - c) **Aumento temporal de la renta por gastos legales permitidos:** \$2.32 por espacio, por mes, durante diez (10) años
  - d) Aumento TOTAL de la Renta Concedida = **\$144.99 a partir del 1 de octubre del 2025**
4. El aumento permanente de renta de \$127.73 no incluye el aumento porcentual máximo permitido a partir del 1 de octubre del 2025 (Sección 17.22.155 de SJMC)
5. El atraso por el aumento de dos meses antes del 1 de diciembre de 2025 es de \$289.98 (\$144.99 x 2 meses). Los residentes de la casa móvil deben pagar el monto retroactivo en tres plazos, a partir del 1 de diciembre del 2025, de la siguiente manera:
- a) Diciembre de 2025: \$96.66
  - b) Enero de 2026: \$86.66
  - c) Febrero de 2026: \$96.66  
(\$289.96 dividido por 3 meses)

Ejemplo del aumento total del ingreso de renta diciembre 2025 – marzo 2026:

	Dic-25	Ene-26	Feb-26	Mar-26
Aumento permanente de la renta	127.73	127.73	127.73	127.73
Transferencia de mejoras de capital (10 años)	15.23	15.23	15.23	15.23
Transferencia de servicios legales (10 años)	2.03	2.03	2.03	2.03
Atrasos de octubre y noviembre de 2025 (3 cuotas de pago)	96.66	96.66	96.66	
<b>Aumento total del ingreso de renta de cada mes</b>	<b>241.65</b>	<b>241.65</b>	<b>241.65</b>	<b>144.99</b>

*Si alguna de la información anterior entra en conflicto con lo que figura en la segunda Decisión corregida del 13 de noviembre del 2025, la información de la Decisión prevalece.*

**NOTA:** Según SJMC 17.22.850 "...Una vez presentada nuevamente la declaración, la decisión del (Oficial de Audiencia) será definitiva y vinculante para las partes."

**Comuníquese con nuestro programa si tiene alguna pregunta al 408-975-4480**

## Mobilehome Rent Ordinance Updates Community Outreach Plan 2026

### Purpose

City Council directed staff at the January 27, 2026, meeting with the following motion:

*“...defer proposed changes to the Mobilehome Rent Ordinance and cross-reference the item to the full City Council in Fall 2026; direct the City Manager’s office to engage in joint meetings with park owners and residents to develop a collaborative agreement, mutually beneficial to all involved; include an analysis on the effect of the 10% partial vacancy decontrol on the value of mobile homes when the item returns; direct the City Manager to implement an outreach campaign; and direct the City Manager to explore alternative options to increase revenue for mobile home parks.”*

The Housing Department will provide clear, accurate information regarding updates to the Mobilehomes Rent Ordinance and ensure meaningful engagement from both mobilehome residents and park owners/operators. The outreach effort is designed to promote transparency, gather input, and support equitable participation in the decision-making process.

### Outreach Goals

- Inform residents and park owners about the proposed policy updates and potential impacts.
- Provide accessible opportunities for questions and feedback.
- Ensure participation from historically underrepresented residents- including (but not limited to) seniors, limited-English households, and fixed-income households.
- Identify implementation considerations and stakeholder concerns in the process.

### Key Audiences

- Mobilehome residents and resident associations
- Park owners and park managers/operators
- Community-based organizations and partners

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### Outreach Strategies

#### 1. Direct Engagement

- On-site informational meetings at mobilehome parks (evening/weekend options)
- Dedicated briefing session for park owners/operators
- Small-group listening sessions and stakeholder meetings with residents
- Community Office hours held in English, Spanish, and Vietnamese

#### 2. Written & Digital Communications

- Postcard mail notices to residents and park owners
- Promote use of [mobilehomes@sanjoseca.gov](mailto:mobilehomes@sanjoseca.gov) for feedback, questions, and information
- Multilingual fact sheets and FAQs

## **Mobilehome Rent Ordinance Updates Community Outreach Plan 2026**

- Department webpage with updates and contact information
- Email distribution through the department list and, where possible, resident associations and owner networks
- Radio spots in Vietnamese and Spanish language channels

### **3. Accessibility & Language Access**

- Translation of materials into key languages based on community demographics
- Interpretation services at public meetings
- ADA-accessible meeting locations
- Anonymous options for submitting questions or comments

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### **Follow-up**

#### **Feedback & Documentation**

- Collection of written and verbal comments
- Online multilingual survey
- Summary of themes and key concerns
- Public reporting of outreach outcomes and next steps

#### **Evaluation Metrics**

- Number of parks and residents engaged
- Meeting attendance and survey responses
- Online engagement
- Language access services provided
- Diversity of participants reached

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### **Timeline**

#### **SPRING**

- 3/12/26 HCDC Outreach Plan feedback/review
- Multilingual Social Media posts, radio spots
- Community Office Hours
- 5/14/26 – Virtual Community Meeting on City Rent Stabilization Programs

#### **SUMMER**

- Feedback Survey to launch, collection through the early Fall
- Multilingual postcard sent to all mobilehome residents, park owners/managers
- Community Office Hours
- Distribution of materials across City buildings, public facilities (community centers, libraries, etc.)

**Mobilehome Rent Ordinance Updates  
Community Outreach Plan 2026**

- Multilingual community emails, updates
- Multilingual Social Media posts, radio spots
- On-site mobilehome park community meetings
- Community meetings to be held at community centers and/or libraries
- Focus groups, small group feedback, stakeholder meetings

**FALL**

- Community Office Hours
- Multilingual community emails, updates
- Multilingual postcard sent to all mobilehome residents, park owners/managers
- Multilingual Social Media posts, radio spots
- HCDC presentation for feedback and review
- Return to City Council

**DRAFT SURVEY ON PROPOSED AMENDMENTS TO MRO**  
(March 2026)

1. Are you a [Choose One]:
  - a. Mobilehome resident (own your mobilehome)
  - b. Mobilehome tenant (rent the mobilehome you reside in from a person or park owner)
  - c. Mobilehome Park Owner
  - d. Mobilehome Park Manager
  - e. Other
    - i. Please specify (e.g. realtor, advocate, etc.): \_\_\_\_\_

2. What mobilehome park do you reside in or manage? [If you manage or own multiple parks, put "multiple"]  
\_\_\_\_\_

3. The proposed amendments include a rent registry for mobilehome parks that park owners will fill out annually or when there is a change in ownership of a mobilehome or mobilehome park. Data collected would include rents charged, exemptions, whether mobilehome is owned or rented, and transfers of ownership, but no personally identifiable information of the mobilehome residents.

Are you in favor of a rent registry for mobilehome parks [Choose One]?

- a. Yes
  - b. No
    - i. If no, what are your concerns? \_\_\_\_\_
  - c. Unsure
    - i. If unsure, what are your questions or concerns? \_\_\_\_\_
4. The proposed amendments would establish a resident petition process for residents to resolve disputes concerning rent increases or rent amounts through a mediation and/or hearing process. Any hearing officer decision or mediated agreement would be binding and enforceable.

Do you support establishing a resident petition process [Choose One]?

- a. Yes
  - b. No
    - i. If no, what are your concerns? \_\_\_\_\_
  - c. Unsure
    - i. If unsure, what are your questions or concerns? \_\_\_\_\_
5. Currently, when a Hearing Officer issues a decision on a park owners petition for fair return (rent increase), the only recourse residents and owners have to challenge a decision is by filing a lawsuit in Superior Court. A Court challenge is a costly and time-consuming process. The proposed amendments would establish an appeal process for park owner fair return petition decisions and resident petition decisions. Any party the petition could appeal any part of the

Hearing Officer decision to the Director who could (a) uphold the decision or (b) order the appealed portion be reconsidered. The upheld decision or reconsidered decision after appeal could still be challenged through a lawsuit in Superior Court.

Do you support establishing an appeal process for petition decisions [Choose One]?

- a. Yes
  - b. No
    - i. If no, what are your concerns? \_\_\_\_\_
  - c. Unsure
    - i. If unsure, what are your questions or concerns? \_\_\_\_\_
6. The proposed amendments would allow a one-time rent increase up to 10% when a mobilehome owner sells their mobilehome to a new owner. This increase would only be allowed when there is (a) a new owner of the mobilehome who (b) newly occupies the mobilehome. The 10% one-time increase will not apply to estate transfers to family members who reside in the mobilehome. After the one-time increase, rent may only be increased annually pursuant to the MRO, which is typically 3%. Allowable rent increases for current residents will not change and will remain subject to MRO annual limits.

Do you support allowing a one-time rent increase up to 10% when a mobilehome is transferred to a new owner [Choose One]?

- a. Yes
- b. Maybe, but with a change or some exception
  - i. If maybe, what change or exception would you propose? \_\_\_\_\_
- c. No
  - i. If no, what are your concerns? \_\_\_\_\_

#### Considerations

- Add demographic data? Required or optional?
  - Age
  - Race
  - Work status – employed (full or part-time), retired, unemployed, on disability, etc.
  - Education attainment
- Survey will be translated into Spanish and Vietnamese
- Report will include tally of surveys completed by language



# Memorandum

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**TO:** HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

**FROM:** Erik L. Soliván

**DATE:** March 5, 2026

**SUBJECT: MEASURE E REAL PROPERTY TRANSFER TAX REVENUE ANNUAL EXPENDITURE REPORT FOR FISCAL YEAR 2024-2025**

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## **RECOMMENDATION**

Review and provide possible feedback to staff regarding the Fiscal Year 2024-2025 report on expenditures of Measure E funds.

## **SUMMARY AND OUTCOME**

In alignment with the Mayor's March Budget Message for FY 2024–2025, the City Manager's Office revised the allocation percentages in Section 22 to expand sheltering and supportive services for unhoused residents, particularly those living along waterways, and to address additional programmatic needs described in this report. The FY 2024–2025 Measure E Spending Plan outlined the actions, programs, and projects funded during the fiscal year, and this report reviews their implementation and outcomes. As the Measure E Oversight Committee, the Housing and Community Development Commission will review these FY 2024–2025 activities and may provide possible feedback to the City Council.

## **ANALYSIS**

### ***Revenue and Expenditures Overview***

Measure E generated \$47,676,778 in tax revenue in FY 2024-2025. In addition, prior-year balances and interest earnings were available to support program activities. During the fiscal year, \$32,825,234 was expended during the fiscal year, and \$ 23,931,603 was encumbered and committed toward future housing development projects.

### ***Report on Measure E Fund Expenditures and Outcomes***

This section summarizes the allocation and use of Measure E funds during FY 2024–2025 and outlines the outcomes associated with each spending category. It provides

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the basis for evaluating how Measure E resources advanced the City’s housing and homelessness response objectives during the fiscal year. Expenditures were directed to the following approved categories:

- Production and Preservation of Housing
- Homelessness Response and Support Programs
- Administration

**Table 1** summarizes Measure E fund expenditures and associated outcomes for FY 2024-2025.

**Table 1: Measure E Expenditures and Outcomes, FY 2024-2025**

	Measure E 2024-2025 Adopted Budget Spending Priorities						
	Distribution of Uncommitted Funds		Distribution of Funds for 2024-2025		Total Proposed Plan for 2024-2025	Add / Deduct and Rollover Funds	Expended in 2024-2025
Production and Preservation of Housing							
<b>Housing for Extremely Low-Income Households</b>	\$74,447,924	58%	\$5,830,000	12%	\$80,277,924		\$5,225,162
Extremely Low-Income Households Reserve	\$27,788,924		\$5,830,000			\$ (2,182,163)	
Project HomeKey 2.0	\$17,969,000					\$ (3,483,520)	\$5,225,162
Measure E - SureStay Hotel Repairs (40% ELI)	\$4,000,000						
Measure E - 40% Extremely Low-Income Households	\$24,190,000					\$ 5,429,800	
Measure E - Non-Profit Agency (40% ELI)	\$500,000						
<b>Housing for Low-Income Households</b>	\$34,210,040	27%	\$5,170,000	11%	\$39,380,040		
Measure E - 30% Low-Income Households Reserve (Use)	\$19,380,040		\$5,170,000			\$224,878	

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Measure E - 30% Low-Income Households	\$14,330,000					\$ 22,387,865	
Measure E - Non-Profit Agency (30% LI)	\$500,000						
<b>Housing for Moderate-Income Households</b>	\$7,417,034	6%		0%	\$7,417,034		\$1,408,879
Measure E - 5% Moderate-Income Households Reserve (Use)	\$6,917,034					\$ (6,420,457)	
Measure E - 5% Moderate-Income Households						\$ 6,457,937	\$1,408,879
Measure E - Non-Profit Agency (5% MI)	\$500,000						
	<b>Homelessness Response and Support Programs</b>						
<b>Homelessness Prevention</b>	\$6,679,599	5%	\$4,750,000	10%	\$11,429,599		\$ 5,952,885
Measure E - 10% Homeless Prevention and Rental Assistance Reserve (Use)	\$1,524,599		\$4,750,000			\$ (3,845,041)	
Eviction Prevention and Diversion							
Homeless Legal Service	\$575,000					\$ (200,000)	
Homeless Rental Assistance	\$2,000,000				\$2,000,000	\$4,500,419	\$5,952,885
Guadalupe River Park Housing Support	\$2,580,000					\$ (2,580,000)	
<b>Homeless Support Programs Shelter Construction and Operations</b>	\$5,467,083	4%	\$31,750,000	67%	\$37,217,083		\$13,529,891
Measure E - 15% Homeless Support Programs Reserve (Use)	\$1,656,073		\$2,425,000		\$4,081,073	\$ (4,013,208)	

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Measure E - Interim Housing Maintenance Reserve (15% HSP) (Use)	\$2,500,000				\$2,500,000	\$ (250,000)	
Supportive Services (OWL)	\$311,010				\$311,010		\$216,315
Supportive Services (CARE Coordination Program)	\$1,000,000				\$1,000,000		\$500,000
Lived in Vehicle Safe Parking (15% HSP)			\$1,000,000		\$1,000,000		
Interim Housing Construction and Operations (15% HSP)			\$8,000,000		\$8,000,000	\$ (5,281,496)	\$2,410,851
Interim Housing - Cherry						\$7,000,000	\$2,105,770
Interim Housing Construction & Operations – SureStay			\$3,000,000		\$3,000,000	\$554,593	\$2,272,533
Measure E - Supportive Parking Site Berryessa Road (15% HSP)			\$1,700,000		\$1,700,000		\$1,434,723
Outreach, Sanitation and Other Supportive Services			\$3,600,000		\$3,600,000	\$600,000	\$ 1,164,181
City Outreach Team (Reactive)			\$600,000		\$600,000	\$ (600,000)	
Safe or Alternative Sleeping Sites			\$10,000,000		\$10,000,000		\$2,039,798
Recreational Vehicle Pollution Prevention Program			\$1,425,000		\$1,425,000		\$1,385,720
Homeless Response and Outreach Contractual Services							

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	Administration					
<b>Administration 5% Measure E Cap</b>		0%	\$2,500,000	5%	\$2,500,000	\$2,488,440
Program Administration			\$2,500,000		\$2,500,000	\$2,488,440
<b>Total: Measure E</b>	<b>\$128,221,680</b>		<b>\$50,000,000</b>		<b>\$178,221,680</b>	<b>\$28,605,257</b>
<b>Administration – Interest Earnings (Outside Measure E 5% Cap)</b>	\$3,229,153		\$4,043,944			\$4,219,977
Homelessness Coordination Staffing (City Manager’s Office)	\$1,110,000		\$572,972		\$1,682,972	\$ (23,155)
Homeless Response Staffing (Housing Department)	\$1,660,000		\$750,526		\$2,410,526	\$ (562,038)
Interim Housing Maintenance Staff & Contractual Services (PW)	(\$1,103,847)		\$1,874,850		\$771,003	\$1,285,372
Interim Shelter Identification & Development Staffing (PW)	\$1,003,000		\$584,080		\$1,587,080	\$87,930
Homeless Response and Outreach Staffing (Trauma-Informed Specialists)	\$560,000		\$261,516		\$821,516	\$6,004
<b>Total Measure E Total + Interest Earnings</b>	<b>\$131,450,833</b>		<b>\$54,043,944</b>		<b>\$185,494,777</b>	<b>\$32,825,234</b>

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The following section provides additional detail on expenditures and outcomes from the prior fiscal year.

### ***Production and Preservation of Housing:***

The City made substantial investments in the development of affordable housing projects in recent years and is now prioritizing the optimization of supportive services and the achievement of long-term cost efficiencies. For **Extremely Low-Income (40%)** households, no funds were expended during the fiscal year; however, funds were committed from other funding sources toward the development of housing for extremely low-income households. For **Low-Income (30%)** households, no funds were expended during the fiscal year; however, funds were committed from other funding sources toward the development of housing for low-income households. For **Moderate-Income (5%)** households, projects like Dry Creek Crossing (63 units, 100% complete) offer 100% affordable homes. Funds were also expended toward the acquisition of land at 699 McEvoy which, in future years will be offered through a request for proposals for the development of affordable housing.

The City of San José operates several housing-focused interim housing programs through the Homekey Initiative, which provides noncongregate shelter and onsite supportive services for individuals experiencing unsheltered homelessness. The **Arena Hotel**, an adult-only program with 89 private units, began operations on August 28, 2023. During FY 2024–2025, it provided interim housing for 155 individuals, 30 percent of whom exited to positive housing destinations. Many participants also secured benefits such as Medicare, Medicaid, and SNAP. The **Pacific Motor Inn** opened on September 30, 2024, and offers 72 units of noncongregate shelter for adults awaiting permanent housing opportunities; it served 125 participants during FY 2024–2025. **Homekey Branham Lane** began operations in February 2025, providing 168 units of noncongregate shelter with referrals managed through the County’s Here4You hotline. During FY 2024–2025, the site served 204 individuals, reached nearly 100% occupancy, and welcomed twelve Veteran clients as part of its ongoing service expansion. The **Pavilion Inn** converted an existing motel into 42 interim housing units serving Transitional Aged Youth and households earning up to 30 percent of the Area Median Income in district 6. Referrals to this program are facilitated by the County’s Office of Supportive Housing and the Bill Wilson Center.

### ***Homelessness Response and Support Programs:***

The City of San José administers a range of homelessness prevention and support programs designed to reduce housing instability and provide assistance to vulnerable residents. The **Homelessness Prevention Program**, led by the Santa Clara County Office of Supportive Housing, supported 1,880 at-risk families, including 1,238 San José residents. Of those served, 95.53 percent remained housed after 12 months, and

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92.51 percent avoided entering shelter within two years. The **Eviction Diversion and Settlement Program**, administered by the Rent Stabilization and Eviction Prevention Division with support from Sacred Heart Community Service, provided rental assistance to 90 households. Initially launched as a COVID-19 emergency response program, the court-based program has continued to address the high volume of eviction cases based on tenant households' inability to keep up with rent. **Targeted Outreach and Engagement Program**, is a program targeting hotspots like Downtown San José and Coyote Creek as well as encampments and libraries, served 1,786 individuals through outreach and housing placement activities by internal City of San José staff, PATH, and HomeFirst Services of Santa Clara County ("HomeFirst").

**The Homeless Response and Outreach** initiative addressed homelessness concerns through assessments, shelter placements, and proactive outreach in specific areas. **The Care Coordination Program** served 90 households by integrating services such as behavioral health and housing assistance to help long-term homeless residents secure permanent housing. During the reporting period, the **Overnight Warming Locations** operated by HomeFirst served a total of 330 participants and provided nightly cold-weather shelter for up to 60 individuals at the designated community center and library sites combined. This seasonal program offered critical protection during periods of severe weather and ensured that vulnerable residents had access to safe, indoor accommodations.

**First Street Interim Housing (FSIH)** is a City-owned, 76-unit hotel at 1488 North First Street that serves as interim housing for individuals and couples experiencing homelessness. The Santa Clara Housing Authority manages the site and provides shelter, meals, case management, life-skills training, employment support, housing navigation, and connections to community resources. In fiscal year 2024–2025, the program served 47 households. The City expanded its homelessness response portfolio by introducing **Supportive Parking Programs** that provide designated, secure locations where people living in cars and Recreational Vehicles (RVs) can park, sleep, and access services. The City Council approved a resolution authorizing to negotiate and execute a lease agreement between **Terreno Berryessa LLC** and the City of San José. The 1300 Berryessa Road site serves as a supportive parking, storage and/or other emergency interim housing program. In fiscal year 2024–2025, the City incurred lease expenses for this site, which is approximately 6.325 acres.

Both projects were funded through the Interim Housing Construction and Operation Reserve. Two new appropriations were created later in FY 2023-24 as part of a budget action. The funds were utilized for both projects, as shown in the table under the row labeled **Interim Housing Construction and Operation Reserve**<sup>1</sup>.

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<sup>1</sup> Santa Clara Housing Authority at FSIH

<https://sanjose.legistar.com/LegislationDetail.aspx?ID=6417313&GUID=8B71E3DD-2980-4D99-BE61-C197B5CC1A9A>

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### ***Administration:***

Administration funds supported the Measure E program in three ways.

#### ***Housing Homeless Response Staff:***

Directed by the Mayor's March Budget Message for Fiscal Year 2023–2024, as approved by the City Council, this action continues implementation of the 2024–2025 Measure E Expenditure Plan by allocating remaining uncommitted Measure E resources to homeless prevention, support, and management efforts. This action funds 4 positions, all limit-dated through June 30, 2026, at a total cost of \$2.5 million.

#### ***Homelessness Coordination Team (CMO) and (PW) Staff:***

The City continued to strengthen interdepartmental partnerships to reduce unsheltered homelessness following the Mayor's March Budget Message for FY 2023–2024 and reallocated \$1.9 million in unallocated Measure E funds to enhance Homelessness Coordination and response. This strategic investment funded three limit-dated positions in the City Manager's Office to support the expansion of Emergency Interim Housing Communities and improve cross-agency coordination. At the same time, the Housing Department partnered with Public Works to fund three additional positions through the Measure E – Interim Housing Site Development Staffing allocation, enabling the identification, design, and construction or improvement of sites for Emergency Interim Housing, safe parking, and other sheltering options for unsheltered residents.

#### ***Administration of Measure E:***

Administration funds supported staff time required to develop the Measure E Spending Plan for FY 2024–2025, including multiple draft iterations prior to Council adoption on June 18, 2024. These funds also covered costs for appraisals, construction and financial consulting services, and the preparation of the FY 2023–2024 Measure E Annual Report.

## **EVALUATION AND FOLLOW-UP**

As the Oversight Committee for Measure E funds, the Commission reviews the Measure E Annual Report after each fiscal year to inform its recommendations to City

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Supportive Parking Berryessa

<https://sanjose.legistar.com/LegislationDetail.aspx?ID=6433706&GUID=339CFA69-79E3-45CF-B8B5-F49C9AEBFED4>

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Council on the next Measure E Spending Plan. The City incorporates this report into broader budget considerations and information provided to City Council, and staff will present the updated Spending Plan to the Council in the spring.

**PUBLIC OUTREACH**

This memorandum will be posted on the City's website for the Commission's March 12, 2026, meeting.

/s/  
Erik L. Soliván  
Housing Director

The principal author of this memorandum is Brittany Stafford, Senior Development Officer. For questions, please contact Cupid Alexander, Deputy Director, Housing Department at [cupid.alexander@sanjoseca.gov](mailto:cupid.alexander@sanjoseca.gov) or (669) 314-3884.