
Re: Petition collectors - 1-18-26 5pm deadline to scan/send

From Roseanne <[REDACTED]>

Date Mon 1/19/2026 5:18 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>; homeownersforequity <[REDACTED]>

Cc Dan Finn <[REDACTED]>

 1 attachment (3 MB)

SJCX Petition signed by Oakcrest Homeowners & Residents for CC 1-27-26 #8.6 1-19-26.pdf;

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

Dear Mayor Matt Mahan and Council Members,

CC 1-27-26 Item 8.6 - Petition - Oakcrest Estates

"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.

As a Realtor I would say this proposed change is not in the mobile/manufactured homeowner's best interest. The current Rent Ordinance works well for everyone.

Roseanne Johnson
<[REDACTED]>

(1)

We the following residents of (name of Park) Oakcrest

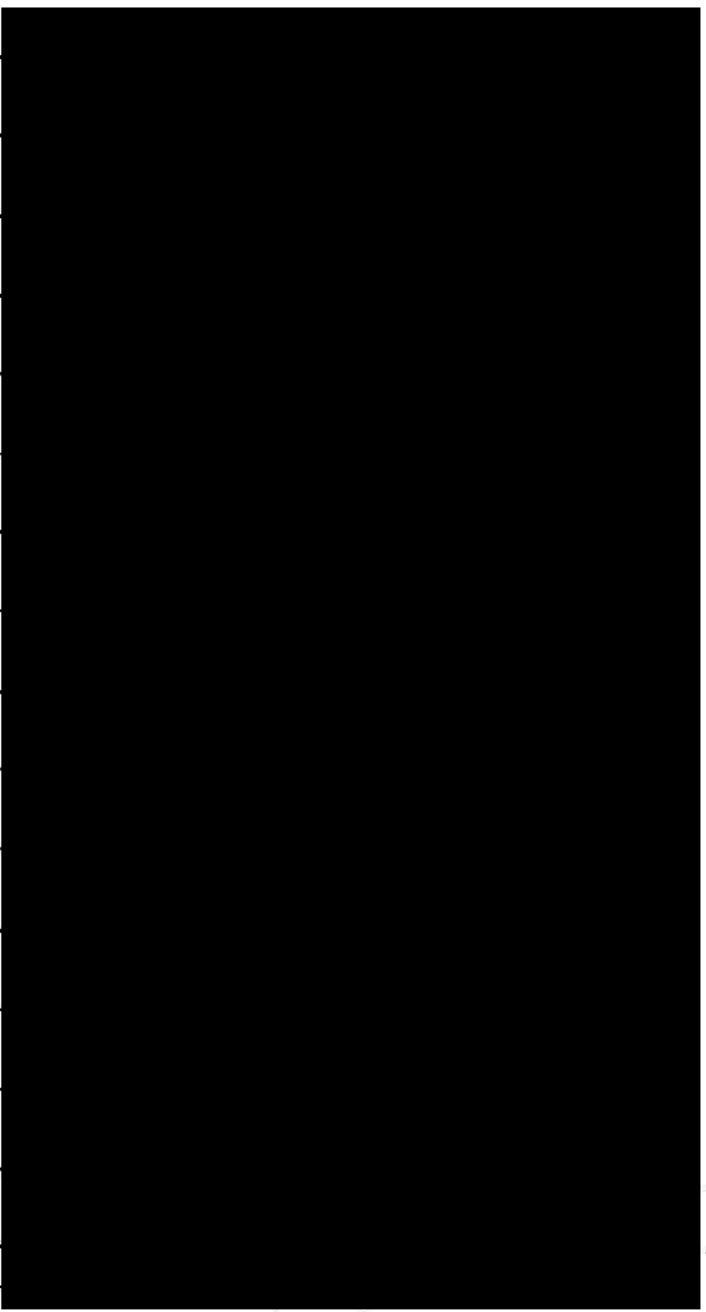
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Rentals.

PRINT NAME

SIGNATURE



Kimde Duong
Jarice Hunt
Colle Hunt
DAVID PHAN
Jerry Mendoza
CANDICE WYNN
Colleen Barnes
Linda Gray
Kyle Wetzel
Diep Hoang
LC MAMALU
ROBERT MERRIS
Roy Gordon
Laurie Ellsworth
Alicia Quintanilla



(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 Rent.

PRINT NAME

SIGNATURE

SPC #

Penelope Cole
 Que Nguyen
 Ricardo Delgado
 Robert Culver
 Jim Tran
 Robin Finnie
 Heng W
 Linda Deatrick
 HB Stone
 Cynthia Liu
 Michael Maricun
 Gustavo Ortiz
 Stephen Fullas
 IBANG NUYEEN
 Rene Garcia



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

PHI LE

THONH LAM

Logan George

RICHARD CUEVAS #163

John Pina

Kasama Meekajai

Pete Erebica

Jim Santos

Diane Nemeth

Leticia Buenrostro

Rebecca Royce

Jordan Whitbeck

Charryl Mae Untolan

Felice Chavez

Stephen Pullos

(1)

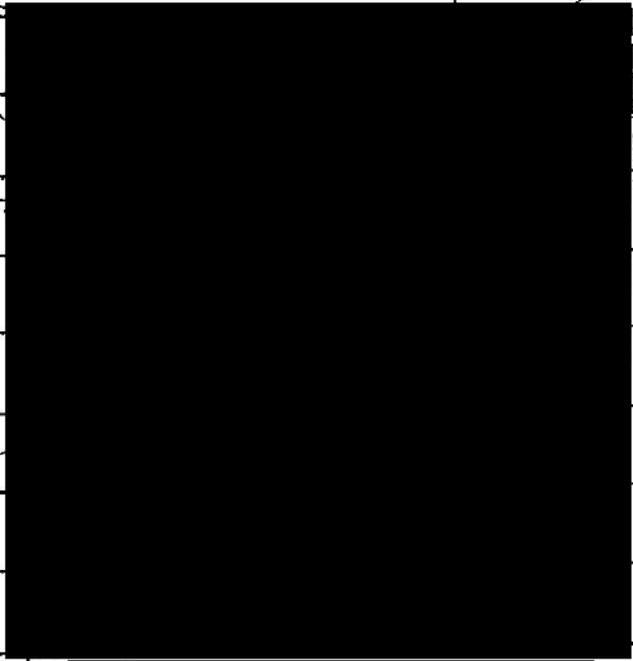
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oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow any pass throughs to the residents of capital improvements without a formal Petition for Fair Rent.

PRINT NAME

SIGNATURE

Rose M. Sebastian
Debra J. Villanueva
Thelma Culclager
Maria Card
Michael Manoj
VERNON COTTEN
Playwan Boonue
Nhu Duong
Mary Kim MARTY KIM
McI Brawn
SAHIR LEGACION



CC - 1-27-26 Item 8.6 MRO modification

From norm kolpin [REDACTED]

Date Sun 1/18/2026 2:12 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>

 1 attachment (2 MB)

Mayor and City Council letter re proposed MRO modification 01 18 2026.pdf;

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My comments regarding the proposed Vacancy Control modification to the MRO is attached.
Regards,

Norm Kolpin

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

Norm Kolpin

[REDACTED]
San Jose, CA 95125

January 18, 2026

Dear Honorable Mayor
And City Council:

Regarding the Proposed Amendment to the Mobilehome Ordinance I would like to express my objection to the changes to the Vacancy Control feature of the existing ordinance. I am a 10-year resident of the [REDACTED] in District 7. I believe the proposed change is not appropriate. Some of the issues that I have concerns about are as follows:

- The proposed One-time 10% Increase Upon Sale appears to be an arbitrary transfer of homeowner equity from the mobile home household to the park owner/operator. Applying appraisal concepts such as Gross Rent Multipliers (GRM) or Cap Rates will cause the Mobile Home value to decrease due to the higher space rent. The \$10,000 equity decreased for each \$100 increase in space rent identified in the Fremont study is probably conservative given today's lower cap rates. As this will be a disclosure item on any future sales contract, this equity decrease will occur instantaneously upon Council's approval of this modification. In essence, the City Council will be authorizing the transfer of over \$100 million of homeowner's equity from the 10,000 homeowners to a handful of park owners or operators. You would be transferring wealth from 10,000 - 15,000 voters to a couple of dozen park owners who may not even reside in San Jose.
- It appears that the 10% increase could occur multiple times over periods exceeding 12 months. Mill Pond is a senior community so turnover is not uncommon. Many homes have sold two or three times within the 10 years we have lived here. If a home sells three times over a ten-year period, that would result is a 30% total increase. Such an increase could make a home unmarketable compared to one next door.
- Some comments have been made that certain mobile home sales have exceeded \$400,000 or even \$500,000. These anecdotal instances are rare as most sales are still between \$250,000 and \$400,000. There is the implication that the homeowners can afford to gift some of the appreciation to the park owners. While these prices are several hundred thousand dollars more than when the parks were originally developed in the late 1970's, the appreciation pales in comparison to single family homes or condominiums over that period. I do not see anyone begrudging Willow

Norm Kolpin

[REDACTED]
San Jose, CA 95125

January 18, 2026

Glen homeowners or Communication Hill condo owners their appreciated equity, which in some cases is in the multi-millions. Most mobile homeowner equity is less than six figures and will be needed for families to move-up the economic ladder or in the case of seniors, to assisted living or other arrangements.

- Mobile home appreciation is not a straight line. In any given ten-year period there has been little or no appreciation and in certain periods mobile home owners have had to sell at a loss. A family purchasing a mobile home in 2007 likely saw little of no appreciation until 2015. Also, anyone purchasing in 2022 or later may not yet have realized any appreciation. The 10% rent adjustment could limit a family's ability to relocate.
- The annual 3% rent increase the park owners get under the existing Vacancy Control is a floor. When inflation is high, park owners receive higher increases per formula. Half the time since 2000 the CPI change has been below the 3% that the park owners have been able to take. For many years the CPI change has been even below 2% per annum.

If the owners feel they cannot profitably operate a park under the current rent ordinance let them show it by opening their books to demonstrate why the park is not financially viable. While a smaller 100-space park may struggle to cover certain fixed costs, a 400-space park collecting \$1,500 per month rent receives \$7.2 million in rent annually. With an operating cost ratio of 50% of revenue, a well-managed park should be doing fine. Any additional rent would be a wind fall at the expense of the homeowners.

There may be appropriate future modifications to the Vacancy Control clause of the MRO but as proposed it is one-sided in favor of the park owners. Until a more balanced modification can be developed, I request that Vacancy Control provision remain unchanged.

Thank you for your consideration.

Regards,

[REDACTED]
Norm Kolpin

CC- 1.27.26 Item 8.6 Proposed Amendment to Chapter 17.22 MRO

From Manuela Kolpin <[REDACTED]>

Date Sun 1/18/2026 1:32 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>

 2 attachments (15 MB)

CC.1.27.26 Item 8.6 M.Kolpin Memo.PDF; CC.1.27.26 Item 8.6 M.Kolpin Memo Attachment MRO Resource Guide 2022-Screen Friendly.PDF;

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

Dear Honorable Mayor and City Council,

Attached is my letter urging no changes to the current MRO, except to ensure compliance with AB 2782. I have also included the Housing Department's Resource guide which is a great summary of the current MRO in place.

Thank you,

Manuela Kolpin
[REDACTED]

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

To: Honorable Mayor and City Council

From: M. O. Kolpin

Date: 1/27/26

Re: **CC- 1.27.26 Item 8.6** Proposed Amendment to Chapter 17.22 Mobilehome Rent Ordinance (MRO) of the San Jose Municipal Code

The proposed recommendations for a 10% rent increase upon vacancy and the limited capital improvement cost flow-through down to the mobilehome owners bypasses the current MRO's petition process. The current MRO process keeps all increases over the legal rent amount fair and equitable for all involved. While these proposals may result in some streamlining and efficiency for the city staff as well as for the mobilehome park owner, they weaken the protection of the mobilehome owners. ***I urge you to not make these changes to the Mobilehome Rent Ordinance.***

Regarding the 1/5/26 Memorandum (memo) put forth by Mr. Soliván of the Housing Department (dept):

1. The **Background** portion of the 1/5/26 Memo **omits*** the following data point:

From the Mobile home Rent Ordinance (MRO) Chapter 17.22

Section 17.22.155 Maximum Standard Annual Percentage Increase - Item C(1)

“For increases effective on or after October 1, 1994, a percentage equal to seventy-five percent (75%) of the increase in the Consumer Price Index measured from the April of the calendar year preceding the year in which the increase is effective to the April of the calendar year in which the increase is effective, but in no event greater than seven percent (7%) nor less than three percent (3%).

Currently, the MRO allows for rent increases without a review as long as the amount does not exceed the city's calculated allowable increase for the year based on the above formula – ***from 3% to 7%***. Even when the calculated rate has been less than 3%, the increase has been at 3%, the designated floor.

2. The **Background** portion of the 1/5/26 Memo states (last sentence of the second paragraph) the current MRO-

“ The MRO also protects a mobilehome park owner's right to receive a fair return on their investment”

Currently, the MRO allows a mobilehome park owner the right (section 17.22.700) to petition for a rent increase over the allowed calculated amount from section 17.22.450.

Going through the fair return petition process protects both the mobilehome park owners as well as the mobilehome owner. The proposals allowing a one-time 10% increase and limited capital pass-throughs down to the mobilehome owners weakens the MRO and is all very much one-sided toward the mobilehome park owner. While streamlining is good, it should not be done in a manner that is detrimental to the mobilehome owners.

3. The Analysis

a. Permit a One-Time 10% Rent Increase When Mobile Home is Sold

i. Other Cities and Countries with Mobile home Park Rent Restrictions

1. The memo reports on a survey done of 106 California jurisdictions.

While it is an interesting survey, unless all legal/ordinances/economic/social forces are the same as in San Jose, *this survey cannot dictate what is best for the City of San Jose.*

ii. Increased Park Operating Costs over the Past Years

1. *The same facts quoted here are true for the mobilehome owners.*

The mobilehome owners maintain 100% their homes and yards and have also faced increases in upkeep costs, especially in insurance.

iii. Alignment with Other Rent Increase Limits on Affordable Housing

1. The memo notes that landlords of apartment units subject to the Apartment Rent Ordinance may increase rents annually up to 5%.

a. Apartment renters do not own their units and their landlords are obligated to maintain the units 100% as well as all landscaping.

b. Mobilehome owners are homeowners which pay for 100% of their upkeep of their home. The park owner does not pay for any of these expenses.

There is no comparison that is equitable between apartment landlords and mobilehome park owners, nor between apartment renters and mobilehome owners.

An argument that has been mentioned as support for the “one-time 10% increase” is that it does not affect the current mobilehome owner. This is not true. At any point in time, the value of a mobile home is:

Cash Value (Equity) + Present Value of Future Land Rent = Market Value

If one of these goes up, then with all other market forces remaining the same, the other must go down. The land rent for a mobilehome is an important datapoint for

mobilehome loan lenders as well as a disclosure item for a prospective mobilehome sale. **Land rental amount is a part of the mobilehome value.**

Basically a “10% one time increase” is a transfer of wealth from the mobilehome owner to the mobilehome park owner.

b. Added Benefit Capital Improvement Petition Process for Landlords (Limited)

Whether or not, capital improvements provide an added benefit to mobilehome owners, **if the expense is a pass-through down to the mobilehome owners**, then it should still go through the current MRO’s fair return petition process. The same level of rigor, checks and balances should be maintained, no matter if it is limited to 2% of the current rent or time limited. Bottom line, this is still a “rent increase” to the mobilehome owner and should be viewed with the same rigor currently in place.

As stated in the memo’s background the current MRO protects a mobilehome park owner’s right to receive a fair return on their investment. The fact that Fair Return petition represents administrative burden for the city is not a reason to weaken the MRO.

I urge you to not vote for the 10% increase and capital improvement carve-out.

Thank you,

[REDACTED]
M.O. Kolpin, [REDACTED]

*Attached is the **Mobilehome Resident & Park Owner Resource Guide 2022** – from the Housing Department site.

MOBILEHOME RESIDENT & PARK OWNER RESOURCE GUIDE

2022



Rent Stabilization Program • Department of Housing
200 East Santa Clara St, 12th Floor, San José, CA 95113
408-975-4480 • www.sanjoseca.gov/rent
RSP@sanjoseca.gov

ABOUT THE RENT STABILIZATION PROGRAM

The Rent Stabilization Program's mission is to oversee the City of San José's Apartment and Mobilehome ordinances. Program staff members engage, educate and collaborate with residents of San José to build and maintain safe, healthy, and sustainable communities.

This guide is for San José mobilehome park owners and residents whose mobilehome space lots are covered by the City's Mobilehome Rent Ordinance (MHRO) and Regulations.

The Mobilehome Rent Ordinance is supplemental to the STATE OF CALIFORNIA CIVIL CODE, Section 798 through 799.6 of the *Mobilehome Residency Law (MRL)* that governs mobilehome parks.

Residents may request a copy of this document from their park manager or they can visit the website: <http://leginfo.ca.gov> select Civil Code, and search for 798. Updates of the MRL are completed and made available to the public by February 1st of each year.

Disclaimer: This guide is not intended to be legal advice or a substitute for the Mobilehome Ordinance. The City of San José takes no responsibility for the quality of services provided by non-City agencies.

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KNOW THE BASICS



WHAT IS THE MOBILEHOME RENT CONTROL ORDINANCE?

The San José Mobilehome Rent Ordinance covers (58) fifty-eight mobilehome parks and approximately 10,735 mobilehome spaces in the City of San José.

The Ordinance:

- Allows rent increases without an Administrative Hearing when the rent increase does not exceed the Maximum Annual Percentage Increase.
- Rent increase dates have been consolidated into one **anniversary date** for each park.

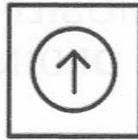
The Maximum Annual Rent Increase:

- Is 75% of the increase in the April San Francisco-Oakland-San José All-item Consumer Price Index (CPI) with a minimum of 3% and a maximum of 7%.
- Applies to all rent increases, with an effective date from October 1st through September 30th of the following year.

Refer to the Mobilehome Rent Ordinance, Part 4, Allowable Rent Increases.

KNOW THE BASICS

WHAT IS THE MAXIMUM ANNUAL PERCENTAGE INCREASE?



The Mobilehome Rent Ordinance prohibits more than one rent increase in any (12) twelve-month period, for a continuous tenancy. Under the California *Mobilehome Residency Law* as well as the City of San José Mobilehome Rent Ordinance, a park owner must provide mobilehome residents with a **(90) ninety-day** rent increase notice.

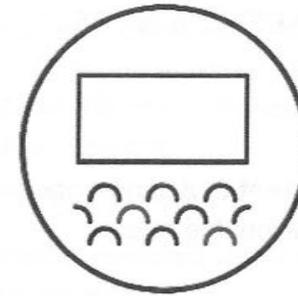
The Maximum Allowable Percentage Increase is calculated at three quarters of the Consumer Price Index. However, the Ordinance allows rent increases of **3% to 7%**. The City calculates the allowable rent increase annually.

A City notice of the Maximum Allowable Percentage Increase is distributed each **June** to all park owners for posting.

Maximum Allowable Percentage Increase Formula:

The April 2021CPI for the San Francisco Area established by the Bureau of Labor Statistics reflected an annual percentage increase of 3.21%. Three-quarters of the CPI increase is 2.85% which is below the minimum of 3%. Therefore, in accordance with the requirements of **Municipal Code Chapter 17.22**, the Maximum Annual Percentage for October 1, 2021, through September 30, 2022, is set at **3%**.

WHAT IS THE HOUSING & COMMUNITY DEVELOPMENT COMMISSION?



The Housing and Community Development Commission provides a forum for park owners and residents to offer input regarding the Rent Stabilization Program's Ordinances, including the Mobilehome Rent Control Ordinance.

The Commission also reserves a seat for:

- One Mobilehome Resident representative and
- One Mobilehome Owner representative.

Some of the functions of the 13-member Housing and Community Development Commission are to make recommendations regarding:

- Rules, regulations, amendments, and/or changes that may be deemed necessary to ensure the ongoing operations and administration of the Ordinances; and
- Staffing levels and fees necessary to operate and maintain the mediation and administrative hearing process.

Visit <http://www.sanjoseca.gov/index.aspx?nid=1262>

for more information about the Commission and how to get involved.

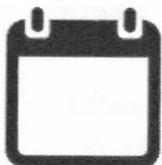
KNOW THE BASICS

FAIR RATE OF RETURN TO MOBILEHOME PARK OWNERS

Under the Mobilehome Rent Ordinance, park owners may file a Petition for a fair and reasonable return .



By filing a petition for a fair return, the park owner is requesting an increase in excess of Maximum Annual Percentage, previously set by the Rent Stabilization Program at 3%.



For example, if a mobilehome park's current income, after expenses have been paid, is not as large as it was in 1985 (when adjusted for inflation), then the park owner may request a rent increase.

Refer to the Mobilehome Rent Ordinance, Part 4, Allowable Rent Increases.

PETITION PROCESS BRIEF OVERVIEW

Park Owner's Responsibility:

- File a petition at least (95) ninety-five calendar days, but not more than (120) one hundred twenty calendar days before the date of the proposed rent increase with the Rent Stabilization Program;
- Submit supporting evidence;
- Notify mobilehome residents within (5) five working days of the date petition is filed;
- Make copies of the petition available along with all supporting documentation at the mobilehome park office; and
- Include the names and addresses of the mobilehome residents subject to the rent increase.



Program's Responsibility:

Within (10) ten working days of the Rent Stabilization Program's receipt of the park owner's petition, the Program staff will notify both park owners and mobilehome residents of the:

- Date, time, location of
- Pre-Hearings and Hearing dates, and
- The Administrative Hearing Officer's name.

Refer to the Mobilehome Rent Ordinance, part 6, Landlord Rent Petition, and Chapters 17.22.700 through 17.22.720

KNOW THE BASICS

HEARING PROCESS BRIEF OVERVIEW

A Pre-Hearing Conference is held to:

- Review submitted documentation to be presented at the Hearing, and
- Determine an agenda for the Hearing.

Any determinations made at the Pre-Hearing Conference are **binding** on all parties at the Hearing.

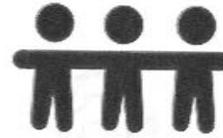
An Administrative Hearing is held to:

- Review all evidence and testimony presented by all parties involved; and
- Make a final and legally binding written decision.

Once a final decision is made, Program staff will mail a copy of the decision to the park owner, residents, and representatives.

Refer to the Mobilehome Rent Ordinance, Part 7, Administrative Hearing, from Chapter 17.22.750 through 17.22.850.

WHO, WHAT, WHEN?



Hearing Attendees Include:

- Hearing Officer, park owner, residents, their witnesses and representatives
- Rent Stabilization Program staff



Service Reductions:

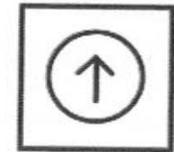
- A mobilehome resident may file a service reduction claim if the park owner petitions for a rent increase*
- A resident files the written claim with Program staff and provides proof of their claim for the Hearing Officer's review

*Mobilehome residents may seek civil penalties through the courts if management reduces services without filing a Petition for an Administrative Hearing.



Petition and Supporting Documentation:

- Such as audio recordings, other case materials, and copies of decisions are official public record



Rent Increases above the Maximum Allowable Percentage Increase:

- Are allowed if the park owner has petitioned and Program staff has approved and notified the residents of the petition
- A Hearing Officer has authorized the rent increase

KNOW THE BASICS

MOBILEHOME FEE

Covered Mobilehomes



Park owners are responsible for payment of the “mobilehome fee” for all mobilehome spaces covered by the Ordinance on or before **January 31** of each year.

Park owners may pass **one-half** of the fee on to the residents.

Refer to the Mobilehome Rent Ordinance, Part 8, Fees.

Exempt Mobilehomes

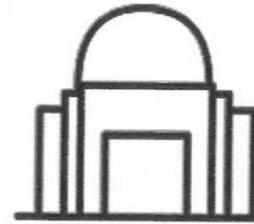


Mobilehome lots, **not** subject to the Ordinance, are not required to pay the annual “Mobilehome Fee.”

Park owners who claim an exemption are required to submit to the Program a completed Mobilehome Fee Exemption Request Form with all required documentation by the deadline listed on the Form.

Refer to the Mobilehome Rent Ordinance, Chapters 17.22.900 through 17.22.950.

ALLOWABLE RENT INCREASES WITHOUT REVIEW— BRIEF OVERVIEW



Reasons Under Mobilehome Rent Ordinance:

- Does not exceed the Maximum Annual Percentage Increase; AND
- Last rent increase was more than 24 months ago; OR
- Immediately follows a vacancy by a mobilehome resident under certain circumstances, such as nonpayment of rent, late payments, material violation of the rental agreement



Reasons Under Mobilehome Residency Law:

- Following the termination of tenancy of the mobilehome resident by the landlord in accordance with the Mobilehome Residency Law, Sections 798.55-798.60; OR
- Immediately follows a vacancy by a mobilehome resident under certain circumstances, such as nonpayment of rent, late payments, material violation of the rental agreement

Refer to the Mobilehome Rent Ordinance, Chapter 17.22.450, Section (A-E)



FREQUENTLY ASKED QUESTIONS

Frequently Asked Questions

MOBILEHOME ORDINANCE

Question: Where can I find a copy of the City's Mobilehome Rent Ordinance?

Answer: Visit the City of San José, Rent Stabilization's website at www.sanjoseca.gov/rent or contact the Rent Stabilization Program at 408.975.4480 for more information about the Mobilehome Rent Ordinance.

Question: How does the Mobilehome Rent Ordinance define a "mobilehome?"

Answer: A structure transportable in one or more sections, designed and equipped to contain not more than one dwelling unit, to be used with or without a foundation system.

Refer to the Mobilehome Rent Ordinance Chapter 17.22.160.

Question: How does the Mobilehome Rent Ordinance define a "Resident?"

Answer: A person, including a mobilehome owner or mobilehome tenant, who occupies a mobilehome.

Refer to the Mobilehome Rent Ordinance Chapter 17.22.200.

Question: How does the Mobilehome Rent Ordinance define a "Tenant?"

Answer: A person who rents or leases a mobilehome from a mobilehome owner.

Refer to the Mobilehome Rent Ordinance Chapter 17.22.210.

Frequently Asked Questions

MOBILEHOME ORDINANCE

Question: How do I know if the Mobilehome Rent Ordinance covers my mobilehome?

Answer: Mobilehome spaces permitted before September 7, 1979, **and** have a month-to-month rental agreement, are covered by the City's Ordinance.

Question: What spaces are not covered by the Ordinance?

Answer: Mobilehome spaces are permanently exempt when:

- Plumbing, electrical, and sewer permits were issued after September 7, 1979.
- A mobilehome space is occupied by a park owner
- Units are owned or operated by a government entity or subsidized by a Housing Assistance Payment Program
- A resident has voluntarily entered into a rental agreement with a park owner where the rental agreement meets all of the following criteria:
 1. The rental agreement was entered into on or after January 1, 1986;
 2. The term of the rental agreement is excess of the twelve (12) months' duration;
 3. The mobilehome space that is the subject of the rental agreement is used for the personal and actual residence of the mobilehome resident; and
 4. The first paragraph of the rental agreement contains a provision notifying the resident that the mobilehome space is exempt from the Mobilehome Rent Ordinance.

Refer to the Mobilehome Rent Ordinance Chapter 17.22.350 through 17.22.390

RENT INCREASES

Question: How often may my rent increase?

Answer: Rents increases occur once in a (12) twelve-month period. If the increase has not occurred in (24) twenty-four months or more, the park owner may increase the rent equal to the cumulative total of the Maximum Annual Percentage for the current and previous year.

Question: Can rents be increased above Maximum Allowable Percentage Increase?

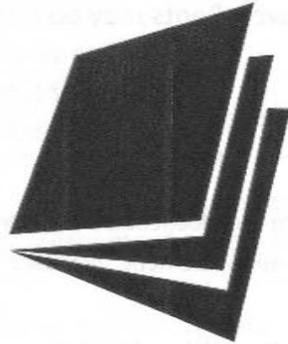
Answer: Rents may be increased above the Maximum Allowable Percentage when there is a post-judgment settlement, abandonment, or in a case when a dealer removes a mobilehome out of the park.

Refer to the Mobilehome Rent Ordinance Chapter 17.22.135 and Chapter 17.22, Part 4 Allowable Rent Increases.

Question: Who should I contact if I believe my rent increase has exceeded the Maximum Allowable Percentage Increase?

Answer: Residents may consider speaking to their manager, calling the Rent Stabilization Program, or contacting a legal agency (provided in the Resource section).

MOBILEHOME PARK ROSTER



MOBILEHOME PARK ROSTER

Note: Senior Parks are age-restricted communities, 55 years and older.

A

Ace Trailer Inn Village

2800 Monterey Rd.
San Jose, CA 95111
(408) 225-3204
District 7

Arbor Point

540 Bonita Ave.
San Jose, CA 95116
408-292-9684
District 3

B

Bella Rosa Mobile Lodge

1500 Virginia Place
San Jose, CA 95116
408-923-3066
District 5

C

California Hawaiian Mobile Estates

3637 Snell Ave.
San Jose, CA 95136
408-227-0330
District 2

Caribees Mobilehome Park

411 Lewis Rd.
San Jose, CA 95111
408-629-0624
District 7

Casa Alondra

5450 Monterey Hwy.
San Jose, CA 95111
408-578-5050
District 2

Casa Del Lago Mobilehome

2151 Old Oakland Rd.
San Jose, CA 95131
408-432-1320
District 4

Chateau La Salle

2681 Monterey Hwy.
San Jose, CA 95111
408-298-3230
District 7

Colonial Manor Mobilehome

Senior Park
3300 Narvaez Ave.
San Jose, CA 95136
408-269-4404
District 2

Cottage Trailer Grove

111 Barnard Ave.
San Jose CA, 95112
408-294-3811
District 7

County Fair Mobile Estates

270 Umbarger Rd.
San Jose, CA 95111
408-225-4333
District 7

MOBILEHOME PARK ROSTER

Coyote Creek Mobilehome Park

2580 Senter Rd.
San Jose, CA 95111
408-279-0925
District 7

F

Foothills Mobile Lodge

655 S. 34th St.
San Jose, CA 95116
408-251-3655
District 5

G

Garden City Trailer Park

1309 Oakland Rd.
San Jose, CA 95112
408-288-9481
District 3

Golden Wheel Park

900 Golden Wheel Park Dr.
San Jose, CA 95112
408-453-3575
District 3

H

Hillview Mobilehome Park

241 S. Jackson St.
San Jose, CA 95116
408-288-9481
District 5

Hilton Mobile Park

661 Bonita Ave.
San Jose, CA 95116
408-297-2363
District 3

Hometown Eastridge Mobile Estates

1955 Quimby Rd.
San Jose, CA 95122
408-251-1401
District 8

Hometown Monterey Oaks

6130 Monterey Rd.
San Jose, CA 95138
408-225-1475
District 2

I

Imperial San Jose Mobile Estates

5770 Winfiled Blvd.
San Jose, CA 95123
408-227-1390
District 10

L

La Buona Vita Mobile Park

Senior Park
445 N. Capitol Ave.
San Jose, CA 95133
408-923-3119
District 5

Lamplighter San Jose

4201 N. 1st St.
San Jose, CA 95134
408-321-9331
District 4

M

Magic Sands Mobile Community

165 Blossom Hill Rd.
San Jose CA, 95123
408-225-1010
District 2

Mayfair Trailer Park

1840 S. 7th St.
San Jose, CA 95112
408-294-1707
District 7

Mill Pond I Mobilehome Park

Senior Park
2320 Canoas Garden Ave.
San Jose, CA 95125
408-267-9790
District 7

Mill Pond II Mobilehome Park

Senior Park
2320 Canoas Garden Ave.
San Jose, CA 95125
408-267-9790
District 9

Mobilehome Manor

1300 E. San Antonio St.
San Jose, CA 96116
408-294-6789
District 3

Moss Creek Mobilehome Park

Senior Park
2929 Aborn Square
San Jose, CA 95121
408-274-5600
District 8

Mountain Shadows Mobilehome Park

633 Shadow Creek Dr.
San Jose, CA 95136
408-269-9090
District 2

Mountain Springs Mobilehome Park

Senior Park
625 Hillsdale Ave.
San Jose, CA 95136
408-266-7611
District 7

O

Oak Crest Estates

4271 N. First St.
San Jose, CA 95134
408-321-9499
District 4

Old Orchard Mobile Park

2135 Little Orchard St.
 San Jose, CA 95125
 408-244-9220
 District 7

P**Pepper Tree Estates**

Senior Park
 2150 Monterey Rd.
 San Jose CA, 95112
 408-275-0588
 District 7

Q**Quail Hollow Mobilehome Park**

Senior Park
 1445 S. Bascom Ave.
 San Jose, CA 95128
 408-371-0116
 District 6

R**Rancho Santa Teresa Mobile Estates**

510 Saddle Brook Dr.
 San Jose CA, 95136
 408-227-9033
 District 2

River Glen Mobilehome Park

Senior Park
 2150 Almaden Rd.
 San Jose CA, 95125
 408-269-2367
 District 6

Riverbend Family Park

1358 Oakland Rd.
 San Jose, CA 95112
 408-453-5656
 District 3

S**San Jose Trailer Park**

527 McLaughlin Ave.
 San Jose CA, 95116
 408-292-8942
 District 3

San Jose Verde Mobilehome Park

555 Umbarger Rd.
 San Jose, CA 95111
 408-295-3342
 District 7

Silver Creek Mobile Estates

1520 E. Capitol Exwy.
 San Jose, CA 95121
 408-274-5455
 District 8

Sleepy Hollow Trailer Court

4210 Monterey Rd.
 San Jose, CA 95111
 408-227-8873
 District 2

South Bay Mobilehome Park

1350 Oakland Rd.
 San Jose, CA 95112
 408-453-8131
 District 3

Spanish Cove Mobilehome Park

2600 Senter Rd.
 San Jose, CA 95111
 408-275-9360
 District 7

Summerset Mobile Estates

P.O. Box 878 Alviso
 San Jose CA, 95002
 408-946-1990
 District 4

Sunset Mobile Manor

555 McLaughlin Ave.
 San Jose CA, 95116
 408-297-0360
 District 3

Sunshadow Mobilehome Park

1350 Panoche Ave.
 San Jose, CA 95122
 408-293-9317
 District 7

T**Town & Country Mobile Village**

Senior Park
 195 Blossom Hill Rd.
 San Jose, CA 95123
 408-225-3165
 District 2

Trailer Tel RV Park

1212 Oakland Rd.
 San Jose, CA 95112
 408-453-3535
 District 3

Trailer Terrace Park

3010 Monterey Hwy.
 San Jose, CA 95111
 408-629-2424
 District 7

Triangle Trailer Park

1410 N. Tenth St.
 San Jose, CA 95112
 408-648-6155
 District 3

V**Villa Teresa Mobile Community**

Senior Park
 5680 Santa Teresa Blvd.
 San Jose, CA 95123
 408-226-1900
 District 2

Village of the Four Seasons Mobilehome Park

200 Ford Rd.
 San Jose, CA 95138
 408-225-7255
 District 2

W

Walnut Mobilehome Park

4320 Monterey Rd.
San Jose, CA 95111
408-661-2210
District 2

Western Trailer Park

2784 Monterey Rd.
San Jose, CA 95111
408-227-8473
District 7

Westwinds Mobilehome Park

500 Nicholson Ln.
San Jose, CA 95134
408-432-7440
District 4

Whispering Hills Mobilehome Park

2780 E. Capitol Expy.
San Jose, CA 95148
408-274-4233
District 8

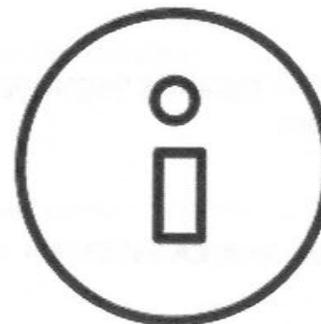
Willow Glen Mobile Estates

1850 Evans Ln.
San Jose, CA 95125
408-264-5020
District 6

Woodbridge Mobilehome Park

3051 Towers Ln.
San Jose, CA 95121
408-264-7500
District 7

Mobilehome Referrals & Resources



CITY OF SAN JOSE

City Council Office

200 E. Santa Clara St. 18th Floor, San José, CA 95113

(408) 535-4900

www.sanjose.gov

Contact your City Council Member to speak about issues in your Council District. Refer to the Mobilehome Roster to determine your district.

Department of Housing

Rent Stabilization Program

200 E. Santa Clara St. 12th Floor, San José, CA 95113

408-975-4480 (Main Line)

www.sanjoseca.gov/rent

Provides referrals and general information on Mobilehome Rent Ordinance and Regulations.

Recycling & Garbage

200 E. Santa Clara St. 10th Floor San José, CA 95113

3-1-1 or (408) 535-3500

<http://www.sanjoseca.gov>

Assists with garbage and sewage billing and concerns.

COUNTY OF SANTA CLARA

Department of Environmental Health

1553 Berger Dr., Bld. 2, San José, CA 95112

(408) 918-3400

www.sccgov.org

Assists with filing complaints regarding swimming pools, sewage overflow, garbage and trash.

Weights and Measures

1553 Berger Dr., Bld. 1, San José, CA 95112

(408) 918-4601

www.sccgov.org

Assists with filing complaints regarding utility meter readings.

Protects buyers and sellers in monetary transactions that use weight, measure or count.

Small Claims Court

191 N. First St., San José, CA 95113

(408) 882-2100 (Option # 2, then Option # 6)

www.scsselfservice.org

Provides information on how to file a claim, what to expect at court, and questions about court judgement decisions.

STATE OF CALIFORNIA

Housing and Community Development

2020 W. El Camino Ave. Sacramento, CA 95833

(800) 952-5275

www.hcd.ca.gov

Assists with mobilehome registration, planning and community development, building standards, grants and funding, and policy and research.

Office of the Mobilehome Ombudsman

P.O. Box 31, Sacramento, CA 95812

(916) 263-4742 (Sacramento Area),

(800) 735-2929 (TTD Number)

www.hcd.ca.gov

Assists with filing complaints and/or obtaining information regarding health and safety concerns, fraudulent mobilehome sales, Mobilehome Residency Law, and local resources.

California Public Utilities Commission

505 Van Ness Ave., San Francisco, CA 94102

(415) 703-2782

www.cpuc.ca.gov

Regulates privately owned electric, natural gas, telecommunications, water, and more. Assists with utility billing or servicing issues and accepts complaints.

Department of Fair Employment & Housing

2218 Kausen Dr., Suite 100, Elk Grove, CA 95758

(800) 884-1684

(800) 700-2320 (TTY)

www.dfeh.ca.gov

Protects the people of California from unlawful discrimination in employment, housing, and more.

Superior Court of California

Self Service Center

191 N. First St., San José, CA 95113

(408) 882-2100

www.sccourt.org/self_help

LEGAL QUESTIONS & CONCERNS

Bay Area Legal Aid

Legal Advice Line

(800) 551-5554

www.baylegal.org

Provides free legal advice and representation to low-income tenants with housing issues.

Law Foundation of Silicon Valley

(408) 280-2424

www.lawfoundation.org

Provides legal advice tenants and landlords with housing and other civil issues. May also provide legal representation to qualifying patrons.

Project Sentinel

(408) 720-9888

www.housing.org

Provides mediation services and legal advice regarding Landlord-Tenant problems. Investigates housing discrimination claims.

Santa Clara County Bar Association Lawyer Referral Service

(408) 971-6822

www.sccba.org

Provides services to city residents from San José, Milpitas, Los Gatos, Campbell, Willow Glen, Cupertino, and Sunnyvale.

Senior Adults Legal Assistance (SALA)

Central County Office

(408) 295-5991

www.sala.org

160 E. Virginia St., Ste. 260, San José, CA 95112

Provides a range of legal services to persons of age 60 or older of Santa Clara County.

Asian Law Alliance

991 W. Hedding St., Ste. 202, San José, CA 95126

(408) 287-9710

www.asianlawalliance.org

Provides legal advice and services in housing and other resources.

MOBILEHOME ASSOCIATIONS

Park Resident Organizations:

Golden State Manufactured-Home Owners League (GSMOL)

14802 Beach Blvd., La Mirada, CA 90638

(714) 994-9528

(800) 888-1727

www.gsmol.org

Provides legislative advocacy and education for its members at state and local levels to protect and promote resident rights and the health, safety, welfare and investment of members. Local GSMOL representatives offer case-by-case assistance to its members, by holding meetings with management, writing letters on behalf of the resident, and offering referrals to GSMOL's Corporate Counsel.

Park Owner Organizations:

Manufactured Housing Educational Trust (MHET)

25241 Paseo de Alicia, Ste. 120, Laguna Hills, CA 92653

(949) 380-3303

www.mhet.com

Provides education to park owners and managers of mobilehome parks about mobilehome park operations and community issues.

Western Manufactured Housing Communities Association (WMA)

455 Capitol Mall, Ste. 800, Sacramento, CA 95814

(916) 448-7002

www.wma.org

Promotes and protects the interest of park owners, operators, and developers of mobilehome park communities in California.

COMMUNITY SERVICES

Community Housing Partnership

20 Jones St., Ste. 200, San Francisco, CA 94102

(415) 852-5300

www.chp-sf.org

Provides case management, health services, and youth & family programs.

Anti-Graffiti and Anti-Litter Program Hotline

1661 Senter Rd., Building G., San José, CA 95112

Graffiti 24-hour hot line 1-866-249-0543

Litter 408-975-7233

Provides graffiti abatement via public reporting and litter clean up supplies.

Health Trust

Meals on Wheels

3180 Newberry Dr., Ste. 200, San José, CA 95118

(408) 513-8700

www.healthtrust.org

Provides a delivery of hot, nutritious meals five days a week to home-bound individuals.

Sacred Heart Community Services

1381 S. First St., San José, CA 95110

(408) 278-2160

www.sacredheartcs.org

Provides a variety of resources including but not limited to, food, clothing, and housing assistance to residents of Santa Clara County.

Mobilehome Repairs:

Habitat for Humanity- Home Repair and Rehabilitation Program

2619 Broadway, Oakland, CA 946112

(510) 803-3388

www.habitatebsv.org

Provides a home repair grant through their rehabilitation program for qualifying mobilehome residents. Application forms may be found online.

Thank you for staying informed!



Rent Stabilization Program • Department of Housing
200 East Santa Clara St, 12th Floor, San José, CA 95113
408-975-4480 • www.sanjoseca.gov/rent
RSP@sanjoseca.gov

CC 1-27-26 item 8.6 - Petition - Colonial Manor

From Michael Patterson [REDACTED]

Date Sat 1/17/2026 8:09 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]

 1 attachment (724 KB)

Petitions Jan 17 2026.pdf;

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

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See attached petition from Colonial Manor,

Thank you,
Michael Patterson

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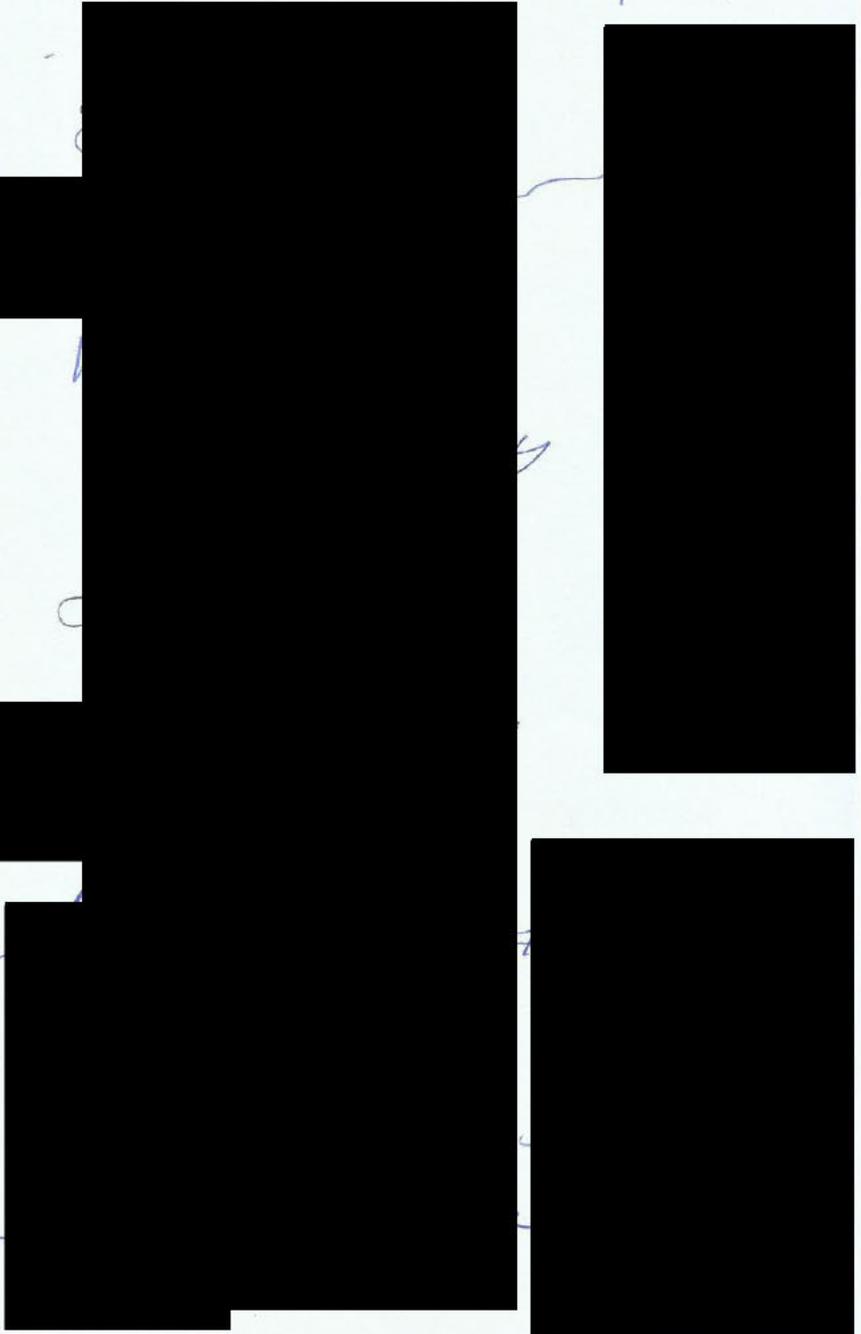
We the following residents of (name of Park) Colonial Mobile Manor
oppose any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy
control and that would allow any pass throughs to the residents of capital improvements
without a formal Petition for Fair Return.

PRINT NAME

SIGNATURE

Space # (optional)

RICHARD COX
Elizabeth Naber
LINDA NELSON
Maryann Humes
Kamila Khoury
Sami Khoury
Suzanne Balistreri
LOUISE THORNTON
Albert Grayson
Bill CASEY
FRANK LAMACTIA
RONALD THORNTON
DR. THOMAS WELLS
GEORGE VAN BUSKIRK
~~Donna Dush~~
Debbie Rohde



We the following residents of (name of Park) Colonia Mobile Manor
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

Space ≠ (caption)

Victorina R. Gonzalez

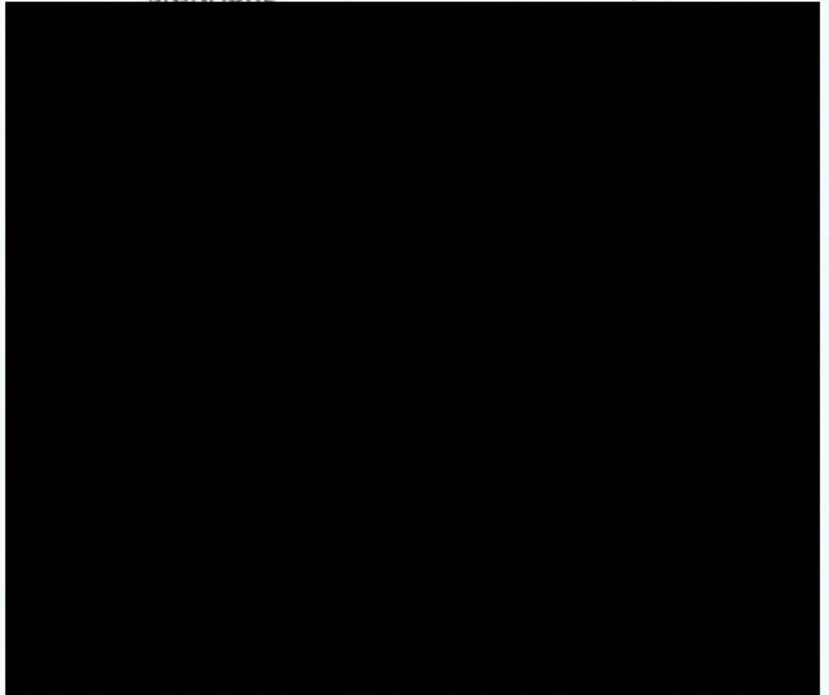
Norma J. Herrong

Craig Worthen

Fernando Merino

MICHAEL ZAPUTNY

Ken Ward



We the following residents of (name of Park) Colonial Mobile Manor
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

MICHAEL PATTERSON
THOMAS G. DAVIS
Josephino Lunas
Iris Alvarado
DANIEL SENIFF
Kathleen Robles
RICHARD PRINCEAN
WALTER WAREGOTICH

SIGNATURE



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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[REDACTED]

From: Mary Oliveira-Henderson <[REDACTED]>
Sent: Saturday, January 17, 2026 1:43 PM
To: Agendadesk
Subject: Rent Control

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Dear Councilmembers,

I am a resident of [REDACTED] for Seniors in San José. I am writing to express my strong opposition, shared by many of my neighbors, to any changes to the Mobilehome Rent Control Ordinance that would eliminate full vacancy control or allow pass-throughs for capital improvements without a formal petition for fair return.

I attended the Housing and Community Development Commission meeting on December 11, 2025, where 10 of the 14 commissioners voted against these proposed changes. Their vote reflects the serious concerns of mobilehome residents, particularly seniors on fixed incomes, who depend on strong rent protections to remain stably housed.

Weakening vacancy control or allowing automatic pass-throughs would place an unfair financial burden on residents and undermine the intent of the ordinance. I respectfully urge you to vote No on these changes at the January 27 meeting and to stand with mobilehome residents and the Commission's recommendation.

Thank you for your consideration and for representing the interests of San José residents.

Sincerely,

Mary and Wendi

[REDACTED]

From: elizabeth silva <[REDACTED]>
Sent: Saturday, January 17, 2026 1:58 PM
To: The Office of Mayor Matt Mahan; Kamei, Rosemary; Campos, Pamela; Tordillos, Anthony; Cohen, David; Ortiz, Peter; Mulcahy, Michael; Doan, Bien; Candelas, Domingo; Foley, Pam; Casey, George; City Clerk; Agendadesk
Subject: CC – 1-27-26 Item 8.6 Rent Control

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Hello. I live in [REDACTED]. I and my neighbors oppose any changes to the City of San Jose 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. I attended the December 11, 2025 meeting where 10 out of 14 members of Housing and Community Development Commission voted against the above changes. I count on your No vote on January 27th.

Please save affordable senior housing and citizens please 🙏
Thank you for your attention.
Elizabeth Silva

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

[REDACTED]

From: Marge <[REDACTED]>
Sent: Saturday, January 17, 2026 2:06 PM
To: The Office of Mayor Matt Mahan; Kamei, Rosemary; Campos, Pamela; Tordillos, Anthony; Cohen, David; Ortiz, Peter; Mulcahy, Michael; Doan, Bien; Candelas, Domingo; Foley, Pam; Casey, George; City Clerk; Agendadesk
Subject: CC - 1-27-26 Item 8.6 - Vacancy Rent Control

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

Hello. I attended the Nov. 11th Veteran's Day Parade. The largest donor/supporter of the day was the Brandenburg Family Foundation.

From their website: "The Brandenburg Family Foundation is dedicated to helping create and sustain a vibrant and healthy community where Silicon Valley residents have equal opportunity to live, work and be enriched. To accomplish its purpose, the Foundation invests in strong community-based organizations that promote self-reliance and economic independence and contribute to the quality of life for economically, physically and emotionally challenged individuals."

I qualify as economically and physically challenged. I am 87 years old and a widow. In 2022 I had a total right hip replacement and in 2024 I had a total right knee replacement. The x-rays of my left hip and knee are just as bad as the right side were. But no pain yet! I get Second Harvest free food two times a month, because I qualify as being poor. In order to stay in my home, I am forced to rent out my front bedroom.

Brandenburg Foundation money comes from their investments, which, in San Jose means mobile home parks. Their money comes, in part, from my rent. I cannot afford an increase in rent due to Capital Improvements or lose equity in my home because of Vacancy Decontrol. Thank you for voting these bad ideas down.

Marge Lundberg
HOA President

[REDACTED]



Virus-free. www.avast.com

From: Nancy Stevens [REDACTED]
Sent: Saturday, January 17, 2026 5:47 PM
To: The Office of Mayor Matt Mahan; Kamei, Rosemary; Campos, Pamela; Tordillos, Anthony; Cohen, David; Ortiz, Peter; Mulcahy, Michael; Doan, Bien; Candelas, Domingo; Foley, Pam; Casey, George
Cc: Fruen, Joseph; Rivera Rojas, Lorena; Lopez, Kobe; Yamamoto, KiyomiH; Gvatua, Alexander; Nguyen, Lam; briza.moreno@sanjoseca.gov; lynn.lee@sanjoseca.gov; Alanis, Diana; Fleming, Jonathan; Engleman, Jonathan; Gomez, David; City Clerk; Agendadesk
Subject: CC - 1/27/26 - Item 8.6

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

Dear Mayor Mahan & Council Members,

I respectfully urge you to sustain one of the last affordable housing options for many of your constituents by opposing any change to the Mobilehome Rent Control Ordinance that eliminates full vacancy control and that would allow pass throughs to the residents of capital improvements without a formal Petition for Fair Return.

"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. GSMOL attorney Bruce Stanton "

It's no secret that the cost of living in California is high. Passing these changes to the Mobilehome Rent Control Ordinance will be a hardship on Mobilehome owners both present and future. Many are already struggling to make ends meet. Companies and millionaires have and are continuing to leave the state due to the high cost of doing business here and/or the potential wealth tax. The average home owner can't afford to pick up and leave California. In addition, leaving would mean having to make unbearable choices/sacrifices (i.e. splitting families up and for many it would mean leaving the state they've lived in most, if not all, of their life); we feel trapped.

Several of the current council members and staff were around a few years ago when Opt-In was before the city council and, as you'll recall, there was a lot of debate. I remember our former mayor, Sam Licardo, couldn't understand why Mobilehome owners were so upset and worried about losing their homes. Well, here we are having to advocate for our well-being once again. It is especially discouraging for those of us that are retired. We would enjoy living quiet, peaceful lives but instead have to always be looking over our shoulders for the next plan park owners devise to get around rent control

I'll share the example I included in my presentation at the Housing & Community Development Commission Meeting in December. We not only pay space rent but we pay for our home repairs, we pay for the maintenance of the property our home sits on, we pay a property tax on our home to the County of Santa Clara and we pay all of the utilities. Based on the homes that were up for sale in my park the day of the HCDC

meeting, the average space rent in the park was \$1,269 (not even taking into account the rent increase in December). The park has basically 370 homes; that's \$469,715 a month income and \$5,636,580 for the year.

The park where I live is owned by Brandenburg, Staedler & Moore part of Brandenburg Properties. They are a VERY, VERY lucrative family-owned company. Google it. No one is saying park owners shouldn't be allowed to make a profit on their investment, but when is enough, enough?!

You are our elected officials and we need you to represent us in this critical matter! Please **VOTE NO** on the proposed changes to the Mobilehome Rent Control Ordinance as stated above.

Regards,

Nancy Stevens

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[REDACTED]

From: Donna Sanchez [REDACTED]
Sent: Saturday, January 17, 2026 5:56 PM
To: Agendadesk
Subject: CC-1/27/26 Item 8.6

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Dear San Jose City Council Member Agenda Desk

My name is Donna Sanchez and I am a senior who happily has been living in [REDACTED] Park for over 25 years now.

There are two proposed amendments that are going to be voted on January 21, 2026 at the city Council meeting regarding Mobile Homes.

My first concern is upon the sale of a Mobile Home a one time increase of 10% is permitted: I do understand that in reality it is a 7% increase plus the 3 1/2% increase that we get every year. I feel this is a hardship for people who are low income and Mobile Homes are the last place where people can own something. The way everything is going up in the world groceries, gas, water, electricity, etc. makes it very hard to live in San Jose. Also people trying to buy our Mobile Homes will look at that increase and say I can't afford it and therefore it will make it very difficult for us who want to sell our home when we need to sell it at a decent price. So I'm asking you to please vote no on this particular proposal.

My second concern is recovery, cost improvements: I am asking you to please vote no on this proposal because I feel that the owner's own the land and it is their responsibility to take care of whatever is necessary to keep the place up and in good order without having to penalize the residence by increasing a percentage of the bill on residents when they are doing a improvement. I understand that we are responsible for our Mobile Home and we do not tell the owner of the land that he must help us with our payments of what we have to do to keep our Mobile Home in good working order therefore, I think it's very unfair to transfer some of the cost of these improvements to us when we are already paying rent to cover this. The owners need to budget their money better in order to make improvements.

Thank You
Donna Sanchez

[REDACTED]

Sent from Donna's iPhone

Do something every day to glorify the Lord no matter how small it is this will make you happy.

[REDACTED]

From: Mila Caparas [REDACTED]
Sent: Saturday, January 17, 2026 6:43 PM
To: The Office of Mayor Matt Mahan; Kamei, Rosemary; Campos, Pamela; Tordillos, Anthony; Cohen, David; Mulcahy, Michael; Doan, Bien; Candelas, Domingo; Foley, Pam; Casey, George; City Clerk; Agendadesk
Subject: CC – 1-27-26 Item 8.6 - Rent Control

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

Hello,

I live [REDACTED] for Seniors. My neighbors and I oppose any changes to the City of San Jose Mobilehome Rent Control Ordinance which eliminates full vacancy control, and which would allow any pass through to the residents of capital improvements without a formal petition from these residents for fair return.

I attended the December 11, 2025 meeting where 10 out of 14 members of Housing and Community Development Commission voted against the above changes. I count on your vote of NO on January 27th.

Respectfully yours,

Mila Caparas

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

[Redacted]

From: Marge [Redacted]
Sent: Saturday, January 17, 2026 7:45 PM
To: The Office of Mayor Matt Mahan; Kamei, Rosemary; Campos, Pamela; Tordillos, Anthony; Cohen, David; Ortiz, Peter; Mulcahy, Michael; Doan, Bien; Candelas, Domingo; Foley, Pam; Casey, George; City Clerk; Agendadesk
Subject: CC - 1-27-26 Item 8.6 - Rent Control, Capital Improvements

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Hello. Did you drink the kool-aid? Did you swallow the lies? At the Housing Commission meeting on December 11th, Ryan Jasinsky (Park Owners rep on Commission) stated that if the items Park Owners wanted passed, were not passed, the parks would close within a decade. Brandenburg, Staedler & Moore (BSM) is running scared. Several of their properties are on leased land. Those leases are expiring in the early to mid-2030's. Some of the parks are on land that is prime for multifamily development: within walking distance to the light rail, bus stops and a shopping center. Multiple developers could band together to purchase the land. BSM will no longer have the great incoming cash flow they have now from those parks. So, they have come up with the scheme to raise rents and pass on capital improvements to the homeowners. They want to make as much money as possible now before the leases expire. Please vote NO to the Vacancy Decontrol and NO to the Capital Improvement pass through.

Marge Lundberg
HOA President

[Redacted]



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(No subject)

From Jeongjin Bae [REDACTED]

Date Sun 1/18/2026 3:41 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

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

Hello. I live [REDACTED] for Seniors. I and my neighbors oppose any changes to the City of San Jose 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. I attended the December 11, 2025 meeting where 10 out of 14 members of Housing and Community Development Commission voted against the above changes. I count on your No vote on January 27th.

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

CC - 1/27/26 - Item 8.6

From Sharon Williams [REDACTED]

Date Mon 1/19/2026 10:45 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

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

I am a resident [REDACTED] and I am opposed to 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 of Fair Return.

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

Vote NO

From Armando Velez [REDACTED]
Date Mon 1/19/2026 1:14 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

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

I and all residents in Mobile Home Parks oppose any changes to the City of San Jose Mobile Home Rent Control Ordinance that eliminates full vacancy control.

We firmly oppose land rent increases of 10% imposed at the time of Mobile Home resales.

Any changes to the rent control law will have a dramatic effect on the availability of affordable housing in San Jose.

Most residents are collecting social security & in many of the past years have received increases less than the 3% minimum increases granted to Mobile Park Owners. .

I APPEAL TO YOUR SENSE OF FAIRNESS AND DO THE RIGHT THING- VOTE NO

Sent from my iPhone

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

CC1-27-26 item8.6

From Macsclub [REDACTED]

Date Mon 1/19/2026 2:30 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

Cc The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; rosemary.kamil@sanjose.gov
<rosemary.kamil@sanjose.gov>; michael.mulcahy@sanjose.gov <michael.mulcahy@sanjose.gov>

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

Keep mobile homes affordable do not vote in rent increase.

**Make the owner open the books before they can pass on capital improvement's
John and Gail Croll**

[REDACTED] San Jose CA 95128

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

Fw: CC – 1-27-26 item 8.6"

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:26 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: Nancy DePalma [REDACTED]
Sent: Tuesday, January 20, 2026 7:59 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District 6 <district6@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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You don't often get email from [REDACTED] [Learn why this is important](#)

re: CC - 1-27-26 item 8.6

Please carefully consider the proposals put before you regarding mobile home park owners being able to raise rents for what they deem capital improvements, without hearing or without showing their books.

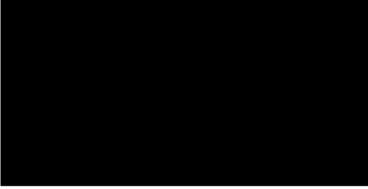
Also the proposal that would allow for a rent increase when mobile homes are being sold. This would have a heavy financial impact on those selling their homes.

In a time when California is looking to create more affordable housing, why would we make mobile home lower-cost housing more expensive? Especially, when many of us are seniors.

Please keep your parents and grandparents in mind.

I appreciate your consideration.

--
Nancy DePalma



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Fw: CC 1=27-26 item 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:28 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: Macsclub [REDACTED]
Sent: Monday, January 19, 2026 2:39 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: michael.mulcahy@sanjose.gov <michael.mulcahy@sanjose.gov>
Subject: CC 1=27-26 item 8.6

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

Keep mobile homes affordable vote no on rent increase.

make the Parks open their books before getting capital improvement pass thru.

John and Gail Croll

[REDACTED]
San Jose, CA 95128

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

Fw: Vote NO

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:28 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: Armando Velez [REDACTED]
Sent: Monday, January 19, 2026 1:14 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Vote NO

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

I and all residents in Mobile Home Parks oppose any changes to the City of San Jose Mobile Home Rent Control Ordinance that eliminates full vacancy control. We firmly oppose land rent increases of 10% imposed at the time of Mobile Home resales. Any changes to the rent control law will have a dramatic effect on the availability of affordable housing in San Jose. Most residents are collecting social security & in many of the past years have received increases less than the 3% minimum increases granted to Mobile Park Owners. . I APPEAL TO YOUR SENSE OF FAIRNESS AND DO THE RIGHT THING- VOTE NO
Sent from my iPhone

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

Fw: Housing committee proposals to city council on rent control changes

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:28 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: Robert Buckles <[REDACTED]>
Sent: Monday, January 19, 2026 12:25 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>
Subject: Housing committee proposals to city council on rent control changes

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

Dear Sirs:

My wife Nancy and I have lived in [REDACTED] mobilehome park in San Jose for over 50 years. We are members of the Golden State Mobilehome Owners Association and it has been brought to our attention that the representatives of our owners have convinced the San Jose Housing Committee to present the San Jose City Council with proposals to change the rent control law. Please do all you can to protect the residents of mobile homes in San Jose against the predatory practices of park owners.

Thank you!

Robert and Nancy Buckles

[REDACTED]
San Jose, Ca 95136

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Fw: We firmly oppose land rent increases of 10%

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:28 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: Irina Kozachek [REDACTED]
Sent: Monday, January 19, 2026 12:06 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>
Subject: We firmly oppose land rent increases of 10%

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

Hello. I live in [REDACTED] for Seniors. I and my neighbors oppose any changes to the City of San Jose 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.

Mobil Home Parks generate gigantic returns exceeding 25% Returns on Investments; and are cash cows. This statement from none other than Warren Buffet of Berkshire Hathaway

Any capital improvements costs to be passed on to residents must be approved by the San Jose Rental Rights & Referrals program. This process requires park owners to open their financial records to prove they ARE NOT making enough money (WHICH THEY WANT TO AVOID) & therefore pass the cost on as additional monthly rent charges

I and all residents in Mobile Home Parks oppose any changes to the City of San Jose Mobile Home Rent Control Ordinance that eliminates full vacancy control.

we firmly oppose land rent increases of 10% imposed at the time of Mobile Home resales.

Any changes to the rent control law will have a dramatic effect on the availability of affordable housing in San Jose.

Most residents are collecting social security & in many of the past years have received increases less than the 3% minimum increases granted to Mobile Park Owners. .

I APPEAL TO YOUR SENSE OF FAIRNESS AND DO THE RIGHT THING- VOTE NO

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

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:29 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: Sharon Williams <[REDACTED]>
Sent: Monday, January 19, 2026 10:43 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: CC - 1/27/26 - Item 8.6

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

I am a resident of [REDACTED] and I am opposed to 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 of Fair Return.

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Fw: CC 1-27-26 Item 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:29 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: Prina Reinders <[REDACTED]>
Sent: Monday, January 19, 2026 10:38 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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You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

I reside in [REDACTED] for Seniors. My neighbors and I strongly oppose any changes to the City of San Jose Mobilehome Rent Control Ordinance. Specifically, we oppose eliminating full vacancy control and allowing any pass-through to the residents of capital improvements without a formal petition for fair return.

I attended the December 11, 2025 meeting where 10 out of 14 members of the Housing and Community Development Commission voted against these changes. I trust that you will also vote against them on January 27th.

Regards,

Prina Reinders

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Fw: CC - 1-27-26 Item 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:29 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: Martin Reinders [REDACTED]
Sent: Monday, January 19, 2026 10:16 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>
Cc: [REDACTED]
Subject: CC - 1-27-26 Item 8.6

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

Hello.

I reside in [REDACTED] for Seniors. My neighbors and I strongly oppose any alterations to the City of San Jose Mobilehome Rent Control Ordinance. Specifically, we oppose the elimination of full vacancy control and the allowance of any pass-through to residents of capital improvements without a formal petition for fair return.

I attended the December 11, 2025 meeting, where 10 out of 14 members of the Housing and Community Development Commission voted against these changes. I trust that your vote will be against them on January 27th.

Respectfully,
Martin Reinders

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Fw: CC - 1-27-26 item 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:29 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: Pat Principi [REDACTED]
Sent: Monday, January 19, 2026 8:57 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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You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor Mahan and Council Members,

I own a manufactured home in a mobile home park designated for seniors [REDACTED] I enjoy being in close proximity to my two sons and my grandson. I have friends in the area and have known some since I was 18 years old.

I am concerned that the mobile home park owners and managers want to pass on expenses for their capital improvements to the park residents. This would have a negative impact on residents.

I worked full time as an Occupational Therapist and I had a business on the side since 1993. As a business owner, I understood that the improvements I made to my properties were a business expense and I made many choices to improve and maintain my properties. I was proud of my rentals and I spent time and money on maintenance, improvements and beautification of the properties.

I object to the proposal of the park owners and operators to pass on their expenses to their renters. This is not the proper way to do business. Maintaining properties is a normal business expense and should be anticipated by and paid by the owners and managers.

Please respect the retired Seniors who have worked hard, have paid taxes, and voted in San Jose for many decades and now want to maintain their lifestyle.
We seniors continue to contribute to our community by volunteering and supporting our businesses and institutions.

Respectfully,

Patricia Principi

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Fw: City Council Meeting 1-27-26 item 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:30 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: Saul S [REDACTED]
Sent: Monday, January 19, 2026 8:14 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>
Cc: Marge Lundberg <[REDACTED]>; Martha O'Connell <[REDACTED]> Saul [REDACTED]
Glenna Howcroft <[REDACTED]> Daniel Finn <[REDACTED]>
Subject: City Council Meeting 1-27-26 item 8.6

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

**Greed is the root of the park owners attempt to increase their income at park resident's expense; many low income earners & social security recipients..
Fear is the tactic they are trying to use-- threats of closing parks.
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.

**Mobil Home Parks generate gigantic returns exceeding 25% Returns on Investments; and are cash cows.
This statement from none other than Warren Buffet of Berkshire Hathaway Corporation.**

Any capital improvements costs to be passed on to residents must be approved by the San Jose Rental Rights & Referrals program. This process requires park owners to open their financial records to prove they ARE NOT making enough money (WHICH THEY WANT TO AVOID) & therefore pass the cost on as additional monthly rent charges

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We firmly oppose land rent increases of 10% imposed at the time of Mobile Home resales. Any changes to the rent control law will have a dramatic effect on the availability of affordable housing in San Jose.

Most residents are collecting social security & in many of the past years have received increases less than the 3% minimum increases granted to Mobile Park Owners. .

I APPEAL TO YOUR SENSE OF FAIRNESS AND DO THE RIGHT THING- VOTE NO
Saul Srour



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Fw: Rent Control

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:30 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: Mathew Rabong [REDACTED]
Sent: Monday, January 19, 2026 8:11 AM
Subject: Rent Control

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hello.

I live in [REDACTED] for Seniors. I and my neighbors oppose any changes to the City of San Jose 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.

I attended the December 11, 2025 meeting where 10 out of 14 members of Housing and Community Development Commission voted against the above changes. I am counting on your **No** vote on January 27th, please.

Thank you

[REDACTED]

Mathew Rabong
Project Manager

[REDACTED]

Fw: CC – 1-27-26 Item 8.6 - Rent Control

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:30 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: Leslie [REDACTED]
Sent: Sunday, January 18, 2026 7:28 PM
To: Mayor Matt Mahan <mayormatt@sanjosecagov.ccsend.com>
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>
Subject: CC – 1-27-26 Item 8.6 - Rent Control

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

Hello.

I live in [REDACTED] for Senior Citizens.

My neighbors and I oppose any changes to the current City of San Jose 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.

San Jose needs **more** affordable housing, not **less**.

I attended the December 11, 2025 meeting where 10 out of 14 members of Housing and Community Development Commission voted against the above changes.

I count on your No vote on January 27th.

Thank you for your consideration.

Sincerely,

Leslie Wright



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

Fw:

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:30 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: Jeongjin Bae [REDACTED]
Sent: Sunday, January 18, 2026 3:41 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject:

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

Hello. I live in [REDACTED] for Seniors. I and my neighbors oppose any changes to the City of San Jose 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. I attended the December 11, 2025 meeting where 10 out of 14 members of Housing and Community Development Commission voted against the above changes. I count on your No vote on January 27th.

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

CC – 1-27-26 Item 8.6 - Rent Control,

From Lito Caparas <[REDACTED]>

Date Sat 1/17/2026 9:06 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>; 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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You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

I live in [REDACTED] for Seniors. My neighbors and I oppose any changes to the City of San Jose Mobilehome Rent Control Ordinance which eliminates full vacancy control, and which would allow any pass through to the residents of capital improvements without a formal petition from these residents for fair return.

I attended the December 11, 2025 meeting where 10 out of 14 members of Housing and Community Development Commission voted against the above changes. I count on your vote of **NO** on January 27th.

Respectfully yours,

Jose Caparas

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

Fw: CC-1/27-26 Item 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 8:33 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: Donna Sanchez [REDACTED]
Sent: Saturday, January 17, 2026 5:53 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: CC-1/27-26 Item 8.6

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

Dear San Jose Council City Clerk

My name is Donna Sanchez and I am a senior who happily has been living in [REDACTED] for over 25 years now.

There are two proposed amendments that are going to be voted on January 21, 2026 at the city Council meeting regarding Mobile Homes.

My first concern is upon the sale of a Mobile Home a one time increase of 10% is permitted: I do understand that in reality it is a 7% increase plus the 3 1/2% increase that we get every year. I feel this is a hardship for people who are low income and Mobile Homes are the last place where people can own something. The way everything is going up in the world groceries, gas, water, electricity, etc. makes it very hard to live in San Jose. Also people trying to buy our Mobile Homes will look at that increase and say I can't afford it and therefore it will make it very difficult for us who want to sell our home when we need to sell it at a decent price. So I'm asking you to please vote no on this particular proposal.

My second concern is recovery, cost improvements: I am asking you to please vote no on this proposal because I feel that the owner's own the land and it is their responsibility to take care of whatever is necessary to keep the place up and in good order without having to penalize the residence by increasing a percentage of the bill on residents when they are doing a improvement. I understand that we are responsible for our

Mobile Home and we do not tell the owner of the land that he must help us with our payments of what we have to do to keep our Mobile Home in good working order therefore, I think it's very unfair to transfer some of the cost of these improvements to us when we are already paying rent to cover this. The owners need to budget their money better in order to make improvements.

Thank You

Donna Sanchez



Sent from Donna's iPhone

Do something every day to glorify the Lord no matter how small it is this will make you happy.

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Fw: Rent Control

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/20/2026 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: Mary Oliveira-Henderson [REDACTED]
Sent: Saturday, January 17, 2026 1:41 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Rent Control

[**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](#)

Dear Councilmembers,

I am a resident [REDACTED] for Seniors in San José. I am writing to express my strong opposition, shared by many of my neighbors, to any changes to the Mobilehome Rent Control Ordinance that would eliminate full vacancy control or allow pass-throughs for capital improvements without a formal petition for fair return.

I attended the Housing and Community Development Commission meeting on December 11, 2025, where 10 of the 14 commissioners voted against these proposed changes. Their vote reflects the serious concerns of mobilehome residents, particularly seniors on fixed incomes, who depend on strong rent protections to remain stably housed.

Weakening vacancy control or allowing automatic pass-throughs would place an unfair financial burden on residents and undermine the intent of the ordinance. I respectfully

urge you to vote No on these changes at the January 27 meeting and to stand with mobilehome residents and the Commission's recommendation.

Thank you for your consideration and for representing the interests of San José residents.

Sincerely,

Mary and Wendi



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

CC 1-27-26 Item 8.6 Colonial Manor - Petition Part 2

From Martha O'Connell 

Date Tue 1/20/2026 9:40 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 

 1 attachment (2 MB)

Colonial Manor Petition Part 2.pdf;

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

see attached

Part 2 of the petition from Colonial Mobile Manor

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 Colonial Manor 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 AND SPACE NUMBER

SIGNATURE

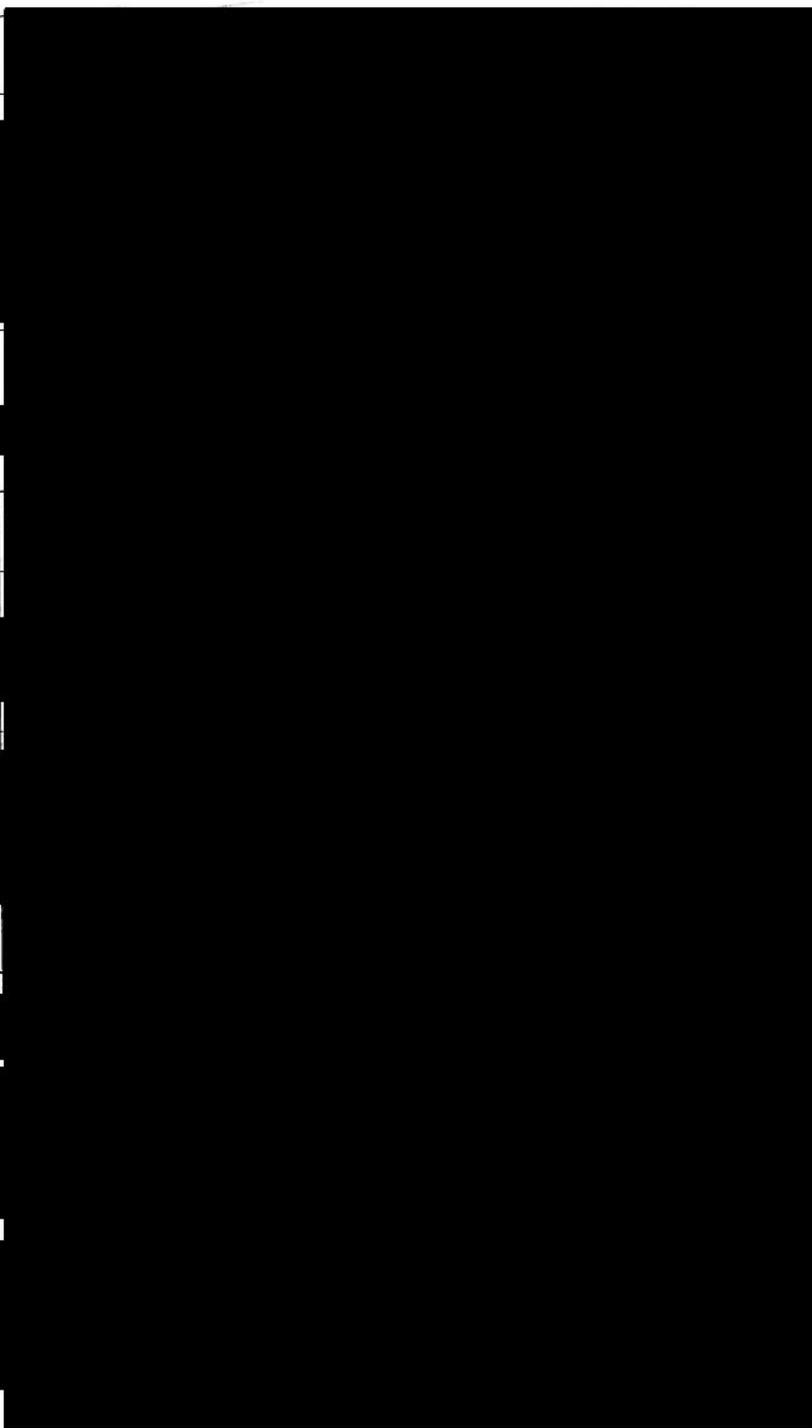
Tom Pham	[REDACTED]
JEFF KAISER	[REDACTED]
Jolie Kaiser	[REDACTED]
RICARDO B. BELEN	[REDACTED]
Emine Gezer Nuran Colbay-Mehmet Colbay	[REDACTED]
Arcele Thompson & Gayle Young	[REDACTED]
Theresa Traenkler	[REDACTED]
Christina Lemon	[REDACTED]
William V Lemon	[REDACTED]
David Lesberg	[REDACTED]
M. Miller #	[REDACTED]
JOHN ORR	[REDACTED]
LISA ORR	[REDACTED]
YOLANDA RICO	[REDACTED]
Thien Nguyen	[REDACTED]
IVAN MORTENSEN	[REDACTED]
Amy Medeiros (andy medeiros)	[REDACTED]

We the following residents of Colonial Manor 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 AND SPACE NUMBER

SIGNATURE

GATTY ERWIN #	[REDACTED]
GARY ATWELL	[REDACTED]
DOUG ATWELL	[REDACTED]
Anita Sadoris #	[REDACTED]
Cinda Lopez #	[REDACTED]
ADOLFO A. SEQUEIRA	[REDACTED]
DORA TRINIDAD	[REDACTED]
Teresa Salazar	[REDACTED]
Michele Lawrence	[REDACTED]
Bryon Leach -	[REDACTED]
SUSAN THOMAS #	[REDACTED]
PAULETTE MAY SPT	[REDACTED]
DELIA DELGADO	[REDACTED]
ROSE VASQUEZ	[REDACTED]
ADOLFO VISONER	[REDACTED]
ROSELYN COHEN	[REDACTED]
TONY TRUONG	[REDACTED]



We the following residents of Colonial Manor 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 AND SPACE NUMBER

SIGNATURE

Joseph Montalvo	
Elizabeth Naber	
Elizabeth Richard Cox	
Virginia STRAIGHT	
DONNA PRATT	
Stella Meola #	
SCOTT WOODWARD #	
TANDY NICHOLS	
ERIC Nichols	
GARY NELSON	
MARY NELSON	
Gladys Orduna	
Juan E D'Alfonso	
THUAN NGUYEN, #	
MARTHA C. ARZUAGA	
Reyes Arzuaga	
Arlene J Chang	
THOMAS T. CHONG	

We the following residents of Colonial Manor 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 AND SPACE NUMBER

SIGNATURE

Goedoo Nelson	[REDACTED]
Lewisa Nelson Sr	[REDACTED]
Hector Molina Sr	[REDACTED]
Doyle Byron	[REDACTED]
Jeff VanZant	[REDACTED]
Miranda Kelley	[REDACTED]
Ruth Farnsworth	[REDACTED]
SONIA LAGASCA S	[REDACTED]
ANU ANTUZZI	[REDACTED]
Judy Arena	[REDACTED]
Lois Gerchman	[REDACTED]
Rogerat Martini	[REDACTED]
Barbara Sorez #	[REDACTED]
Joe Downing	[REDACTED]
Michael Downing	[REDACTED]
Richard Zamora #	[REDACTED]
Norma Herring	[REDACTED]

CC - 1-27-26 Item 8.6 Rent Control

From Sonya Bristol <[REDACTED]>

Date Tue 1/20/2026 4:31 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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You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello. I live in [REDACTED] for Seniors. I and my neighbors oppose any changes to the City of San Jose 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.

I attended the December 11, 2025 meeting where 10 out of 14 members of Housing and Community Development Commission voted against the above changes. I count on your No vote on January 27, 2026.

Thank you for your No vote.

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

City Council Meeting 1-27-26 item 8.6

From peter perez <[REDACTED]>

Date Tue 1/20/2026 7:46 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>

Cc homeownersforequity [REDACTED]

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

Hello,

My family and I live in [REDACTED] for Seniors. My family and my neighbors oppose any changes to the City of San Jose 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.

We attended the December 11, 2025 meeting where 10 out of 14 members of Housing and Community Development Commission voted against the above changes. I count on your No vote on January 27th.

Peter Perez and family.

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

City Council Meeting 1-27-26 - Item 8.6

From Mila Caparas <[REDACTED]>

Date Tue 1/20/2026 11:02 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>; 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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You don't often get email from [REDACTED] [Learn why this is important](#)

CORPORATE GREED!! The park owner's attempt to increase the rent is strongly driven by GREED, UNBRIDLED AVARICE. They want to put profits over people, lining their pockets at the expense of residents many of whom are low income earners and live only on Social Security benefits. It is very clear that it is purely profit-driven; prioritizing profits over communities. This is unquestionably an example of exploitation of residents and a case of excessive corporate greed.

SCARING TACTICS, INTIMIDATION, THREATS!! The park owners force the residents' hands with threats like closing the park, basically holding the park hostage, to get what they want. This is undoubtedly a form of scaring tactics to submission, of intimidation, of weaponizing fear. This BULLYING has got to stop!

Investors and major players in the industry, e.g, Berkshire Hathaway, a Warren Buffett company, and those associated with "Mobile Home University" have claimed at least 25% returns in the industry. Park owners make profits from lot rent yielding good returns due to low maintenance and strong demand from buyers because of home affordability. Park owners benefit largely from tenants/residents maintaining their own homes thereby reducing maintenance by park owners.

Mobile homes are a significant source of affordable housing. The lower costs of owning mobile homes make it available and within reach to millions. However, mobile home owners are faced with their vulnerability to land rent increases.

- If park owners are allowed to increase the rent during resales, not to mention an annual rent increase which can happen before and/or after the sale depending on when the sale occurs, the rent can effectively be increased 2-3 times in the first 12 months of the new ownership.
- This one-time increase at resales will pose difficulty in selling the home as it will make it more difficult for the buyer to qualify, thereby defeating the "affordability" of home ownership.
- Difficulty in selling the home can bring about lowering the selling price, which will in effect lower the home's equity.
- Pass-throughs of capital improvement costs will thrash the "affordability" of home ownership for low income earners and senior sector of our communities who in their earlier years were the biggest contributors to our progressive city that we all call home.
- If tenants are no longer able to afford to live in what supposedly is affordable housing, then they will be forced to move out, possibly to the streets which will increase further the already ever-increasing homelessness in our city. Is this not in contrast to our City Mayor's goal as he promised he will accomplish?

In view of the above, I oppose any changes to the City of San Jose Mobile Home Rent Control Ordinance that eliminate full vacancy control.

I firmly oppose land rent increase at time of home resales.

I pray to God that our City Mayor, Vice Mayor, Councilors and whoever else are involved in making decisions on these matters, will have the sense of fairness and do the right thing for our low-income-earning and senior citizens to save them from living in the streets, and that is, to **VOTE NO.**

Mila Caparas



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City Council Meeting 1-27-26: Item 8.6

From Lito Caparas [REDACTED]

Date Tue 1/20/2026 11:26 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>; 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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You don't often get email from [REDACTED] [learn why this is important](#)

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I firmly oppose land rent increase at time of home resales.

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Respectfully yours,

Jose Caparas



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

CC 1-27-26 Item 8.6 former HCDC Commissioner Huy Tran

From Martha O'Connell [REDACTED]

Date Wed 1/21/2026 6:10 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>; RUBEN NAVARRO <[REDACTED]> Daniel Finn
[REDACTED]

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Somehow this letter from the former HCDC Commissioner Huy Tran did not get into the HCDC packet and thus into the packet for Item 8.6

send to HCDC Chair Ruben Navarro on 12-11-25

Chair Navarro,

I write today in opposition the recommendation by the Housing Department that would implement vacancy decontrol in mobile home parks.

The direction of housing policy has veered greatly against residents in recent years, and this proposal is another clear example of this. The Commission and Council voted in 2020 to create a mobilehome designation as a way of protecting two parks that were zoned in a way that put them in danger and also to expressly include mobile home designations in the general plan to show that it was committed to protecting mobile home park residents in San Jose. The City's failure to complete this step and now to try to take away vacancy decontrol shows that it was not serious in that commitment to residents.

From the moment I was appointed to the Housing Commission in 2017, the Commission has never voted to weaken the protections put in place to ensure the continuity of mobile home parks. Mobile homes are the last naturally occurring affordable housing in San Jose where costs can be as low as 40% the cost of comparable single family homes of similar square footage. We need to further our protections of these units, not degrade them. Park Owners already have ways of requesting temporary space rent increases to justify covering the costs of capitol improvements.

This proposal smacks of a giveaway to park owners who have tried for years to weaken San Jose's Mobilehome Ordinance. Residents have shown up over and over and over again to fight these change every single time. If the Commission or the Council has to face another round of angry residents, it is because of the hubris shown in this proposal and the lack of respect that is being shown to the park residents.

I urge the Commission to vote this down and to communicate to every member of the Council that passage of this memo is a betrayal to the residents of this City who live in mobilehomes.

Lastly, I want to offer some words in remembrance of Vice Chair Roma Dawson. I learned of her passing recently and I am heartbroken. Vice Chair Dawson was intelligent, kind, and fierce all at once. Her powerful words and presence have left

their mark on the Commission and on me.



HUY TRAN

Executive Director

1769 Park Ave., Suite 200 San Jose, CA 95126

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

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FW: Item 8.6 on January 27, 2026 Council Meeting Agenda

From City Clerk <city.clerk@sanjoseca.gov>
Date Wed 1/21/2026 8:05 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Carmen Dello Buono <[REDACTED]>
Sent: Tuesday, January 20, 2026 7:09 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>
Subject: Item 8.6 on January 27, 2026 Council Meeting Agenda

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Dear Mr. Mayor, Council Members, City clerk and agenda desk:

I have been a Mobile Home resident in San Jose for 30 years and raised two children who thrived in the San Jose School systems. Mobile Home communities like ours are one of the last bastions of affordable housing, stability, and opportunity for working families with children.

When these City Mobile Home Ordinance protections are weakened, families are forced out, children lose consistency in their education, and our broader community suffers.

Any comparison of Apartment and Mobile Home rent rates is deeply, deeply flawed and must be rejected!

Mobile Home residents bear the costs of all exterior repairs, maintenance, and upgrades to their homes including but not limited to painting, roof repair, window and siding repair, and all other costs normally borne by a single family home owner.

Mobile Home residents bear the cost of all interior repairs, maintenance, and upgrades to their homes including but not limited to plumbing, electrical, painting, appliances, carpeting, pest and rodent control, and all other costs normally borne by a single family home owner.

And we Mobile Home residents bear the costs of property tax, home insurance, mortgage, trash pickup fees, storm drain fees, sewer fees and landscape maintenance on the lot for which we pay rent.

In addition, the timing of exterior repairs of our Mobile Homes is frequently demanded by the Park owner through a compliance letter. Unlike single family homeowners, Mobile Home owners frequently don't have the luxury to save up the money for repairs. We are at the mercy of the Park owners.

Now I am retired and, like many senior citizens, am dependent on pension income to supplement social security income. Meager pension income is set at a fixed rate back during the year of one's retirement and never increases to keep pace with inflation or other rising costs.

Please listen to your constituents, who hope to support you with our votes at election times!

Carmen Joseph Dello Buono



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CC 1-27-26 item 8.6

From Marty Bloise [REDACTED]

Date Wed 1/21/2026 8:07 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>; homeownersforequity [REDACTED]

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mayor@sanjoseca.gov

rosemary.kamei@sanjoseca.gov

pamela.campos@sanjoseca.gov

anthony.tordillos@sanjoseca.gov

david.cohen@sanjoseca.gov

peter.ortiz@sanjoseca.gov

michael.mulcahy@sanjoseca.gov

bien.doan@sanjoseca.gov

domingo.candelas@sanjoseca.gov

Pam.Foley@sanjoseca.gov

george.casey@sanjoseca.gov

city.clerk@sanjoseca.gov

Agendadesk@sanjoseca.gov

[REDACTED]

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CC 1-27-26 item 8.6

From Ruth Lincoln [REDACTED]

Date Wed 1/21/2026 9:08 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>

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Please retain rent control for mobile home communities! I am going to be 80 years old this year, my income is fixed and any large increase in my rent would spell disaster for me.

Regards,
Ruth Lincoln

[REDACTED]

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Rent control

From Alan Heinbaugh <[REDACTED]>

Date Wed 1/21/2026 9:25 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>; homeownersforequity [REDACTED]

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I can only state with the most arduous of pleading, if rent control goes away in San Jose, my entire family will be out on the streets. We are disabled elderly people with children and grandchildren living with us. We are taking care of our grand children full time with little to no income. I cannot over state how deleterious it would be to lose rent control policies. There is no place we can go except into the streets to live. I plead and implore you to not fall into the well of greed and allow corporations, and land owners the power to hurt so many people on the fringes of suffering. Life is so hard being disabled and extremely impoverished, I cannot imagine having to live on the streets because of the greed in man's hearts. Please don't allow this to happen. Thank you for your consideration.

Alan Heinbaugh
Sent from my iPhone

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CC. 1-/27-26 Item 8.6

From don murdoch [REDACTED]

Date Wed 1/21/2026 10:50 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]

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To Mayor, Council Persons and others

The Park owners again are trying to gut the Mobile Home Rent control ordinance, as they did in 2017 when "Opt In" was Unanimously rejected by the City Council, but here we go again,.the same Pig with a new face. (1). a 10% rent increase to new purchasers would seriously cut the equity in a mobile home and make it much harder to sell, (2) There have been perhaps 3 MNOL petitions filed in the last 10 or 12 years, because the existing ordinance Requires the Owners to open their books, which as we all know. will starkly reveal that they are doing more than fine,financially. (3) In this Valley, Mobile homes are perhaps the only affordable housing left standing and must be preserved at all costs.

(4). There is absolutely no Problem to fix here the present ordinance does not need to be "updated" to make it even easier for Park Owners to gouge the residents. In conclusion, You Must look within your hearts and soundly reject these insidious proposed changes. Please put politics aside and do the right thing, reject this proposal in its entirety this must stop now.

Don Murdoch. [REDACTED]

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Fw: CC 1-27-26 item 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Wed 1/21/2026 11:24 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: keri3737 [REDACTED]
Sent: Wednesday, January 21, 2026 11:21 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>
Cc: 'Marge' [REDACTED] homeownersforequity [REDACTED] danilfinn [REDACTED] glen77how [REDACTED]; s77auld [REDACTED]
Subject: CC 1-27-26 item 8.6

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City Council of San Jose:

PLEASE vote NO on any changes to the current City of San Jose Mobilehome Rent Ordinance.

Specifically, we WANT 1) Vacancy (Rent) Control and 2) we WANT the park owners to have any capital improvements costs to be passed on to residents to be approved by the San Jose Rental Rights & Referrals program. These protections are already in the ordinance.

I am a mobile homeowner in San Jose. I sold my home in Alameda County in 2024 and bought a mobile home as part of my retirement plan. I expected costs to stay lower and somewhat stable. Proponents say the changes will not affect the homeowner's pocketbook which I know is a lie. Why would they lie? Greed. Corporate greed at the expense of low-income earners and Social Security recipients.

I know that mobile home parks are quite profitable and are known as cash cows. They should be able to afford to maintain their parks without passing on costs to the renters in their parks. Park maintenance is REQUIRED

by the California Health and Safety Code. It is part of any park owner's operating expense, which is easily offset by the rental income they get. (San Jose's mobilehome rents are some of the highest in the State.) They should have to open their books and reveal this profit to the County each time they want to pass on capital improvement expenses, up to 3% of our monthly rent cost, to us renters. (My Social Security cost of living increase is always *less* than 3%.) The County has been handling issues like this fairly for years following the procedures in the Petition for Fair Return section of the ordinance. Why change it now? Greed.

Proponents of the amendments to the ordinance also want to be able to increase the rent 10% when we sell our homes, effectively eliminating vacancy control. They say this won't affect us renters either – a lie! When we can't sell our homes (at the critical time of, say, going to assisted living) for the amount we need because our buyer needs to increase their monthly rent, we must lower our sales price. Park owners already have the ability to increase the rent up to 3% annually. This should be enough!

I oppose any changes to the City of San Jose Mobile Home Rent Control Ordinance that eliminate full vacancy control and include a rent increase of 10% at the time of mobile home resale. Not only for me, but for other mobile homeowners, as such changes to the rent control law will have a major effect on the availability of affordable housing in San Jose. We don't want to add to our homelessness issue!

Again, **PLEASE vote NO on any changes to the current City of San Jose Mobile Home Rent Control Ordinance.**

Sincerely,

Keri Rees

San Jose, CA

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CC 1-27-26 Item 8.6

From Glenna Howcroft [REDACTED]

Date Wed 1/21/2026 11:32 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>; homeownersforequity [REDACTED] Glenna Howcroft [REDACTED]

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Dear Mayor and Council,

HERE WE GO AGAIN!! The threats of park closures and intimidation if we, the Mobile Home residents, do not capitulate to the Park Owner's "proposals", reminds me of the OPT-IN battle from 2016-Mar. 2018.

I urge you to SAVE Vacancy Control for Mobile Home Parks. They are the last bastion of affordable housing for people of color, the disabled, families and seniors who live in the 58 Mobile home parks in San Jose. For every \$100.00 increase in space rent that same home has just dropped \$10,000 in equity. The new home buyer would have to come up with 3X the space rent to even qualify to buy. Thus making home affordability increasingly less obtainable for those already struggling.

Also,

I urge you to NOT SUPPORT THE STAND ALONE PASSTHROUGHS which is also mentioned in the proposal. There is a process already in place where this can be addressed via **Park Owners opening their books and going before a hearing officer.**

It is obvious to see both of these items are driven by greed and coercion. As Warren Buffet said, "Mobile Home Parks are CASH COWS."

I am urging you to vote "NO" on both of these proposals. Not only is it the right thing to do, thousands of Mobile Home residents are depending on you. Prove to your constituents you have their best interests at heart.

Thank you for your time,
Glenna Howcroft

Glenna Howcroft

Fw: CC 1/27/26 item 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Wed 1/21/2026 11:44 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: DIANE HAUCK-WHITFIELD [REDACTED]
Sent: Wednesday, January 21, 2026 11:43 AM
To: Home <mariannenoll@earthlink.net>; City Clerk <city.clerk@sanjoseca.gov>
Subject: CC 1/27/26 item 8.6

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Dear Sir,

I am writing this email in hopes to have a vote **only** on the long term lease proposal which does effect rent control. None of the other proposals should **looked** at they do not show fairness to the people who live in the Mobile Home Parks.

Thank you very much,
Dianne Hauck Whitfield
[REDACTED]

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