



Outlook

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**Fw: Strong Opposition to the Amendments, Agenda Item VII.A**

---

**From** Taber, Toni <toni.taber@sanjoseca.gov>  
**Date** Wed 12/17/2025 7:38 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Martha O'Connell <[REDACTED]>  
**Sent:** Wednesday, December 17, 2025 5:58:33 PM  
**To:** Taber, Toni <toni.taber@sanjoseca.gov>; martha O'Connell <[REDACTED]>  
**Subject:** Fwd: Strong Opposition to the Amendments, Agenda Item VII.A

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needs to go in January 2026 packet

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu

----- Forwarded message -----

**From:** Marian Fricano <[REDACTED]>  
**Date:** Wed, Dec 17, 2025 at 5:27 PM  
**Subject:** Strong Opposition to the Amendments, Agenda Item VII.A  
**To:** <[district2@sanjoseca.gov](mailto:district2@sanjoseca.gov)>  
**Cc:** Martha O'Connell <[REDACTED]>

I stand in support of Commissioner Finn's position:

Do Not Modify Vacancy Control  
and  
No on Stand Alone Passthroughs

Our park owners are making more than enough money as it is, and they are always raising our rents each and every year. Enough is enough!

Sincerely,  
Marian Ericano



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Outlook

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**Fw: Rent/Vacancy Control for Manufactured Homes**

---

**From** Taber, Toni <toni.taber@sanjoseca.gov>  
**Date** Wed 12/17/2025 7:38 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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---

**From:** Martha O'Connell [REDACTED]  
**Sent:** Wednesday, December 17, 2025 5:57:28 PM [REDACTED]  
**To:** Taber, Toni <toni.taber@sanjoseca.gov>; martha O'Connell [REDACTED]  
**Subject:** Fwd: Rent/Vacancy Control for Manufactured Homes

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need to go in packet in January 2026

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu

----- Forwarded message -----

**From:** Marian Fricano [REDACTED]  
**Date:** Wed, Dec 17, 2025 at 5:20 PM [REDACTED]  
**Subject:** Rent/Vacancy Control for Manufactured Homes  
**To:** City of San Jose Mayor's Office <mayor@sanjoseca.gov>  
**Cc:** Martha O'Connell <[REDACTED]>

Dear Mayor Mahan,

I am writing to express **strong opposition to the Amendments, Agenda Item VII.A**

I stand in support of Commissioner Finn's position:

**Do Not Modify Vacancy Control**

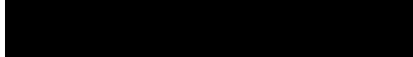
and

No on Stand Alone Passthroughs

I am in complete support of the concerns and recommendations raised by GSMOL (Golden State Manufactured-Home Owners League), the main organization representing mobilehome residents throughout California, and by the dedicated advocacy of Martha O'Connell, a leading voice for resident protections in San José. Their early alert and leadership have helped educate and mobilize our community around the urgent threat posed by these proposed amendments.

Our park owners are making more than enough money as it is, and they are always raising our rents each and every year. Enough is enough!

Sincerely,  
Marian Fricano



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Outlook

---

**FW: Stanton email of 12-11-25**

---

**From** Taber, Toni <toni.taber@sanjoseca.gov>  
**Date** Thu 12/18/2025 12:06 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

**Toni J. Taber, MMC**  
City Clerk  
City of San José  
200 E Santa Clara Street  
San José, CA 95113  
408-535-1260

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---

**From:** Martha O'Connell [REDACTED]  
**Sent:** Thursday, December 18, 2025 7:56 AM  
**To:** Nguyen, Mindy <mindy.nguyen@sanjoseca.gov>; martha O'Connell <toni.taber@sanjoseca.gov>  
**Subject:** Fwd: Stanton email of 12-11-25

Taber, Toni

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Mindy

Did this go to the commissioners? is it somewhere on the website?

Toni,

this needs to be the packet for the 1-27-26 meeting

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu

----- Forwarded message -----

**From:** Martha O'Connell [REDACTED]  
**Date:** Thu, Dec 11, 2025 at 8:52 PM

Subject: Stanton email of 12-11-25

To: Nguyen, Mindy <[Mindy.Nguyen@sanjoseca.gov](mailto:Mindy.Nguyen@sanjoseca.gov)>, martha O'Connell

Attorney Bruce Stanton has given permission for this email to be given to HCDC

All:

In response to the surprisingly strident letter issued by Mr. Solivan of same date to my December 10th letter on behalf of GSMOL, I would emphasize the following:

1. We can debate till the cows come home the amount of equity loss a homeowner might receive from a 10% transfer rent increase. But what is not up for debate is that there will undeniably be some negative effect. To say otherwise shows no understanding of the mobilehome industry or resale market.
2. There is no evidence that MNOI is not working. There have been perhaps a total of three fair return petitions filed in San Jose during the last 10-12 years. I represented the residents in 2 of them. Only one included a capital improvement expense claim.
3. Enforcement will be a huge otherwise; it is naive and short-sighted to say otherwise. Relying upon "owner reporting" without proper investigation, and upon the good will of park owners to properly track the data is presumptuous at best. Many questions remain re: how sellers and their professionals would have access to the data, know their rights, and what happens if a park owner seeks to violate the "one-time" increase provision? Is the City prepared to enforce that Ordinance provision?
4. With respect to the response to the litigation concern, Mr. Solivan claims that my decades of experience dealing with this very real statute of limitations issue, which many City Attorneys have confronted and analyzed, is "inaccurate". I would respectfully and vigorously disagree, and doubt that Mr. Solivan has done any actual research into the issue. A number of Cities have actually been advised by their Attorney not to open any part of their ordinance, else a facial attack potential would be revived. For many years San Jose has been able to rely upon the 2-year statute of limitations bar to protect the mobilehome ordinance from a facial attack, ever since a facial attack by Mobileparks Westpark failed in the 1990s. Opening any Ordinance provision could revive that possibility. The fact that no one has ever challenged other ordinances that have been amended does not mean there is no risk. I posed this very question to a very knowledgeable law firm in San Francisco who represents local jurisdictions in connection with rent control issues and challenges. I worked with attorney Fran Layton on the U. S. Supreme Court case of *Yee v. City of Escondido* in 1990. She is an acknowledged expert in the field. Her response, as seen from the attached email, is that any provision which is amended could indeed be subject to a facial attack without protection of the statute of limitations. The City shall certainly need to rely upon the opinion and advice of its own Attorneys. But dismissing the risk as "inaccurate" without full analysis of the prevailing case law from knowledgeable legal professionals, and careful consideration, is not only dangerous, but reckless. A proper review of case law shall confirm that.
5. It is hard to reconcile the representation that infrastructure is failing in many San Jose parks, prompting a need for a separate capital improvement pass through procedure, and then turning around and saying that such petitions "tend to be infrequent". If the need is truly present as alleged, then we can expect the opposite of infrequency. It is MNOI petitions that are infrequent, because they require park owners to open their books.

Mr. Solivan is welcome to disagree with me, but I take great offense to being accused by him, a non-practicing attorney with no apparent experience in my field of specialty, of peddling inaccuracies.

Bruce E. Stanton, Esq.  
Law Offices of Bruce E. Stanton  
10556 Combie Road, Suite 6727 Auburn, CA 95602

[REDACTED]

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu

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## Fw: Letter and Resolution opposing proposed changes to MRO

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/13/2026 2:12 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

1 attachment (181 KB)

Letter opposing changes to San Jose mobilehome rent ordinance.pdf;

### Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

---

**From:** Bill James [REDACTED]  
**Sent:** Tuesday, January 13, 2026 2:10 PM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>  
**Cc:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Letter and Resolution opposing proposed changes to MRO

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Dear Mayor Mahan and Members of the City Council,

Please see our attached letter and resolution opposing proposed changes to the MRO beyond those required by AB 2782.

Regards, Bill James  
Santa Clara County Democratic Party Chair

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Santa Clara County Democratic Party  
2901 Moorpark Ave, Suite 110  
San Jose CA 95128

January 13, 2026

San Jose Mayor and City Council

*Via Email*

Dear Mayor Mahan and Members of the San Jose City Council,

The Santa Clara County Democratic Party urges you to reject proposed changes to the San Jose Mobilehome Rent Ordinance (MRO) beyond those strictly required to comply with state law AB 2782.

A copy of a resolution adopted by our Santa Clara County Democratic Central Committee opposing such changes is attached.

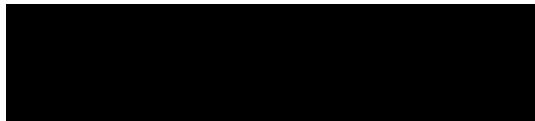
The Santa Clara County Democratic Party strongly supports the long-standing purpose of the MRO: protecting seniors, working families, and fixed-income residents, preserving affordability, and maintaining transparency and public accountability in rent stabilization policy. Mobile home communities remain one of the last sources of unsubsidized affordable homeownership in San Jose, and policy decisions affecting these residents warrant careful, data-driven analysis and robust public engagement.

We agree with the San Jose Housing & Community Development Commission's recommendation that the City proceed only with those amendments necessary to conform with state law AB 2782. This approach appropriately balances legal compliance with the City's responsibility to protect affordability, prevent displacement, and ensure meaningful public oversight.

The Party remains concerned about proposals that would expand administrative discretion, relocate protections from ordinance language into department-controlled regulations, or introduce vacancy rent increases without complete data or clear equity and displacement analysis. While some proposals are framed as impacting only future transactions, vacancy rent increases and regulatory shifts directly affect current residents by reducing resale equity, narrowing the pool of qualified buyers, increasing displacement pressure, and altering long-term affordability and stability within existing communities. Major changes to rent stabilization policy should be grounded in verified data, a transparent methodology, and inclusive community engagement before being considered.

Thank you for your continued leadership and commitment to housing stability, equity, and transparency for San Jose residents.

Respectfully,



Bill James  
Santa Clara County Democratic Party Chair

**Resolution Opposing Proposed Changes to the San José Mobilehome Rent  
Ordinance Beyond AB 2782 Compliance**

WHEREAS, for nearly four decades the City of San José's Mobilehome Rent Ordinance (MRO) has protected seniors, low-income families, and fixed-income residents by embedding rent stabilization and vacancy control protections directly in municipal law, preserving mobile homes as one of the last remaining forms of unsubsidized affordable homeownership in the city; and

WHEREAS, increases in space rent directly reduce home equity, limit buyer eligibility, and increase displacement risk for vulnerable residents, and the Housing Department has proposed significant changes to the MRO beyond compliance with state law AB 2782, including vacancy rent increases, expanded administrative discretion, and relocating protections from ordinance language into department-controlled regulations that reduce transparency and public oversight; and

WHEREAS, former City housing leadership and mobile home policy experts have emphasized that major changes to rent stabilization must be data-driven, fully disclosed, and developed through meaningful resident engagement, yet the Housing Department has acknowledged the absence of a complete rent registry and financial data necessary to evaluate the necessity, equity impacts, and unintended consequences of these proposals;

THEREFORE, BE IT RESOLVED that the Santa Clara County Democratic Party opposes adoption of any proposed changes to the San José Mobilehome Rent Ordinance beyond those strictly required to conform with state law AB 2782; and

BE IT FURTHER RESOLVED that the Democratic Party affirms its commitment to protecting mobile home residents from displacement, preserving mobile home parks as a vital source of affordable housing, and upholding transparency, public accountability, and equitable policymaking.

Adopted by the Santa Clara County Democratic Central Committee on January 8, 2026



Outlook

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CC – 1-27-26 item 8.6

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From Michael Patterson [REDACTED]

Date Wed 1/14/2026 4:05 PM

To The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>

**[External Email.]** Do not open links or attachments from untrusted sources. [Learn more](#)

You don't often get email from [REDACTED] [Learn why this is important](#) [REDACTED]

I'm Michael Patterson, a resident in [REDACTED] San Jose 95136

*I fully support, "Save vacancy control!", cannot allow to be de-controlled.*

***The capital improvement process must be kept in place or the door will be opened to any kind of improvement/repair charge could be charged back to us, the homeowners.***

Thank you,  
Michael Patterson

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Outlook

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**CC-1-27-26 Item 8.6**

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**From** Daniel Seniff [REDACTED]

**Date** Wed 1/14/2026 4:07 PM

**To** Agendadesk <Agendadesk@sanjoseca.gov>

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I wonder what the Media and the voters feel about the city council trying to deprive senior citizens enough money for food just so wealthy park owners can put more money in their pockets. Even the FACT that this is being discussed behind closed doors? Take Peter Wang as an example. He owns parks in Santa Clara County.

He buys homes in his parks and then puts relatives in them. Park expenses? He has bought large Mercedes Vans for use as work and personal use by the same relatives. Park expenses? This has myself and others in the parks wondering what he is doing behind closed doors. Park expenses? You might want to consider this and check his books before the next council meeting on January 27, 2026. The voters are fed up with the wealthy buying anything they want.

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Outlook

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CC – 1-27-26 item 8.6

---

From Marty Bloise [REDACTED]

Date Wed 1/14/2026 4:22 PM

To The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>

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Please don't vote for the mobile Home rent increase the wife and I are on social security we cannot afford the increase you all proposing.

Marty & Fatima

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Outlook

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**Fw: CC – 1-27-26 item 8.6**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Thu 1/15/2026 8:32 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

**Office of the City Clerk | City of San José**

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

How is our service? Your feedback is appreciated!

---

**From:** Tom Davis <[REDACTED]>  
**Sent:** Thursday, January 15, 2026 8:30 AM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>  
**Subject:** CC – 1-27-26 item 8.6

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I, Thomas G. Davis, am a resident in the mobile home park [REDACTED]  
[REDACTED] San Jose 95136.

*I fully support, "Save vacancy control!", it cannot be allowed to be de-controlled.*

***The capital improvement process must be kept in place or the door will be open for any kind of improvement/repair charge to be charged back to us, the homeowners, with no accountability.***

Thank you,  
Thomas G. Davis

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## Fw: Rent Control Ordinance: CC - 1/27/26, Item 8.6

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Thu 1/15/2026 8:34 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

### Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

How is our service? Your feedback is appreciated!

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**From:** Shar Jones <[REDACTED]>  
**Sent:** Thursday, January 15, 2026 5:40 AM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>  
**Cc:** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; Shar Jones <[REDACTED]>  
**Subject:** Rent Control Ordinance: CC - 1/27/26, Item 8.6

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Dear Sir/Madam,

As a senior on a fixed income and dealing with the high cost of living here in San Jose, proposals to change the Rent Stabilization Ordinance threatens our ability to remain financially stable.

- > Deny the proposed 10% rent increase.
- > Removing *Vacancy Control* impacts the value of our home and impedes lower income buyers from home ownership.
- > The *Petition for Fair Return* must remain as it shows the facts of the continuous high profits of mobilehome park owners.

The mobilehome owners/residents are hardworking and retired folks who enjoy home ownership by living within their means. Please protect us from greedy park owners and keep

the Ordinance as it is. Warren Buffet stated mobile home park ownership provides a profit margin of *50 percent!*

Please ensure that this letter is seen at the upcoming Council meeting on January 27, 2026.

Thank you,  
Sharon Jones



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Fw:

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Thu 1/15/2026 8:34 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

**Office of the City Clerk | City of San José**

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

How is our service? Your feedback is appreciated!

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**From:** Glenna Howcroft [REDACTED]  
**Sent:** Thursday, January 15, 2026 3:09 AM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; David Cohen Councilmember San José District 4 <district4-sanjoseca.gov@shared1.ccsend.com>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>  
**Cc:** Martha O'Connell [REDACTED] Glenna Howcroft [REDACTED]  
**Subject:**

**[External Email.]** Do not open links or attachments from untrusted sources. [Learn more](#)

Dear Mayor and Council,

My name is Glenna Howcroft. I reside at [REDACTED] in Dist. 7, just one of the 58 remaining M.H. parks in San Jose.

I am asking you to SAVE Vacancy Control for Mobile Home Parks. They are the last bastion of affordable housing. For every \$100.00 increase in space rent, that same home has just dropped \$10,000 in equity. New home buyers would have to come up with 3X the space rent to even qualify to rent. Thus making home affordability increasingly less obtainable for those already struggling.

Also,

I am asking you to NOT SUPPORT the Stand Alone Passthroughs that is also up for consideration by the Park Owners. There is a process already in place where this can be addressed via **opening their books and going before a hearing officer.**

**It is clear to see both of these items are driven by greed and coercion.** The City of San Jose can do better than this.

Please vote "**NO**" on both of these proposals. The Mobile Home community is depending on you.

Thank you so much for your time.

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**Fw: CC-1-27-26 Item 8.6**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Thu 1/15/2026 8:35 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

**Office of the City Clerk | City of San José**

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

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**From:** Daniel Seniff <[REDACTED]>  
**Sent:** Wednesday, January 14, 2026 5:43 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** CC-1-27-26 Item 8.6

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D

**DANIEL SENIFF <**

4:17 PM (1 hour ago)

I wonder what the Media and the voters feel about the city council trying to deprive senior citizens enough money for food just so wealthy park owners can put more money in their pockets. Even the FACT that this is being discussed behind closed doors? Take Peter Wang as an example. He owns parks in Santa Clara County.

He buys homes in his parks and then puts relatives in them. Park expenses? He has bought large Mercedes Vans for use as work and personal use by the same relatives. Park expenses? This has myself and others in the parks wondering what he is doing behind closed doors. Park expenses? You might want to consider this and check his books before the next council meeting on January 27, 2026. The voters are fed up with the wealthy buying anything they want.



Outlook

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**Fw: CC 1-27-26 Item 8.6 Petition -Pepper Tree**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Thu 1/15/2026 8:33 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

2 attachments (3 MB)  
PT Petition 2026.pdf; PT Petition 2026 #2.pdf;

**Office of the City Clerk | City of San José**

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

---

**From:** Glenna Howcroft [REDACTED]  
**Sent:** Thursday, January 15, 2026 6:33 AM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; district4-sanjoseca.gov@shared1.ccsend.com <district4-sanjoseca.gov@shared1.ccsend.com>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>  
**Cc:** Martha O'Connell <[REDACTED]> Glenna Howcroft [REDACTED]  
**Subject:** CC 1-27-26 Item 8.6 Petition -Pepper Tree

**[External Email]** Do not open links or attachments from untrusted sources. [Learn more](#)

See Attached Petition From Pepper Tree Estates.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

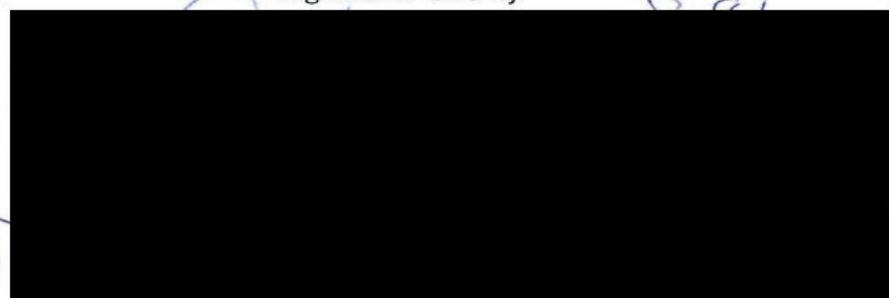
We are the following residents of Pepper Tree Mobile Home Park oppose any change to the Mobile home Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

Chúng tôi, những cư dân sau đây của Pepper Tree Mobile Home Park phản đối bất kỳ thay đổi nào đối với Sắc lệnh Kiểm soát Tiền thuê Nhà di động, loại bỏ hoàn toàn quyền kiểm soát và điều đó sẽ cho phép bất kỳ sự chuyển giao nào cho cư dân các cải tiến vốn mà không cần phải có Đơn xin hoàn trả công bằng chính thức.

Print Name/Ho va tên

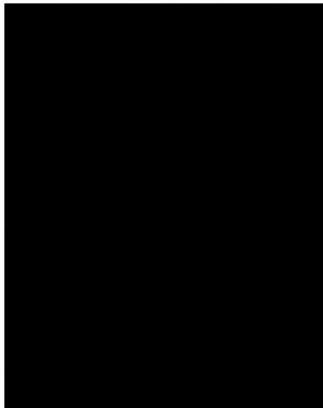
Signature/ Chữ ký

Glenna Howcroft



Hanh Nguyen

Vicente Moreno  
Vincent S. MORENO  
JOSEPH P MORENO  
JOEL MORENO



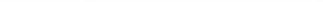
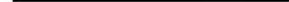
Truong Tran }

Bryan Tran }

THI THACH YEN THAN

Hoang Linh Nguyen

Nguyen Thanh Thien

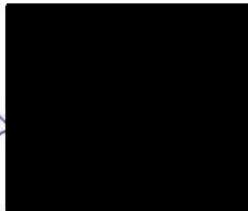


Carolyn Moreno

B. M.



Rita Odon



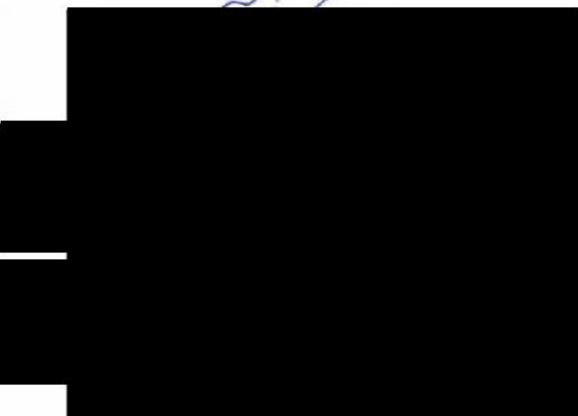
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Print Name/Ho va tên

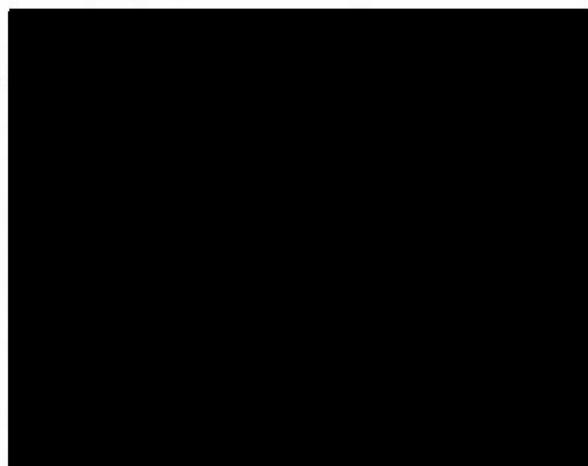
Mansoor Mohammadzadeh  
Neha Yonesi

Signature/ Chữ ký



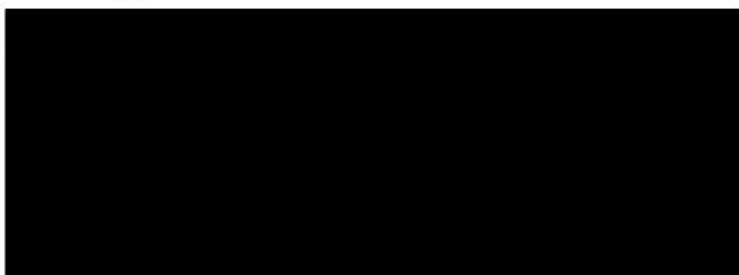
Lien Nguyen  
Dung TRAN  
BON VO

NGA TU  
BEN NGUYEN



Tinh hia  
Lien Le  
Tuyen Hua  
Tien hia

Luong Duach  
Ngoc Nguyen



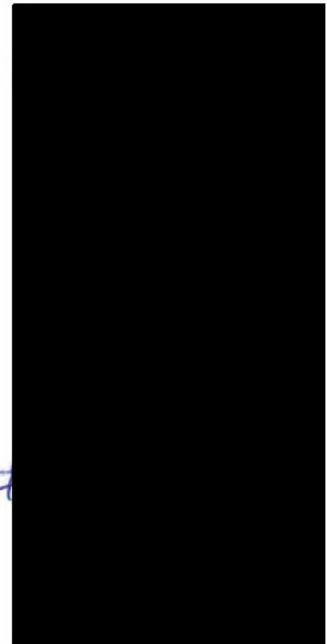
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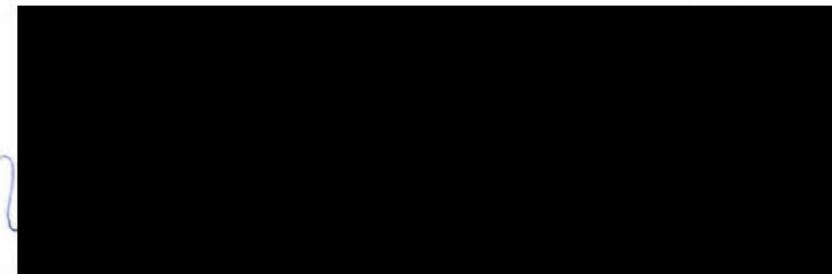
Print Name/Ho va tên

Signature/ Chữ ký

{ Khuong Luong  
Hoang Vo  
Kim Luong



Steven Tran }  
Anthony Tran }  
Huyen Vo }  
Anie Tran }  
CAN NGUYEN }  
THUAN Bui }  
THUY NGUYEN }  
CHRISTINE NGUYEN }



Minh Ly -



Jenny Nguyen -  
WILLIAM KIRBY



MARY LE -  
DUNG NGUYEN

LIEN Lu  
CHRISTINE NGUYEN ]



(4)

We are the following residents of Pepper Tree Mobile Home Park oppose any change to the Mobile home Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

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PRINT NAME/ In Tên

Bohr Pet Meltzer

Jean Hatley

CHRIS RIESENbeck

NGUYEN, TONGA

Margaret Cimafrance

Tien Phan

NHAN HO

NATHAN HUANG

Hai Le

Howard Phan

Quy Huynh

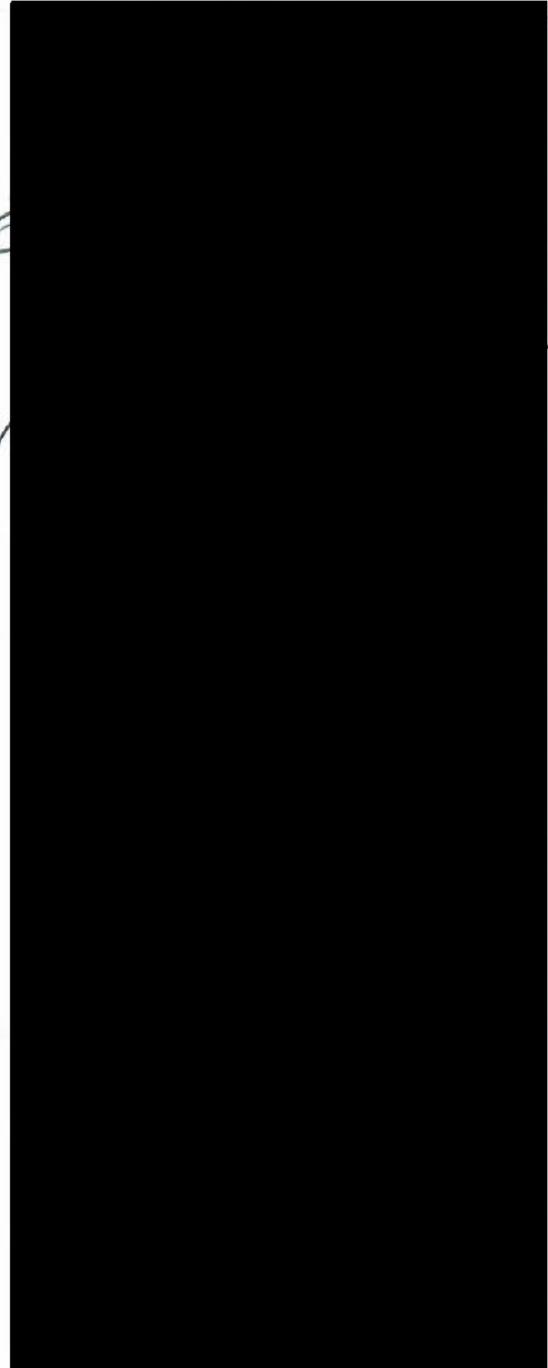
Luong Quach

BE PHAM

TAN DUONG

SON NGUYEN

SIGNATURE/ CHỮ KÝ



(5)

We are the following residents of Pepper Tree Mobile Home Park oppose any change to the Mobile home Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

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PRINT NAME/ In Tên

Maria L Mandrigan

SIGNATURE/ CHỮ KÝ

Tinh Hua

Jorge Garcia

Rigoberto Gutierrez

Camvan Nguyen spc

Quan Luong SPE

Khai Truong SPC

Mai Tran Spc

Can Nguyen Spc

VINCENT LAWTON S

AN DANG Spc

VICENTE MORENO

Vy Nguyen Burros

THI HAI YEN HOANG

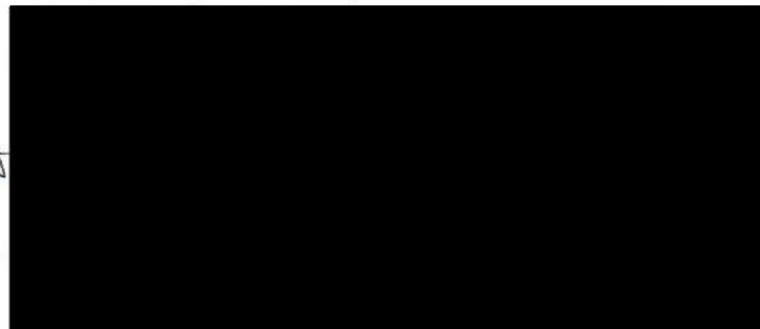
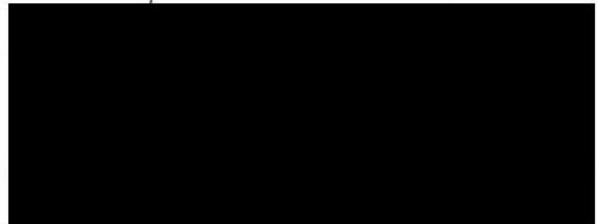
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PRINT NAME/ In Tên

SIGNATURE/ CHỮ KÝ

Nathan, Hoang  
Khang Hoang }  
Co Nguyen  
Thi Hoang  
Hung Van Nguyen  
Son Nguyen }  
Dung Le  
Nhat Nguyen  
Nga Nguyen  
Mhung Hong }  
Joe S. Fuentes }  
Sandy S. Fuentes  
Jesus Rivera  
Alicia ORTEGA  
Joe S. Fuentes



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Print Name/Ho va tên

Signature/ Chữ ký

SP #

VINH VU

THUY HO

Randy Hum

DINH TAI

Hien Ly

Hoang Le

Nhung Nguyen

Allen Le

Amy Le

KHANH NGUYEN

GANH NGUYEN

Kim Nguyen

ANGELINA NGUYEN

BE PHAM

I LAM

TA M-DANG

T-EN-LAO

JENNY-DANG

TENNA-DANG

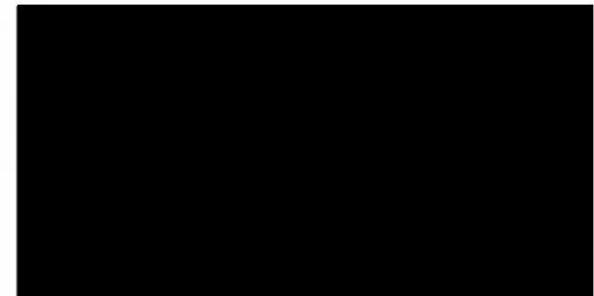
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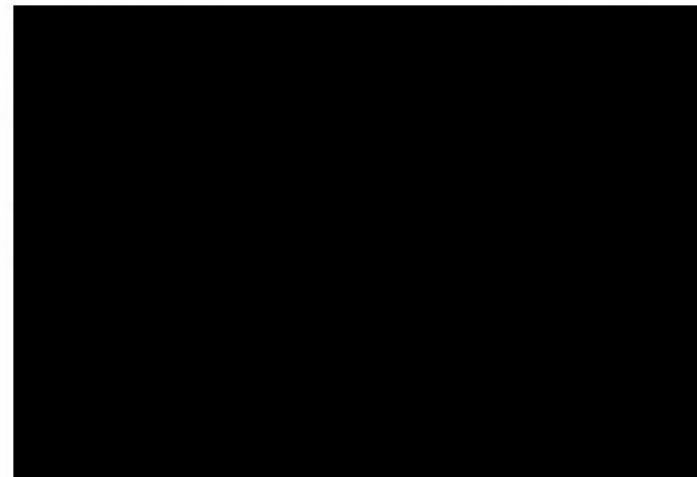
Print Name/Ho va tên

Camvan Nguyen ,  
Hau Dinh ,  
Nelson Dinh ,

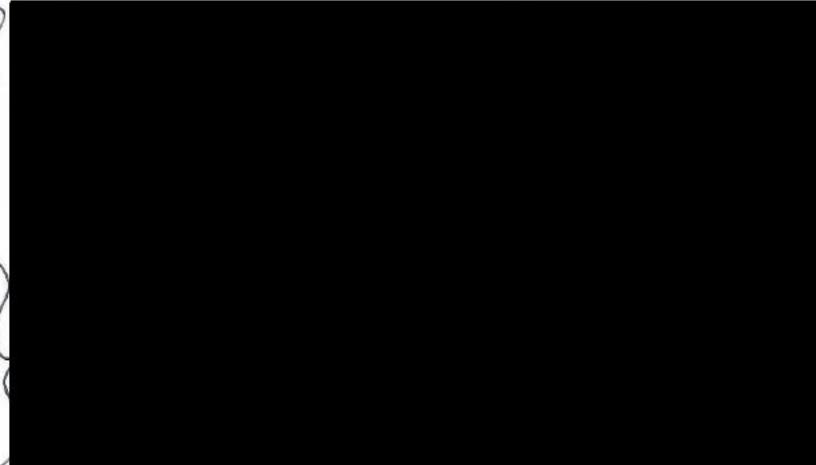
Signature/ Chữ ký



Lê Quang Thiên  
Nguyễn T Trâm  
Huân Lê  
Hiên Lê  
Phú yên Lê  
Lê Gia Việt Anh



Quy Vo  
Huy Vo  
Katalyn Duong  
Hai Le  
Thuong Nguyen  
Ngoc Le



We are the following residents of Pepper Tree Mobile Home Park oppose any change to the Mobile home Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

19

Chúng tôi là những cư dân sau đây của Công viên Nhà di động Pepper Tree phản đối bất kỳ thay đổi nào đối với Sắc lệnh Kiểm soát Tiền thuê Nhà di động, loại bỏ hoàn toàn quyền kiểm soát và thông qua bất kỳ cải tiến nào mà không cần sự đồng ý của những cư dân khi xin hoàn trả công bằng chính thức.

PRINT NAME/ In Tên

SIGNATURE/ CHỮ KÝ

Danh Nguyen

Hien Tran

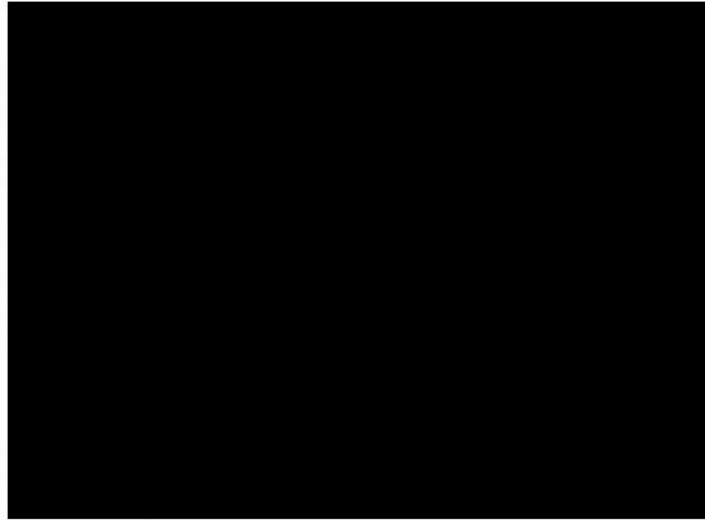
Richard Nguyen

Kathy Nguyen

Alex Nguyen

Quynh Huynh

Khi Nguyen



Ban Vo

Minh Vo

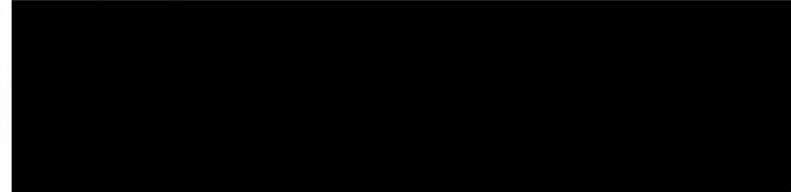
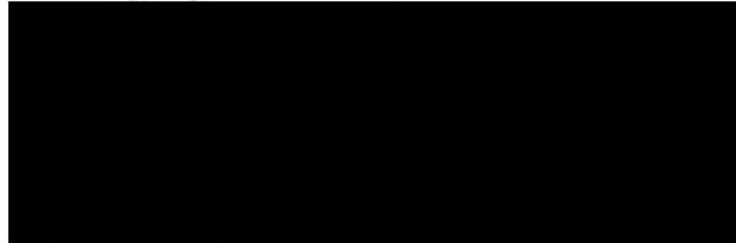
Man Vo

Thi To Nule

Mai van phu

Mai Huai phuong

Mai Diep Tu



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PRINT NAME/ In Tên

SIGNATURE/ CHỮ KÝ

Loam Nguyen



Andy Dao

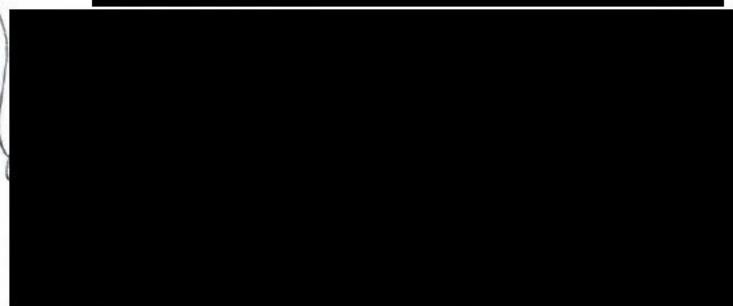
Danny Dao

Den Vo

Mỹ Pham

Michelle Vo

Daniel. Vo



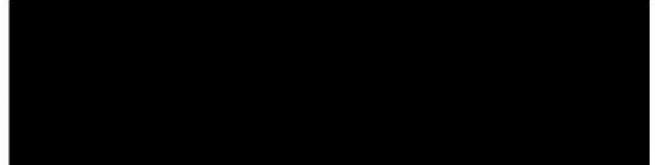
Ngâ Nguyen

Hùng Nguyen

Hương Hạnh Nguyen



Tinh Van Banh



11  
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PRINT NAME/ In Tên

THANH - TAM - VO  
THI - T - MAI - TRAN  
ANH - THY - VO  
VANH - ANH - VO

GNATURE/ CHỮ KÝ

NGUYEN CHAU  
NGUYEN THIEU  
NGUYEN DUY  
NGUYEN QUAN

Miguel Isasi  
Lizet Isasi  
Jackie Isasi  
Michael Isasi

CHI TRAN  
THuy TRAN

Nguyen  
TAM - NGO  
Kiem LAM

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PRINT NAME/ In Tên

Hiên Son  
Linh Nguyen  
Phong Son  
Cienna Son  
Linda Son  
Sarah Son

Loc Luong  
DAO TRA  
Emily Luong  
Phat Luong

SIGNATURE/ CHỮ KÝ





## Fw: CC 1-27-26 Item 8.6 Petition - Oakcrest

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Thu 1/15/2026 8:33 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

1 attachment (769 KB)  
Oakcrest Petition.pdf;

### Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

---

**From:** Martha O'Connell - [REDACTED]  
**Sent:** Thursday, January 15, 2026 6:23 AM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; martha O'Connell - [REDACTED]  
**Subject:** CC 1-27-26 Item 8.6 Petition - Oakcrest

**[External Email.]** Do not open links or attachments from untrusted sources. [Learn more](#)

see attached petition from Oakcrest

more from Oakcrest coming from other resident(s)

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu

(i)

We the following residents of (name of Park) Oak crest  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME

SIGNAURE

Marsha Cisio	
WJ, CHANG	
Julia DeRush	
JAN ARTHUR	
Chris & Catharine Gustaf	
Zhimeng Yu	
Yu Ge	
Cynthia BRADLEY	
MARIAN FRICANO	
Tony RAYMOND	
Laura Nemeth	
Tyler Tranontara	
Gary Schaefer	
ROSEANNE JOHNSON	

6  
2

We the following residents of (name of Park)

Oak crest

oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNAURE

Nicholas Mitchell  
MARK HARRELL  
BERNARD DUCASIN  
DUNCAN NANNEY  
Jaem Alvarez  
RICK LAVRAR  
Ruth Benjamin  
John Benjamin  
MARYANNE DUCASIN  
Carrie L Cat  
Mary Kim  
Liz Tschida  
TRAVIS GOLD  
PATRICIA GOLD  
PETER EREBIA  
Cynthia BRADLEY  
JOSEPH SCHIERA





Outlook

---

## Fw: CC 1-27-26 Item 8.6 Petition - Mountain Springs

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Thu 1/15/2026 8:34 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

1 attachment (2 MB)  
Mt Springs petition.pdf;

### **Office of the City Clerk | City of San José**

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

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**From:** Martha O'Connell [REDACTED]  
**Sent:** Thursday, January 15, 2026 6:15 AM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; martha O'Connell [REDACTED]  
**Subject:** CC 1-27-26 Item 8.6 Petition - Mountain Springs

**[External Email.]** Do not open links or attachments from untrusted sources. [Learn more](#)

see attached petition from Mountain Springs

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu

We the following residents of (name of Park) **Mountain Springs** oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

DATE

JUAN HERNANDEZ		Dec 6, 2025
DONNA PETERSON		12/6/25
REBECCA LAKE		12/6/25
Filomena Goncalves		12/6/25
HOANG TRAN		12/06/25
Gia Han Tran		12/06/25
HUNG TA,		12/06/25
KATHRYN MIRANDA		12/06/25
BRANDON BILLINGS		12/06/25
<i>Shanley J. Hofford</i>		
<i>Shanley J. Hofford</i>		12/06/25
Emily Vrklyan		12/6/25
LEONARD BIGNARDI		12/6/25
MI SIK GONG		12/6/25
Jeang Jin Bao		12/6/25
Jose L. Avales		12/6/25
Maria E. Avales		12/6/25
Federico Castaneda		12/6/25
Ronona Avales B-		12/6/25
LINDA McCOWAN		12.06.2025

We the following residents of (name of Park) **Mountain Springs** oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

DATE

SAUL SROUR		12/6/25
WARREN P. Rouse		12-6-25
Pietro V Zyt		12/6/25
Judy Lara		12/6/25
Donald Nielsen		12/6/25
Tony Nguyen		12/6/25
Elizabeth Silia		12/6/25
Prima Reinders		12/6/2025
Yolanda D. Lara		12/6/2025
Martin D. Reinders		12/6/25
ROBERT SCAIFE		12/6/25
Peter Perez		12/6/25
Mike Dorrong		12/6/25
Eric A Engstrom		12-6-25
SOKHIA Engstrom		12/6/25
Suzan A Winkbleck		12/6/25
Bich N Hoang		12-6-25
My Dorrong		12-6-25
JPHU VNHH		12-6-25
Gia Khanh Ton Ny		12/6/25
MARC BLACKWOOD		12/6/2025

We the following residents of (name of Park) Mountain Springs oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

DATE

MARJORIE Lundberg

11-25-25

Tony Nguyen

11. 25.2

PHU VINH

11/25/25

TONY PHAN

11/25/25

Susan Steiner

11/25/25

Virginia Damiani

11/25/25

Mohsen Dada

11/25/25

GIAU-HUYNH-NGUYEN

11/25/25

TUONGVAN NGUYEN

11/25/25

Ashley Brown  
Alida Zut

11/25/25

JOSE ARMANDO VELEZ

11/25/25

Elizabeth Velez

11/25/25

Dianne Kershaw

11/25/25

Sonya Bristol

11/25/25

LARRY Ross

11/25/25

Leslie Wright

11/25/25

JOSE CAPARAS

11/25/25

MILA CAPARAS

11/25/25

Marianna Rapoport

11/25/25

Maria Rapoport

11/25/25

Wendi Henderson

11/25/25

Mary Ann Oliveira

11/25/25

MARY ANN OLIVEIRA

11/25/25

We the following residents of (name of Park) Mountain Spring  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

CAROL TAORMINA

 11-25-25

Rhonda VASQUEZ

 11/25/25

Elena Ramirez

 11/25/25

Susan Pringle

 11/25/25

CONNIE SHOFFNER

 11/25/25

Keri Rees

 11/25/25

Les COPELAND

 11/25/25

Jane Lio

 11/25/25

Maryanne Sullivan

 11/25/25

Bich N Hoang

 11/25/25

Jerry Chien

 11/25/25

JOHN PARISH-KORFMAN

 11/25/25

Susan Montijo

 11/25/25

DAN Montijo

 11/25/25

GINA GUIDACE

 11/25/25

Francis Guidace

 11-25-25

Warren Rose

 11-25-25

My Dotroney

 11/25/25

SAUL SROUB

 11/25/25

KATHLEEN ARAKI

 11/25/25

KATHLEEN ARAKI

 11/25/25

DAVE P. ARAKI

 2025-11-25



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## CC 1-27-26 Item 8.6 - Petition - Quail Hollow

---

**From** Martha O'Connell [REDACTED]

**Date** Thu 1/15/2026 6:00 AM

**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; [REDACTED]

1 attachment (2 MB)

QUAIL HOLLOW PETITION.pdf;

**[External Email]** Do not open links or attachments from untrusted sources. [Learn more](#)

see attached petition for Quail Hollow

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We the following residents of (name of Park) Quail Hollow  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

## PRINT NAME

## SIGNATURE

1. Kim Ardman
2. John Barber
3. Allen Witter
4. Joe O'Hickey
5. Rebecca Hawkins
6. Robert Hawkins
7. Patricia O'Hickey
8. George Janou
9. Laurie Dotson
10. Kenny Dotson
11. Rose Werninger
12. Mail Chaid
13. MIAO-HUEI CHUANG
14.  ROSE MARIE MOORE
15. Peggy Deterding
16. Patricia Appelquist
17. Ellen Morrison
18. Maria Surko
19. Beth Paige

We the following residents of (name of Park) Quaic Hollow  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

21. Russell Paige
22. Patricia O'Brien
23. FANNIE DALTON
24. Karen Gargiulo
25. ANTHONY GARGIULO
26. NANCY DE PALMA
27. Janet Ochs
28. Lyson Vallor
29. THINH TRAN
30. MIKE JOHNSON
31. CYNTHIA mckinley
32. MARK DiMANTO
33. ROSA DiMANTO
34. JAMES Leffler
35. PATRICIA Principi
36. Sazi Eltou
37. Lynea Hurst
38. Jarmila Boentsch

3 of 7

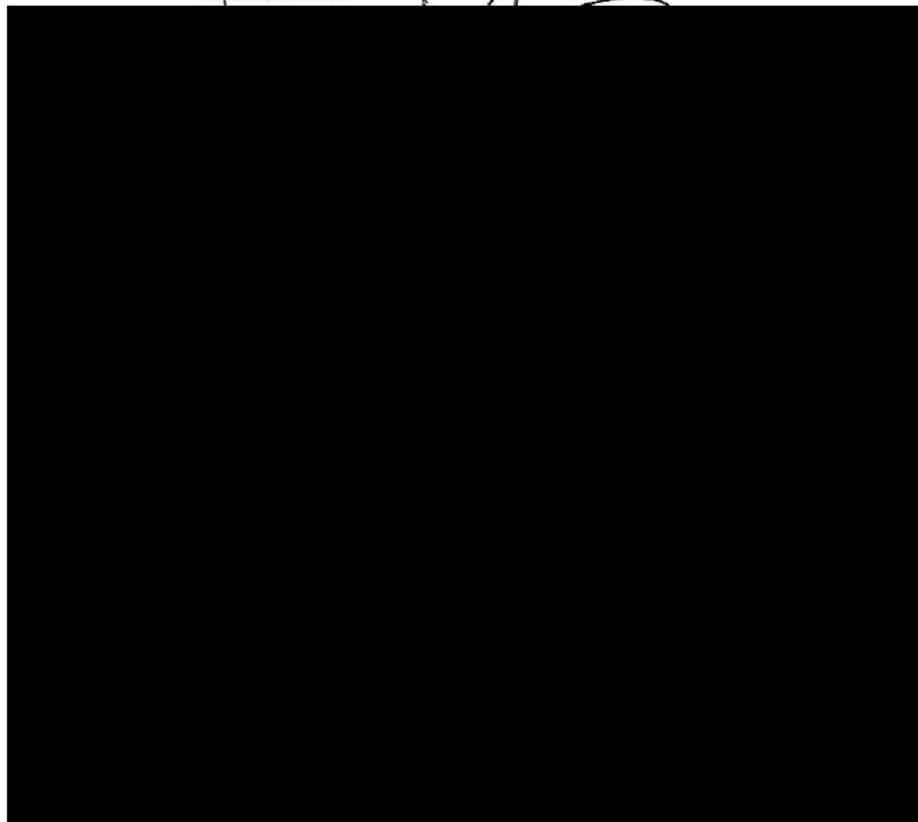
3 of

We the following residents of (name of Park) Quail Hollow  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

William THEOBALD  
Grace Jardine  
Carol Trelut  
CARL BRANNON  
Jane Henry  
John Soubeland  
Georgia King  
Dan Lewis  
Liz Dowd



4 of 7

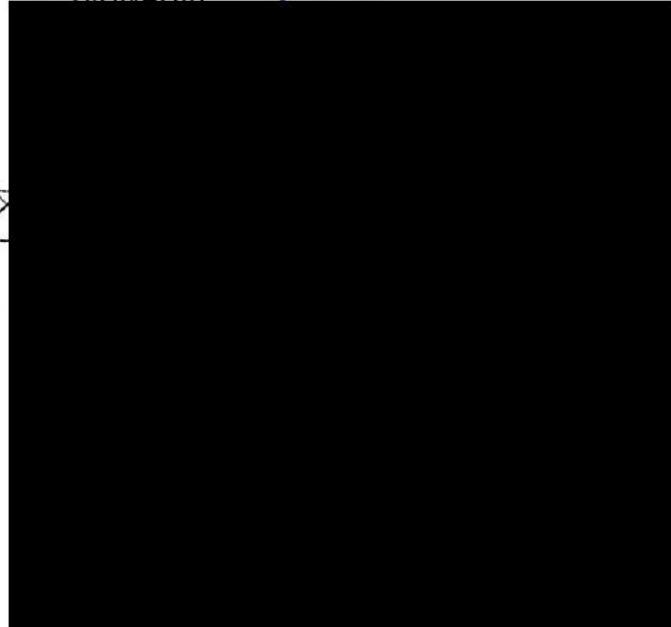
Quail Hollow

We the following residents of (name of Park) Quail Hollow  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME

Kexinkilmer  
Kaye Theobald  
Sharon L. Laird  
Bill Theobald

SIGNATURE



Randal Rosier

Racel Rosier

S of

Quail Hollow

7

We the following residents of (name of Park) Quail Hollow oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

KATHLEEN KILMER

#41. Claire Johnson

Jackie Gibbs

Ralph Gibbs

Deborah Greer

JACKIE BRAZIL

Patricia Croghan

cole Croghan

~~Wardell Anderson~~

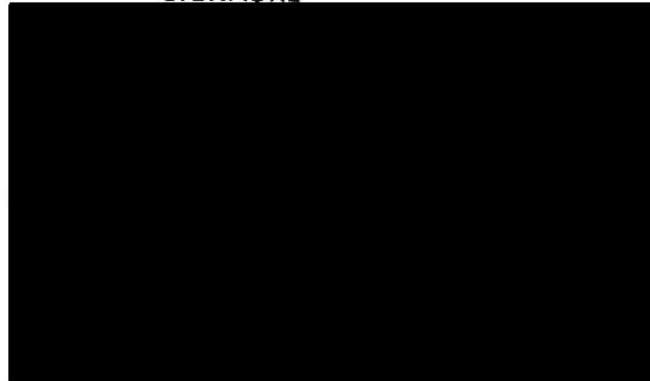
6 of 7

We the following residents of (name of Park) Quail Hollow oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

Allen Whitaker

SIGNATURE



Dave Maderis

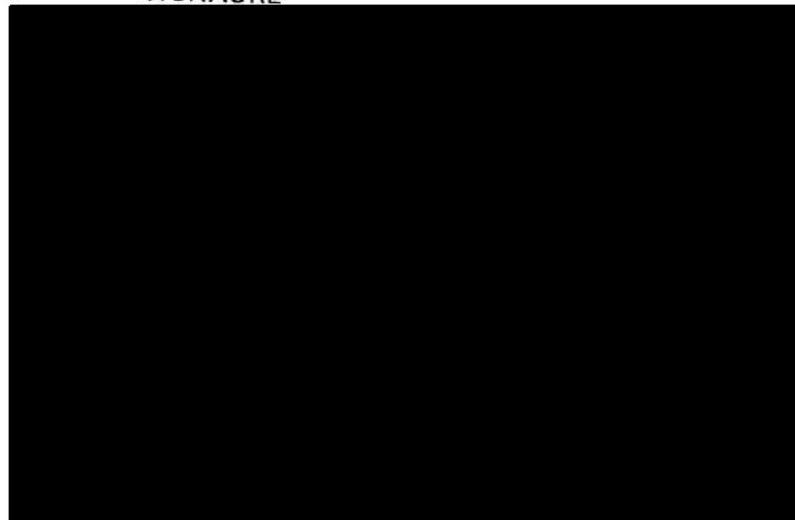
7 of 7

We the following residents of (name of Park) Quail Hollow oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

John F. Scamman

SIGNAURE



Marciano De La Cruz

Lindy Stankov



Outlook

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## CC 1-27-26 Item 8.6 - Petition SVVMHP

---

**From** Patrick Grimes <[REDACTED]>

**Date** Thu 1/15/2026 3:14 PM

**To** City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>

**Cc** Martha O'Connell <[REDACTED]>

1 attachment (736 KB)

MRO petition 30 pages.pdf;

**[External Email]** Do not open links or attachments from untrusted sources. [Learn more](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

See attached petition from Silicon Valley Village Mobile Home Park (SVVMHP).

--

Sincerely,  
Patrick Grimes  
[REDACTED]

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Derek Tangney  
Wendy Irwin  
Jackie Jackson  
Jorge Solis  
Miguel Morillo  
Angela Barnes  
Jorge Jimenez  
Alyssa Oren  
Noreen Salinas  
Trianna Nakano  
Karen Bastida  
Monica Beltran  
Joseph Soto  
Valentin Rosas  
Barry Snyder  
Debra Snyder  
JUANITA VELASCO  
Maria Perales  
Allen Vi  
ROXEN TRUONG

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

VINH Nguyen

Sergio Melchor

Yolanda Montes

Edmundo Montes

Robert Leeper

GARY BANFF

JAN Ramirez

DINA MARSELINE

Kevin Nguyen

Sylvia Zamudio

Matthew Taylor

Carmen G. Day

MARIA BANDS

GLADY VILLAFANE

Maryll Joamin

Sam Duane

Debra Liethes

Pablo Gavril

Loreto Sanchez

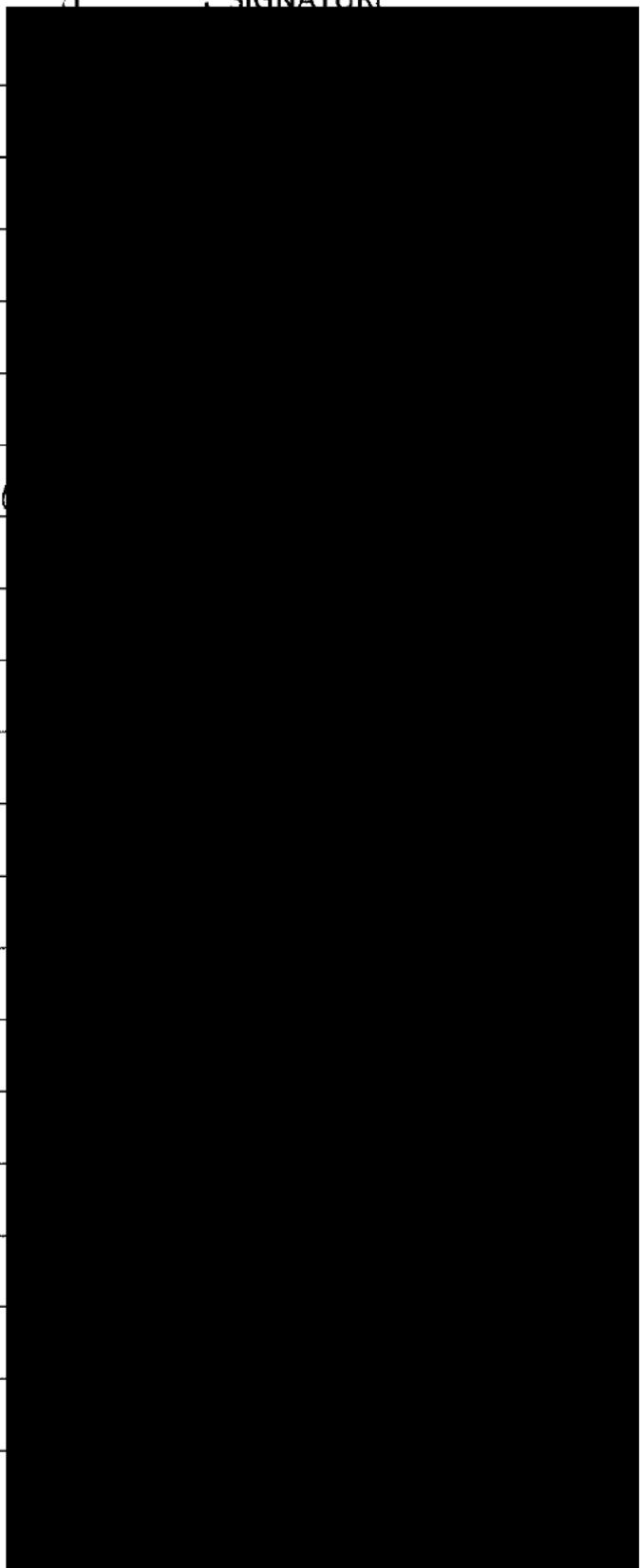
Tonya Castillo

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

Isaias Alvarado Jr.  
Isaias Alvarado  
Isaias  
for Morris  
Ines Gomez  
Isabel Garcia  
Chris Toyota  
Linda Toyota  
Ngan Le  
Thereshth  
Lyon Vo  
Panmude Rane  
Ivan Manuel Garcia  
Karla Guerra  
Phong Duy  
Teresa Lazares  
Patricia seitille  
Bhewal Grewal  
Phu Van Nguyen  
Romeo Gonzalez

SIGNATURE



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Thomas BachTell

Mario Libado

Donald Moore

Elias Karkar

Charina Paglinawan

Ivan Martinez

Tawn Powell

Jenny Ngo

Maria Bautista

Adrian Hernandez

Tim Jagers

Javier Vazquez

Nancy Alvarez

Jean Johnson

David Manganier

Sharon Russell

Myra Wayne

Anaelia Popular

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

/ SIGNATURE

Yahir Hernandez

CYNTHIA JAWORSKI

VALERIE MORTON

Young Lee

John Lujan

Christina Hernandez

Jesse Hill

Sally Tran

Cesar Hernandez

Verne E. Moore

Elmer Seguiano

Rey Alday

Luis Aguirre

Juanita Padilla

Juan Franco

Chantel Hernandez

Zaira Llewellyn

Jolene & Brent Parsons

Brent Parsons

Henry Schubel

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

Sid Smith

SIGNATURE

Lisa Hourihane

George Saenz

Elizabeth Saenz

Reynaldo

Ignacio Santacruz

Diana Moran

Nicandro Figueroa

Pete Novak

Rossana Samaniego

Hong Yen Nguyen

Valeria Hernandez

Eric Nguen

Jose Aguilar Hernandez

Ivan Chiu

Claudio Santos

Fabiola Santos

John Schubel

Joey Defew

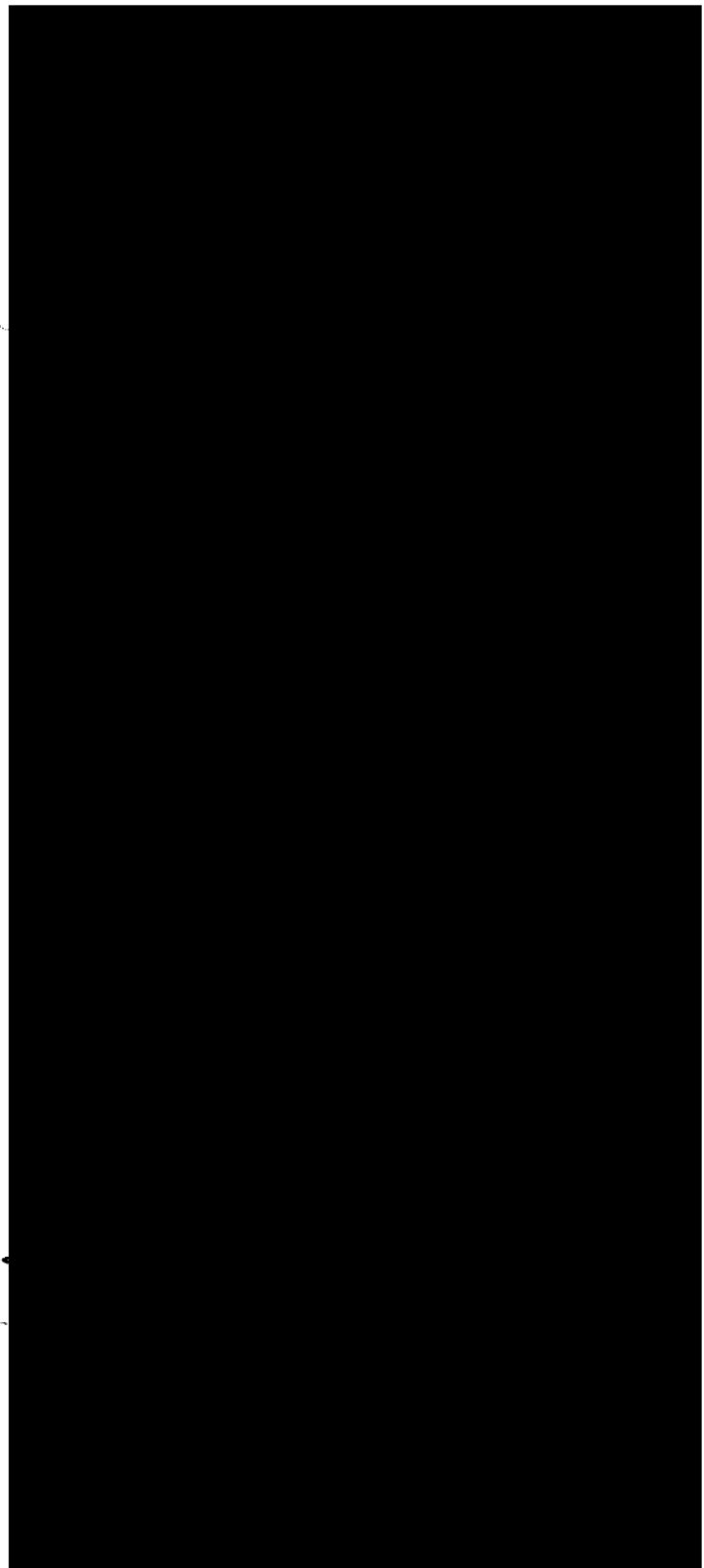
MANUEL CASTREJON

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Antonio Guzman  
Yadira Reyes  
Nancy Davis  
Janice Davis  
Janice Davis  
GLORIA ARELLA  
Yadira Hernandez  
Mar Rovito  
JASMIN CORREN  
Lizbeth Mendez  
Josetina Lujan  
Yadira Zuniga  
Lorraine Garcia  
Nicole Park  
ROXANNE RAMIREZ  
CORI (VSTO)  
EMIN PIANIC  
JACKIE LYN CERVANTES



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Mary Garcia

Henry Lam

Kevin Montoya

Amber Permenter

Mark Sivens

Shalini Rajaratnam

Deborah Dixon

Virginia A. Delaure

Eimy C. Jimenez

Henry Wu

Jenny Ortiz-Cruz

Sethan El

Feng Pai

Barbarella Landrieu

Clabek Majidov

Michael Gordon

Daniel Chavez

Luis R. Montoya



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

JW Faug

MARGARET TAICLET

DANIEL FAUST

Luz Fuller

Michael Herting

SHARON CASTREJON

Ron Hwang

Mark Vu

Honius Esenburg

Sharmila Prasad

Lizbeth Berros

VANEZA TAMAYO

LEONIDA MONTEZ

Sergo Yago

Isabel Lopez

Charity Moffatt

Paul Lau

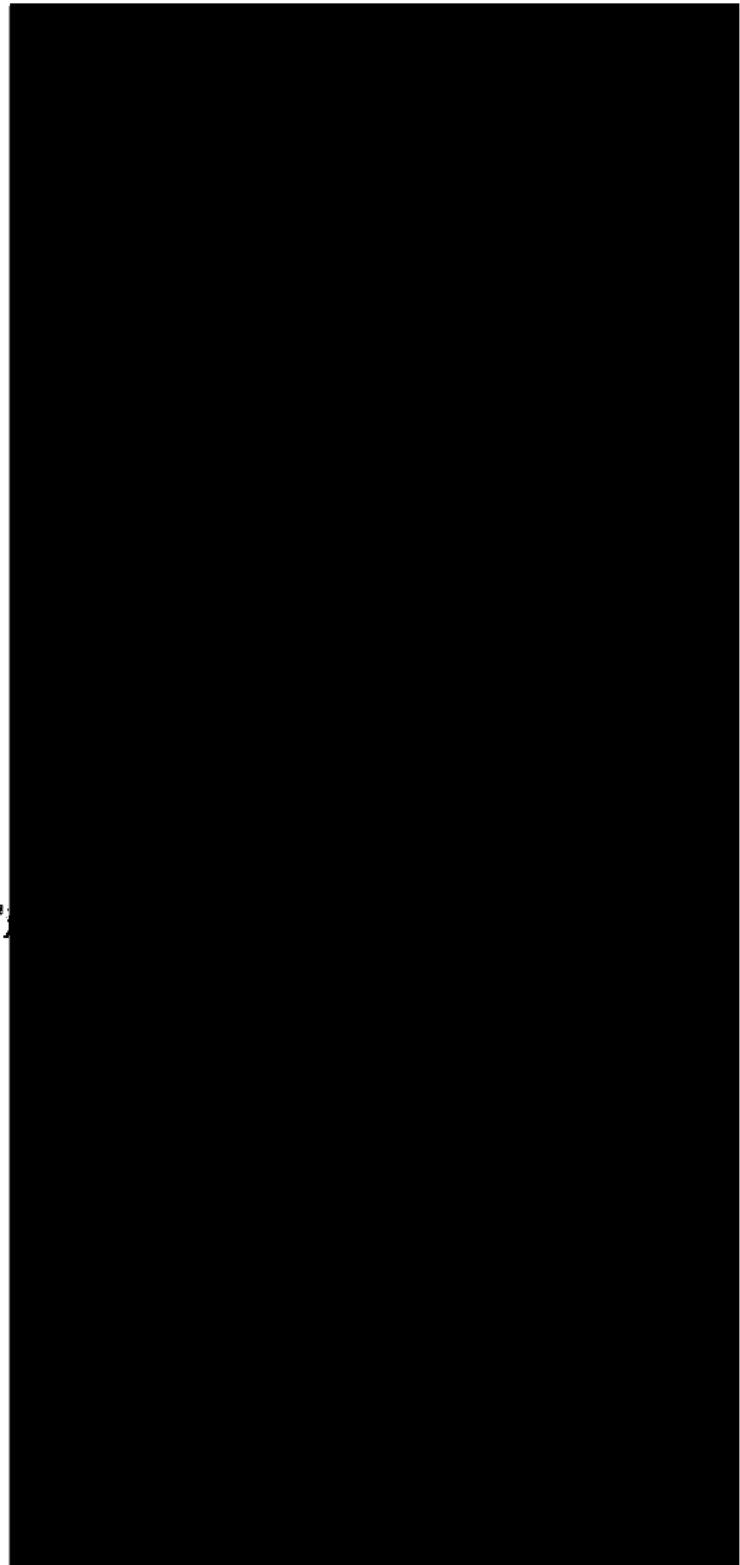
Yongling Hu

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Jose Amescua  
Miguel Angel Arce  
Tamaris Arce  
Fernando Arce  
Yolanda Arce  
Katina Ruiz Del Rio  
Frigorifico Ruiz Perez  
Trinidad Martinez  
Ana Martinez  
Terri Freeman  
Heather Freeman  
Federico Sanchez Barriga  
Luisa Lustro  
Sandra Rodriguez  
Huiyan Jo  
Catherine Mayer  
David Picciore  
Steve Kopen



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Mike Sanchez

Chris Frazier

HK Nguyen

Cristina Zeni

Caroline Pena

James Hart

Joel Figueredo

Foster Andrade

Shawn Lima

Liuba Bejarano

Christopher Lopez

Michael Avila

Nguyen Thi Dieu

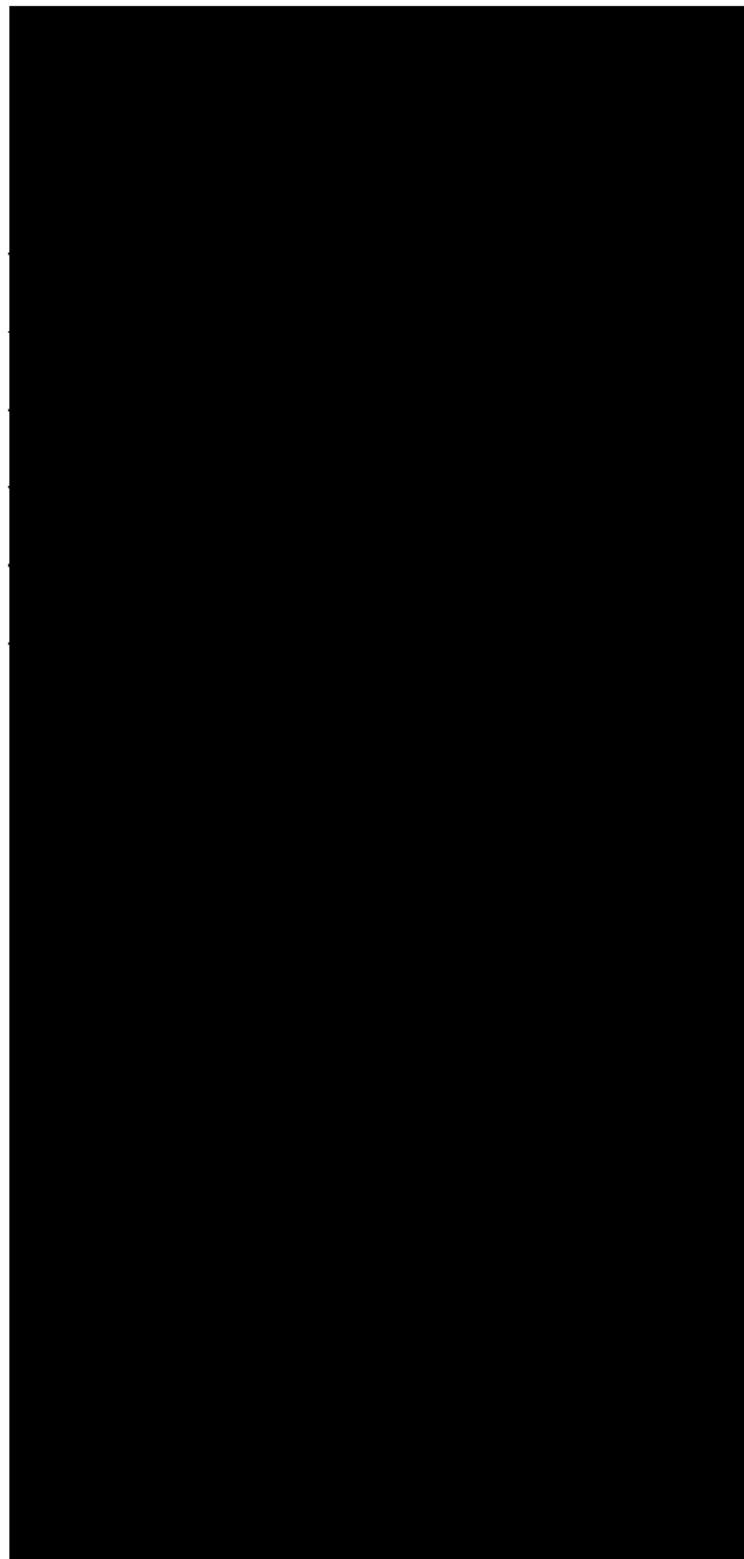
David Nguyen

Mark Michael

Jean-Carlos Lopez

Jeff Rodriguez

Philip Rios



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

ZABRINA MACHNEZ

Karenne Fuller

Debbie Clark

Heidi von Satza

MARGARET TRICLET

Cheryl Hanson

Patrick Shans

Ana J. Contreras Shans

TUAN Nguyen

TAM Nguyen

Richard D. Duffy

Grace M

MARIASSA OZNEILAS

Aurora Valenzuela

Jessica Cederon

JUAN I. ACOSTA

DONALD ETTER

MARY LOU ETTER

LM huu

HOANG - KIANTH

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

ADRIAN CUDAL

RODOLFO CUDAL

Todd Todd III

George Sanchez

Christina McVern

Tricia McVern

Matthew McVern

Wine Pachec

YUKO Martell

Todd Lewis

Gabriella Gurnin

Abel Garcia

Liam Macias

Melissa Macias

Emigle Hernandez

Nitzia Mendez

CHARLIE SCOTT

DANIEL GRIMES

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

Alexis Lopez  
Jorge  
Richard Burgess  
Janet Burgess  
José Ramos  
Kandy  
Peter Holly  
Marcelo Mendon  
Willie Tuchec  
Hadi Abbas  
Zhenpeng Deng  
Pamela Blanchard  
Samantha Blanchard  
Jean-Paul Burgess  
Gabriel M Julian  
Daniela G Julian  
ERLANDO GONZALES  
Koinic Rogen  
Christopher Bahl  
Luis Diaz

SIGNATURE



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Christine Vasquez

Richard Vasquez

Richard Vasquez

Christine Vasquez

Christine Vasquez

Clark Hansen

Clark Hansen

Christine Vasquez

Christine Vasquez

Christine Vasquez

Christine Vasquez

Christine Vasquez

Apharto Ruiz

Mariel Giron

Yoshina Kuri

Summer Marano

Janice

Christine Vasquez

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Alex Alvega

Rosa Sanchez

Patrick Grimes

Carlos Montoya

Jude John

~~Carrie~~

Carol Todd

Juan Hernandez

Haydee Rodriguez

DENNIS BOUVEJA

Herminia Hernandez

Herminia Rojas

Alan Smithson

Wendy Gutierrez

Tagi Filimoeula

Robert Corrige

Tyson Todd

Vernonia Mijin

Karen Gonzalez

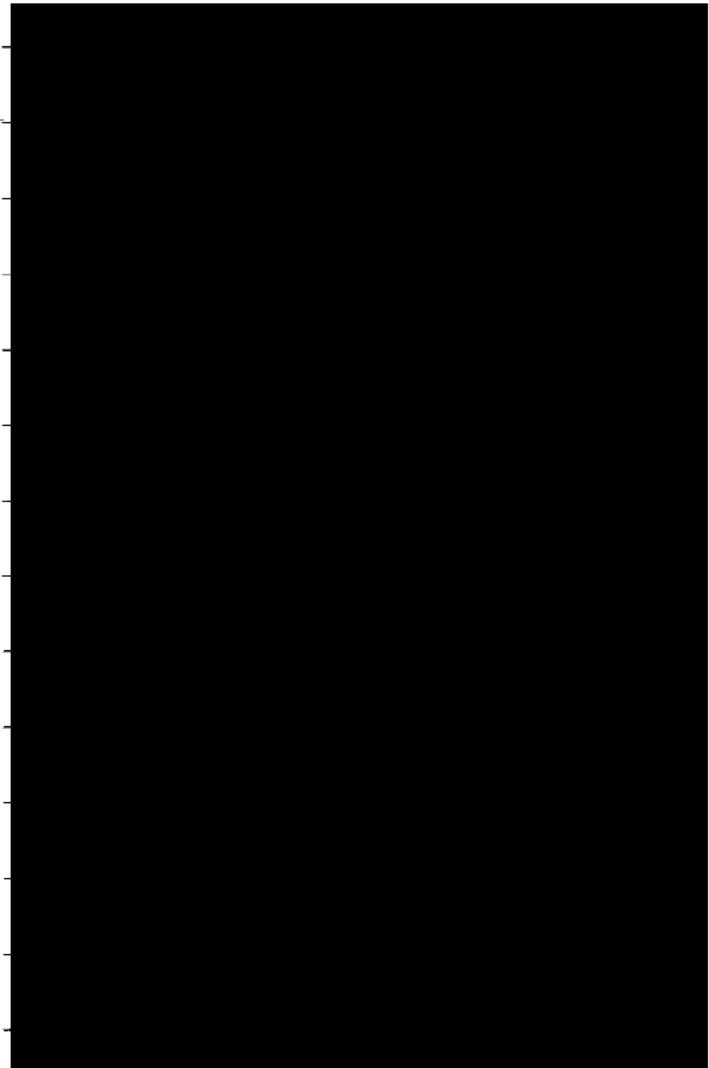
Grey Tessel

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Sergio Otege  
Abad Montrei  
Antonio Ruiz  
Kimberlin Martinez  
Ralph Briones  
John Marie  
Calvin Nguyen  
Quang Nguyen



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

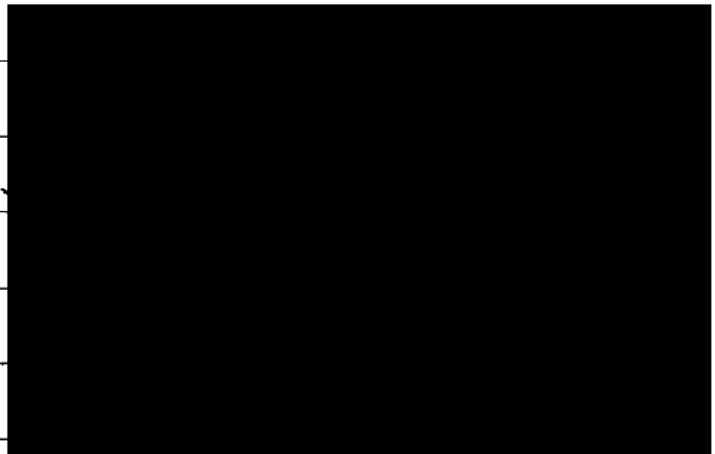
PRINT NAME

EDLYN KAFFER

Tracy Nelson

Tracy Nelson

SIGNATURE



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Bernardino Amaya  
Alicia Serriento  
Jaime A. Pein Milgau  
Miki P.  
Rafael Arelluz  
Dawn STEVEN J. CIVIL  
MILFRED HUTCHIN  
Renato Barza  
DUC LAM  
Luis Landino  
Kathryn Nguyen  
VAN PHAM  
Hai Nguyen  
Gabriela Boutros  
Tiffany Chavez  
Marisea Mangindayao  
Felix Blanco



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Javier Avilar

A large black rectangular redaction box covering the signature area for Javier Avilar.

Jennifer Cabrera

Linh Tran

Irma Rosas

Sophia Sanchez

Marilyn McKenzie

Jim Lyons

Bethy McNutt

Katherine Grimes

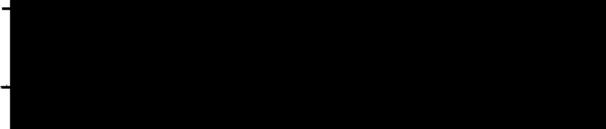
 

A large black rectangular redaction box covering the signature area for Katherine Grimes.

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

Edmundo  
Angeolina Mierates  
Mallaya Mavado  
Humberto Rodriguez  
Castor Velasquez  
Jehudah Sora Orz  
Sara Kwan  
Mykayla Slesak  
Davier Huerta  
Destiny Rat

SIGNATURE



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Jesus M. Jerez  
Albert Daniel Ortega  
Maria Morlock  
Nelly Har  
Rubi Guzman  
Pablo Guzman  
Dalia Ortiz  
Alicia  
Tom Sowers



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

Monica Lawrence

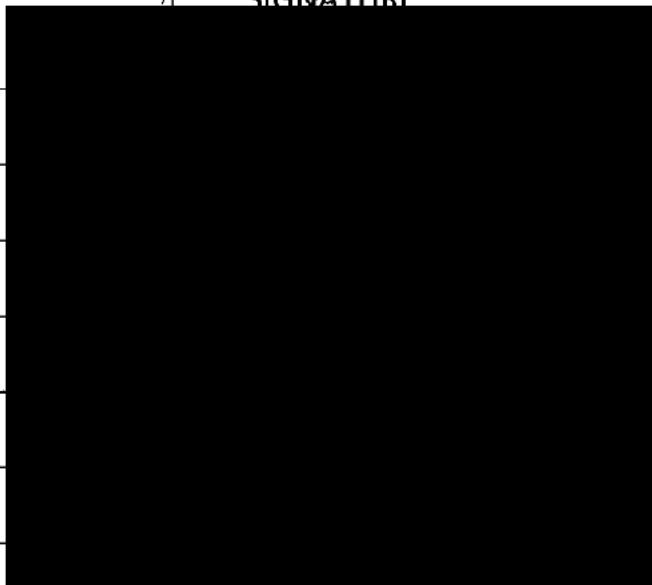
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TAD Nemer

Rocio Regalado

Giuseppe Signa

Jingkang Chen



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Ordinance (MRO) that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

1 Gregoria Hernandez

2 Cheng Tha

3 Jonathan Rosas

4 \_\_\_\_\_

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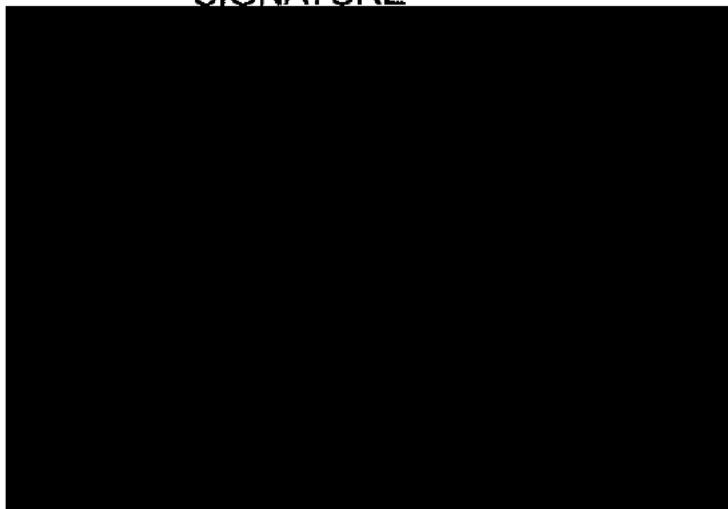
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SIGNATURE



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PRINT NAME

SIGNATURE

- 1 ANGEZINA ROMERO
- 2 Trevor Allen
- 3 Hny
- 4 WILB JAMES
- 5 Sharon Day
- 6 Savannah Day
- 7 Adrian Beque
- 8 Kamon Day
- 9 Kamon Marks [REDACTED]
- 10 Athena Howland
- 11 DAVID CIANNELLO
- 12 Kelly Miles
- 13 Chris Garcia
- 14 Giselle Rodriguez
- 15 Elizabeth Rodriguez [REDACTED]
- 16 Christina Silveira [REDACTED]
- 17 \_\_\_\_\_
- 18 \_\_\_\_\_
- 19 \_\_\_\_\_
- 20 \_\_\_\_\_

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Ordinance (MRO) that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

	PRINT NAME	SIGNATURE
1	Hector Rosas	
2	Thomas Wong	
3	Evelyn Hernandez	
4	Elvind Gancedez	
5	Jesus Pena	
6	Alexa Rodriguez	
7	Elvia Rodriguez	
8	Sunny Lee	
9	Guadalupe Cortes	
10	Tom Walton	
11	Sunny Kim	
12	Roberto Lala	
13	Chad Yribrough	
14	Andrea Geron	
15	Andrea Zavala	
16	Filadelfo Rosas	
17	Emmanuel Rosas Ruiz	
18	Mary Villanueva	
19	ALLAN TAYLOR	
20	Francisco Javier	

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Ordinance (MRO) that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

- 1 Gonzalo Rodriguez
- 2 Francisco Vasquez
- 3 ANSPIMO Vasquez Lopez
- 4 Edy Eko
- 5 Sohem Turcios
- 6 Yuhuang Li
- 7 Hoang Son Tran
- 8 Joseph Hasib Abbas
- 9 Arth Nguyen
- 10 Jose Sanchez
- 11 Sergio Ta Folla
- 12 Phung Nguyen
- 13 Manekl Aisa
- 14 Sergio Sa
- 15 Joel Vela
- 16 Jose Al
- 17 Jose I
- 18 Luis Alvarado
- 19 El Seco Armendariz
- 20 Tecal Infante

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Ordinance (MRO) that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

	PRINT NAME
1	William William Noel
2	David Garcia
3	Reyidor Mcfar
4	Irene Mcfar
5	Xinyu Wang
6	Yaxiaow Yam
7	Isaac Hernandez
8	Joaquin Sanchez
9	REINA CASTANEDA
10	Ana Sanchez
11	Diana Hesterman
12	WC JAM
13	Vicki Carmack
14	Adriane Lom
15	Phine Dhyen
16	Alrik Mui
17	Salvador Contreras
18	Graciela Contreras
19	Anthony Chio
20	Kelsy Meli

SIGNATURE



We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Ordinance (MRO) that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

	PRINT NAME	SIGNATURE
1	ROBERT KING	[REDACTED]
2	Ulises Guzman	[REDACTED]
3	Nguyen Nguyen	[REDACTED]
4	Alba Diaz	[REDACTED]
5	Maria Morales	[REDACTED]
6	Jose Sanchez	[REDACTED]
7	Douglas Lohr	Douglas Lohr [REDACTED]
8	Diana Alday	[REDACTED]
9	Dennis welBORN	[REDACTED]
10	Paula Jo Gatewood	[REDACTED]
11	FLOYD S. DONOVAN	[REDACTED]
12	CAROL REPA	[REDACTED]
13	Caron Daniels	[REDACTED]
14	CARLOS CARRILLO	[REDACTED]
15	Laura Hernandez	[REDACTED]
16	Hao Rong	[REDACTED]
17	Hao Rong	Hao Rong [REDACTED]
18	Susan Orizal	[REDACTED]
19	Nhung TRAN	[REDACTED]
20	My Phuong Diep	[REDACTED]

We are residents of Silicon Valley Village Mobile Home Park. We oppose any change to the City of San José Mobilehome Rent Ordinance (MRO) that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

- 1 Rebecca Langley
- 2 Antonio Bastida
- 3 Natalie Gao
- 4 Jonathan Neese
- 5 Ron Neese
- 6 Jayne Avery
- 7 Theresa
- 8 Marlene Clark
- 9 Ashley M. Gautier
- 10 Kyle S. Castro
- 11 Adilene Pineda
- 12 Megan Kirby
- 13 Patricia Kirby
- 14 Lean Nguyen
- 15 Tu Nguyen
- 16 Kendra Schrader
- 17 Bradley Schrader
- 18 Babakht Afzay
- 19 Byron Sweeny
- 20 Riculfo Rodriguez



Outlook

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## CC 1-27-26 public comment remarks

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**From** Patrick Grimes <[REDACTED]>

**Date** Thu 1/15/2026 3:51 PM

**To** City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>

**Cc** Martha O'Connell <[REDACTED]>

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The year 2025 closed with an attack on rent control. This attack began in secret. San José's Mobilehome Rent Ordinance (MRO) had to be updated to match changes in state law regarding long term leases. Someone decided to also sneak in some other changes, most of which are favorable to park owners, and unfavorable to homeowners.

Is "sneak it in" accurate? Yes. These changes were unveiled for the first time less than a week before the Housing Commission meeting in November, with no public input. People raised enough of a stink that the meeting was postponed for a month.

During that time, we in Silicon Valley Village Mobile Home Park (SVVMHP) got organized. We got 475 signatures on a petition to protect rent control. Over 100 homeowners from all over the city showed up in person for the December 11 Housing Commission meeting, and over 100 more viewed the meeting online.

The results of that meeting were in our favor. They finally (at 10PM) decided to recommend only the state-mandated change and none of the rest. However, the Housing Director continues to lobby for the original entire package of amendments, in direct contradiction to the vote of the Housing Commission.

So what changes to the MRO were proposed? Here is a rundown.

### Changes to State Law

The current MRO exempts long term leases from rent control. This no longer conforms to state law. This proposal removes that exemption so that all mobile home owners are covered by rent control.

This was the original reason for making changes to the MRO. This change should be approved. However, this was used as an excuse to propose other, unnecessary changes to the MRO.

### Vacancy Decontrol

Some folks think that rent control should eventually freeze your space rent. That is not true, and never was. The purpose of rent control is to control how much your rent can go up each year. It is based on inflation (the Consumer Price Index for the Bay Area) and can vary between 3% and 7% (usually around 3%). If space rents were frozen, parks could not handle the rising costs of labor, materials, and services. Either parks would go bankrupt or conditions would deteriorate to unhealthy or unsafe levels. Space rents increases tied to inflation are fair.

The current MRO has Vacancy Control. This means a buyer inherits the seller's space rent. This provision is crucial to keeping mobile homes affordable. These proposed changes would allow space rents to

increase 10% (rather than the usual annual 3%) when a mobile home is sold. This is called Vacancy Decontrol. Over time, this would make mobile homes less affordable.

Vacancy Decontrol is touted as a way to give more money to park owners without affecting the space rent of the vast majority of homeowners who do not sell their homes. However, no evidence has been presented that park owners need more income to stay afloat. Fair Return Hearings are infrequent and often result in space rent increases only a tiny fraction of what owners requested. This indicates that mobile home parks, for the most part, are doing okay. Even if there was a widespread financial crisis among parks, there is no data to tell whether 10% is the correct amount.

Another reason cited for Vacancy Decontrol is that the MRO restricts rent increases to about 3% a year, while the Apartment Rent Ordinance allows up to a 5% annual increase. That makes sense because mobile home owners are responsible for all maintenance and repairs, unlike apartment renters.

While Vacancy Decontrol does not affect the current homeowner's space rent, it does affect their equity. Common sense tells us that a noticeably higher space rent will cause a buyer to offer noticeably less money for the exact same home. For seniors, the disabled, and others on fixed incomes, their mobile home might be their only asset. Selling your home to move to a nursing facility is a cruel time to lose equity.

Vacancy control keeps mobile homes affordable. We need to keep vacancy control.

#### **Capital Improvement Pass Through**

Currently, park owners who feel they are not making enough money can ask for a Fair Return Hearing. In this process, the city looks at their finances over multiple years. If the park's profitability has gotten too low, the city can allow a space rent hike above the annual 3%.

This proposal allows parks to charge residents even without a hearing for the cost of projects "that provide added benefits to residents" or "that materially improve sustainability,...accessibility, safety, or flood mitigation." This definition is too broad, and it does not consider whether the park can easily afford a given project.

Park owners claim this provision is needed because of the high cost of replacing aged infrastructure. Many do not realize that parks already get money every month from every homeowner to maintain utilities. The park buys gas and electricity from PG&E at one price and resells it to homeowners for more money. That difference is supposed to be set aside for maintenance, which is required by law and should be part of a park's operating expenses.

Fair return hearings are the proper way to deal with project costs.

#### **Petition Decision Appeal Process**

Currently, the Fair Return Hearing does a thorough examination and determines how much of a rent increase is needed to maintain a park's profitability. This decision can be challenged in court. This proposal allows a park owner to appeal the decision to the Housing Department Director, who single-handedly can change the outcome of the hearing. The fairness of an appeal decision depends on the fairness of this director.

Fair return hearings look at all the facts to reach a decision. If one person can set all that work aside, it negates the value of the hearing.

#### **Resident Process to Settle Rent Disputes**

This section would allow rent complaints from homeowners to be resolved by the Housing Department. It claims to be inspired by processes that exist for apartment renters.

Nothing in this section is a problem in itself. However, if this is added, park owners could say it's not fair for only homeowners to get relief directly from the Housing Department. It would increase pressure to adopt the Petition Decision Appeal Process discussed previously.

#### **Park Registration Requirements**

Currently, parks must report some basic information to the city. This proposal would require that parks also report changes in rent and ownership for each mobile home owner.

Aside from the added administrative costs, this granular data on space rents for each homeowner would likely be public information, available to park owners and everyone else. There is no need to collect this much data.

#### **Removal of Outdated Provisions**

and

#### **Relocating Provisions to Regulations**

On the surface, this appears innocuous, even helpful. Who wouldn't want to keep up with the times? The trouble is that the specific changes are not detailed. Who would decide what to change and how to change it?

We should not give a blank check to whoever would make these changes to do whatever they want.

**Summary**

City Council should follow the recommendation of the Housing Commission. Approve only the change to make the MRO conform to current state law, and reject everything else.

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Sincerely,  
Patrick Grimes

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**CC – 1-27-26 item 8.6 - Subject of De Control**

---

**From** Denis boisvert <[REDACTED]>

**Date** Thu 1/15/2026 5:29 PM

**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>

**Cc** City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>

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Dear Mayor and Council Members:

Please read my message through to the end. I am Denis Boisvert and I live at the MillPond 55+ Community in District 7.

I have now attended several meetings on the subject of Decontrol and Capital improvement / expenditures and it seems quite overwhelming that the tenants (in the hundreds) do NOT want this. The tenants (myself included) want and need to maintain the existing space rent control! And we say “NO” to decontrol (ie: do not increase the lot rents between sales) and “NO” to the Capital expenditures as there are probably better and safer ways to address this on a case by case basis and community by community.

It seems very clear to me that our representatives are asking again and again hoping to get approval, or the people will tire and give up. This is **unethical!** **How many times must we say no?**

I voted for you Representative Doan (and now I think I regret voting for you) and I ask you, when the values of the residents' last nest egg assets are diminished because of “decontrol”, will you step up and compensate the people for their losses? These are people in the last chapters of their lives and many have health issues. All they have left is the small amount of capital in their houses and based on my research it is quite obvious that the value of the houses is inversely proportional to the space rent. Look at some parks in the Lawrence Ave area where their rents are pushing \$2000 or more and you will see they can barely get 100k to 200k for their houses now. So, in passing 'decontrol' the people on the last leg of their lives journey will again take the hit and the loss.

**Completely unethical and I am astonished that you all are still pushing for this!!**

At our last meeting Martha O'Connell made an excellent point:

<<O'Connell is worried about low-income families and older adults on Social Security who could be priced out of a mobile home. In order to qualify to purchase a home, most property owners require buyers to make at least three times the space rent. She said she knows some people who are renting for \$2,000 a month at the mobile home park where she lives, Colonial Mobile Manor. By raising the rent, it's going to make it a lot harder for people to even be able to afford to buy these homes>>

Also, Nancy Stevens of my community further exposes the folly with some simple math:

<<Nancy Stevens, a mobile home resident in Millpond Mobile Home Park, said increasing rent will make it harder to sell her home and cause her to sell it at a lower price. Real estate agents estimate that for every \$100 in

space rent increases, the value of the home drops \$10,000. Mobile home owners said most property owners require buyers to make at least three times the housing expense, including space rent. Stevens said that the average space rent of the homes for sale now in her park is \$1,269 a month. If a park has 370 homes, that would mean property owners are collecting nearly \$470,000 every month, or a \$5.6 million a year. "To me it's just greed. They are already making so much money," Stevens told San José Spotlight. >>

**In SUMMARY**, I am ashamed of our property managers who are rolling in the dough and still want more and more. What does this all also say about our municipal and state leaders who can't even back or protect the people!? Very disappointing to me. You want more from the people who have very little left, yet our state leaders can't even recall how they spent the billions on the homeless, the high speed train to nowhere and the 911 revamp. But you, the little "peons" will step up and pay more!

**Enough, enough people are tired and don't want this.** A family emergency has called me to Canada for the next 2 weeks and I might not be able to attend in person. But the above represents my views on this topic. I would be happy to speak with you if you want, but count me as a **SOLID NO** to the "Decontrol" and **NO** to the change in capital improvements. I really don't feel these are in the people's best interest and in my eyes your proposals are unethical.

Thank you for reading through.

Denis Boisvert - MSc (Stats), BSc (Math), BSc (Physics)

email: [REDACTED]

mobile: [REDACTED]

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Outlook

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## CC 1-27-26 Item 8.6 apparent bait and switch from Housing - more secrecy

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**From** Martha O'Connell [REDACTED]

**Date** Thu 1/15/2026 6:15 PM

**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; Martha O'Connell <[REDACTED]

**Cc** Patrick Grimes [REDACTED] Daniel Finn [REDACTED] Ramirez, Lucas [REDACTED]  
[REDACTED] Glenna Howcroft <[REDACTED]>; don murdoch [REDACTED]

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There appears to be a bait and switch from Housing on the allowable percentage for specified capital improvement petitions for landlords.

During the 1-15-26 webinar, Emly Hislop stated that the allowable percent would be 2% of the monthly rent. On page 5 of Housing's 12-4-25 memo to HCDC regarding the proposed changes, the allowable percent was 3%.

At the 12-11-25 HCDC meeting, Commissioner Finn asked Eric Solivan if anything in the proposals would change. Solivan said no.

I repeatedly asked in the chat which it was - 2% or 3%. My question was not answered.

I also protest the change in the meeting format from zoom, where we could see who was there, to a webinar. More secrecy from Housing.

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu

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Outlook

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**Fwd: CC-1-27-26 item 8.6**

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**From** Martha O'Connell [REDACTED]

**Date** Thu 1/15/2026 6:42 PM

**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; Martha O'Connell [REDACTED]

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got this

forwarding for the Council packet

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu

----- Forwarded message -----

**From:** James Garvey <[REDACTED]>

**Date:** Thu, Jan 15, 2026 at 6:24 PM

**Subject:** CC-1-27-26 item 8.6

**To:** <[mayor@sanjoseca.gov](mailto:mayor@sanjoseca.gov)>, <[bien.doan@sanjoseca.gov](mailto:bien.doan@sanjoseca.gov)>

**Cc:** <[REDACTED]>

I have a hard spot with the vacancy control allowance, wherein a MH Park owner can increase space rent by 10% when a mobilehome changes hands.

I live in a senior park (Woodbridge). I've lived here 15 years. The space rent has gone up 3% every year (compound interest). Like most residents, I'm on fixed income. SocSec has a COLA. It's not 3% this year. Military retired pay has a COLA. It's not 3% this year. If the economy tanks, COLA would be around zero. The property manager jacks the rents 3%.

After you consider that, it's unreasonable for them to get a 10% jump when a mobilehome changes hands.

Also, that's essentially an economic hit to the selling owner. What they can get for the mobilehome has to come down for someone to buy it with a jumping up space rent.

As always Robbin Good takes from the poor and gives to the rich.

R/Jim

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CC-1-27-2026 Item 8.6

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**From** Alice Orth [REDACTED]

**Date** Thu 1/15/2026 10:18 PM

**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>

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I implore you to listen to all the residents of Mobile Home Parks. Finally many have found affordable housing, and would like to keep it affordable without management continuing to find ways to add to our cost of living here. Our home is an investment, and we hope when the time comes to sell, management doesn't throw a roadblock by adding fees. (Vacancy control)

Residents are in favor of capital improvement, but passing on expenditures onto us without a Petition for Fair Return Hearing isn't right. Management and residents should work together, and be open on spending for Capital Improvements. If this is something management says they can't afford, let them open their books.

Alice Orth  
Millpond Community

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**CC 1-27-26 Item 8.6 - Attorney Stanton email**

---

**From** Martha O'Connell [REDACTED]

**Date** Fri 1/16/2026 7:51 AM

**To** Martha O'Connell [REDACTED] The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>

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GSMOL Attorney Bruce Stanton gave permission for this 12-11-25 email to be sent to HCDC. I now also send it to the Mayor and Council and for inclusion in the 1-27-26 meeting packet (my emphasis added):

"All:

In response to the surprisingly strident letter issued by Mr. Solivan of same date to my December 10th letter on behalf of GSMOL, I would emphasize the following:

- 1. We can debate till the cows come home the amount of equity loss a homeowner might receive from a 10% transfer rent increase. But what is not up for debate is that there will undeniably be some negative effect. To say otherwise shows no understanding of the mobilehome industry or resale market.**
2. There is no evidence that MNOI is not working. There have been perhaps a total of three fair return petitions filed in San Jose during the last 10-12 years. I represented the residents in 2 of them. Only one included a capital improvement expense claim.
3. Enforcement will be a huge otherwise; it is naive and short-sighted to say otherwise. Relying upon "owner reporting" without proper investigation, and upon the good will of park owners to properly track the data is presumptuous at best. Many questions remain re: how sellers and their professionals would have access to the data, know their rights, and what happens if a park owner seeks to violate the "one-time" increase provision? Is the City prepared to enforce that Ordinance provision?
4. With respect to the response to the litigation concern, Mr. Solivan claims that my decades of experience dealing with this very real statute of limitations issue, which many City Attorneys have confronted and analyzed, is "inaccurate". I would respectfully and vigorously disagree, and doubt that Mr. Solivan has done any actual research into the issue. A number of Cities have actually been advised by their Attorney not to open any part of their ordinance, else a facial attack potential would be revived. For many years San Jose has been able to rely upon the 2-year statute of limitations bar to protect the mobilehome ordinance from a facial attack, ever since a facial attack by Mobileparks Westpark failed in the 1990s. Opening any Ordinance provision could revive that possibility. The fact that no one has ever challenged other ordinances that have been amended does not mean there is no risk. I posed this very question to a very knowledgeable law firm in San Francisco who represents local jurisdictions in connection with rent control issues and challenges. I worked with attorney Fran Layton on the U. S. Supreme Court case of *Yee v. City of Escondido* in 1990. She is an acknowledged expert in the field. Her response,

as seen from the attached email, is that any provision which is amended could indeed be subject to a facial attack without protection of the statute of limitations. The City shall certainly need to rely upon the opinion and advice of its own Attorneys. But dismissing the risk as "inaccurate" without full analysis of the prevailing case law from knowledgeable legal professionals, and careful consideration, is not only dangerous, but reckless. A proper review of case law shall confirm that.

**5. It is hard to reconcile the representation that infrastructure is failing in many San Jose parks, prompting a need for a separate capital improvement pass through procedure, and then turning around and saying that such petitions "tend to be infrequent". If the need is truly present as alleged, then we can expect the opposite of infrequency. It is MNOI petitions that are infrequent, because they require park owners to open their books.**

Mr. Solivan is welcome to disagree with me, but I take great offense to being accused by him, a non-practicing attorney with no apparent experience in my field of specialty, of peddling inaccuracies.

Bruce E. Stanton, Esq.  
Law Offices of Bruce E. Stanton  
10556 Combie Road, Suite 6727 Auburn, CA 95602  
[REDACTED]

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu

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Outlook

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## CC 1-27-26 item 8.6 - threats of Park closures

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**From** Martha O'Connell [REDACTED]

**Date** Fri 1/16/2026 9:19 AM

**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; Martha O'Connell [REDACTED]

**Cc** Daniel Finn [REDACTED]; Patrick Grimes <[REDACTED]>; Ramirez, Lucas <[REDACTED]>; don murdoch <[REDACTED]>; Marge Lundberg <[REDACTED]>; RUBEN NAVARRO [REDACTED]; Jacky Morales Ferrand <[REDACTED]>; GARY SMITH <[REDACTED]>; Joyce Chu [REDACTED]; Kylie Clark <[REDACTED]>

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To the best of my recollection and that of another listener, during the 1-15-26 webinar put on by Housing, there were statements made by Housing staff that if their proposals to change (i.e. gut) our RSO were not approved, Parks could close.

Park owners made these same bullying, and eventually unfounded, threats in 2016 - March 2018 to silence our opposition.

Despite those threats, the residents refused to capitulate in fear and the City Council voted down similar proposals.

Shame on all those who would threaten Seniors, low income folks, and all the other disadvantaged populations who live in MH Parks with taking away their homes unless they/we capitulate to the gutting of the Mobilehome Rent control ordinance.

If you are neutral in situations of injustice, you have chosen the side of the oppressor. If an elephant has its foot on the tail of a mouse and you say that you are neutral, the mouse will not appreciate your neutrality. – Desmond Tutu



Outlook

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## CC 1-27-26 Item 8.6 - Petition - Millpond I & II

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**From** Nancy Stevens <[REDACTED]>

**Date** Thu 1/15/2026 3:57 PM

**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>

**Cc** City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; Martha O'Connell <[REDACTED]>

1 attachment (10 MB)

Millpond Park Opposition to MRO Changes 2026.PDF;

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You don't often get email from [REDACTED] [Learn why this is important](#)

Please see the attached petition from Millpond I & II (14 pages).

Thank you,  
Nancy Stevens  
[REDACTED]

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We the following residents of (name of Park) Millpond  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
<del>SUSAN</del> SUSAN Fitzgerald	
BETSY Harbold	
ABDOL Esmaili	
ROMEO Simard	
J. Johnson	
Eileen Payton	
GARY SMITH	
JUDITH SMITH	
Susan HAMILTON	
John Kneipich	
Deborah Zimmerman	
ANNETTE HEDSPETH	
HAROLD HEDSPETH	
MARGIE GRESHAM	
CAROLINE R. NORTHRUP	
Maria Rodriguez	
Sandie LERS	
DENISE CARAVELLI	

We the following residents of (name of Park) Millpond  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
LINDA WILLIAMS	
Nancy Stevens	
Carol Wieler	
MARILYN RAFFETTO	
LOLA MICHAEL	
John Steverson	
Perri Hiser	
Charles Ficker	
CHRISTINE BACKHOUSE	
Charlene Carter	
Cami Evans	
Zena Storno	
Kathy Kilmer	
Linda Ellis	
John Provost	
Diana Gallagher	
Alice Orth	
JAMES MARTIN	

We the following residents of (name of Park) Millpond  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
Jeffrey Roloff	
Gordow Green	
Hong Duc Nguyen	
Clara B Smith	
Phil Scakia	
Michelle Isaacs	
Lourdes Highswonger	
Camille Morales	
Tabitha Newsom	
Nanci Robertson	
Lou Lansford	
KATHI MANN	
MICHELLE MANN	
Eileen Kosar	
Fran Tucker	
Rob Van Steen	
Margaret Wolpert	
ESTHER KOKER	

We the following residents of (name of Park) Millpond  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
Robert Caplan	
Vererie Hackett	
Richard Zunkel	
Mary Lou Howee	
Amber Kelsay	
DAN Kelsay	
Yan Zheng	
Therem Wan	
Bonnie Nelson	
Sandy Barrett	
Denis Boisvert	
HELENA CASTRO	
DANTE DETORRES	
MARIA DE TORRES	
Kelly Carter	
DEBORAH CHAAS	
LINDA HARRIS	
BARRON KEITH ANDERSON	

We the following residents of (name of Park) Millpond  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
Tammy Blair	
Diane Ramos	
Markew Smart	
Phillip Smart	
Patricia A. Horiuchi	
Monte Hamilton	
Joanne Pejta	
Lorraine Speight	
Frank Chambers	
Robyn Bock	
Judy Bock	
CAROL Paul	
Cynthia Stewart	
HENRY Blase	
WILMA Blase	
CONNIE SMITH	
Mary Germani	
Manuela Kolpin	

We the following residents of (name of Park) Millpond  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
Alice FRANKINA	
Jolina Hamilton	
Beverly Murch	←
James Hackett	
Phyllis Chambers	
Judi Souza	
Mary Talanay	
Sherron Tracy	
Jan Chargin	
Sandra TORRES	
Sophy Orr	
Robert Ward	
MILSE NELSON	
Cynthia Kessler	
Rosand Moreno	
Bruce Buell	
Shelley Hennm	
Jay Hennm	

We the following residents of (name of Park) Millpond  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
SERGEI VERSHININ	
Khoa K Ly	
Doreen ISAACS	
Cot Gofford	
D. L. Jan	
Amadeo	
Mary Ellen Ramas	
BELEN QUINONEZ	
Don HAGNER	
Joanne HAGNER	
Paul Doronila	
MARIA DORONILA	
Jim BAUMGARTNER	
Jess	
Jim Carroll	
THIEN GIANG	
Lea Viguera	
Nancy Viguera	

We the following residents of (name of Park) Millpond  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
Krisol Sepulveda	
Baru Basaveg	
JACK R. DAVIS	
Bonnie Osterman	
Sara S. Davis	
Fred Ruffner	
Ofelia Garcia	
R P WINEGARDNER	
Jere Bothell	
Cindy Nguyen	
Krystal Nguyen	
Vinh Ho	
Juanita Reyes	
Kathleen Anne Pacheco	
Richard Raffine	
Kim Truong	
David Truong	
Svetlana Vershphina	

We the following residents of (name of Park) Millpond oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
JAMES DESH ETER	
Christina Callers	
Shawn Clegg	
Nickie Newsom	
LiChen Chen	
SCOTT CURRY	
Diandra Flores	
Diana Flores	
Marie Wurst	
Michele D. Eck	
Brian Eck	
AL ALEGRIETE	
MIKE Link	
Toby Martinez	
Joy Martinez	
Monique Christensen	
Patricia Lepeaked	

We the following residents of (name of Park) MILLFOND MH  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME

Diane Lane

SIGNATURE



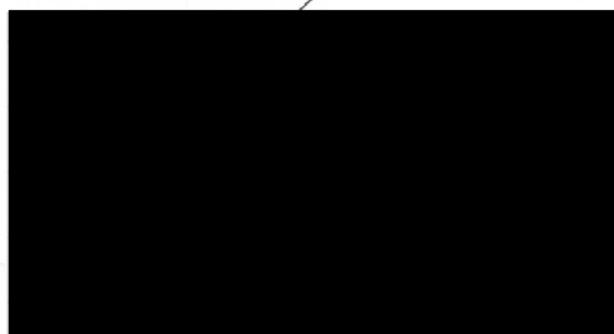
10 of 14

We the following residents of (name of Park) MILLPOND MTC  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME

ANISIA ENRIQUEZ  
REY ENRIQUEZ

SIGNATURE



We the following residents of (name of Park) MILLPOND MH  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME

Candy TYNER  
H.P. Tyner "Tex" et al  
Diane - Nguyen

SIGNAURE



# Millpond

We the following residents of (name of Park) Millpond  
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy  
control and that would allow any pass throughs to the residents of capital improvements  
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
Sharon Sawyer	
Greg Stout	
V AL BROWN	
Thearisa Tirsch	
Darci Manuleleua	
MARY KING	
PAUL YOUNG	
John T. Breyer	
NORMAND KOCPIN	
Regina Moya	
Kathy Cardoza	

## Millpond

We the following residents of (Name of Park), \_\_\_\_\_, oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
PHUNG N. TRAN	
MYLAN T. TRINH	
ANDY T. TRAN	