



City of San José Housing & Community Development Commission

District 1 — Roma Dawson (VC)

District 3 — VACANT

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

Alain Mowad — District 2

VACANT — District 4

VACANT — District 6

VACANT — District 8

Roberta Moore — District 10

Daniel Finn — CAAC MR

(C) Ryan Jasinsky — CAAC ML

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

REGULAR MEETING AGENDA

November 13, 2025

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 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.

APPROX. TIME	AGENDA ITEM
5:45	I. Call to Order & Orders of the Day A. Chair reviews logistics for Zoom meetings
5:46	II. Introductions and Roll Call
5:50	III. Consent Calendar A. Approve the Minutes for the Regular Meeting of September 11, 2025 ACTION: Approve the September 11, 2025 action minutes
5:55	IV. Reports and Information Only A. Chair B. Director C. Council District Liaison
6:05	V. Open Forum <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>
6:15	VI. Old Business
	VII. New Business
6:20	A. Proposed Amendments to the Mobilehome Rent Ordinance (SJMC 17.22) (E. Hislop, Housing) Action: Review the staff report on proposed amendments to the Mobilehome Rent Ordinance (SJMC 17.22) and make possible recommendations on those amendments.

7:20 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.

7:25 IX. Meeting Schedule

The next **Regular Meeting** for the Commission is scheduled to be held on **Thursday, December 11, 2025 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 Fiscal Year 2024-2025

7:30 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, 14th 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, 12th Floor
San José, California 95113
Tel: (408) 534-2961
Email: 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

September 11, 2025

MEMBERS PRESENT:	Roma Dawson	Vice Chair (D1)
	Alain Mowad	Commissioner (D2)
	Ruben Navarro	Chair (D5)
	Christopher Escher	Commissioner (D7)
	Roberta Moore	Commissioner (D10) <i>arrived at 5:59pm</i>
	Ali Sapirman	Commissioner (Mayor)
	Daniel Finn	Commissioner (MR)
	Ryan Jasinskly	Commissioner (ML)
	Gabriela Gabrian	Commissioner (LE Alt)
MEMBERS ABSENT:	Sketch Salazar	Commissioner (LE)
	H.B. Mok	
STAFF PRESENT:	Erik L. Soliván	Director, Housing
	Cupid Alexander	Deputy Director, Housing
	Mindy Nguyen	Interim Senior Development Officer, Housing

(I) Call to Order & Orders of the Day

A. Chair Navarro called the meeting to order at 5:45 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 June 12, 2025.

Vice Chair Dawson made the motion to approve the Consent Calendar with a second by Commissioner Finn. The motion passed 8-0-1-2.

Yes	Finn, Jasinsky, Dawson, Mowad, Navarro, Moore, Sapirman, Gabrian (8)
No	None (0)
Abstain	Escher (1)
Absent	Moore, Salazar (2)

Housing & Community Development Commission
DRAFT Minutes – Regular Meeting of September 11, 2025

(IV) Reports and Information Only

- A. Chair:** Chair Ruben Navarro reviewed logistics and guidelines for participation. Chair Navarro reviewed the functions, powers, and duties of the Housing and Community Development Commission.
- B. Director:** Director Erik L. Soliván shared updates on the Housing Department’s activities.
- C. Council Liaison:** The Council Liaison was not present.

(V) Open Forum

(VI) Old Business

(VII) New Business

A. Housing and Community Development Commission’s Fiscal Year 2024-2025 Accomplishments Report and Fiscal Year 2025-2026 Work Plan
(E. Soliván, Housing)

Action: Review, discuss, and adopt the Housing and Community Development Commission’s Fiscal Year 2024-2025 Accomplishments Report and Fiscal Year 2025-2026 Work Plan for submission to the City Council’s Community and Economic Development Committee at its October 27, 2025 meeting.

Commissioner Mowad made the motion to adopt the Housing and Community Development Commission’s Fiscal Year 2024-2025 Accomplishments Report and Fiscal Year 2025-2026 Work Plan with a second by Commissioner Sapirman. The motion passed 9-0-0-1.

Yes	Finn, Jasinsky, Dawson, Mowad, Navarro, Escher, Moore, Sapirman, Gabrian (9)
No	None (0)
Abstain	None (0)
Absent	Salazar (1)

B. Consolidated Annual Performance and Evaluation Report (CAPER)
(C. Alexander, Housing)

Action: Hold a public hearing for the FY 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER) on the use of funds from the U.S. Department of Housing and Urban Development (HUD) and make recommendations to City Council to approve the report.

Housing & Community Development Commission
DRAFT Minutes – Regular Meeting of September 11, 2025

Commissioner Mowad made the motion recommend to the City Council to approve the FY 2024-2025 CAPER with a second by Commissioner Sapirman. The motion passed 9-0-0-1.

Yes	Finn, Jasinsky, Dawson, Mowad, Navarro, Escher, Moore, Sapirman, Gabrian (9)
No	None (0)
Abstain	None (0)
Absent	Salazar (1)

(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. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. 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.

(IX) Meeting Schedule

The next Regular Meeting for the Commission is scheduled to be held on **Thursday, November 13, 2025 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:

- Amendment(s) to the Annual Action Plan Fiscal Year 2025-2026

(X) Adjournment

Chair Navarro adjourned the meeting at 7:23 p.m.



Memorandum

TO: HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

FROM: Erik L. Soliván

DATE: November 6, 2025

SUBJECT: SEE BELOW

SUBJECT: Proposed Amendments to the Mobilehome Rent Ordinance (SJMC 17.22)

RECOMMENDATION

It is recommended that the Commission review the staff report on proposed amendments to the Mobilehome Rent Ordinance (SJMC 17.22) and make possible recommendations on those amendments.

SUMMARY AND OUTCOME

The proposed amendments to Chapter 17.22 modernize the Mobilehome Rent Ordinance (MRO) to reflect current law, allow for more efficient use of resources, ensure the continued protection of affordable mobilehome housing in San José and provide additional mechanisms to allow mobilehome park owners to maintain and enhance their parks. The revisions balance the needs of mobilehome residents and park owners, maintaining rent stability while providing fair return and procedural clarity.

BACKGROUND

Since 1979, Mobilehome lots in mobilehome parks within the City of San José have been subject to the Mobilehome Rent Ordinance, codified under Chapter 17.22 of the San José Municipal Code¹. Typically, an individual owns their mobilehome and they pay rent to the mobilehome park owner who owns or leases the land where the mobilehome is situated. It is also possible that a mobilehome park or private party own a mobilehome which they rent to a tenant. The MRO restricts the amount rent that can be increased annually for mobilehome lots for which plumbing, electrical and sewer permits were initially issued September 7, 1979 or earlier and mobilehomes on those mobilehome lots. The MRO also protects a mobilehome park owner's right to receive a

¹ Mobilehome Rent Ordinance - https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT17BUCO_CH17.22MOREOR

fair return on their investment. There are over 10,000 mobilehome spaces across 58 mobilehome parks that are subject to the MRO, including 11 parks that are exclusive to senior citizen households².

Legislative History

In July 1979, the San José City Council initially adopted Ordinance No. 19696 regulating rents charged to residents in both mobilehome parks and apartment buildings. In July 1985, the City adopted Ordinance No. 22020, separating mobilehome park rent control from apartment rent control by adding Chapter 17.22 to the San José Municipal Code titled “San Jose mobilehome rental dispute mediation and arbitration ordinance” (Mobilehome Rent Ordinance or MRO). On June 24, 1986, the City adopted Ordinance No. 22284 replacing and superseding Ordinance No. 22020 and simultaneously approved Regulations. The last material amendment to the MRO was in 1993. That amendment changed the annual rent increase limits from a flat 5% to a percentage of the change in the Consumer Price Index, referred to as the Maximum Annual Percentage Increase. Regulations for the MRO were initially adopted by the San José City Council in 1985 and subsequently amended, most recently in June 1992.

Recently, City Council took action to adopt a technical amendment to MRO³. Aside from those amendments, no action has been taken to amend the MRO or the MRO Regulations in over 30 years.

The three-year Rent Stabilization Program Strategic Plan presented to City Council in September 2024 included direction to implement improvements across all rental housing ordinance programs including the MRO that further the goals of housing stabilization, unit preservation, and outreach and engagement. Amendments to the MRO support furthering these goals with respect to mobilehome and mobilehome parks.

ANALYSIS

The Housing Department recommends a series of non-substantive and substantive amendments to the MRO to modernize provisions, to reflect the current administration of the MRO program, and incorporate state law changes. Other changes include additional rights for both residents and park owners to maintain parity and fairness. Significant proposed changes to the MRO include:

1. Tenant petition process
2. De-control process

² Map of Mobilehome Parks by Council District -

<https://experience.arcgis.com/experience/f9b6362400eb464fad0909411337f905>

³ <https://sanjose.legistar.com/LegislationDetail.aspx?ID=7411006&GUID=33CF5DAE-F77B-4278-82FE-92B1B8536F1B&Options=&Search=>

3. Updating provisions to conform to state law
4. Specified capital improvement process
5. Removing outdated provisions and moving administrative processes into program regulations
6. Annual registration of mobilehome parks

Tenant Process to Settle Rent Disputes

Mobilehome tenant petitions will be added to the MRO and allowing tenants petitions to be resolved by the Rent Stabilization Program (Program) for downward adjustment of rent when there are improper rent increases or illegal pass-throughs. Establishing a clear petition mechanism for residents enhances accountability and creates parity with landlord petition processes.

Changes to Decontrol Process for Mobilehome Transfers

For most transfers of ownership of mobilehomes, the MRO requires vacancy control, which keeps the base rent amount the same for the new owner until the anniversary date. The proposed amendments include allowing a one-time additional rent increase of up to ten percent (10%) upon the sale and transfer of a mobilehome. This provision would not apply when an owner passes away and the transfer is to a joint-tenant, spouse or heir, in accordance with relevant provisions in the state Mobilehome Residency Law.

The amendments also propose allowing the promulgation of Regulations to address vacancy control in circumstances where the purchaser of the mobilehome does not intend to reside in the unit. The purpose of this provision is to discourage speculative “flipping” of mobilehomes, which are often purchased at foreclosure sales by individuals or entities who make minor or cosmetic improvements to the home without residing in it and sell for a profit.

Updating Provisions to Reflect Current State Law

Some proposed amendments remove or edit provisions to align with certain changes to state law. This includes the deletion of a section which exempt units from the MRO if a resident voluntarily entered into a long-term lease (longer than 12 months), which no longer aligns with state law. In 1986, the MRO was amended to conform with a state law adopted in 1985 (Civil Code 798.17 and 798.18) that excluded mobilehome park tenancies from local rent control for leases longer than 12 months. In 2020, AB 2782 was introduced and signed into law which sunset the long-term lease exemption as of January 1, 2025. The sole purpose of including the exemption in the MRO in 1986 was to avoid conflict with state law and removing the provision is consistent with actions other jurisdictions with mobilehome rent ordinances have taken since the law sunset.

Specified Capital Improvement Petitions for Landlords

A new section will be added that creates a defined process for landlords to petition for specified capital improvement pass-throughs, limited to 3% of the monthly rent. Eligible improvements are those that provide added benefits to residents, not merely replace existing capital improvements or improvements that maintain existing services. Such improvements may include those which materially improve sustainability (energy or water conservation), accessibility, safety, or flood mitigation. Recovery of costs of other capital improvement projects can be sought only through a fair return petition.

Removal of Outdated Provisions

Other proposed amendments include removing outdated provisions and revising references to city administration and how the MRO is administered. For example, a number sections of the MRO were removed since the provisions only pertained to an interim regulation of rent increases for sales of mobilehome occurring during a six month period in 1991 and 1992. For example, a number of sections of the MRO were removed since the provisions only pertained to an interim regulation of rent increases for sales of mobilehome occurring during a six- month period in 1991 and 1992. A section concerning consolidation of Anniversary Dates⁴ was also stricken as it concerned rent increases for some parks between 1987 and 1989.

Relocating Provisions to Regulations

Proposed amendments include deleting provisions concerning processes that are better addressed in the Regulations. This includes procedural details regarding the filing of petitions, noticing requirements, role of Program staff, and conduct of administrative hearings. Several sections concerning administrative hearings in were deleted and will be moved into the Regulations. These structural changes allow the Housing Department to update procedures more efficiently without requiring a full ordinance amendment.

Modifying Park Registration Requirements

The MRO currently requires mobilehome parks to be registered with the Program by providing owner and manager information, agent for service of process and number of lots in the park (SJMC 17.22.1050). When a mobilehome park is sold or transferred, the seller or transferor and buyer or transferee are required to notify the Program and the new owner is required to register. Compliance with this requirement is rare and even though the Program mails out registration forms every couple years, it can be challenging for the Program to have up to date information for all mobilehome parks. A proposed amendment would require landlords to register all rental units annually to confirm contact information, report rent and tenancy changes, apply for exemptions and

⁴ Anniversary Date is the date which a mobilehome park may increase rents for all the units in the park.

provide ownership updates. The registration system would be similar to the rent registry for properties covered the Apartment Rent Ordinance. Also, landlords who fail to register will be prohibited from increasing rent until compliance is achieved. This update is in line with the goals stated in the Rent Stabilization Program Strategic Plan of (1) accurate data collection to assist data driven analysis, (2) furthering active outreach and engagement by ensuring ownership and management contact info is current, and (2) supporting compliance monitoring.

Addition of a Petition Decision Appeal Process

The MRO currently does not have an appeal process for petition decisions. A landlord or resident wishing to challenge some aspect of hearing officer decision must pursue an action in Superior Court, which can take years and incur costly legal expenses to the appellant and the Program. A new section is proposed which introduces a formal appeal process allowing any party to a petition to appeal an administrative decision to the Housing Director. This new process provides due process, transparency, and consistency in the Program's adjudication of rent disputes.

FISCAL IMPACT

The proposed amendments are not anticipated to have a significant fiscal impact. Any administrative costs related to additional petition or registration processing will be absorbed within the existing Program budget, supported by annual fees assessed to covered units.

EVALUATION AND FOLLOW-UP

The proposed MRO amendments will go to City Council for an initial public hearing on December 2, 2025. The Commission's feedback will be captured and included in a supplemental memorandum which will be posted on City's Council Agenda website for the December 2, 2025.

PUBLIC OUTREACH

- X This memorandum will be posted on the Housing Department website for the November 13, 2025 Commission meeting.
- X The proposed Amendments to the Mobilehome Rent Ordinance will be posted on the City's Council Agenda website for an initial public hearing scheduled to be held at the City Council's December 2, 2025 meeting.

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

November 6, 2025

Subject: Proposed Amendments to the Mobilehome Rent Ordinance (SJMC 17.22) Page 6

Erik L. Soliván
Housing Director

The principal author of this memorandum is Emily Hislop, Division Manager. For questions, please contact Emily.Hislop@sanjoseca.gov.