

FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 11:30 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Meggyn Watkins [REDACTED]
Sent: Monday, January 26, 2026 11:25 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

My name is Meggyn Watkins. I was raised in South San Jose, got my Bachelor's at SJSU, and I am a homeowner in District 3. Despite being temporarily on assignment in Germany, my home is San Jose. I care deeply about my neighborhood and my neighbors, and I am concerned about the impact of upcoming measures on our city.

I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

On the same day that you consider a vote to extend the Local Emergency for the Homeless Shelter Crisis; at a time when San Jose residents have listed affordability as the single most important issue; when homelessness has risen 4% since 2023 despite the city's investment into emergency shelters; the measures for your consideration prioritize market-rate incentives and regulatory rollbacks while failing to require permanent, deeply affordable housing, deepening San Jose's homelessness, housing, and shelter crises. These measures undermine long-term housing stability and directly contribute to the very crises they claim to address. Please use common sense with your votes.

Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)

I urge the Council to oppose the extension and expansion of San José's housing incentive programs as written, which continues to provide substantial public subsidies—fee waivers, tax reductions, and relaxed inclusionary requirements—while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)

I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)

I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. Allowing a 10% rent increase upon vacancy or in-place sale—along with new capital improvement pass-throughs and an expanded appeal process—would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. Mobilehome park ownership is widely recognized as one of the most profitable and recession-resistant forms of housing investment, with existing fair-return mechanisms already in place, yet the proposal offers no evidence that additional rent increases or pass-throughs are necessary. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9–4 vote, and should not move forward.

We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city.

Best regards,
Meggyn Watkins
Homeowner, District 3

Meggyn Watkins



San Jose, California 95116

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Item 26-075 MH Rent Ord

From JANICE EWERS [REDACTED]

Date Mon 1/26/2026 11:48 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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As a constituent in District 10, I am 100% AGAINST ANY PART of the Mobile Home space rent control ordinance now in place.

Mobile Homes are historically the last path to affordable housing - especially for seniors. I am a senior, living in a 55+ Manufactured Home community and the day will come when I will need to leave, either to assisted living or to my cremation box. When my home is sold, as a result, if the park owner is allowed to raise the space rent more than they can now, which in turn will raise the cost to anyone purchasing it. It will mean my house will sit for possibly MONTHS without selling...which will put a burden on my son, who will be left having to pay the space rent in addition to his own living expenses until it does sell.

THIS CAN NOT HAPPEN!!!

I BESEECH YOU ALL -- VOTE

NO ON 26-075

J Ewers

[REDACTED]
San Jose CA 95123

The long arc of History bends toward Justice. MLK

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Fw: 1/27/26 CC 8.6 : Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 12:33 PM
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: Jennifer Sitter <[REDACTED]>
Sent: Monday, January 26, 2026 12:31 PM
To: District2 <District2@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: 1/27/26 CC 8.6 : Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance)

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Hello San Jose City Council,

I strongly urge you to not allow park owners the ability to increase rent when mobile homes are sold (8.6 c.) Nor should mobile home owners be billed for improvements made to the parks. Please reject the Specified Capital Improvement Petition for Landlords (8.6 e.)

Mobile homeowners are required to make all improvements to our homes and spaces. Mobile homeowners do not get any say in how the park owners spend the money, or what improvements are, or aren't made to the park we live in. It will not be beneficial to the community to give the park owners more money and the home owners less equity and less money ourselves.

I purchased my mobile home 11 years ago. I was limited in my options due to being self employed and having very little equity in such an expensive place to live. I was very lucky to find a home I could afford with a low space rent; half that of most other mobile homes for sale at the time. The 3% increase in the last 11 years has made payments much harder. We talk about inflation as if everyone is just receiving more money each year - and yet that is not my reality. 3% + 3% over and over creates large increases. With the increases in utilities my monthly park bill is close to double what it was 11 years ago. Now add on 10% and the options for those in need of housing get slimmer and slimmer and more people end up living on the streets.

Mobile homes are a low income housing option, if you continue to allow space rents to be raised more and more it will not be affordable for anyone. 10% raise at sale negatively affects all homeowners: the people that

live in your city and are trying to live a happy life in the most expensive area to live in the country. This only makes life harder for residents, without any actual improvements to the community.

Rents NEVER go down. The prices for rents are getting so high already, it would just make mobile home ownership out of grasp for even more people in need of adequate housing to be able to stay in this city.

Allowing the parks to charge the residents for "improvements" they make to the park is not going to work the way you hope. The owners of the park I live in do not value the residents as people, they only see us as dollar signs, and they continue to degrade the park and charge us more to use the facilities. The home owners should not be punished because the park owners mismanage their money, and make bad business decisions.

The costs to make improvements affects the homeowners as well! We are all feeling the impact of the current economic state and the mobile homeowners should not have to balance this out for the park owners. The park owners need to do their jobs, as we the residents do our jobs to be able to maintain our mobile homes ourselves.

I can see why so many people continue to leave San Jose - the city I was born and raised in and where I am trying to raise my family; but I will be forced out as well if I am forced to lose equity and pay for things I am not responsible for, due to these changes of the MRO.

Please do not allow item 8.6 c. and e. to go through at the January 27, 2026 City council meeting.
Concerned mobile home owner,

Jennifer Sitter

Mobile home owner


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Mobile Home Rent Ordinance

From Marielle Mathews [REDACTED]

Date Mon 1/26/2026 12:35 PM

To City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; david.cohen@sanjose.ca <david.cohen@sanjose.ca>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; michael.mulchahy@sanjoseca.gov <michael.mulchahy@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>; Agendadesk <Agendadesk@sanjoseca.gov>

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Dear Mayor and City Councilmembers,

My name is Marielle Mathews, and I am a mobile home resident in San Jose. I am writing regarding agenda Item 8.6, the proposed amendments to the Mobile Home Rent Ordinance.

Mobile home owners are in a unique position, we own our homes, but we rent the land beneath them. This means we cannot easily relocate if rents rise. Even modest increases can have serious consequences, especially for seniors and residents of fixed or limited incomes.

I am concerned that changes to the ordinance, including allowing rent increases tied to home sales, could weaken existing rent projections and lead to housing instability and displacement. San Jose being the most expensive housing market in the nation, displacement means not only losing our home but having to move to a different community away from family and long standing friendships.

I respectfully urge the City Council to maintain and strengthen rent protections for mobile home residents and reject changes that would allow rent increases or weaken safeguards.

Sincerely
Marielle Mathews

[REDACTED]

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Fw: 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 1:34 PM
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: Patricia Fantucchio [REDACTED]
Sent: Monday, January 26, 2026 1:33 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: 8.6

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear council members,

With all due respect, the prospect of 10% increase in rent at sale point is unfair and a burden for sellers and buyers. It would be very irresponsible to make any path to homeownership more difficult.

I am a proud 72year old San Jose native . I am also a widow on a fixed income. I feel safe living in a mobile home park and would hope others can continue to have the option. I implore you to vote no on this and any issue that can limit abilities to have a safe home in this city that I love.

My sincere thanks,
Patricia Fantucchio

[REDACTED]
San Jose, Ca 95136

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FW: 8.6: Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 1:51 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Alison George [REDACTED]
Sent: Monday, January 26, 2026 1:49 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: 8.6: Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code

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Hello - My name is Alison George. I currently reside in district 10, am a registered voter and member of SURJ Santa Clara County.

I am writing to express my concerns about the proposed amendment to the Mobilehome Rent Ordinance. As a long-time resident of San Jose (over 40 years), I have seen the devastating impact of ever-increasing housing costs and diminished availability of affordable housing. As a city, we must do better for our lower income, unhoused and vulnerable community members. I am writing to you today to oppose the proposed amendment to the MRO. The reasons for this opposition are:

- Any time you take housing options away from lower income brackets you put people at risk of becoming unhoused.
- These units already cost the mobilehome owners a lot of money for upkeep and fees that the landlords DO NOT pay; why add more fees to the mobilehome owners?
- Mobilehome ownership is one of the FEW remaining ways for a lower income individual to still OWN their home; these changes would reverse that within 10 years.
- Mobilehome parks are cash machines. They require very little care or maintenance and make the owners a ton of money, both in rent and in equity of the land!
- Mobilehomes are regularly used by the elderly and those who are disabled and on a fixed income. These people CANNOT afford to keep increasing their cost; and it is UNNECESSARY for the landlord to pass on these costs.

Affordable housing is a racial justice issue and we want to build a San Jose that's affordable for all of us. I urge the the City Council to oppose the discretionary changes to

the MRO and do not approve these measures.
Respectfully,

*Alison George, MS, OTR/L
Occupational Therapist*

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CC 1-27-26 item 8.6 Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code.

From Jim Canova <[REDACTED]>

Date Mon 1/26/2026 1:58 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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Dear Mayor and Members of the San José City Council,

Please note that I am writing from my personal email address and the opinions expressed in this message are my own.

They do not reflect the opinions or positions of the Santa Clara Unified School District or the MetroEd Governing Board.

I am writing to express my strong opposition to Item 8.6 on tomorrow's agenda regarding the proposed amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code.

As Vice President of the Santa Clara Unified School District Governing Board and Vice President of the MetroEd Governing Board, I am deeply concerned about the impact this amendment would have on families in our community.

This is simply not the time to approve any measure that increases rent on families in Silicon Valley. Throughout our region, school districts are losing student population because increasing numbers of families can no longer afford to live here.

As an education leader, I see firsthand the impact of housing costs on our community's ability to retain families with school-age children.

I urge you to vote against this proposed amendment to the Mobilehome Rent Ordinance.

Our families need protection and stability, not additional financial burdens that will make it even harder to remain in San José.

Thank you for your consideration.

Sincerely,

Jim Canova
Vice President,
Santa Clara Unified School District Governing Board
Vice President, MetroEd Governing Board
WRO Board Member

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Fw: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 12:37 PM
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: SARA SLATTERY [REDACTED]
Sent: Monday, January 26, 2026 11:31 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

On the same day that you consider a vote to extend the Local Emergency for the Homeless Shelter Crisis; at a time when San Jose residents have listed affordability as the single most important issue; when homelessness has risen 4% since 2023 despite the city's investment into emergency shelters; the measures for your consideration prioritize market-rate incentives and regulatory rollbacks while failing to require permanent, deeply affordable housing, deepening San Jose's homelessness, housing, and shelter crises. These measures undermine long-term housing stability and directly contribute to the very crises they claim to address. Please use common sense with your votes.

Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)
I urge the Council to oppose the extension and expansion of San José’s housing incentive programs as written, which continues to provide substantial public subsidies—fee waivers, tax reductions, and relaxed inclusionary requirements—while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)

I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City’s ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor’s budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)

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We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on “Housing Day” and demand we do better for our city.

SARA SLATTERY


San Jose, California 95125

Fw: Agenda Item 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 4:33 PM
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

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From: Jennette Holzworth [REDACTED]
Sent: Monday, January 26, 2026 4:32 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Agenda Item 8.6

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Dear D6 staff:

I'm writing to share my disappointment to Councilmember Mulcahy regarding his support of the MRO changes in the agenda-attached memo, and to ensure he heads about the enormity of this newly public information. My hope is he'll reconsider the position.

Following a public records request (published article just posted, shared below), it's been found that the Park Owner Representative on the Housing Commission, Ryan Jasinky, not only had private meetings and communications with Erik Soliván and his staff over several months but also provided draft language for changes to the rent control ordinance.

Park residents from the beginning have said this disenfranchises them, outright stating the "benefits" housing claims harms them directly — specifically, the alterations to the hearings process when residents have a lawyer collectively. This information proves it was never about park residents.

I recognize I'm a broken record that does not have the councilmember's ear. However, I do truly care about the "least" of us in the community. Voting for this proposal is a direct nod to the exploitation of those vulnerable among us.



San Jose mobile park manager advised city on rent increase
sanjosespotlight.com

Here's to thriving,
Jennette Holzworth

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FW: Vote NO and prioritize genuinely affordable housing (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:01 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Emma Hartung [REDACTED]
Sent: Monday, January 26, 2026 7:59 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Vote NO and prioritize genuinely affordable housing (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

My name is Emma Hartung, I am a San Jose resident, educator and SURJ member, a lifelong tenant whose stable childhood was only made possible by housing policy (specifically rent-stabilization), and an organizer and advocate here in San Jose.

I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

It's clear that San Jose residents desperately need more affordable housing to ensure the communities that built San Jose are not priced out of its future, which is why I urge you to vote no on the items below. At the same time, we need to take that acknowledgment of the need for affordable housing to its logical conclusion and both create permanent deeply affordable housing options, and stop punishing and criminalizing our community members who can't afford the rent and are forced to choose between living on the streets or interim shelters that (when available at all) strip away their autonomy and stability. In addition to voting no on these items, we must also take action as a city to stop the tows, stop the sweeps, and work with unhoused and vehicle-living community members toward more safe parking and other solutions they themselves demand and design.

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Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)
I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. Allowing a 10% rent increase upon vacancy or in-place sale—along with new capital improvement pass-throughs and an expanded appeal process—would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. Mobilehome park ownership is widely recognized as one of the most profitable and recession-resistant forms of housing investment, with existing fair-return mechanisms already in place, yet the proposal offers no evidence that additional rent increases or pass-throughs are necessary. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9–4 vote, and should not move forward.

Please take a stand on "Housing Day" and demand we do better for our city.

Emma Hartung

San Jose, California 95128

FW: NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:06 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Victoria Delacroix [REDACTED]
Sent: Monday, January 26, 2026 10:50 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

I on the items being considered in "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

As you consider a vote to extend the local emergency for homeless, you also have the ability to protect affordable housing costs. San Jose has been people's homes for generations before it became Silicon Valley. Keeping housing and rent affordable for everyone who has called San Jose to their home is the moral thing to do. It's what the people want to see.

You have an opportunity to impact real change, generationally. Would you stand with the people, would you consider those who are impacted the most versus the seduction of greed? Would you consider human life above capital profit? Would you be gracious and led by love as we prepare for this meeting?

There are different demands in this county, it must be hard trying to fit everything in and try to take care of every desire. All I ask is that you pause to consider those who have been here- long before it was Silicon Valley. Those who are struggling to survive on the streets. People that are still working with full time jobs that live out of their cars, mobile homes, and on the streets because San Jose has become exponentially more expensive in the last few years. Would you pause to consider those who are being overlooked?

It's not about the money, you can't take any of it with to you when you're gone. Remember, the decisions each of you make will have an impact beyond this moment of time.

Would you consider partnering with the people? Investing into long term affordable housing? Putting the care of the people in the city that you claim to love, versus criminalizing the struggle that thousands of people in our county our facing? We need to stand in solidarity to help one another. We need love, not condemnation.

I ask that you oppose the Mobile Home Rent, the extension of San José's housing incentive programs, and delay the vote for moving forward with affordable housing in San Jose. Rather, would you take ample time to brainstorm and propose real solutions to these very real problems that have direct impact on extremely low, very low, and low income people and families.

The direction that the city has been taking in housing is not working. Rather, it is isolating people from community and not offering long term solutions. Without long term affordable housing options for people to go, they will continue to be stuck in a cycle. If you truly want real change in the city, let us all reconsider. Talk to the people, talk the communities directly impacted by these decisions. Work with the people who are impacted and allow their voices to be heard. Let us work together, not apart.

You each have an opportunity to lead with love, compassion, and kindness. Will you take it?

Victoria Delacroix



San Jose, California 95116

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FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:14 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Shawna Nixon [REDACTED]
Sent: Monday, January 26, 2026 5:41 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, Council Member Tordillos, and other Members of the San José City Council,

I have lived in District 3 of San Jose for most of my life. I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items).

Affordable housing is very important to me. I have had friends move out of the area due to housing costs, I have had friends who have been homeless, and I worry for my own future.

Per Agenda Item Nos. 8.2 and 8.3, I urge the Council to oppose the extension and expansion of San José's housing incentive programs as written, which continues to provide substantial public subsidies while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate development at 80–100% AMI, failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. Projects cited as successes under this program produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

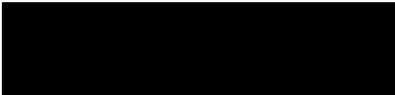
Per Agenda Item No. 8.4, I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. Please use the collaborative, evidence-based process used to create the current IHO.

Per Agenda Item No. 8.6, I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. The changes would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9-4 vote, and should not move forward.

The Mayor's housing vision does not reflect public need nor public opinion. The call to criminalize homelessness, for one, is deeply unpopular. We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. One of my homeless friends was bounced around from shelter to shelter for years before getting Section 8 housing. Shelters are very stressful, impacting sleep as well as the "3 Ps": Privacy, Possessions, and Pets. Please take a stand on "Housing Day" and demand we do better for our city.

Sincerely,
Shawna Rose Robbins Nixon

Shawna Nixon


San Jose, California 95112-1841

FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:14 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kathryn Hedges - [REDACTED]
Sent: Monday, January 26, 2026 8:49 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

I am a member of SURJ Santa Clara County. I'm writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

On the same day that you consider a vote to extend the Local Emergency for the Homeless Shelter Crisis; at a time when San Jose residents have listed affordability as the single most important issue; when homelessness has risen 4% since 2023 despite the city's investment into emergency shelters; the measures for your consideration prioritize market-rate incentives and regulatory rollbacks while failing to require permanent, deeply affordable housing, deepening San Jose's homelessness, housing, and shelter crises. These measures undermine long-term housing stability and directly contribute to the very crises they claim to address. Please use common sense with your votes.

Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)

I urge the Council to oppose the extension and expansion of San José's housing incentive programs as written, which continues to provide substantial public subsidies—fee waivers, tax reductions, and relaxed inclusionary requirements—while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate

development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)

I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)

I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. Allowing a 10% rent increase upon vacancy or in-place sale—along with new capital improvement pass-throughs and an expanded appeal process—would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. Mobilehome park ownership is widely recognized as one of the most profitable and recession-resistant forms of housing investment, with existing fair-return mechanisms already in place, yet the proposal offers no evidence that additional rent increases or pass-throughs are necessary. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9–4 vote, and should not move forward.

We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city.

Kathryn Hedges


Santa Cruz, California 95062

FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:14 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Deborah StJulien [REDACTED]
Sent: Tuesday, January 27, 2026 12:02 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

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Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)

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development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

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Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)

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We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city.

Deborah StJulien


San Jose, California 95136

CC- 1-27-26 Item 8.6 Behind Closed Doors

From Marge <[REDACTED]>

Date Mon 1/26/2026 8:37 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>; [REDACTED]

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San Jose officials are set to vote on a policy that would increase rent for residents living in mobile home parks. But internal emails show the city favoring input on the proposal from a mobile home park manager. "This raises a lot of transparency issues," Navarro told San José Spotlight. "(Soliván) could have asked for my input but he didn't. He should have let the whole commission know that he was working with Ryan on the proposed language changes to the (policy) and he should have absolutely have invited the mobile home residents' representative Commissioner (Finn) to work on the draft as well."

To City Council:

The above quote is from 1-26-26 Spotlight. How can you vote YES to this mess? Are these people you can trust? NO, NO, NO! Please vote NO!

Marge Lundberg
[REDACTED]



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CC 1-27-26 ITEM 8.6 26-075 MOBILE HOME RENT ORDINANCE

From Vic Tretiakoff <[REDACTED]>
Date Mon 1/26/2026 4:55 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

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PLEASE 'NO' ON 26-075 MOBILE HOME RENT ORDINANCE

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CC 1-27-26 item 8.6 26-075 (Mobile Home Rent Ordinance)

From Linda DUNNING [REDACTED]

Date Mon 1/26/2026 4:56 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]

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Dear Mayor Mahan and City Council Members,

Please DO NOT pass this Ordinance: 8.6 26-075

I am a mobile home owner and a constituent in District 10 of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance). As a senior, I have limited income and allowing Park Owners to pass park improvement/maintenance expenses on to the homeowners will create an additional financial hardship.

Parks owners should be required to provide their financials and provide proof they are unable to pay for the expenses out of the profits they are already making from the space rents.

In addition, this ordinance with a 10% rent increase at the time I sell my home will have a direct negative impact on the value of my home. I rely heavily on the equity I've created while owning and maintaining my home and this will reduce the value greatly when I have to disclose such a large increase to a new prospective buyer.

Mobile homes are the last affordable housing available and as a constituent, **I am asking that you DO NOT pass the Ordinance.**

Thank you very much for your continued support.

Sincerely,

Linda L Dunning
[REDACTED]

San Jose, CA 95123

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Fw: CC 1-27-26 ITEM 8.6 26-075 MOBILE HOME ORDINANCE

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 5:00 PM
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: Vic Tretiakoff <[REDACTED]>
Sent: Monday, January 26, 2026 4:51 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: CC 1-27-26 ITEM 8.6 26-075 MOBILE HOME ORDINANCE

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PLEASE 'NO' ON 26-075 MOBILE HOME RENT ORDINANCE

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Please vot NO on item 8.6 26-075 (Mobile Home Rent Ordinance)

From kannmar [REDACTED]

Date Mon 1/26/2026 5:02 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>; 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 am a mobile home owner and constituent of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance)

My husband and I recently moved into a manufactured home in Villa Teresa. This was a more affordable option for us as we are now mid- seventies and are aware we need to be wise in using our financial resources, now that we are on a fixed income. Hearing about the proposed changes, if this Mobile Home Rent Ordinance passes, is a real concern to us. I remember hearing about what happened in recent years in Sunnyvale in mobile home parks there. I really do not want to see it happen here, with rent increases that outpace protections. Mobile homes are the last affordable housing option for many people. Please be sure that protections remain in place for residents.

As a constituent, I am asking that you DO NOT pass the Ordinance.

Thank you,

Kathryn Mar

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

Mobile Home Park Ordinance - 26-075

From Colleen North <[REDACTED]>

Date Mon 1/26/2026 5:06 PM

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

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Hello San Jose City Council!

I'm writing you as a resident of [REDACTED] and a strong supporter you and all of your hard work for the city of San Jose,.

I'm respectfully asking you to vote "NO" on the proposed Amendment to the Mobile Home Rent Ordinance (Chapter 17.22) for the following reasons:

- Mobile Home Parks are one of the last "Affordable Home Opportunities" in the city of San Jose.
 - When my husband, Michael, and I were looking for a way for me to stop working in order to have the time to assist my elderly Father, we looked for a mobile Home to move to after selling our home as we knew it would cut our expenses. It took us three years to find the right home with the right monthly space rent that we were comfortable paying. This is typical of the growing number of Baby Boomers living in this city. If this Amendment is passed, it will mean that Mobile Home Parks will be less affordable for the Seniors who are looking for somewhere to retire and still be able to afford to remain in the city of San Jose where they enjoy living.
 - This will also affect the families that are trying to afford to buy their own home in San Jose. For those that work in Service Industries, Education, Retail, etc.in San Jose do not earn enough to buy single family homes in this city. By allowing parks to raise the rent on newly purchased Mobil Homes will prevent a lot of these prospective homebuyers from being able to purchase their own Mobile Home and be able to afford the monthly rent space.
- Allowing Mobile Home Parks to pass Capital Improvement cost on to Residents of the Mobile Home Parks.
 - Again, this will affect the affordability of Mobile Home Parks for many of the citizens of San Jose.
 - If there is no accountability to the Park Management to prove to the residents of the Mobile Home Park that they cannot afford the required Capital Improvements without passing the costs on to the residents, how will the residents know that the amount that their monthly space rent is increased is justified?

These are just a couple of reasons as to why I'm respectfully counting on you to vote "NO" on the Amendment. From our conversations and from attending meetings where you have spoken, I know that affordable housing for all of San Jose's residents is important to you.

Respectfully,
Colleen North

Please vote NO on item 8.6 26-075 (Mobile Home Rent Ordinance)

From mdmarmd [REDACTED]

Date Mon 1/26/2026 5:11 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]

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Since retiring in 2021, it has been discouraging to see cost increases in every aspect of life, which I can only address by cutting back on expenditures and conserving resources as much as possible.

I had moved to a manufactured home in Villa Teresa Mobile Community after selling my two-story home following a knee injury which made climbing the stairs a hazardous ordeal. When considering my options, I decided to conserve as much of the equity from the house by transferring it into my limited retirement savings and purchased a manufactured home instead of another home or condominium. I knew that with advancing age and the medical needs of my wife and myself, we need to conserve our resources for future health care needs. When required, we hope to sell the manufactured home to help pay for our extended health care needs. Maintaining the value of our home is therefore of utmost importance for us.

I am very concerned that the item 8.6 26-075 (Mobile Home Rent Ordinance) under consideration will jeopardize the resale value of our property right when we need maximum value, since the 10% rent increase will clearly reduce the home's value to a prospective buyer.

In addition, allowing the Park owners to pass park improvement/maintenance expenses on to the homeowners will create additional financial hardship. As this housing option is one of the few remaining, low-cost housing alternatives, owners should be required to provide their financials and provide proof that they are truly unable to pay for the expenses out of the profits they are already making from the space rents.

I respectfully request that you vote no on this proposed ordinance.

Doug Mar

26-075 ordinance

From Maria Medina Garcia [REDACTED]
Date Mon 1/26/2026 5:41 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To whom it may concern,

As to the proposed ordinance 26-075 Park Increase. I am opposed to this as it will affect future home sale. Manufactured homes are the last affordable option for families and seniors in fix income. Please reconsider how this will affect current and future residents that have made San Jose home.

Thank you,

Maria Medina Garcia

Sent from my iPhone

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Ordinance 26-075

From Ruby Nowack <[REDACTED]>

Date Mon 1/26/2026 5:43 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

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I am a current resident of [REDACTED] in San Jose CA.

It is my understanding that owners of mobile home parks desire to raise all rent spaces by 10% whenever a home is sold, per the proposed ordinance 26-075. I am opposed to this plan as mobile home parks are the only affordable housing in this city for families and seniors. Please consider how this will affect current and future residents in San Jose.

Sent from my iPhone

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Ordinance 8.6 26-075

From Donna Spivey [REDACTED]

Date Mon 1/26/2026 6:09 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>; homeownersforequity [REDACTED]

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

Dear Mayor Mahan and City Council Members,

Please **DO NOT** pass this Ordinance: 8.6 26-075

I am a mobile home owner and a constituent in District 10 of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance). As a senior, I have limited income and allowing Park Owners to pass park improvement/maintenance expenses on to the homeowners will create an additional financial hardship.

Parks owners should be required to provide their financials and provide proof they are unable to pay for the expenses out of the profits they are already making from the space rents.

In addition, this ordinance with a 10% rent increase at the time I sell my home will have a direct negative impact on the value of my home. I rely heavily on the equity I've created while owning and maintaining my home and this will reduce the value greatly when I have to disclose such a large increase to a new prospective buyer.

Mobile homes are the last affordable housing available and as a constituent, **I am asking that you DO NOT pass the Ordinance.**

Thank you very much for your continued support.

Sincerely,

Donna Spivey [REDACTED]

Rent Ordinance 8.6 26-075

From mike spivey [REDACTED]

Date Mon 1/26/2026 6:09 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>; homeownersforequity [REDACTED]

[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](#)

Please **DO NOT** pass this Ordinance: 8.6 26-075

I am a mobile home owner and a constituent in District 10 of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance). As a senior, I have limited income and allowing Park Owners to pass park improvement/maintenance expenses on to the homeowners will create an additional financial hardship.

Parks owners should be required to provide their financials and provide proof they are unable to pay for the expenses out of the profits they are already making from the space rents.

In addition, this ordinance with a 10% rent increase at the time I sell my home will have a direct negative impact on the value of my home. I rely heavily on the equity I've created while owning and maintaining my home and this will reduce the value greatly when I have to disclose such a large increase to a new prospective buyer.

Mobile homes are the last affordable housing available and as a constituent, **I am asking that you DO NOT pass the Ordinance.**

Thank you very much for your continued support.

Sincerely, Michael Spivey [REDACTED]

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

NO on 26-075 Mobile Home Rent Ordinance

From Linda Hennessey [REDACTED]

Date Mon 1/26/2026 6:30 PM

To The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Agendadesk <Agendadesk@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>

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[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am a US citizen, resident of San Jose CA, and owner of a manufactured home in [REDACTED] Community. I am also retired with a small pension and social security .

I am opposed to the Mobile Home Rent Ordinance, 26-075, being voted on tonight. This change will lower my homes value by allowing a significant increase in the space rent assigned to my home.

Food, gas, utilities, healthcare and other services are all increasing. My income increases by whatever is given to Social Security. My pension has not increased in years. Help me be able to continue to live in my home....

VOTE NO ON 26-075!

Thank you,
Linda Hennessey

[REDACTED]
San Jose, CA 95123

Sent from my iPad

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Fw: CC 1-27-26 item 8.6 26-075 (Mobile Home Rent Ordinance)

From Meg Williams [REDACTED]

Date Mon 1/26/2026 6:55 PM

To The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; rosemarykamei@sanjoseca.gov <rosemarykamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; anthonytordillos@sanjoseca.gov <anthonytordillos@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]

[**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 Mayor Mahan and City Council Members,

Please DO NOT pass this Ordinance: 8.6 26-075

I am a mobile home owner and a constituent in District 10 of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance). As a senior, I have limited income and allowing Park Owners to pass park improvement/maintenance expenses on to the homeowners will create an additional financial hardship.

Parks owners should be required to provide their financials and provide proof they are unable to pay for the expenses out of the profits they are already making from the space rents.

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Mobile homes are the last affordable housing available and as a constituent, **I am asking that you DO NOT pass the Ordinance.**

Thank you very much for your continued support.

Sincerely,
Margaret & Charles Williams

[REDACTED]

CC 1-27-26 item 8.6 26-075 (Mobile Home Rent Ordinance)

From Marty Schwartz [REDACTED]

Date Mon 1/26/2026 8:30 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>; [REDACTED]

Cc MARTIN SCHWARTZ [REDACTED]

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Please DO NOT pass this Ordinance: 8.6 26-075

I am a mobile home owner and a constituent in District 10 of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance). As a senior, I have limited income and allowing Park Owners to pass park improvement/maintenance expenses on to the homeowners will create an additional financial hardship.

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Mobile homes are the last affordable housing available and as a constituent, **I am asking that you DO NOT pass the Ordinance.**

Thank you very much for your continued support.

Sincerely,

Martin A. Schwartz

Rent Increases

From Pam hopler - [REDACTED]
Date Mon 1/26/2026 8:32 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

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

Dear Mayor Mahan and City Council Members,

Please **DO NOT** pass this Ordinance: 8.6 26-075

I am a mobile home owner and a constituent in District 10 of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance). As a senior, I have limited income and allowing Park Owners to pass park improvement/maintenance expenses on to the homeowners will create an additional financial hardship.

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Mobile homes are the last affordable housing available and as a constituent, **I am asking that you DO NOT pass the Ordinance.**

Thank you very much for your continued support.

Sincerely,

Pam Hople

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CC - 1-27-26 Item 8.6

From Martin Reinders <[REDACTED]>

Date Mon 1/26/2026 8:38 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>; Marge Lundberg <[REDACTED]>

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Per the <https://sanjosespotlight.com/san-jose-mobile-park-manager-advised-city-on-rent-increase/> article,

it appears that we have a case of the farmer asking the fox to design the chicken coup for them... Then giving them carte Blanche approval on it.

Exactly how much money did they line your pockets with to approve the deal?

I believe we can make a public request to SEE ALL OF THE COMMUNICATIONS between Ryan Jasinsky and all City of San Jose Employees?

Marty Reinders

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CC 1-27-26 item 8.6 26-075 (Mobile Home Rent Ordinance)

From Derry Garlick <[REDACTED]>

Date Mon 1/26/2026 9:59 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>; [REDACTED]

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

Dear Mayor Mahan and City Council Members,

Please DO NOT pass this Ordinance: 8.6 26-075

I am a mobile home owner and a constituent in District 10 of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance). As a senior, I have limited income and allowing Park Owners to pass park improvement/maintenance expenses on to the homeowners will create an additional financial hardship.

Parks owners should be required to provide their financials and provide proof they are unable to pay for the expenses out of the profits they are already making from the space rents.

In addition, this ordinance with a 10% rent increase at the time I sell my home will have a direct negative impact on the value of my home. I rely heavily on the equity I've created while owning and maintaining my home and this will reduce the value greatly when I have to disclose such a large increase to a new prospective buyer.

Mobile homes are the last affordable housing available and as a constituent, **I am asking that you DO NOT pass the Ordinance.**

Thank you very much for your continued support.

Sincerely,
Derinda Garlick
[REDACTED]

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CC 1-27-26 item 8.6 26-075 (Mobile Home Rent Ordinance)

From Gary Garlick [REDACTED]

Date Mon 1/26/2026 10:05 PM

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

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

Dear Mayor Mahan and City Council Members,

Please **DO NOT** pass this Ordinance: 8.6 26-075

I am a mobile home owner and a constituent in District 10 of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance). As a senior, I have limited income and allowing Park Owners to pass park improvement/maintenance expenses on to the homeowners will create an additional financial hardship.

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Mobile homes are the last affordable housing available and as a constituent, **I am asking that you DO NOT pass the Ordinance.**

Thank you very much for your continued support.

Sincerely,

Gary Garlick
[REDACTED]

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City Council: Item 8.6 - Quote: Behind Closed Doors

From Sonya Bristol [REDACTED]

Date Mon 1/26/2026 10:07 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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The above quote is from the 1/26/2026 Spotlight. Conspiring "Behind closed doors" is a slap in the face and a betrayal to the tenants who live in mobile home communities. This raises a lot of transparency issues within our city council members. I don't live in a trailer park. My home is a home with a private side yard and a two-car garage. My husband and I have kept the property and our home in mint condition.

How can you vote "Yes" to the changes that are being proposed by greed. Can you really trust these people who are in office to do their job for the people.

Please vote NO, NO, NO on the changes. Thank you.

[REDACTED]

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

Subject: CC 1-27-26 item 8.6 (Mobile Home Rent Ordinance)

From Richard Forster <[REDACTED]>

Date Mon 1/26/2026 10:58 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](#)

Please DO NOT pass this Ordinance: 8.6 26-075

I am a mobile home owner and a constituent in District 10 of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance). As a senior, my income is limited and allowing Park Owners the ability to pass park improvement/maintenance expenses to the homeowners creates additional financial hardship.

Parks owners should be required to provide their financials and prove they are unable to pay for these expenses out of the funds they are already getting from the space rents.

In addition, this ordinance with a 10% rent increase at the time my home sold will have a negative impact on the value of my home. I rely on the equity I've created while owning and maintaining my home and this will reduce the value significantly when my descendants have to disclose this large increase to a new prospective buyer.

Mobile homes are the last affordable housing available and as a constituent, **I am asking that you DO NOT pass the Ordinance.**

Thank you very much for your continued support.

Sincerely,

Richard Forster
[REDACTED]

FW: Rent Increases

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:03 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Pam hopler <[REDACTED]>
Sent: Monday, January 26, 2026 8:30 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Rent Increases

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

Dear Mayor Mahan and City Council Members,

Please DO NOT pass this Ordinance: 8.6 26-075

I am a mobile home owner and a constituent in District 10 of the City of San Jose and I am opposed to item 8.6 26-075 (Mobile Home Rent Ordinance). As a senior, I have limited income and allowing Park Owners to pass park improvement/maintenance expenses on to the homeowners will create an additional financial hardship.

Parks owners should be required to provide their financials and provide proof they are unable to pay for the expenses out of the profits they are already making from the space rents.

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Mobile homes are the last affordable housing available and as a constituent, **I am asking that you DO NOT pass the Ordinance.**

Thank you very much for your continued support.

Sincerely,

Pam Hopler

FW: Public Comment for Jan. 27, 2026 Agenda Item 8.6: Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:03 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Sarah Hollingsworth <[REDACTED]>
Sent: Monday, January 26, 2026 9:44 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Jan. 27, 2026 Agenda Item 8.6: Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code

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Dear Mayor and Council members,

My name is Sarah Hollingsworth, and I am an active local voter. I am also a member of SURJ Santa Clara County and have been working with my unhoused neighbors and neighbors in RVs since this summer, prior to the Columbus Park sweep.

I am writing to urge city council to oppose the discretionary changes to the MRO and to not approve these measures for Item 8.6. Mobile home parks are massive, easy income sources for the property owners. They require very little care or maintenance, but owners get huge amounts of money from rent and equity. Mobile home owners are the people taking care of fees and upkeep on their homes, not the landlords. Owning an RV is one of the few remaining ways for a lower income folks to own their home. Stop lining the pockets of the wealthy and start serving the people in need in our city!

We need to stop punishing our neighbors who can't afford the rent. It's time to stop the encampment sweeps, stop the tows of lived-in vehicles, stop the criminalization of homelessness, and work with our unhoused neighbors on solutions including more safe parking.

Thank you,
Sarah Hollingsworth
SURJ Santa Clara

FW: o Agenda Item: 8.6: Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code do not approve.

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:05 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Deborah St. Julien [REDACTED]
Sent: Tuesday, January 27, 2026 12:12 AM
To: City Clerk <city.clerk@sanjoseca.gov>; District2 <District2@sanjoseca.gov>
Cc: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Subject: o Agenda Item: 8.6: Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code do not approve.

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Dear Council Member Campos, all Council Members and Mayor Mahan,

I am Deborah St. Julien, a member of SURJ Santa Clara County, a D2 resident & member of the Urban Sanctuary faith community.

Mobile home parks are the last bastions of affordable house ownership in San Jose.

I have had friends who were low-wage earners, friends from church who were elderly, retired & have fixed incomes, a friend who was disabled - all who lived in mobile home parks. In the long-term this policy will destabilize this option and make these homes unaffordable to the people who need them.

We are supposed to be helping our housing crisis, not adding to it. This policy will increase displacement.

We demand the city council oppose the discretionary changes to the MRO and do not approve these measures.

Thank you,

Deborah St. Julien
District 2 resident
SURJ SCC member
Urban Sanctuary San Jose member

FW: MOBILE HOME RENT ORDINANCE item 8.6 26-075

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:07 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kelly Hunt [REDACTED]
Sent: Monday, January 26, 2026 7:08 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>; [REDACTED]
Subject: MOBILE HOME RENT ORDINANCE item 8.6 26-075

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Honorable Mayor, Vice Mayor and City Council,

I am a mobile homeowner in D10 with over 45 years of experience in the San Jose real estate and mortgage industry. I am writing you to express my opposition to item 8.6 26-075 (Mobile Home Rent Ordinance) currently up for vote.

I am not opposed to park owners completing park improvements and maintenance with the help from homeowners, but this should only be allowed with full transparency of their financials before they are permitted to pass costs on to homeowners who already pay for these upgrades through their space rent. If I were applying for any form of financial assistance, I would be required to provide income documentation to verify the need for others to help cover my expenses. Park owners should be held to the same standard.

Additionally, the proposed 10% rent increase at the time of sale will have a direct and measurable impact on the value of my home. This is easily verified by factual data from the MLS, which shows that mobile home space rents directly affect home values. The same principle applies to condominium and townhome complexes with high HOA dues versus those with standard dues. It does not require a degree in finance to understand this, and I see this firsthand through my work with buyers and sellers in numerous mobile home parks throughout Santa Clara County

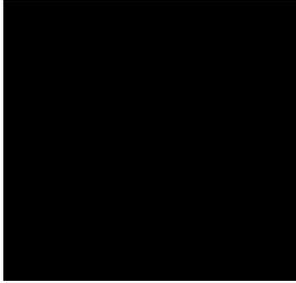
Most mobile home communities consist of low-income families and retirees on fixed incomes. These homeowners have invested what little money they have to own and maintain their homes and to build equity. A 10% rent increase at the time of sale will significantly impact their home's value once this increase must be disclosed to buyers. If the home sells again within a few years—which is common in 55+ communities—the compounding rent increases will quickly outpace what is affordable for retirees and low-income families.

Mobile homes represent the last remaining form of affordable housing in the City of San Jose and Santa Clara County. By allowing park owners to pass on additional expenses to homeowners and to impose a 10% space

rent increase at every sale, this ordinance eliminates one of the few remaining opportunities for affordable housing and wealth creation.

For these reasons, I respectfully ask that you DO NOT pass this ordinance.

Sincerely,



KELLY HUNT
REALTOR?, CRS, ABR?, SRES?*



kelly@kellyhunt.com

www.kellyhunt.com

DRE #01161920

CHRISTIE'S
INTERNATIONAL REAL ESTATE
SERENO



**CRS – Certified Residential Specialist, ABR? – Accredited Buyer’s Representative, SRES? – Seniors Real Estate Specialist*

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FW: Comment for January 27th City Council Meeting: Agenda Item Number 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:09 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: WILLIAM CORTRIGHT <[REDACTED]>
Sent: Monday, January 26, 2026 11:03 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Comment for January 27th City Council Meeting: Agenda Item Number 8.6

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Regarding the Mobile Home Park policy changes that will be voted on at the Council Meeting this evening, I believe the changes seem reasonable.

However, I believe a small amendment should be added to the one-time 10% rent increase clause to further protect existing Mobile Home Park residents. Existing Mobile Home Park residents should not have to pay a 10% rent increase if they move to a different space within the same park or to a different home in another park.

For example, if my kids have all grown up and I want to move to a smaller home within my park, I should not be faced with an immediate 10% increase on the new space.

Similarly, if I decide to move to a new park that caters to seniors, then I should not have to face immediate 10% increase there either.

I believe this amendment is not only fair to the existing residents; it also shows that the city is really trying to do what is right for the current Mobile Home residents.

Regards, Bill Cortright [REDACTED]

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FW: City council public comments written concern item number 8.6 26-075 Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:10 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: carol vasquez [REDACTED]
Sent: Monday, January 26, 2026 11:55 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Councilmember for San Jose District 7 Bien Doan <District7@sjdistrict7.org>; District7 <District7@sanjoseca.gov>
Cc: Kathleen Dolan <[REDACTED]>; governor@governor.ca.gov; assemblymember.kalra@assembly.ca.gov;
Subject: City council public comments written concern item number 8.6 26-075 Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance)

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Dear Mayor Mahan and San Jose City Council Members,

I am writing you to ask that you all be responsible and reject and vote against the proposed recommendation item number:

8.6 26-075

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

This ill conceived proposal is detrimental to all mobile home owners who rely on affordable housing. While the San Jose City Council leadership has led our community members to believe that it supports and works to improve affordable housing opportunities, this proposed ordinance undermines the truth in equity for mobile homeowners, prospective mobile homeowners, and goes against all of the fair and affordable housing

practices and commitments to our community. This proposal is formulated to benefit and support Corporate Mobile Park Owners rather than the individual mobile home owners. Mobile homeowners pay three percent rent increases annually, while the value of mobile homeowners domiciles continue to decrease.

More interestingly, the proposal demonstrates an inequitable 10 percent rent increase; this increase is set up for a mobile home resale value rent increase to be placed on the prospective mobile homeowner buyer. The resale 10 percent increase is geared to benefit the corporate mobile home park owners. Corporate MHPO already benefit from the rent income they collect with an ongoing 3 percent rent increases collected annually from the mobile home park renters.

Ongoing increases are not equity in homeownership for affordable housing commitments especially for the low income, seniors and families who need affordable housing such as myself and my community members that can still afford to reside here in our community. I would love to be a traditional homeowner in San Jose, CA but like many I cannot afford the cost so I own an older mobile home and reside in a mobile home park community.

As a constituent of District 7, a San Jose mobile homeowner, senior citizen, recently retiree and community member, who was born and raised in San Jose California, I can honestly share that this ordinance is inequitable and will cause harm to many who struggle to live in affordable mobile home park communities.

You should all know it is very irresponsible to not rely on the input from mobile homeowner community members when deciding on policies that will affect their livelihood. A strong assumption I have is that city council members are homeowners not mobile home owners and do not have to rely on affordability of affordable housing as many like myself do. So to make a decision without taking into account our input is unconscionable, reprehensible and irresponsible.

I attended one community presentation on January 12, 2026, regarding this proposed ordinance with two of my senior neighbors (I received one

postcard regarding the upcoming meeting). At this meeting, we were made aware of proposed changes in a very brief and lightly presented power point presentation. The young man, the director Soliván, presented what I can assess as a glossed over proposal. His presentation seemed intentional and lacked depth and transparency.

Many other mobile homeowner community members were present, asked many questions and were quite upset because they felt they were not heard nor answered by the director who presented. Councilman Doan was present for our district and listened to our concerns. He stayed after to speak with the community and he seemed to understand our frustration and hoped to address and support our concerns with the city council I am holding him to his commitment.

Honestly at this meeting I was taken aback. Many of the other mobile homeowners who were more aware of the proposed changes were surprised that the city had not listened to their input that they had previously shared in the fall months. Honestly I do not feel that this proposal is fair and in the best interests of our mobile home community members. It favors corporate mobile home park owners. It seems like a back door deal.

In the presentation what stood out most was the image of the 10 percent increase.... My questions was where did this number come from and why would it not be explained to us. Why would the city consider such a measure???? I am led to believe our city council members must have been hoodwinked by corporate Mobile home park owners; the corporate MHPO have their own best interest at hand as their own priority and not the tenants who they rent their spaces out to. Presently Mobile home affordable housing options exist and they are sometimes the only option for many people like myself to have access to own. The city needs to continue to respect and honor this principle of affordable mobile home equity. Our state encourages affordable housing options, our city should respect mobile home affordable housing and continue to uphold the system that is already in place and not dismiss it.

If this proposal passes, it will indeed demonstrate that our city council does not value our community members who are working to gain upward

mobility, to live with in their own means with dignity and stay afloat while maintaining a home for their respective families. Upward mobility is salient for myself and my fellow mobile home neighbors. Moreover I fail to truly understand why the city is willing to allow Corporate Mobile Home Park owners to reap the benefit of higher rent increases while leaving mobile home owners to struggle with rent increases and in some cases dire circumstances. I humbly ask the city council to do the right thing and reject this proposal and listen to your constituent our mobile homeowner leadership who have been trying to work with in the framework in helping our city council understand our community needs.

To reiterate what was shared by Martha O'Connell, GSMOL Regional Manager: In a 2-21-17 letter to Mayor and Council, "GSMOL Corporate Council wrote, **"Prohibiting rent increases at resale, known as 'vacancy control', is a main bulwark of the Rent**

Ordinance." That Council rejected the Vacancy Decontrol that is now being put forward again.

The GSMOL rent stabilization ordinance handbook states – " When vacancy decontrol exists, rents skyrocket at the time of sale. Consequently, the price of mobilehomes plummets . For every \$100.00 that rent increases, equity decreases by \$10,000.00. For many fixed income individuals, such as seniors, the mobilehome is their only asset, in which they have a substantial investment. Consequently, a drastic increase in rents diminishes their investment and they are forced to move out or forfeit their investment."

Thank you for your time. Please do the right thing and reject the Proposed Amendment to Chapter 17.22

Respectfully submitted
Carol Vasquez

FW: CC – 1-27-26 Item 8.6

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:11 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: sandy gregory [REDACTED]
Sent: Monday, January 26, 2026 9:54 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: CC – 1-27-26 Item 8.6

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To whom it may concern,

I live in Mountain Springs Mobile Home Park for Seniors. This letter is to state that I am opposing any changes to the City of San Jose Mobile Home rent control ordinance. This would eliminate full vacancy control and allow any pass through the residents of capital improvements without a formal petition for fair return.

This is an urgent matter that if it passes, will affect me and all my neighbors in a distressing way.

Please consider my concerns.

Sincerely,

Sandy Gregory
[REDACTED]

Sandy Gregory, M.Ed, RVT, VTS (Physical Rehabilitation), CCRA
Academy of Physical Rehabilitation Veterinary Technicians
Instructor
[REDACTED]

FW: Agenda Item: 8.6: Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:11 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Jenna Kress <[REDACTED]>
Sent: Monday, January 26, 2026 7:34 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Agenda Item: 8.6: Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code

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Hi,

My name is Jenna Kress from District 6 and I am a member of SURJ Santa Clara County. I am someone that cares deeply about my community and wants my local government to make choices that support my neighbors.

I saw first hand this past fall the devastating outcomes of there not being enough access to permanent affordable housing in our community when I spent time supporting the needs of my unhoused neighbors in Columbus Park. In a moment in time where people can't afford to meet their basic needs, it is essential our city provides relief and not exacerbates this challenge.

Any time you are taking housing options away from lower income brackets you are putting people at risk of becoming unhoused. These units already cost the mobilehome owners a lot of money for upkeep and fees that the landlords do not pay; why add more fees to the mobilehome owners. Mobilehome ownership is one of the few remaining ways for a lower income individual to still OWN their home and these changes would reverse that within 10 years. Mobilehome parks are cash machines. They require very little care or maintenance and make the owners a ton of money, both in rent and in equity of the land! Mobilehomes are regularly used by the elderly and those who are disabled and on a fixed income. These people CANNOT afford to keep increasing their cost; and it is UNNECESSARY for the landlord to pass on these costs.

For Item 8.6: We demand the city council oppose the discretionary changes to the MRO and do not approve these measures.

Warmly,

Jenna Kress

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FW: 26-075 ordinance

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:12 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Maria Medina Garcia <[REDACTED]>
Sent: Monday, January 26, 2026 5:41 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: 26-075 ordinance

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To whom it may concern,
As to the proposed ordinance 26-075 Park Increase. I am opposed to this as it will affect future home sale. Manufactured homes are the last affordable option for families and seniors in fix income. Please reconsider how this will affect current and future residents that have made San Jose home.
Thank you,
Maria Medina Garcia
Sent from my iPhone

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CC – 1-27-26 Item 8.6. Rent Control

From Lisa Layton [REDACTED]

Date Tue 1/27/2026 8:29 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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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.

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My comments

From Les Copeland [REDACTED]

Date Mon 1/26/2026 9:17 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>; Marge [REDACTED]

 1 attachment (32 KB)

My comments.pdf;

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Please see attached.

--

Les Copeland

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

My comments to the San Jose Council members.

Your Housing Director Erik Solivan said in a Community Meeting That
"Changes are necessary to help shore up the cost of capitol
improvements"

This is not true.

I do not know where he got this information from, but it is false.

You are dealing with land owners or land leasers.
They will never invest their money into their land.
But they will ours, if you give it to them.

This is why every Mobile Home Park looks like the 1980s.

Council members, How do you justify a ten percent rent raise on
Seniors Home lots.

Brandenburg Foundation is valued at \$4.5 billion.
They donated \$1 million to San Jose Fire Museum.
They get a nice tax write off using our money

And you want to give them even more.

If you are considering a yes vote on this , I suggest you remove the
Senior Only Parks. As this huge raise could be considered a form of
Elder Financial Exploitation, or Elder Abuse, by the United States
Department of Justice.

This is nothing more than a MONEY GRAB.

Les Copeland

FW: Professional Assessment: Mobile Home Rent Ordinance: Housing Stability and District 8 Impacts

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:06 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (70 KB)

D8_HCDC_Professional Assessment of the Mobile Home Rental Ordinance (1).pdf;

From: Quiroz-Medrano, Oscar <BC_Oscar.QuirozMedrano@sanjoseca.gov>
Sent: Tuesday, January 27, 2026 12:08 AM
To: Nguyen, Mindy <mindy.nguyen@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Subject: Professional Assessment: Mobile Home Rent Ordinance: Housing Stability and District 8 Impacts

Greetings to my fellow stewards of the City of San José,

My name is Oscar Quiroz-Medrano, and I serve as the District 8 Housing & Community Development Commissioner. Ahead of the MRO discussion, I would like to share my professional perspective, informed by conversations with District 8 constituents who would be directly impacted, as well as additional research conducted to better understand the issue.

I encourage you to take the time to read the full letter I have prepared. If you are short on time, please review the high-level bullet points outlined below.

- Outreach in District 8 revealed many residents were unaware of the ordinance and strongly opposed to its provisions.
- While aligning with state law can strengthen renters' rights, efficiency, and transparency, alignment alone is insufficient to guarantee equitable or effective outcomes.
- Clovis has successfully implemented a Mobile Home Rent Review and Stabilization Ordinance since 1978, establishing a balanced, transparent, and sustainable, self-funded framework in which costs are fairly shared between residents and park owners, unused funds are refunded, and homeowner participation is actively supported.
- At its core, the MRO is about protecting seniors, families, and long-term residents, and this calls for rejecting changes that increase displacement risk or add redundant regulation, while pursuing a comprehensive, evidence-based approach that draws on proven, compassionate models, balancing resident protections with fairness to park owners.

Thank you for your time and service. I appreciate your consideration of the real impacts this ordinance may have on seniors, families, and long-term residents, and I look forward to working together to advance thoughtful, compassionate housing policy.

[@Nguyen, Mindy. @City Clerk](#) - I'd like to add my letter to the record ahead of today's meeting.

In unity and with a spirit of collaboration

Oscar Quiroz-Medrano

D8 - Housing & Community Development Commissioner

Óscar Quiroz-Medrano

District 8 - Housing and Community Development Commissioner

Tuesday, January 27th, 2026

Professional Assessment of the Mobile Home Rental Ordinance (MRO)

Honorable Mayor, Members of the City Council, and San José Residents,

My name is Óscar Quiroz-Medrano, and I serve as the Housing and Community Development Commissioner for District 8. The Mobile Home Rental Ordinance (MRO) is scheduled to come before the Mayor and City Council on the 27th of January, and it would directly affect the 749 residents living in mobile home parks in District 8 alone. While door-knocking in one of the mobile home parks in our district, it became clear that many homeowners were unaware of the proposed ordinance and strongly opposed its provisions.

The MRO was established to prevent excessive rent increases, protect housing stability, and preserve mobile home parks as one of the last remaining affordable housing options in San José. Under the ordinance, annual rent increases are limited, with a minimum of 3% and a maximum of 7%. The ordinance also includes rent control upon sale, meaning park owners may not raise rents to market rate when a mobile home is sold; instead, the regulated rent continues for the next family. Unfortunately, we've faced this issue before with the MRO. In 2017, the City carefully reviewed a proposal to allow rent increases when a mobile home is sold—commonly called “vacancy control.” Following thorough analysis and community feedback, the City rejected the proposal because it would have reduced housing affordability, lowered the value of mobile homes, increased the risk of displacement, and primarily benefited park owners without offering clear benefits to the community.

As the City evaluates changes to the Mobile Home Rent Ordinance, aligning with state law is an important step toward strengthening renters' rights, improving program efficiency, and increasing transparency. However, alignment alone is not sufficient. San José has an opportunity to learn from neighboring jurisdictions that have already implemented equitable and effective

frameworks. The City of Clovis, California, offers one such model, having adopted a Mobile Home Rent Review and Stabilization Ordinance in 1978 that balances the financial realities of park ownership with the housing stability needs of mobile home residents. Under the Clovis ordinance, routine rent increases tied to inflation are allowed, while larger increases can be challenged by residents through a formal rent review process. A neutral hearing officer evaluates the proposed increase based on operating costs, maintenance, taxes, and insurance. Both homeowners and park owners contribute deposits to cover hearing costs, with any unused funds refunded equally. Clovis also maintains a dedicated fund for each park, financed through a small monthly fee, to support homeowners' participation. This system creates a balanced, transparent, and self-funded framework that protects residents while ensuring fairness for park owners—offering a model for San José to consider.

At its core, the Mobile Home Rent Ordinance is about protecting people—seniors, families, and long-term residents who call San José home and rely on the stability that mobile home living provides. I urge the Mayor and City Council to reject the proposed ordinance that would increase the risk of displacement or create redundant regulatory mechanisms. Instead, I encourage pursuing a comprehensive analysis that addresses existing gaps and ensures San José can lead with compassion and evidence-based policy. By strengthening long-term housing stability and drawing from proven models—such as Clovis, California, which thoughtfully balances the needs of residents and park owners—San José can ensure that mobile home communities remain protected and included as our city continues to grow.

In unity and with a spirit of collaboration,
Óscar Quiroz-Medrano
District 8 - Housing and Community Development Commissioner

FW: Mobil Home Rent Increase

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:45 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Phyllis dieter [REDACTED]
Sent: Tuesday, January 27, 2026 8:31 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Re: Mobil Home Rent Increase

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Sent from my iPad

> On Jan 27, 2026, at 8:26 AM, Phyllis dieter <[REDACTED]> wrote:

>

>

> Sent from my iPad

>

>> On Jan 27, 2026, at 8:04 AM, Phyllis dieter [REDACTED] wrote:

>>

>> This item on your agenda affects only people on limited fixed incomes. Moving into a Mobil Home park was certainly not my idea of a retirement place but it became my only choice in this very expensive place where I was born. Please don't limit us any more than we already have been. In the last few years it has become impossible to even keep up with increase cost of everything!

>>

>> Further more Brandenburg group has raised the rent every year I've been here by COLA. This last summer we saw them replace 20 yr old umbrellas at the pool. The umbrellas were so old you could see through them no sun protection. I had asked for them to be upgraded a year before. They never responded. I'm talking about a measly 5 tables and umbrellas.

>>

>> Thank you for your consideration,

>> Phyllis Dieter

[REDACTED]

MRO Amendment 1/27/26

From Roberta Peri <[REDACTED]>

Date Tue 1/27/2026 10:32 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>

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I urge you to vote against the proposed Vacancy Decontrol Amendment to the Mobile Home Rent Ordinance on January 27th.

As a local mobile home Realtor for the past 25 years and a resident of Villa Teresa MHP for the past 18 years. I have represented over 90 buyers and sellers in Villa Teresa alone. This does not include transactions in other communities.

I strongly believe that this revision would create extreme hardships on many families that are buying their first entry level home and for seniors on limited incomes. Mobile home park owners already benefit from the annual 3% yearly increase. This revision will only benefit wealthy corporations. Perhaps communities that need to upgrade their communities should consider better financial management instead of expecting their residents to cover those costs. MH owners already must maintain their own residence i.e. new roof, new AC/Furnace, and plumbing that has become very costly. The park owners are not asked to fund those costs!

Additionally, adding 10% to their buyers' rent at close of escrow will devalue all our homes. I spoke with an appraiser and a banker yesterday to confirm that **higher rents decrease their appraisal calculations.**

The City of San Jose is an expensive city to live in. Why make it more expensive for low income and the elderly??

Please vote for the people on January 27, Mr. Mayor.

Roberta Peri, Realtor

DRE#01276745

--

Roberta Peri



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1-27-2026 item 8.6

From Ruby Walia <[REDACTED]>

Date Tue 1/27/2026 10:31 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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Dear Sir/Madam

I am Vanita a.k.a Ruby Walia, a single mother. I have been a resident in [REDACTED] District 3 since 1994. We love this community and living peacefully here. It's our haven.

We don't want to lose our haven/home due to the proposed 10% rent increase and Capital improvements. We urge you to please save our home. Please SAVE VACANCY CONTROL.

We have a majority of residents in our community who don't have access or knowledge to reach out or even write an email and ask for help. I am requesting on their behalf as well. Please save our homes.

Please make sure MY LETTER IS SEEN AT UPCOMING MEETING ON JANUARY 27, 2026. THERE IS NO ITEM AGENDA# LISTED ON FLYER SENT OUT TO RESIDENTS.

Thank you
Regards
Ruby Walia

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RE: CC - 1-27-26 Item 8.6

From Martin Reinders [REDACTED]

Date Tue 1/27/2026 11:17 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>; Marge Lundberg [REDACTED]

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Keep in mind that, when the Mayor and City Council Members hold discussions on ways to handle, control, and eliminate the Homeless situation in San Jose, passing ordinances that are harmful to the most vulnerable citizens will contribute to that same homeless population that you will then be vilifying. You will be creating your own problem.

We see you and we vote.

Marty Reinders

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FW: MRO

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 12:21 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: E A <[REDACTED]>
Sent: Tuesday, January 27, 2026 11:08 AM
To: District3 <district3@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: MRO

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Dear Mayor and City Council,

The recent release of the spotlight article detailing the special treatment given to the mobilehome park owners to essentially craft a policy favorable to them but not to the residents is extremely disturbing. What is going to be done about this . . .? This isn't fair. This isn't right. Is this illegal? . . . How is the City going to make it right for this community?

Mobilehomes are one of the last forms of affordable housing for our poorest residents, immigrants, and seniors.

It is important to protect the affordability of mobilehomes for future generations to come.

Implementing a 10% increase after the mobilehome becomes vacant is not in the best interest of the poorest members of our community nor the city since there is a high probability it will increase in homelessness, rent burden, displacement, overcrowding, and unsafe living conditions for folks who otherwise could have afforded to live in a mobilehome. All of these negative outcomes will end up costing the city in money, time, and resources.

Thank you!

--

Sign Petitions:

Protect Inclusionary Housing Ordinance <https://form.jotform.com/260031040852038>

Symbols of Identity and Belonging at City Hall: <https://form.jotform.com/253548517960062>

Enhance Civic Participation: <https://form.jotform.com/253544303745153>

Here4You Homeless Shelter Hotline: (408)-385-2400

Elizabeth Agramont-Justiniano
she/her/ella/GIRLLL!

My personal brand:

- Creativity
- Compassion
- Commitment
- Consistency
- Courage
- Community Centeredness

Artist/Creative

Expand TRUST in SJ! Mental Health Matters!

Political Ambassador, Afro UPRIS/Black Democratic Club of SCC: Black Lives and Black Permanency Matters!

Chair Ad-Hoc Committee on Housing and Homelessness, SCCDP

Choir+ Member of Urban Sanctuary

Build the Bench 2025 Cohort, Member of SVYD

Civic Leadership 2026 Cohort, Silicon Valley at Home

Housing Justice Advocate

Downtown Resident of District 3: St. James/Julian Neighborhood

Values: Honesty, Kindness, Compassion, Courage, Justice

"Democracy only works when we work for it. When we fight for it, when we demand it."~Stacey Abrams

Thank you!

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FW: San Jose mobile home park manager advised city on rent increase - San José Spotlight

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 12:23 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Les Copeland <[REDACTED]>
Sent: Tuesday, January 27, 2026 11:27 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: Fwd: San Jose mobile home park manager advised city on rent increase - San José Spotlight

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Cancel this meeting tonight, this is a JOKE.
You want to vote on a proposal from a park manager.....

Don't be bullied by the rich owners.

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

From: [REDACTED]
Date: Tue, Jan 27, 2026 at 10:01 AM
Subject: San Jose mobile home park manager advised city on rent increase - San José Spotlight
To: Les Copeland [REDACTED]

San Jose mobile home park manager advised city on rent increase - San José Spotlight

<https://share.google/XFveFow4F4tDGu9m5>

Sent from my iPhone

--
Les Copeland

Proposed 10% increase on mobile home rent at sale

From Anita Geleyne [REDACTED]

Date Tue 1/27/2026 1:17 PM

To The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>

Cc rosemary.kamel@sanjoseca.gov <rosemary.kamel@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; David.cohen@sanjosecs.gov <David.cohen@sanjosecs.gov>; peter.cortez@sanjoseca.gov <peter.cortez@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; bien.doan@sanjosca.gov <bien.doan@sanjosca.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](#)

Mr. Mahan,

I am writing in regards to the proposal to allow mobile home park owners to increase the rent by 10% on the sale of a home. I am unable to attend the council meeting tonight but I still wanted to have my voice heard.

This proposal is simply greed on the part of the land owners and property managers. I am a senior, and like many other seniors, live on a fixed income. If my circumstances change and I have to sell my home, this 10% increase will make it more difficult to sell. It also means that potential buyers will have a more difficult time qualifying for the purchase of the home. With very little affordable housing available in San Jose, mobile homes have been a good option for many people. The 10% increase is an attempt by the land owners to get around the rent control that is already in place.

This proposal is not in the best interest of the city or the senior citizens who live here. I am asking that you and the other members of the city council vote no on the proposal. Do not help line the pockets of the greedy land owners.

Thank you for your consideration in this matter.

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City Council Meeting 1-27-26 item 8.6

From Sharon Gascon [REDACTED]

Date Tue 1/27/2026 2:23 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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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

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

Ronald Gascon



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CC 1-27-26 8.56 agenda item

From Vicky Lovetro <[REDACTED]>

Date Tue 1/27/2026 3:57 PM

To City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; anthony.tordillos@sanjoseca.gov <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>

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

Hello,

As a mobile home owner in [REDACTED] I am writing to express my concerns regarding the proposed changes to San Jose Mobile Home Rent Ordinance that most of us were unaware of until recently. These proposals were created behind closed doors with park owners but **NO** resident or GSMOL input.

As a tax paying resident of San Jose for over 45 years, I believe my rights and concerns are just as important as the park owners.

Regarding the proposal to add a 10% increase upon the sale of my home will decrease its overall value. Some studies show that I can lose \$10,000 in value with a 10% increase. Park owners are concerned about their return on investment, so am I. Capital investments should come out of owners profits which they are already allowed to increase each year.

Please DO NOT vote for these rent ordinance proposals. Absolutely do not vote for such proposals until mobile home owners, who are citizens and tax payers, have been notified of the changes and can participate in the process.

Regards,
Victoria Lovetro

Fw: Written Public Comment - Proposed Mobilehome Rent Ordinance Amendments

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 4:31 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (21 KB)
Written Public Comment MHRO.pdf;

Office of the City Clerk | City of San José
200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

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

From: Noel Ponce [REDACTED]
Sent: Tuesday, January 27, 2026 4:14 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Written Public Comment - Proposed Mobilehome Rent Ordinance Amendments

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Note: Please distribute the following letter (see below and attached) to the Mayor and City Council and enter it into the public record

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

My name is Noel Ponce, and I am a longtime mobilehome owner and renter of a space in a San Jose mobilehome park.

I am writing to urge you to follow the recommendation of the Housing Commission: to approve only the change needed to make San Jose's Mobilehome Rent Ordinance (MRO) conform to current state law, and to reject all other proposed amendments.

While I support the state-mandated update to bring long-term leases into compliance with current law, I strongly oppose the additional proposed changes, particularly vacancy decontrol and capital improvement pass-throughs without financial review.

Vacancy decontrol does not merely affect future buyers. It directly reduces the equity of current homeowners, many of whom are seniors, disabled, or living on fixed incomes. For many residents, their mobilehome is their

primary, and sometimes only, asset. Allowing rent resets upon sale transfers value from homeowners to park owners and undermines long-term affordability.

Mobilehome parks are also one of San Jose's most significant sources of naturally occurring, unsubsidized affordable housing. Weakening vacancy control will gradually erode affordability citywide, forcing residents into far more expensive housing options and increasing pressure on the City's already limited affordable housing resources. Protecting vacancy control is therefore an essential affordable housing preservation strategy.

Additionally, increasing space rents presents a unique and disproportionate hardship for mobilehome owners. Unlike apartment renters, mobilehome owners cannot relocate easily. Moving a mobilehome is prohibitively expensive or physically impossible due to age and condition. This burden is compounded by San Jose's severe shortage of affordable housing, making relocation unrealistic for many residents, particularly seniors and those on fixed incomes. As a result, rent increases function not as a market choice, but as forced displacement.

Likewise, allowing rent pass-throughs without a Fair Return Hearing removes essential oversight and ignores the fact that parks already collect funds designated for infrastructure maintenance. Fair Return Hearings exist to balance legitimate park expenses with demonstrated financial need and should not be bypassed.

I am concerned about the process by which these changes were introduced, with limited public notice and without meaningful resident input. I also note that one of the Housing Commission members serves as a Mobilehome Owner/Manager Representative and works for a company involved in owning and managing mobilehome communities. While I respect the Commission's work, this highlights the importance of transparency and careful review to ensure that recommendations reflect the interests of residents as well as park owners.

As indicated, the Housing Commission carefully reviewed these proposals and recommended approving only the state-required change. I respectfully ask the City Council to follow that recommendation.

Please protect mobilehome residents by:

- Approving only the state-mandated lease conformity update
- Rejecting vacancy decontrol
- Rejecting rent pass-throughs without a Fair Return Hearing

Thank you for your time and consideration.

Sincerely,
Noel Ponce
San Jose, CA

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- Rejecting vacancy decontrol
- Rejecting rent pass-throughs without a Fair Return Hearing

Thank you for your time and consideration.

Sincerely,
Noel Ponce
San Jose, CA