
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>
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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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
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
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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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

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

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

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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>, martha O'Connell

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

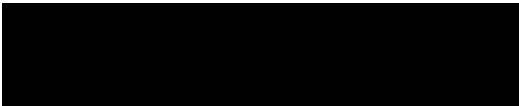
All:

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



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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 14th 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

CC – 1-27-26 item 8.6

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>

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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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CC-1-27-26 Item 8.6

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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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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Fw: CC – 1-27-26 item 8.6

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 14th 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

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 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

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

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:

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 14th 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 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:

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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

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 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

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

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 <[REDACTED]>


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.

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 14th 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

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See Attached Petition From Pepper Tree Estates.

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(1)

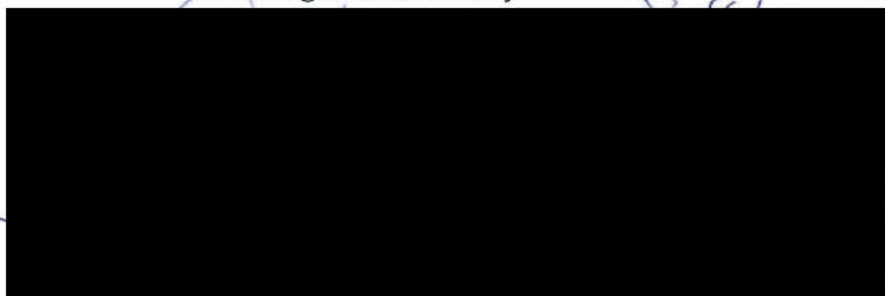
We are the following residents of Pepper Tree Mobile Home Park oppose any change to the Mobile home Rent Control Ordinance that eliminates full vacancy control and that would allow any pass through to the residents of capital improvements without a formal Petition for Fair Return.

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Print Name/Ho và tên

Signature/ Chữ ký

Glenna Howcroft
Hanh Nguyen
Vicente Moreno
VINCENT S. MORENO
JOSEPH P. MORENO
JOEL MORENO



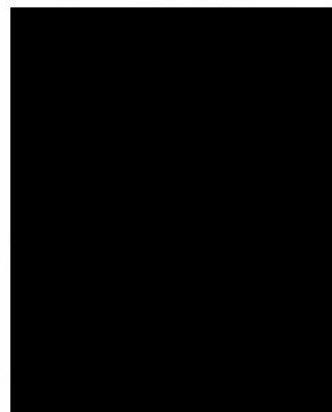

Truong Tran }

Bryan Tran }

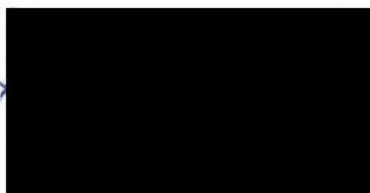
THI THACH YEN TRAN

Hoang Linh Nguyen }

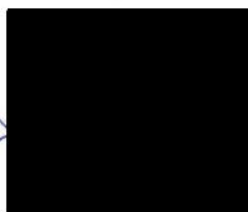
Nguyen Thanh Thien }



Carolyn Moreno
[Signature]



Rita Odessa



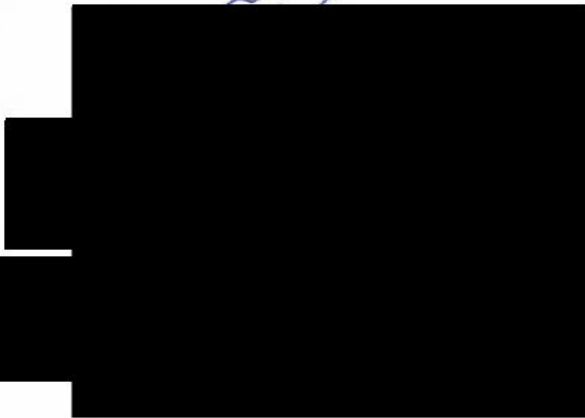
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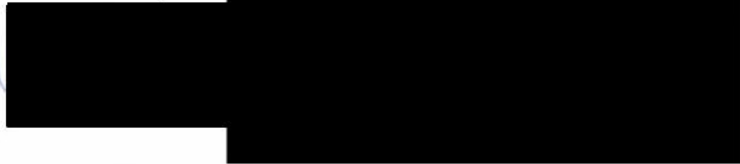
Print Name/Ho và tên

Signature/ Chữ ký

Mansoor Mohammadzadeh }
Neela Yonesi }



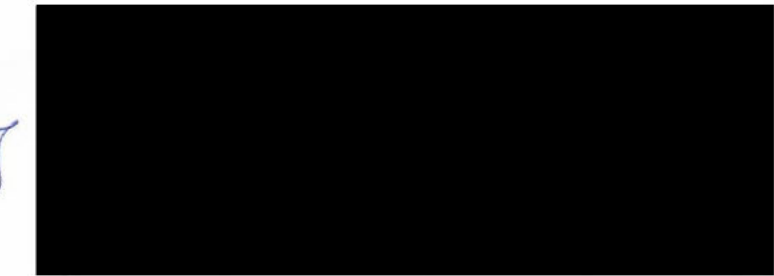
Lien Nguyen
Dung TRAN
Bon Vo



NCA HU
BEINVOYEN



Tinh Hua
Lien Le
Tuyen Hua
Tien Hua



Luong Thanh }
Ngoc Nguyen }

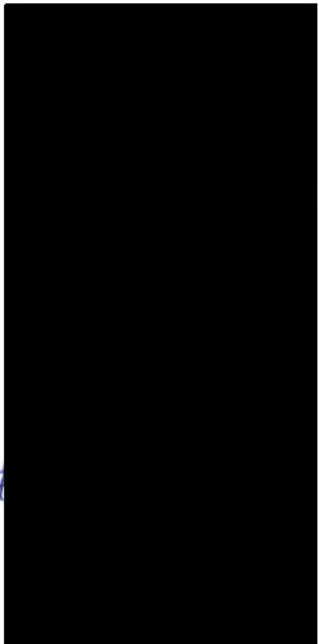
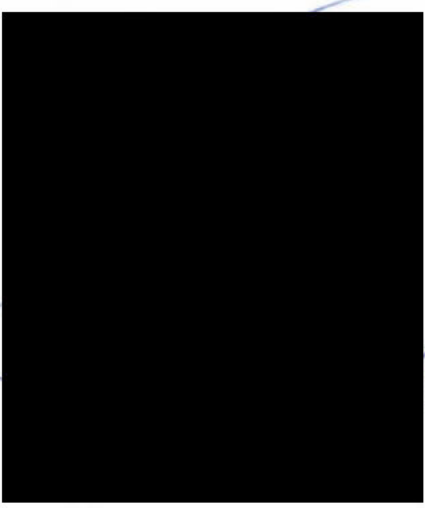
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Print Name/Ho va ten

Signature/ Chữ ký

{ Khuong Luong
Hoang Vo
Kim Luong



Steven Tran
Anthony Tran
Huyen Vo
Anie Tran

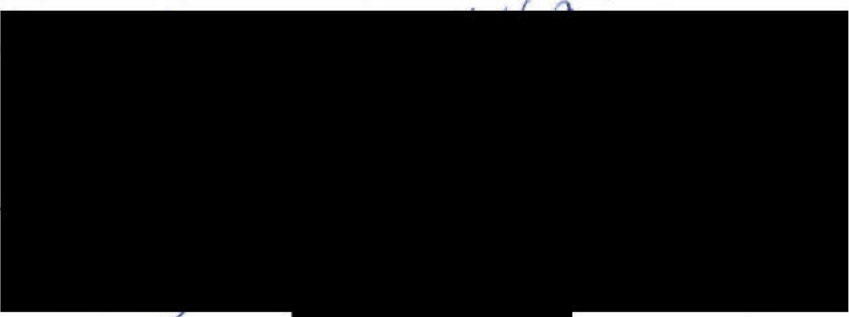


CAN NGUYEN
THUAN BUI
THUY NGUYEN
CHRISTINE NGUYEN



Minh Ly -

Jerry Nguyen -
WILLIAM KIRBY
MARTY 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

SIGNATURE/ CHỮ KÝ

Bob Pet Melero

LEAD Hatley

CHRIS RIESENbeck

NGUYEN, TONGA

Margaret Cimafranca

Tien Phan

NHAN HO

NATHAN HLANG

Hai Le

Howard Phan

Quynh Huynh

Luong Quach

BE PHAM

TAN DUONG

SON NGUYEN

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PRINT NAME/ In Tên

SIGNATURE/ CHỮ KÝ

Maria L Mandrogen

TINH HUA

Jorge Garcia

Rigoberto Gutierrez

Camran Nguyen spc

Quan Luong spc

KHAI TRUONG spc

Mai Tran spc

Can Nguyen spc

VINCENT LAWITON S

AN DANG spc

VICENTE MORENO

Vy Nguyen Barrios

THI HAI YEN HOANG

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PRINT NAME/ In Tên

SIGNATURE/ CHỮ KÝ

Nathan, Hoang

Khanh Hoang

Co Nguyen

Thi Hoang

Hung Van Nguyen

Son Nguyen

Dung Le

Nhat Nguyen

Nga Nguyen

Nhung Hong

Joe Sifuentes

Sandy Sifuentes

Jesus Rivera

Alicia ORTEGA

Joe Sifuentes

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Print Name/Ho và tên

Signature/ Chữ ký

SP #

VINH XU
THUY HO
Randy Hum
DINH TAI

Hien Ly
Hoang Le
Nhungs Nguyen }
Allen Le }
Amy Le }

KHANH NGUYEN
GIANH NGUYEN
Kim NGUYEN

ANGELINA NGUYEN
BE PHAM }
I LAM }

TAM-DANG }
TIEN-LAO }
JENNA-DANG }
JENNA-DANG }

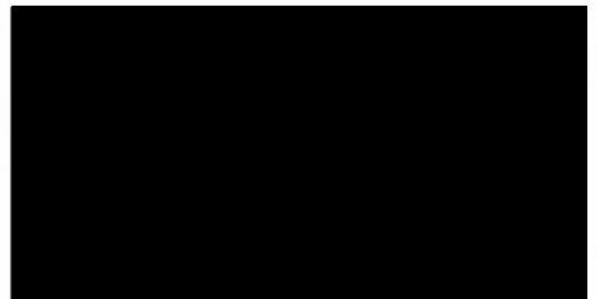
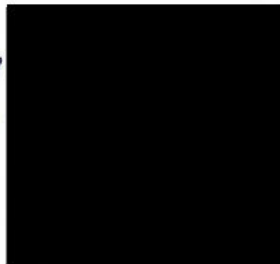
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Print Name/Ho và tên

Signature/ Chữ ký

Camvan Nguyen ,
Hau Dinh ,
Nelson Dinh ,



Lê Dương Hiền

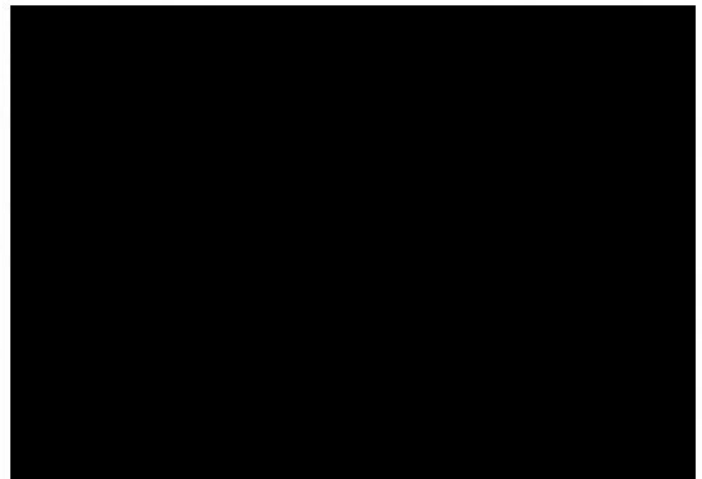
Nguyễn T Trâm

Huân Lê

Hiên Lê

Phu yễn Lê

Lê Gia Việt Anh



Quỳnh Võ

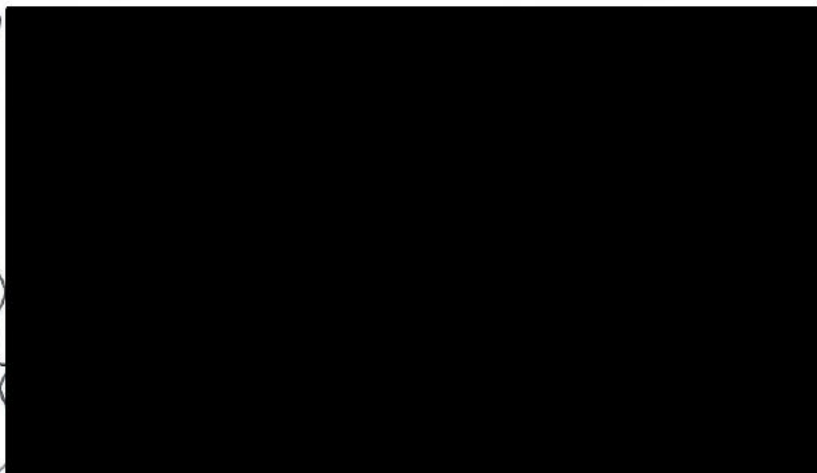
Huỳnh Võ

Katelyn Duong

Lê Hải Lê

Huong Nguyen

Ngọc Lê



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PRINT NAME/ In Tên

SIGNATURE/ CHỮ KÝ

Danh Nguyen

Hien Tran

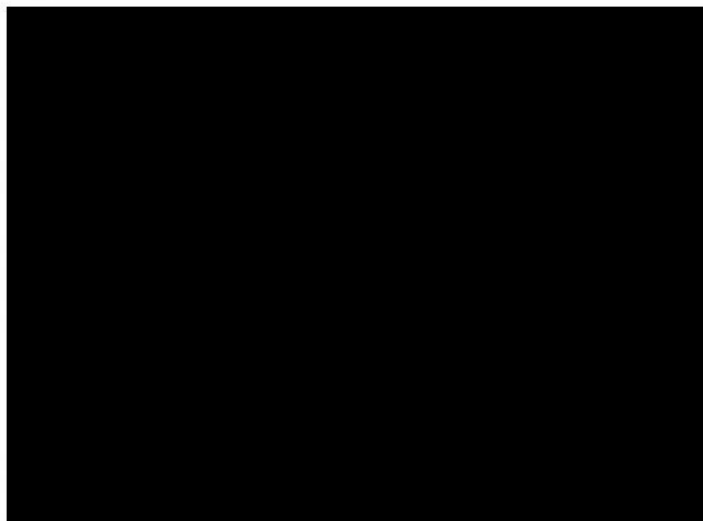
Richard Nguyen

Kathy Nguyen

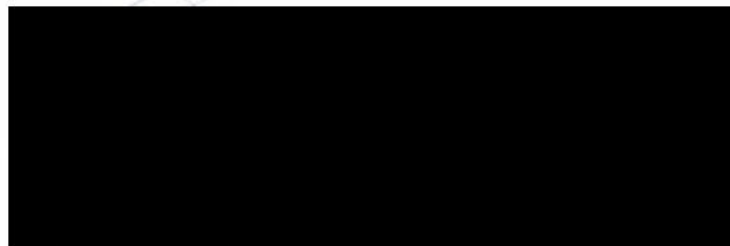
Alex Nguyen

Quynh Huynh

Kho Nguyen



Ban Vo }
Minh Vo }
Man vo }

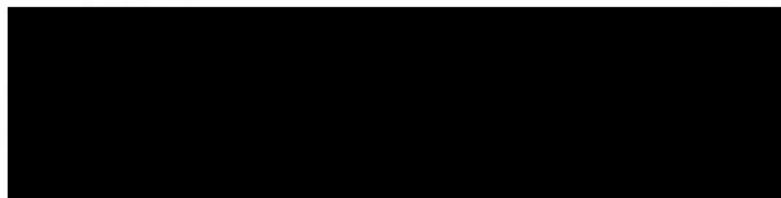


Thi To Nu le

Mai van phi

Mai Hieu phong

Mai Diep Tu



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PRINT NAME/ In Tên

SIGNATURE/ CHỮ KÝ

Loan Nguyen

Andy Dao

Danny Dao

Dan Vo

My Pham

Michelle Vo

Daniel Vo

Ngã Nguyen

Hung Nguyen

Huong Hu Nguyen

Anh Van Binh

11

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PRINT NAME/ In Tên

SIGNATURE/ CHỮ KÝ

THANH - TAM - VO
TH - T - MAI - TRAN
ANH - THY - VO
VAN - ANH - VO

NGUYEN CHAU
NGUYEN THIEU
NGUYEN DUY
NGUYEN QUAN

Miguel Isasi
Lizet Isasi
Jackie Isasi
Michael Isasi

CHI TRAN
THUY TRAN

Golan
TAI - NGO
KIEM LAM

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PRINT NAME/ In Tên

SIGNATURE/ CHỮ KÝ

Hien Son

Linh Nguyen

Phong Son

Genna Son

Linda Son

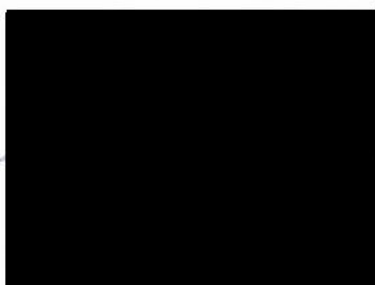
Sarah Son

Loc Luong

Đào TRẦN


Emily Luong

Phat Luong



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 14th 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

①

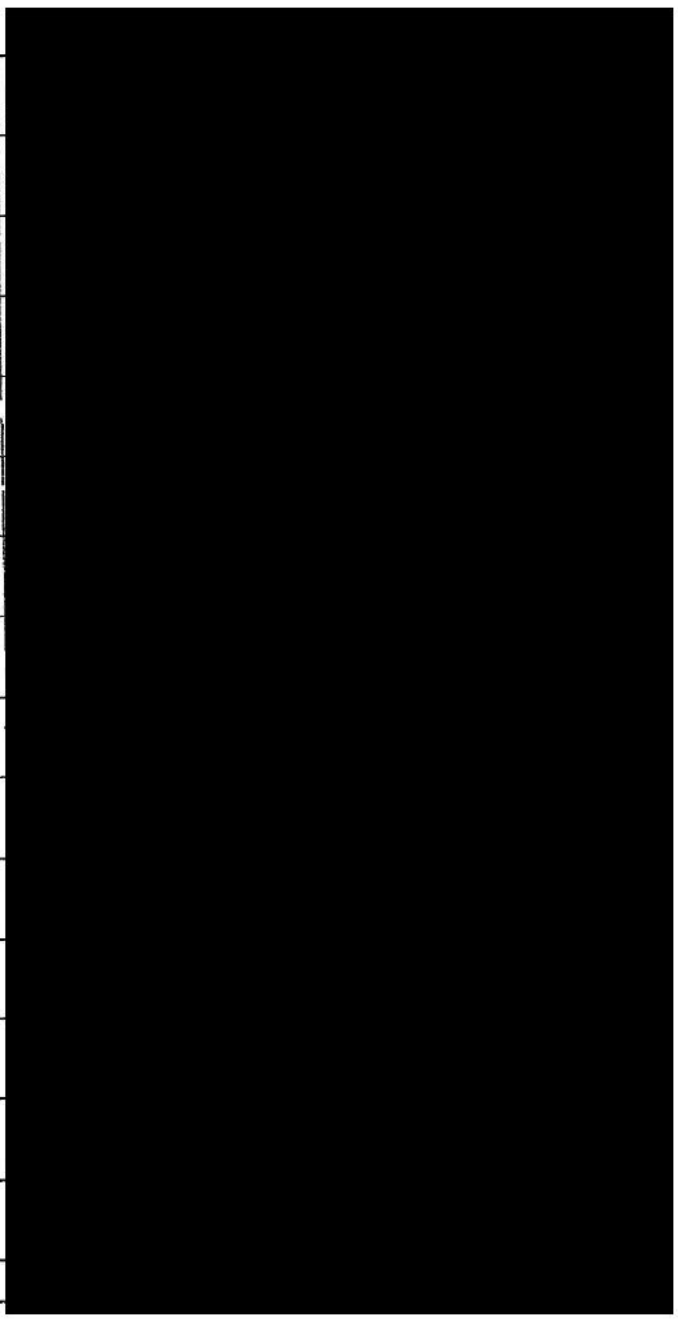
We the following residents of (name of Park) Oakcrest

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

MAASHA CISCIO
WJ, CUNY
Julia DeRush
JAN ARTHUR
Chris Catherine Austin
Zhimeng Yu
Yu Ge
Cynthia BRADLEY
MARIAN FRICANO
TONY RAYMOND
Laura Nemeth
Tyle Tranontana
GARY SCHAEFER
ROSEANNE JOHNSON



~~2~~
2

We the following residents of (name of Park) Oakcrest

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

Nicholas Mitchell

MARK HARRELL

BERNARD DUCUSIN

DUNCAN NANNEY

JOE M. ALVAREZ

RICK LAVRAR

Ruth Benjamin

John Benjamin

MARYANN DUCUSIN

ERNEST L. CAT

MARY KEM

Liz Tachaida

TRAVIS GOLD

PATRICIA GOLD


PETER EREBIA

Cynthia BRADLEY

JOSEPH SCHEIRA

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 14th 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 6:15 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

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) *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
HONG TA,		12/06/25
KATHRYN MIRANDA		12/06/25
BRANDON BILLING		12/06/25
Signature of Hofford		12/06/25
Signature of Hofford		
Emily Vrkljan		12/6/25
LEDIXARD BIGNARDI		12/6/25
MI SIK GONG		12/6/25
Jeany Jim Bao		12/6/25
Jose L. Cevalos		12/6/25
Maria E. Cevalos		12/6/25
Federico Castaneda		12/6/25
Ramona Cevalos 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
PETER ZYT		12/6/25
Judy Lara		12/6/25
Donald Nielsen		12/6/25
Tony Nguyen		12/6/25
Elizabeth Silva		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 Dotrong		12/6/25
Eric A Engstrom		12-6-25
SOPHIA Engstrom		12/6/25
Susan A Winkbleck		12/6/25
Bich N Hoang		12-6-25
My Dotrong		12-6-25
PHU VINH		12-6-25
Gia Khanh Ton Nu		12/06/25
MARC BLACKWOOD		12/6/2025

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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.

Mountain Springs

PRINT NAME

SIGNATURE

DATE

MARJORIE LUNDberg

11-25-25

Tammy Nguyen

11.25.25

PHU VINH

11/25/25

TONY PHAN

11/25/25

Susan Steiner

11/25/25

VuGina Jamun

11/25/25

Mohsen Dada

11/25/25

GIAU-HUYNH-NGUYEN

11/25/25

TUONGVAN NGUYEN

11/25/25

Ashley Brown

11/25/25

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

MaryAnn Oliveira

11/25/25

MARYANN OLIVEIRA

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 TADMINO

Rhonda VAZQUEZ

Elena Ramirez

Susan Pringle

CONNIE SHOFFNER

Keri Rees

LES COPELAND

JANZI WLO

Maryanne Sullivan

Bich N Hoang

Jenny Chiew

JOAN PARRISH-KORFMAN

Susan Montijo

DAN MONTIJO

GINA GUIDACE

Francis Guidace

Warren Rouse

My Dotrong

SAUL SROUR

KATHLEEN ARAKI

~~KATHLEEN ARAKI~~

DAVE P. ARAKI

11-25-25

11/25/25

11/25/25

11/25/25

11/25/25

11/25/25

11/25/25

11/25/25

11/25/25

11/25/25

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11/25/25

11-25-25

11-25-25

11-25-25

11/25/25

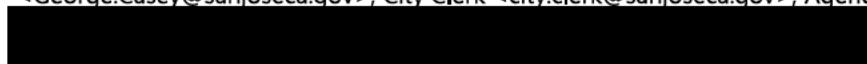
11/25/25


2025-11-25

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

From Martha O'Connell 

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>; 

 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.

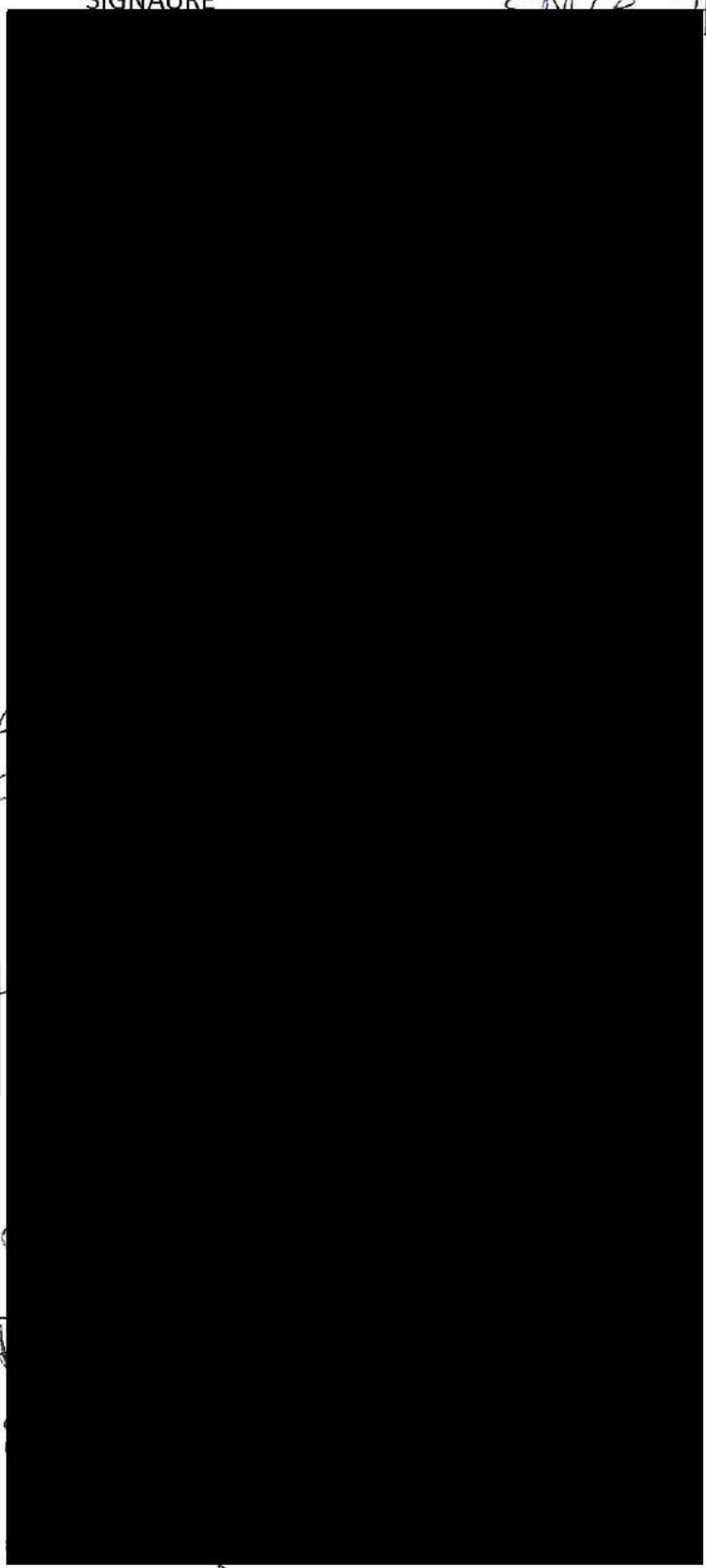
We the following residents of (name of Park) Quail Hollow
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy
control and that would allow any pass throughs to the residents of capital improvements
without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

NAME #

1. Kim Ardman
2. John Barber
3. ALLEN WHITAKER
4. Joe O'Hickey
5. Rebecca Hawkins
6. Robert Hawkins
7. Patricia O'Hickey
8. GEORGE Jamou
9. Laurie Dotson
10. Kenny Dotson
11. Goecklinger
12. Gail Chaid
13. MIAO-HUEI CHANG
14. 
15. ROSE MARIE MOORE
16. Peggy DETERDING
17. Patricia Appelsgrist
18. Ellen Morrison
19. Maria Surko
20. 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. ~~Donnie~~ DALTON
24. Karen Gargiulo
25. ANTHONY GARGIULO
26. NANCY DE PALMA
27. Janet Ochs
28. Lynna Valloiz
29. THINH TRAN
30. MIKE JOHNSON
31. CYNTHIA MCKINLEY
32. MARK DIMANTO
33. ROSA DIMANTO
34. JAMES LEFFLER
35. PATRICIA PRINCIPI
36. Sazi ELTON
37. Lynna Hurst
38. Jarmila Boentsch

3 of 7

3 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

SIGNATURE

William THEOBALD

Mary Grace Jardine

Carol Trelut

CARL BRANNON

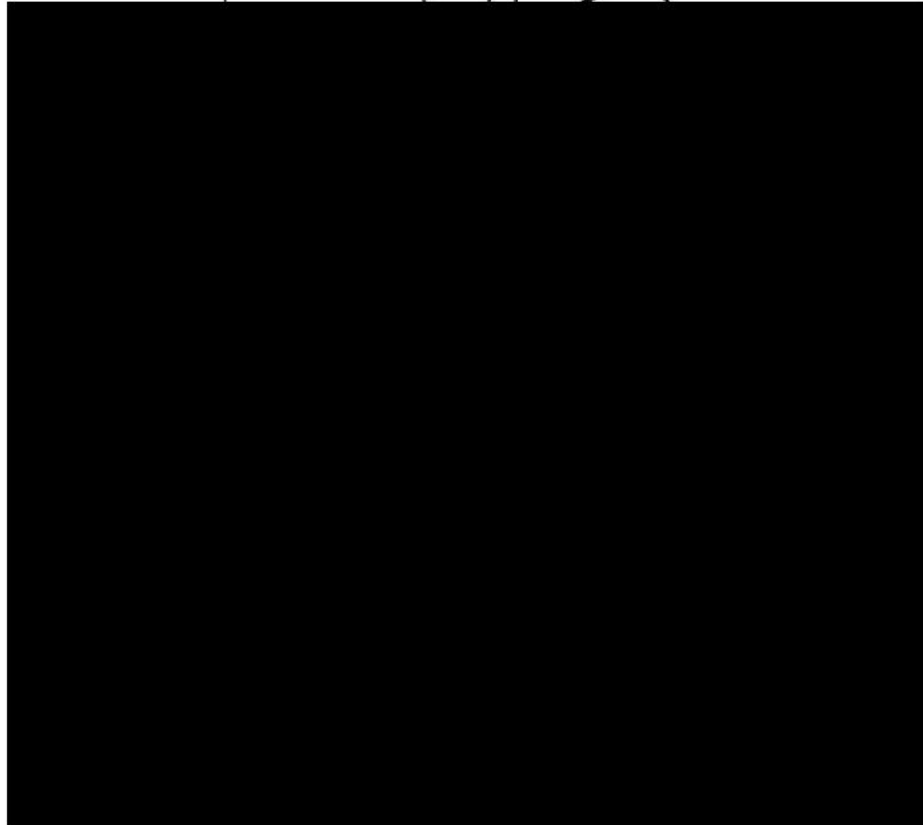
Jane Henry

John Soubeand

Georgia King

Dan Lewis

Lin Moore



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.

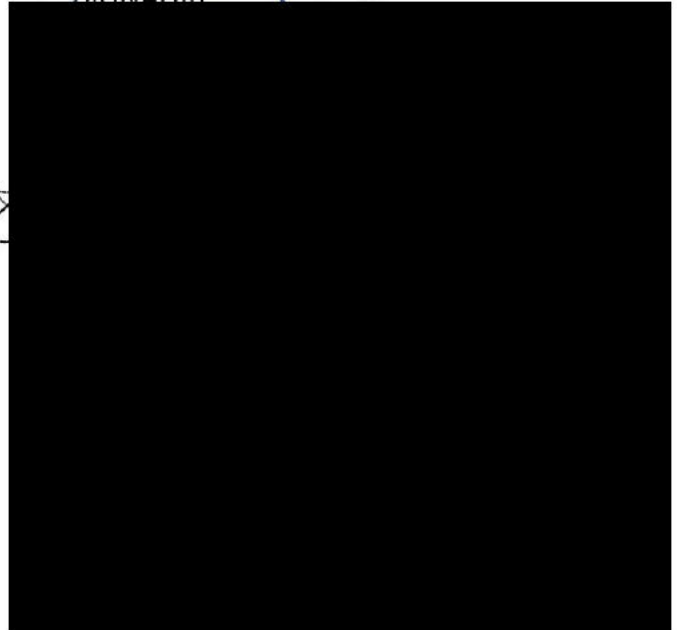
PRINT NAME

Kexin Kilmer
Kaye Theobald
Sharon L. Laird
Bill Theobald

Randal Rosier

Rachel Rosier

SIGNATURE



5 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

SIGNATURE

KATHLEEN KILMER

#41. Claire Johnson

Jackie Gibbs

Ralph Gibbs

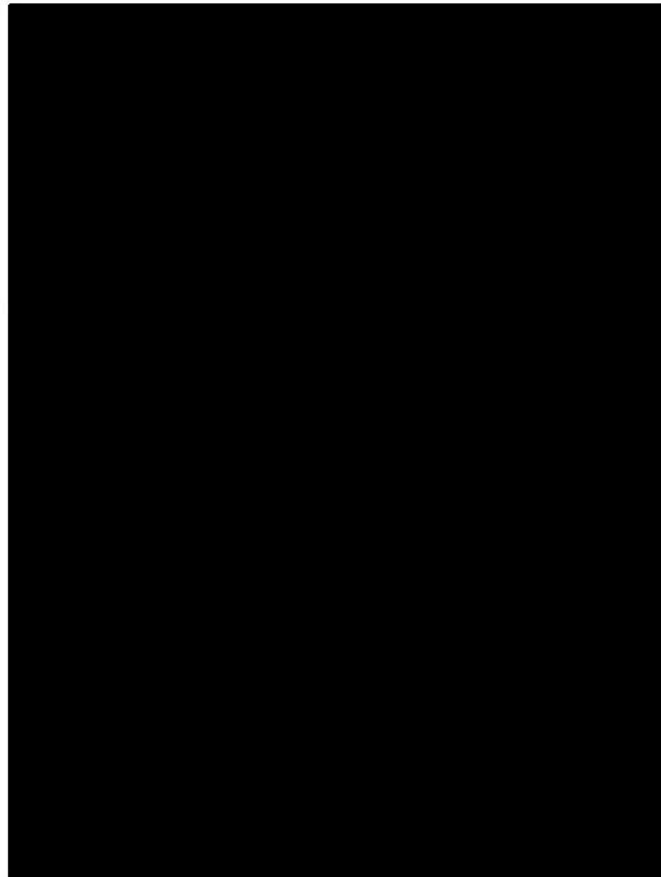
Deborah Greer

JACKIE BRAZIL

Patricia Croghan

Cole Croghan

~~Wendy Croghan~~



We the following residents of (name of Park)

6 of 7
Quail Hollow

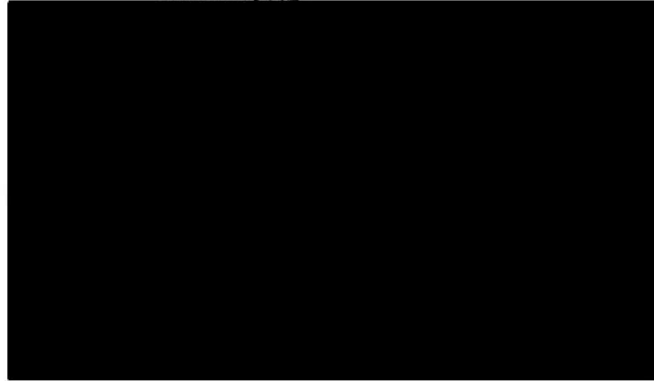
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

PRINT NAME

ALLEN WHITAKER

DAVE MADERIS

SIGNATURE



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.

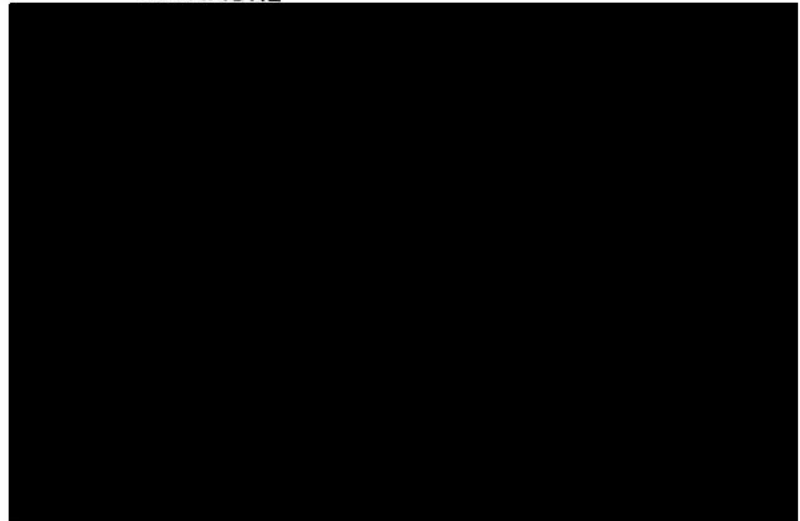
PRINT NAME

SIGNATURE

John F. Scalmanni

Marciano De La Cruz

Lindy Stankov



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

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 Tanguay
Wendy Irwin

Jackie Jackson

Jorge Solis

Miguel Morillo

Angela Barnes

Jorge Jimenez

Alyssa Owen

Noraen SALINAS

Trianna NOLAN

Karen Bastida

Monica Beltran

Joseph Soto

Valentin Rosas

Barry Snyder

Debra Snyder

JUANITA VELASCO

Maria Perales

Allen V.

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 Melchior V.

Yolanda Montes

Eduardo Monta

ROBERT LEEPER

GARY BANETA

Jan Ramirez

DINA MARSELINE

Kevin Nguyen

Sylvia Zumbido

Matthew Taylor

Carmen G. Joy

MARIA BANOS

GLADY VILLAFANE

Maryll Jounin

Sam Quares

Praxi Lienes

Pablo Carran L.

Loreto Sanhueza

Tanya 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

SIGNATURE

Isaias Alvarado Jr

Isaias Alvarado

Jane

Ken Willis

Ines Gomez

Isabel Garcia

Chris Toyota

Linda Toyota

Ngan Le

Therese

Uyen Vo

Pamela Jane

Juan Manuel Garcia

Karla Guerra

Phong Dip

Teresa Lazares

Patricia Castillo

Bohemian Garcia

Phu Van Nguyen

Renee Gonzalez

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

Donna Moore

Elias Karkar

Charina Paglinawan

Ivan Martinez

Dawn Powell

Jenny Ngo

Maria Bautista

Adrian Hernandez

Tim Jagers

JAVIER VAZQUEZ

Nancy Alvarez

Jean Johnson

David Miramantec

Sharon Russell

Myr Myr

Anaela Aguilar

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

VALERIA MONTES

Young Lee

John Liguori

Christina Hernandez

Jesse Hill

Sally Tran

Cesar Hernandez

Herrie E. Moore

Elmer Zamora

Ray Alday

Luis Aguilar

Juanita Padilla

Juan Franco

Chantel Fernandez

Zaira Llewellyn

Jolene ~~Brent~~ Parsons

Brent Parsons

Harry Schubert

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

SID S...

Lisa HOURIHAN

George SAENZ

ELIZABETH SAENZ

Reynalda

Ignacio Santacruz

Diana Moran

Nicolas Figueras

Pedro Novales

Rossana SANCHEZ

Hong Yen Nguyen

Valeria Hernandez

Eric NGUYEN

Jose Aguilar Hernandez

Ivan Chu

Claudio Santos

Fabiola Santos

John Schubel

Joey Depew

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

Janece J. Aug

Jessamine Davis

GLORIA ARRIETA

Juan Delgado

Mar. Rivera

JASMAN Correa

Lizbeth Mendoza

Zoselina Pacheco

Yadira Zuniga

Lorrea Garza

Ngoc Dinh

ROXANNE RAMIREZ

CEDH (Voto)

EMIN PJANIC

Jocelyn 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

Maria Garcia

Henry Lam

Kevin Montoya

Amber Permenter

Arko Sircan

Shali Nigam

Deborah Dixon

MARIO A. Delacruz

Emily C. Jimenez

Henry Ngu

Jenny Ortiz-Cruz

Sebastian El

ENG PAT

Bathsheba Lancelis

Olubek Majidov

MICHAEL Godwin

Daniel Chavez

Luis R. Arroyo

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

Jill Fong

MARGARET TAULET

DANIEL FAUST

LUZ FULLER

Michael Herting

SHARON CASTREJON

Ron Hunter

Minh Vu

Honorio Esenburg

Sharmila Prasad

Lizbeth Berros

VANEZA TAMAYO

Leonida Montez

Sergio Rizzo

Isabel Lopez

Chasity Moffatt

Paul Lau

Yongqing Au

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
MARSHALL A. KRUMHOLTZ
Damaris Baccot
Amanda Baccot
Marta de Jesus Del Rio Torres
Kathia Ruiz Del Rio
Eugenia Ruiz Perez
Trinidad Martinez
Ana Martinez
Terry Freeman
Heather Freeman
Federico Sanchez Barajas
Jessa Castro
Sandra Rodriguez
Huilan Lo
Catherine Nguyen
David Picciarelli
Steve Koppen

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PRINT NAME

SIGNATURE

Marc Sanchez

Chris Freeman

Ha Nguyen

Christian Rey

Carlile Pena

Gregory Ruiz

Jose Figueres

Tutor Adellon

Shawn Lima

Liuba Bejarano

Christopher Lopez

Michaen Avila

Nguyen Thi Cuc

Shawn Nguyen

Mark Placencia

Juan-Carlos Lopez

Jose Lopez

Paula Bates

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

SABRINA MARTINEZ

Heidi von Salza

~~Julia Clark~~

Heidi von Salza

MARGARET TACKETT

Cheryl Hanson

Patrick Shans

Ana I. Contreras Shans

Tuvin Nguyen

Tam Nguyen

Richard Duffy

Gracie M

MARISSA OJENELAS

Aurora Valenzuela

Jessica Cederin

JUAN L. ACOSTA

DONALD ETTEN

MARY LOU ETTEN

LAM HUU

HOANG - KTHANH

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

Jack Todd III

Sergio Sanchez

Christina McNern

Chick McNern

Matthew McNern

Winnie Pacheco

Yuko Martell

Todd Lewis

Gabriella Gumbin

Abel Enciso

Umar Macias

Melissa Macias

Zuzile 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

SIGNATURE

Alexis Lopez

Jorge

Richard Burgess

Janet Burgess

José Ramos

Kandy

Peter Holla

Manuel Mendon

Willie Pacheco

Hadi abbas

Zhenpeng Deng

Pamela Blanchard

Samantha Blanchard

Jean-Paul Bourget

Gabriel M Julian

Daniela E Julian

ORLANDO GONZALES

Ronnie Pagan

Christopher Bail

Lisa Burt

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

BRITAN

JOAQUIN

Jim CAMP

Clark Hansen

JOE

SAUL - SAUL

DEXTER GOODY

Cristina Tamaro

JOSE

JOSE

Alberto Ruiz

Maribel Garcia

Yoshina Ruiz

DOMINICK MARANO

Tran Van

Lislie Kat

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 Araya

Rosa Sanchez

Patrick Grimes

Carlos Montoya

Jude John

~~Cesar~~

Carol Todd

Juan Hernandez

Haydee Rodriguez

Dennis Gouveia

• Heranie Hernandez

Herman Rojas

Alan Smithgum

Nancy Guelmez

Tagi Filmonkhalu

Robert Cornejo

Tyson Todd

Vernita Meja

Karen Gonzalez

Greg Dessel

[REDACTED]

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 Ortega

Abad Montiel

Antonie Ruiz

Kimberlin Martinez

Ralph Briones

John H. H. H.

Calvin Nguyen

Caitlyn 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.

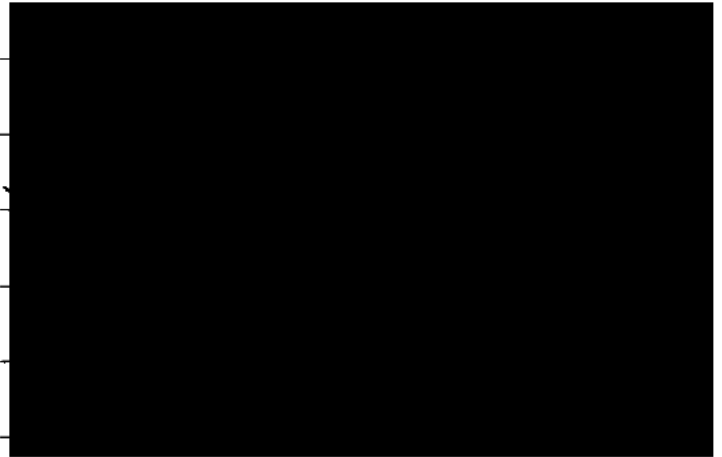
PRINT NAME

SIGNATURE

EDLYN KAEFER

Tracy Nelson

Crystal Jackson



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 Amara
Alicia Serruente
Tania A. Priamulgar
Mimi R
Rafael Sanchez
STEVEN J. CIVIL
MILZEPUS HUEKHA
Renee Garcia
DUC LAM
Luis Landino
Kathryn Nguyen
VAN PHAM
Hoi Nguyen
Gabriella Buitres
Tiffany Chavez
Marissa Mangundayao
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

Jennifer Cabrera

Linh Tran

Irma Rosas G

Lidia Sanchez

MARILYN MCKENZIE

JIM LYONS

Ruthy McMillan

Katherine Grimes



(1)

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

Edmundo

Angelina Mirales

Mallory Alvarado

Humberto Rodriguez

Carlos Velasquez

Jonathan Soria Ortiz

Sara Kwan

Myah Stapp

Javier Huerta

Destiny Pat



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 MATEA

Albert Daniel Ortega

Maria Morlock

Nelly Har

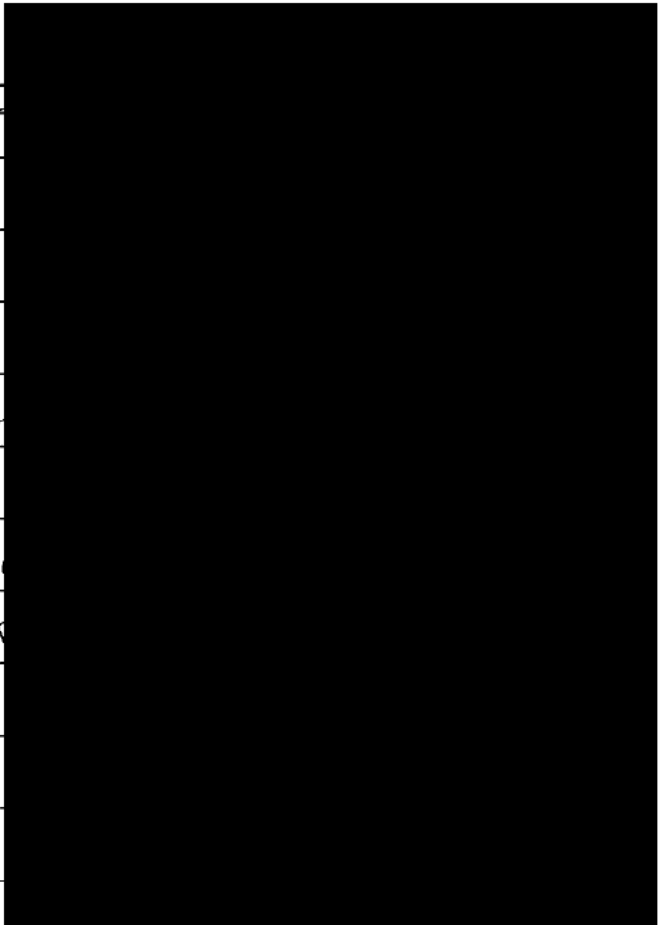
Rubi Guzman

Pablo Guzman

Dalia Ortiz

Liam

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

SIGNATURE

Monica Lawrence

TADIA N. Guevara

Rocio Regalado

Giuseppe Sigala

Jingfang 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

SIGNATURE

1 Cresencia Hernandez

2 Cheng Tha.

3 Jonathan Resax

5 _____

6 _____

8

9

10

11

12

13

14

15

16

17

18

19

30

ACKNOWLEDGMENTS

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 ANGEZINA ROMERO

2 Trevor Allen

3 Henry

4 WILLIAM JAMBA

5 Sharon Day

6 Savannah Day

7 Adrian Lopez

8 Ramon Day

9 Ramon Marquez

10 Athena Howland

11 DAVID CIANNELLO

12 Kellymikes

13 Chris Garcia

14 Guille Rodriguez

15 ELIZABETH RODRIGUEZ

16 Christina Silva

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	Elind Gonzalez	
5	Jesus Peña	
6	Alexa Rodriguez	
7	Elvia Rodriguez	
8	Quang Le	
9	Guadalupe Cortes	
10	JAMIA WALTON	
11	Sunny KIM	
12	Roberto LARA	
13	Chad Yarbrough	
14	Andres Zava	
15	Andres Zavalan	
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~~ Francisco Vasquez
- 3 Anselmo Vasquez Lora
- 4 Eden Flores
- 5 Sahen Torres
- 6 Yuhuang Li
- 7 Wen Xing Wang
- 8 ~~Abbas~~ Habib Abbas
- 9 Anh Nguyen
- 10 Jose Sanchez
- 11 Sergio Tafolla
- 12 Phung Nguyen
- 13 Marek Asa Izotawa
- 14 Sergio Sai
- 15 Joel Velazquez
- 16 Jose Al
- 17 Jose I
- 18 Luis Alvarado
- 19 Eliseo Arredondo
- 20 Isaac 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

SIGNATURE

- 1 William Willia Noel
- 2 David Garcia
- 3 Rogelio Nicolas
- 4 Irene Nicolas
- 5 Xinyu Wang
- 6 Xiao Xiao Yan
- 7 Isaac Hernandez
- 8 Joaquin Sanchez
- 9 REINA CASTANEDA
- 10 Ana Sanchez
- 11 Diana Hedlman
- 12 Joe Lam
- 13 Vicki Carmack
- 14 Adriane Lam
- 15 Phuoc Nguyen
- 16 Alvin Tran
- 17 Salvador Contreras
- 18 Graciela Contreras
- 19 Anthony Cillo
- 20 Kelsy Miel

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 LINCH	
2	Ulises Guzman	
3	Nguyen Nguyen	
4	Allen Pimental	
5	Maria Irujo	
6	Jose Sanchez	
7	Douglas Loh Douglas Lohafet	
8	Diana Alday	
9	Dennis Welborn	
10	Paula Jo Gatewood	
11	FLOYD S. DONOVAN	
12	CAROL REPA	
13	Carla Daniels	
14	CAROL CARROLL	
15	Laura Hernandez	
16	Hao Long	
17	Nguyen Ng	
18	Sean Quirz	
19	Nhung TRAN	
20	Myphuong Diep	

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 Longley
- 2 Antonio Bastida #
- 3 Natalie Gera #
- 4 Jonathan Neese
- 5 Ron Neese
- 6 Lynne Perry
- 7 [Signature]
- 8 Marlene Claus
- 9 Ashley M. Gautier
- 10 Kyle S. Castro
- 11 Adlene Pineda
- 12 Megan Kirby
- 13 Patricia Kirby
- 14 Leann Nguyen
- 15 Tin Nguyen
- 16 Kendra Schrader
- 17 Bradley Schrader
- 18 Bddokht Gray
- 19 Byron Sweely
- 20 Rauldolfo Rodriguez #

CC 1-27-26 public comment remarks

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.

--

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:
mobile

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

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]>; 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 specificied 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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Fwd: CC-1-27-26 item 8.6

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>, <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

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

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

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 <lucas.ramirez@sanjoseca.gov>; Glenna Howcroft <[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

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

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

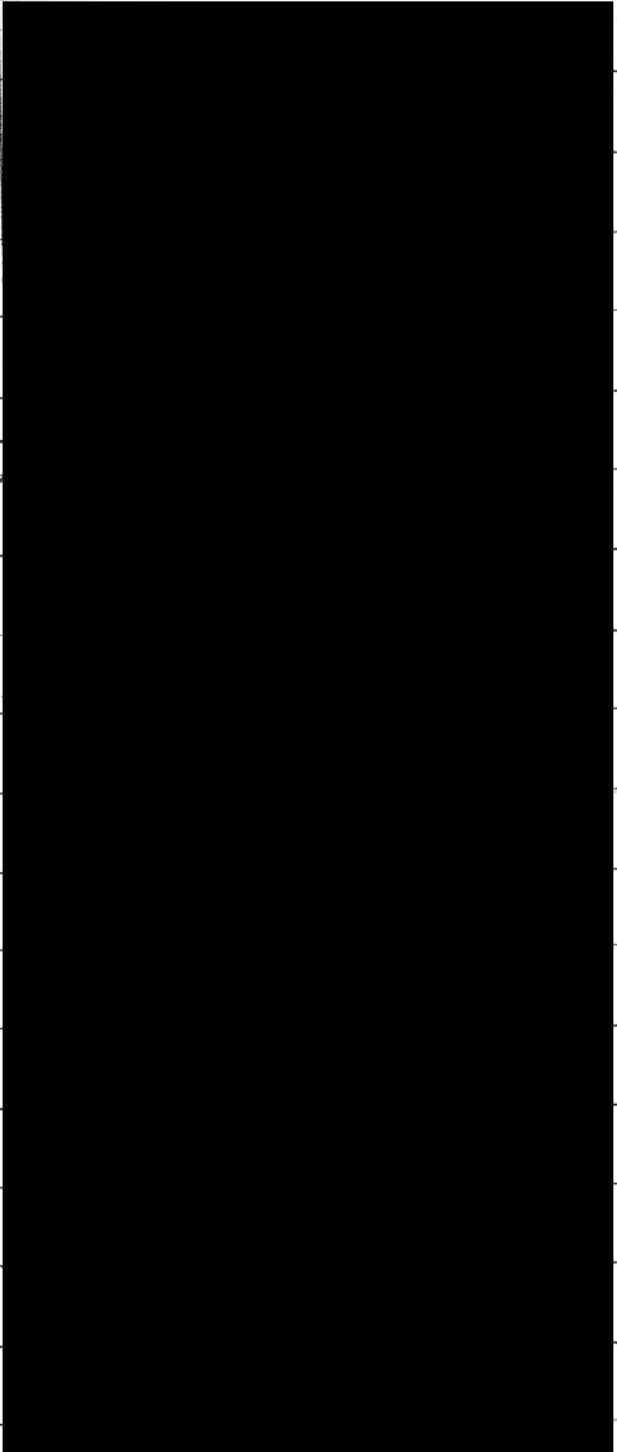
Thank you,
Nancy Stevens
[REDACTED]

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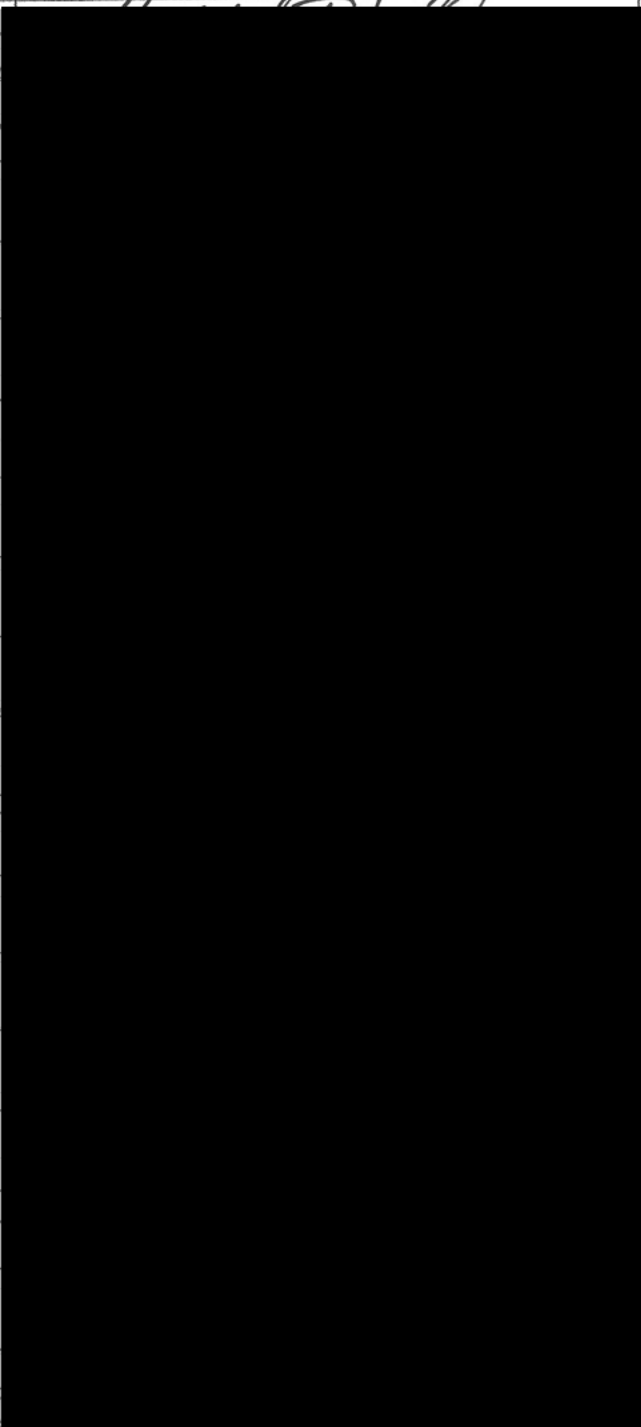
We the following residents of (name of Park) Millpond
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy
control and that would allow any pass throughs to the residents of capital improvements
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
aka SUSAN FITZGERID	
BETTY HARBOID	
ABDOL ESMAILI	
ROMEO SIMARD	
J. Johnson	
Eileen Payton	
GARY SMITH	
JUDITH SMITH	
SUSAN HAMILTON	
John Knepeck	
DEBORAH ZIMMERMAN	
ANNETTE HEDSPETH	
HAROLD HEDSPETH	
MARGIE GRESHAM	
CAROLINE R. NORTAROP	
Maria Rodriguez	
Sandra LERS	
DENISE CARAVELLI	

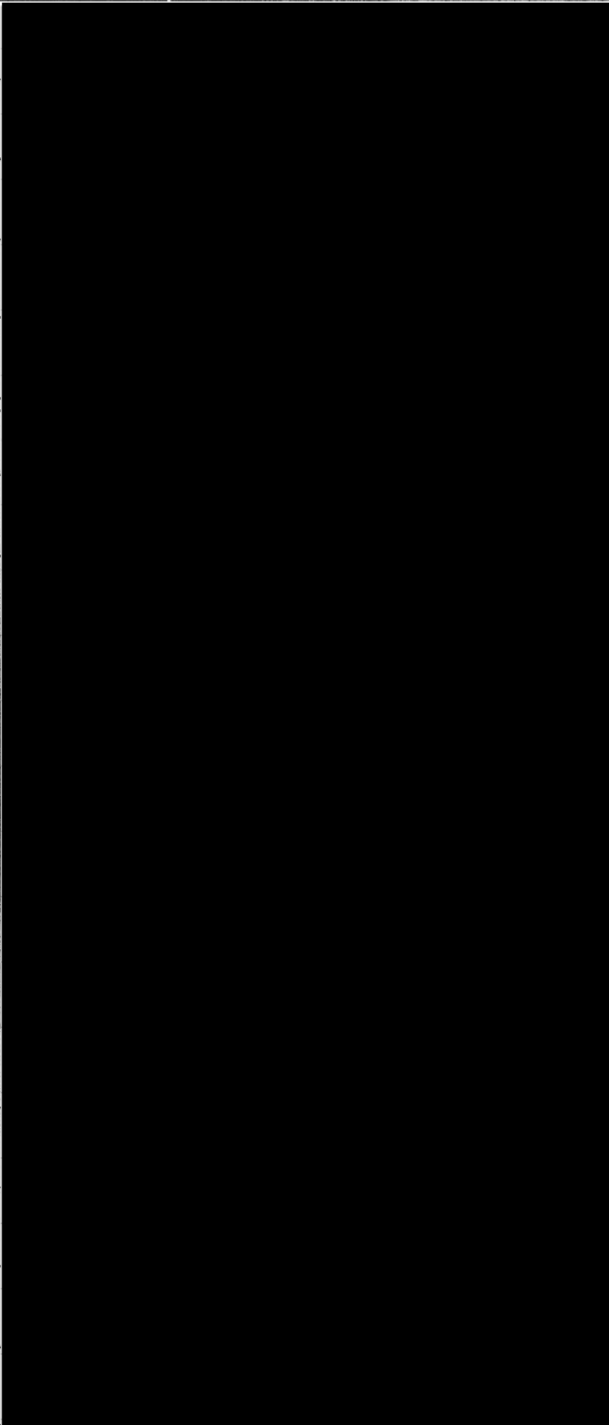
We the following residents of (name of Park) Millpond
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy
control and that would allow any pass throughs to the residents of capital improvements
without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
LINDA WILLIAMS	
Nancy Stevens	
Carol Wieler	
MARILYN RAFFETTO	
LOLA MICHAEL	
Handwritten signature ←	
Perri Hiser	
Charles Fickes	
CHRISTINE BACKHOUSE	
Charlene Carter	
Cami EVANS	
Bena Storno	
Kathy Kilmer	
Linda Ellis	
SOLIN PROVOST	
Diana Gallagher	
Alice Orth	
JAMES MARTIN	

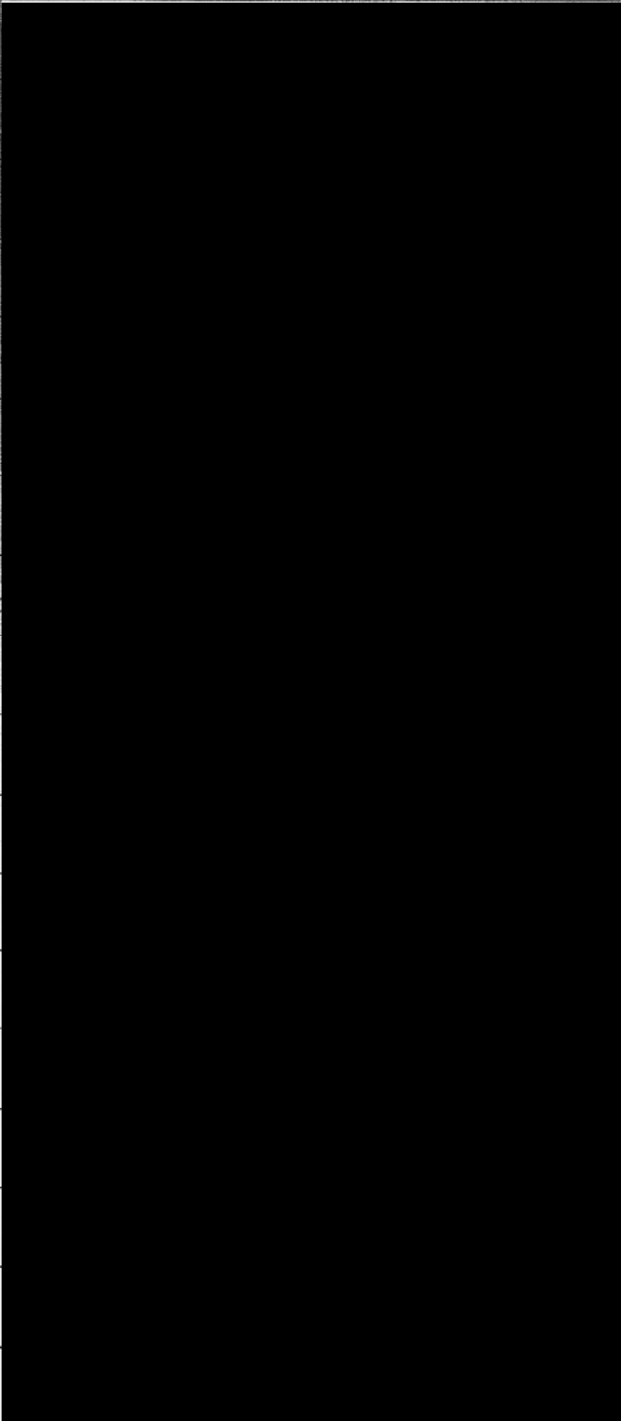
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PRINT NAME	SIGNATURE
JEFFREY Roloff	
Gordon Green	
Hong Duc Nguyen	
Clark B Smith	
Phil Soakia	
Michelle Isaacs	
Loudes Nighswonger	
Camille Morales	
Tabitha Newsum	
Nanci ROBERTSON	
Low LANSTED	
KATHI MANN	
MICKEL MANN	
Eileen ROSAR	
FRAN TUCKER	
Rob Van Steen	
Margaret Wolpert	
ESTHER KOKER	

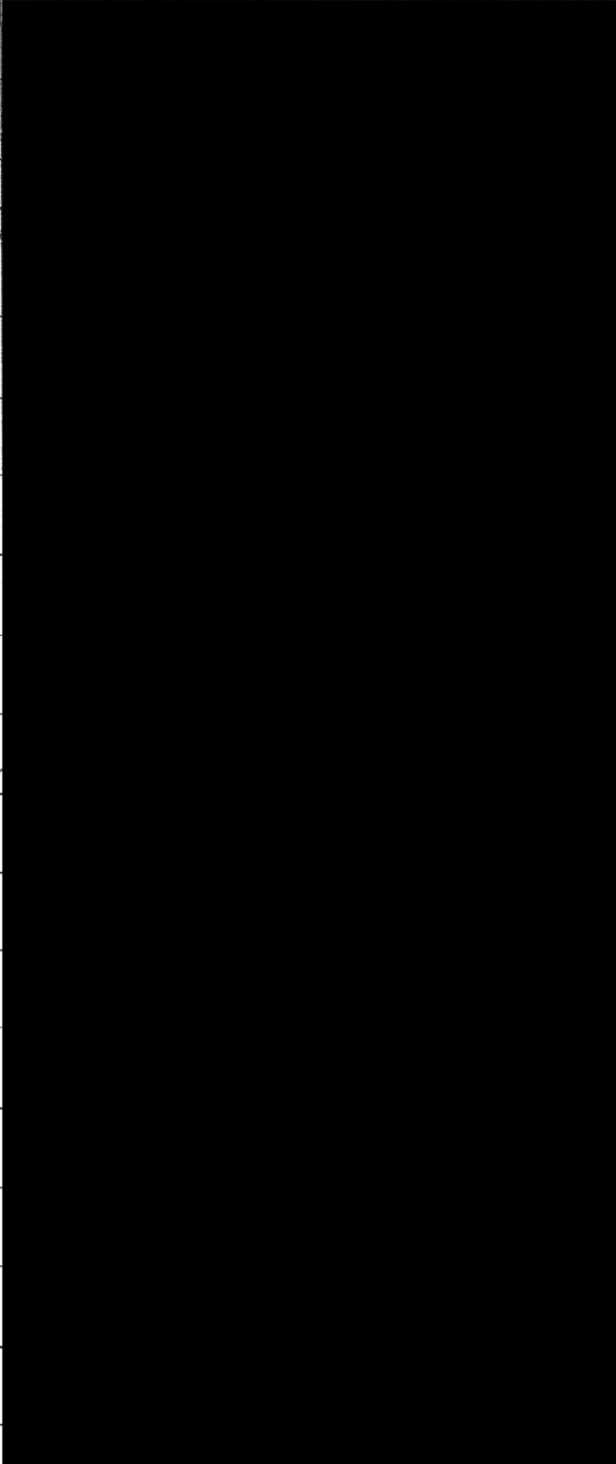
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 without a formal Petition for Fair Return.

PRINT NAME	SIGNATURE
ROBERTA CAPLAN	
Venerie Hackett	
Richard Zunkel	
Mary Lou Howell	
Amber Kelsey	
DAN KELSEY	
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	

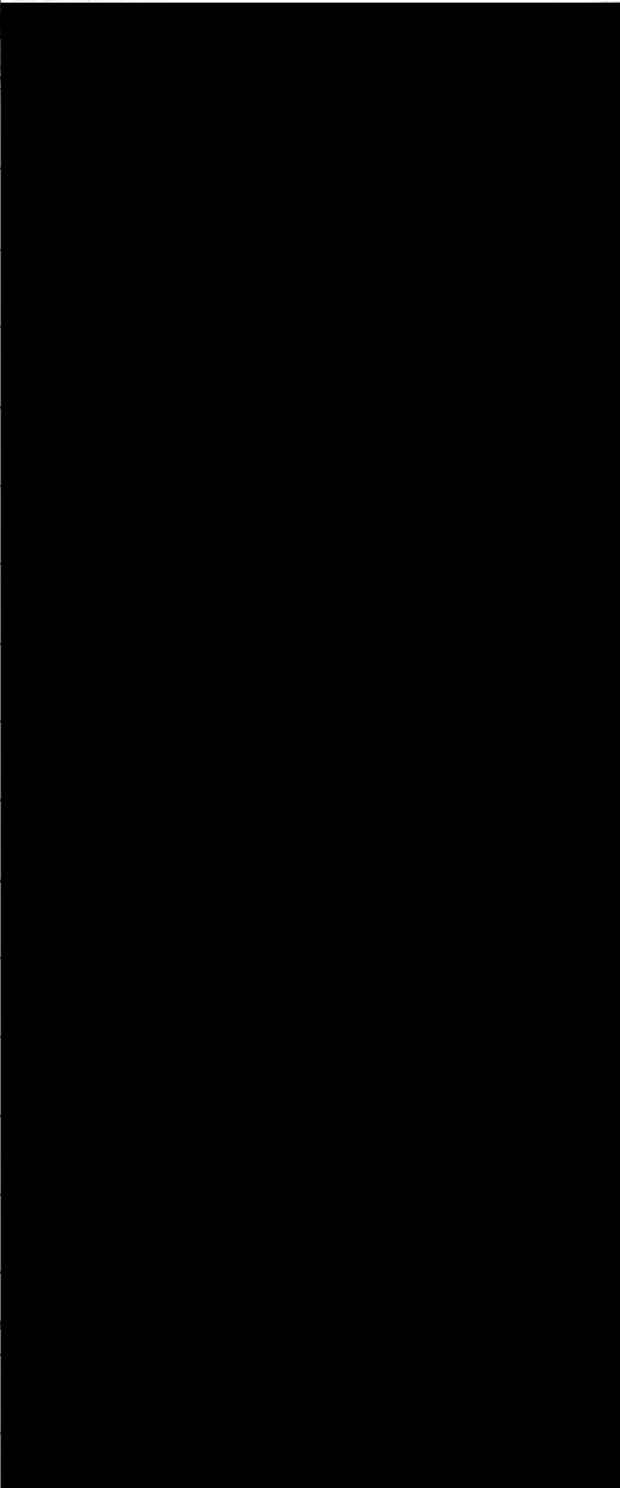
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control and that would allow any pass throughs to the residents of capital improvements
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PRINT NAME	SIGNATURE
TAMMY BLAIR	
Diane Ramos	
Marlene Smart	
Phillip Smart	
Patricia A. Horiuchi	
Monte Hamilton	
Joanne Peyta	
Londie Speight	
FRANK CHAMBERS	
Robyn Bock	
Judy Bock	
CAROL PAUL	
CYNTHIA STEWART	
HENRY BLASE	
WILMA BLASE	
CONNIE SMITH	
Mary Germani	
Manuela Kolpin	

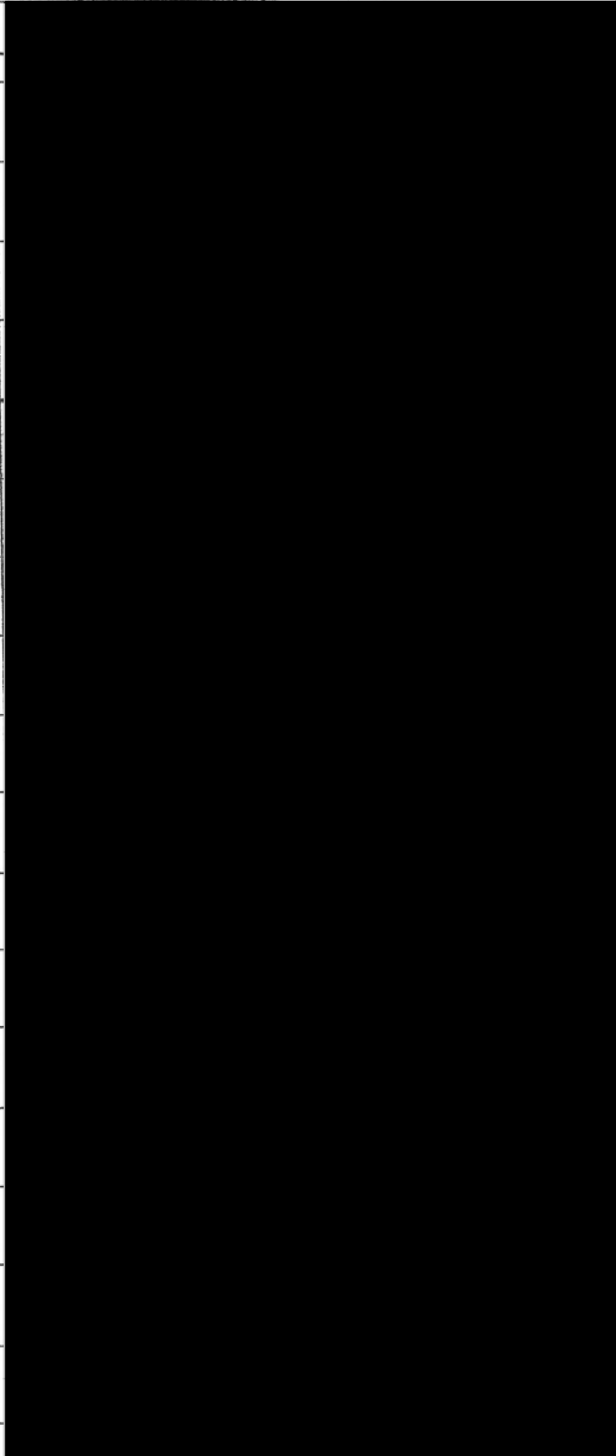
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PRINT NAME	SIGNATURE
Alice FRANKINA	
Jolina Hamilton	
Beverly Murch ←	
James Hackett	
Phyllis Chambers	
Judi Souza	
Mary Talanay	
Sharon Tracy	
Jan Chargin	
Sandra TORRES	
Sophy Orr	
Reinhold Waud	
MIKE NELSON	
Cynthia Kessler	
Rosand Moreno	
Bruce Buehl	
Shelley Hemm	
Jay Hemm	

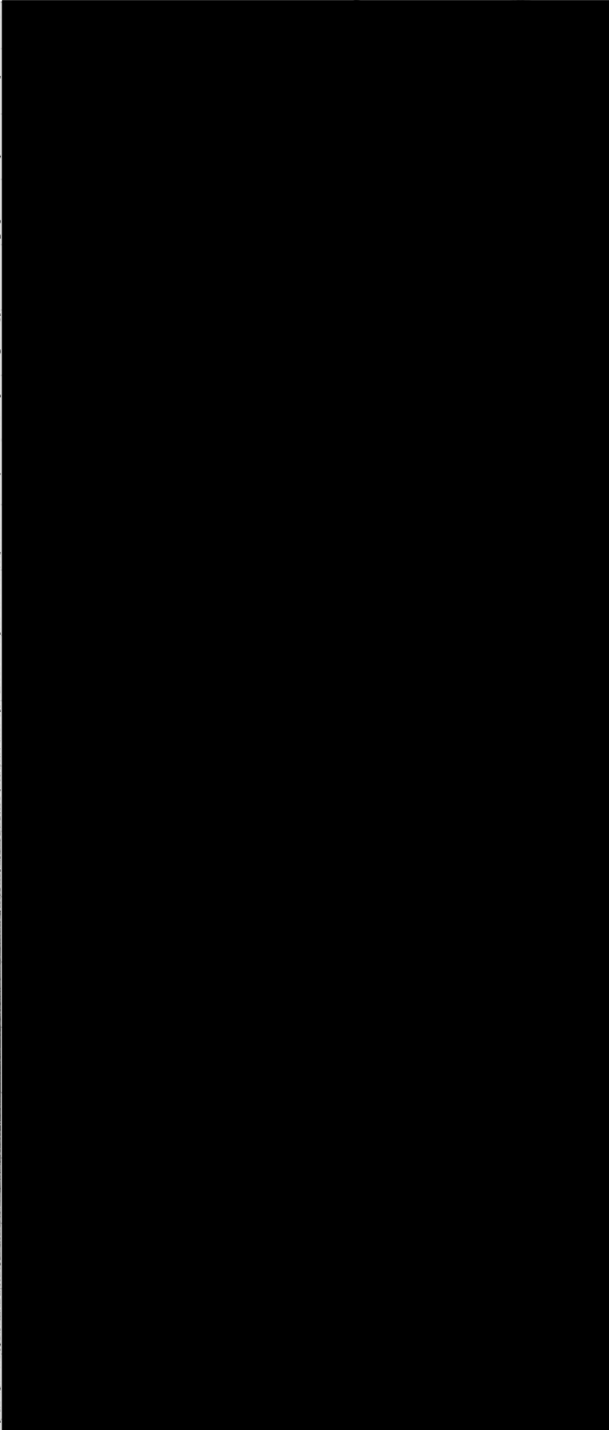
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control and that would allow any pass throughs to the residents of capital improvements
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PRINT NAME	SIGNATURE
SERGEI VERSHININ	
Khwa K Ly	
Doreen Isaacs	
Cat Goffield	
Don Hagner	
Amanda	
Mary Ellen Ramos	
BELEN QUINONEZ	
Don Hagner	
Joanne HAGNER	
Paul Doronila	
MARIA DORONILA	
JIM BAUMGARTNER	
Jess	
Jim Carroll	
THIEN GUANG	
Leo VINCIGUERRA	
Nancy Veriguera	

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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	
Brian Barasa	
JACK R. DAVIS	
Bonnie Osterman	
Sara S. Davis	
Fred Ruffner	
Ofelia Garcia	
R P WINEGARDNER	
Jere Botelho	
Cindy Nguyen	
Krystal Nguyen	
Vinh Ho	
Juanita Reyes	
Kathleen Anne Pacheco	
Richard Kaffine	
Kim Truong	
David Truong	
Svetlana Vershinina	

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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 DESHETTER	
CHRISTINA CALLERS	
SARAH CALLERS	
NICKIE NEWSON	
Li Chun Chen	
SCOTT CUREY	
Dianolra Flores	
Diana Flores	
MARIE WURST	
MICHELE D. ERK	
Brian Erk	
AL ALEGRETE	
MIKE KING	
Toby Martinez	
Joy Martinez	
Yvonne Christensen	
Patricia Sepebeck	

We the following residents of (name of Park) MILLBOND MHC
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




100414

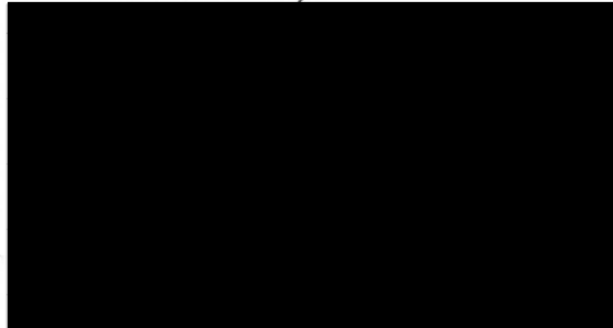
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control and that would allow any pass throughs to the residents of capital improvements
without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE



ANISIA ENRIQUEZ
REY ENRIQUEZ



11 of 14

We the following residents of (name of Park) MILLPOND MHC
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without a formal Petition for Fair Return.

PRINT NAME

C ANDY TYNER
H.P. Tyner "Tax etc"
Diane - NGUYEN

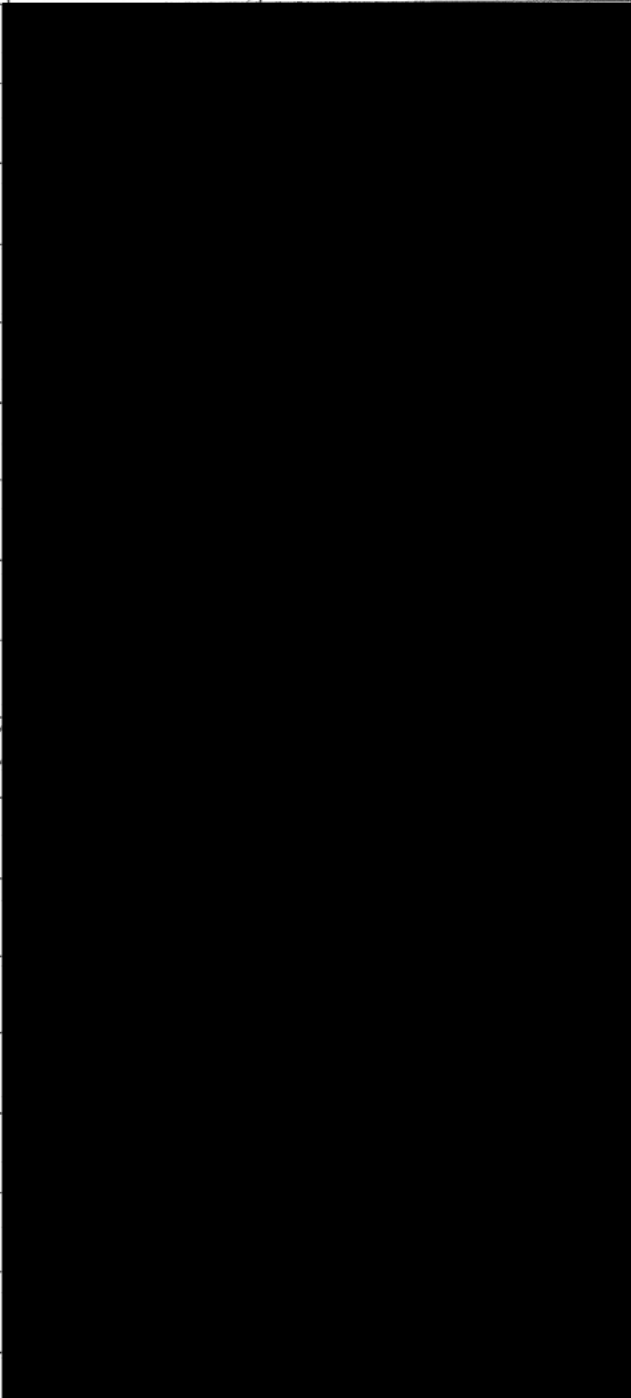
SIGNATURE



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 A L BROWN	
Therisa Trinch	
Darci Manuleleua	
MARY KING	
PAUL YOUNG	
John T. Breyer	
NORMOND KOCIN	
Regina Moya	
Rashy CARDOZA	

130814

Millpond

