



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

SUBJECT: PROPOSED AMENDMENT
TO CHAPTER 17.22
(MOBILEHOME RENT
ORDINANCE) OF THE SAN
JOSÉ MUNICIPAL CODE.

FROM: Councilmember Bien Doan

DATE: January 27, 2026

Approved

Date:

January 14, 2026

RECOMMENDATION

1. Support Mobilehome residents wishes.
2. Reject the proposed amendments to the Mobilehome Rent Ordinance (MRO).
3. Ensure compliance with AB 2782.

BACKGROUND

Mobilehome residents occupy a distinct position in the housing market: they typically own their homes but rent the land beneath them. Because mobilehomes are costly or impossible to relocate, increases in space rent function differently than rent increases in conventional rental housing. Excessive or unpredictable rent increases can result in loss of housing, destruction of home equity, and de facto displacement.

California enacted AB 2782 to address long-standing gaps in mobilehome tenant protections, most notably by eliminating the long-term lease exemption that had allowed park owners to bypass local rent control ordinances. As of January 1, 2025, that exemption has been fully repealed statewide.

ANALYSIS

The City's existing MRO already complies with state law, including AB 2782. While the proposed amendments were developed with the intent of updating and clarifying the ordinance, they have been met with significant concern and opposition from mobilehome residents across San José.

Mobilehome residents participated in large numbers, attended meetings, submitted public comment, and clearly and consistently communicated their opposition to the proposed amendments. Their engagement reflected deep concern about changes to long-standing protections and the desire for stability in their communities. The Housing Department supported

HONORABLE MAYOR AND CITY COUNCIL

January 14, 2026

Subject: Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code.

Page 2

this process by holding several in-person and virtual meetings and by providing information to residents to facilitate participation.

Our residents overwhelmingly expressed that they do not support the proposed amendments. Many residents shared that changes to long-standing protections create uncertainty and anxiety in a housing situation where residents have limited alternatives and deep financial and emotional investment in their homes and communities.

A Councilmember's fundamental responsibility is to represent their constituents. In this case, the message from mobilehome residents has been clear, consistent and overwhelming. I continue to stand with our mobilehome residents and support their request to maintain the current MRO without the proposed amendments.

For these reasons, I will not be supporting the proposed changes to the MRO, beyond any changes strictly necessary to comply with AB 2782.