

CC 1-27-26 item 8.6

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From Kenneth Snowden <[REDACTED]>

Date Wed 1/21/2026 2:05 PM

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

Cc Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; david.cohen@sanjoseca.go <david.cohen@sanjoseca.go>; 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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I am a mobile home owner and am in favor of GSMOL's position on this issue.

Kenneth Snowden  
[REDACTED]

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

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From Toan P <[REDACTED]>

Date Wed 1/21/2026 2:22 PM

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

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Dear Mr. Mayor and Council members

I am writing you this email to ask all of you to **PLEASE represent all of us, the low income seniors to fight against THE GREEDY, BULLYING , DICTATORIAN, and ABUSING their authority of the park owners attempt to increase their income at park resident's expense; many low income earners & social security recipients..**

**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.**

**We firmly oppose Any capital improvements costs to be passed on to residents. This is bullying and extreme Unfair to us. IT'S THEIR PROPERTY THEY MUST PAY FOR IT FOR ANY COST.**

**As a senior living on Social Security & in many of the past years we have received increases less than the 3% minimum increases granted to Mobile Park Owners. . For fairness I would strongly recommend the housing authority should review and abolish the policy that the rent automatically increase 3% yearly, instead replace them with the yearly rent increase should not be more than the COLA RATE that established by the government yearly.**

**PRIOR to Any additional rent increases to the 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.**

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

**I APPEAL TO YOUR SENSE OF FAIRNESS, THE COMMON SENSE, AND PLEASE REPRESENT US DO THE RIGHT THING-BY VOTE NO**

Sincerely Yours,

Tony Phan



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CC 1-27-26 item 8.6

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From Debbie Castro <[REDACTED]>

Date Wed 1/21/2026 12:41 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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My name is Debra Castro. I have been a home owner for almost 39 years [REDACTED] Mobile Home park. I have raised my two sons here and they are now home owners in Silicon Valley Village and are raising their families in that Mobile Home park.

I am writing this email to strongly urge you to not modify or change the Mobile Home Ordinance.

The new proposal is allowing a park owner to raise the rent for the new residence owner up to 10%. This is going to make it more difficult for the person to sell their Mobile Home because no one is going to want to buy a Mobile Home with an outrageous rent.

We also need to keep the current rent control ordinance to stay in place for our mobile parks to retain affordable housing. The majority are seniors and on fixed incomes.

Respectfully,

Debra Castro  
[REDACTED]

CC-1-27-26 item 8.6

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From Betty Horner <[REDACTED]>

Date Wed 1/21/2026 3:29 PM

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

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Wednesday, January 21, 2026

Re: Mobilehome Rent Control Ordinance

To: Mayor, Council Members, City Clerk

How can you EVEN CONSIDER these proposals? These IN NO WAY help the mobilehome owners who are trying to survive being priced out of Silicon Valley. You already stabbed us in the back when you allowed the Park Owners/Operators to raise our rent 3% EACH AND EVERY YEAR with NO oversight or accountability or ANY justification whatsoever. They are making millions off our rents, but they certainly are NOT plowing those millions into maintaining or upgrading our parks. NO WAY! Park Owners/Operators should have to PROVE EACH YEAR that they need another 3% rent increase. The truth is that they DON'T NEED IT! You let them completely off the hook to make any justification to gouge us even more, each and every year. Why did you ever let them have it, no questions asked, no proof, no accountability???

Now, here we go again: now the Park Owners/Operators want a 10% increase on rent when a mobilehome sells. WHY? Why should they get to jack up the rent for NO REASON WHATSOEVER (except more & more greed)? Why should the Park Owners/Operators get to "pass" Capital investments costs onto the mobilehome owners? These millionaires (billionaires?) are making enough off of us with their ever-increasing rents with no oversight, and never having to show why THEY need

more money. The mobilehome owners are the ones who SHOULD be getting real rent control: rents that only increase every 5 years when PROVEN necessary!!!

Park Owners/Operators should NOT get a Change Vacancy Control that includes a 10% increase on base rent "upon resale." There is absolutely no justification for it.

Park Owners/Operators should NOT pass Capital investment burdens on to us while they continue to get 3% more rent every year. They should have to "open their books" to show any reason at all why their massive profits can't cover Capital improvements.

Thank You for reading.

Betty Horner  
Mobilehome owner and renter

  
San Jose, CA 95128

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CC – 1-27-26 item 8.6

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From Suzi Elton <[REDACTED]>

Date Wed 1/21/2026 2:51 PM

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

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I want to express my displeasure that this item is even up for a vote. We had an agreement that was ready to be finalized. That's what should be voted on in the next meeting.

Instead, the mobilehome park owners, went behind our backs and did a backroom deal to put together this Stinks-To-High-Heaven-The-Fix-Is-In deal.

Any honest person could figure out in about 10 seconds that this is a crooked deal. It smells like someone is taking money to make this happen.

**This is NOTHING MORE that another wealth transfer from the lowest income population to billionaires for a bit of payola in someone's pocket.**

Whoever is going along with this should be TOTALLY ASHAMED.

**Matt Mahan**, before your election for Mayor, I asked you face to face if you supported the previous agreement supporting mobilehome owners. **In fact I made you swear to it. YOU ARE A NEIGHBOR OF MINE.** I believed you and trusted you. DO NOT ALLOW THIS TRAVESTY TO HAPPEN.

Michael Mulcahy MY REPRESENTATIVE. I believe that in the voter's booklet at the last election, **you clearly stated that you would support the mobilehome owners**, not the billionaires. I even checked it out by calling your office. **DO NOT LET US DOWN.** I'm sure the park owners are willing to pay a lot of money under the table for your vote. Don't do it.

Do not under any circumstances pass this measure enriching the already-rich and stealing wealth from old, tired, Social Security recipients. **Fight for US, not them.**

Suzi Elton

[REDACTED] Pacific Time Zone (Landline)

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CC 1-27-26 Item 8.6

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From Russell Paige <[REDACTED]>

Date Wed 1/21/2026 6:34 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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Mayor Mahan, City Council Members and City Clerk,

We oppose the proposed changes to the Mobilehome Rent Ordinance (MRO) except for the changes required to comply with AB 2782.

Modifying vacancy control and the capital improvement process will not benefit mobile home residents, it will only benefit park owners. Park owners already make millions of dollars off of the mobile home parks they own. They have been allowed to raise our rents by 3% annually, without needing to provide evidence that they are losing money. As mobile home owners, we are responsible for maintaining our own homes and yards. Park owners should have to maintain their businesses without passing those costs to residents. However, if they want to pass costs on to the residents, the current capital improvement process should remain in place, requiring them to open their books for review.

Please protect mobile home community seniors, fixed-income residents and working families and preserve the affordability of living in San Jose for us. A 3% annual rent increase is already a lot.

Russ and Beth Paige  
[REDACTED]

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CC 1-27-26 item 8.6

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From Kathleen Rege <[REDACTED]>

Date Thu 1/22/2026 1:09 AM

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

Cc homeownersforequity <[REDACTED]>

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I am a resident of [REDACTED] Community and I want you to know I oppose any changes to our 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.

Respectfully,  
Kathleen Rege

--

\*\*\*\*\*

Whatever you are, be a good one!

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CC 1-27-26 item 8.6

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From Michael Zaplitny <[REDACTED]>

Date Thu 1/22/2026 6:18 PM

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

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To all recipients;

As a mobile home resident [REDACTED] I oppose any changes to decontrol and changing the current procedures for specified capital improvement petitions for landlords.

There are many residents, especially seniors, who would be significantly impacted financially if these changes are enacted. Wealthy landlords must continue to go to a Fair Return hearing to obtain a capital improvement passthrough.

In addition, if vacancy decontrol exists, higher rents can easily affect the equity of the homeowner, which often is their only remaining asset.

Therefore, please vote against both proposed changes to the MRO.

Respectfully,

Michael Zaplitny [REDACTED]

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## Proposed Mobilehome Rend Ordinance Amendments

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From David Vandever [REDACTED]

Date Thu 1/22/2026 7:17 PM

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

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Dear Mayor Mahan, and Councilman Casey, and City Council members,

My name is David Vandever, and I am a resident and mobilehome owner in [REDACTED] Park (within District 10). You both came to Villa Teresa to present yourselves and to gain support during your respective runs to become Council members.

I attended both the Housing Department Committee meeting on Dec 11, 2025, and a public hearing on Jan 12, 2026, regarding proposed MRO amendments.

At the upcoming Jan. 27 City Council meeting to discuss and vote on proposed MRO Amendments, I urge you to vote according to the recommendations of the Housing Department Committee. That Committee, during its Dec. 11 meeting, voted to ONLY approve the amendments needed to align with state law, and rejected the other proposals.

That committee recognized and acknowledged that the financial affect of the proposals would impact and take money from low and fixed income residents (such as Seniors), and give money to the park owners. This would reduce the AFFORDABILITY of mobilehome parks for low income families and seniors.

So, please only vote to accept the proposed amendments to align with state law.

Regards,  
David Vandever, concerned mobilehome park resident

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**CC 1-27-26 Item 8.6 - System works - Park got \$142.96 per month**

---

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

**Date** Fri 1/23/2026 5:00 AM

**To** Martha O'Connell <homeownersforequity@gmail.com>; 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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System works. They opened their books and they got \$142.96 per month on October 1, 2025.

Casa Alondra Petition for Fair Return decision

"In sum, as of October 1, 2025, the allowable permanent rent increase is \$127.73, per space, per month, the allowable temporary rent increase for the Capital Improvements is \$15.23 per space, per month, for ten years, the allowable temporary rent increase for the Allowable Legal Expenses is \$2.03 per space, per month, for ten years, for a total rent increase of \$144.99. After 10 years, the allowable rent increase will return to \$127.73. This permanent rent increase is for the Fair Return Petition request by the Park Owner. It does not the (sic) include Maximum Allowable Percentage Increase, effective October 1, 2025. (SJMC Section 17.22.155.)"

Open their books !!!!!!!!!!!!!!!!!!!!!!!!!!!!!

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

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## Rent Control

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**From** Norma Herring [REDACTED]

**Date** Fri 1/23/2026 7:43 AM

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

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I do not want rent control to change. We need to keep rent control the way it is so we can keep affordable housing in San Jose. Please vote no on changing rent control.

Norma Herring

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**Fw: Rent increase for Mobile Homes 6 pm January 27. agenda. cc 1-27-26 Item 8.6**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 1/23/2026 8:35 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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

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

---

**From:** gchaid <[REDACTED]>  
**Sent:** Friday, January 23, 2026 8:16 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Rent increase for Mobile Homes 6 pm January 27. agenda. cc 1-27-26 Item 8.6

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

To the City Council  
Please vote no on this item to increase rent payments for mobile homes. The Housing Council already voted this down earlier. It would cause a hardship for us as seniors and any senior coming later to purchase our property. This is sheer greed on the part of the park corporations. Brandenburg and company owns 17 parks plus part of the Sharks Hockey Team. They have plenty of money. They don't need to squeeze seniors for more money. Please vote no on this rent increase. It is all about greed.

Gail Chaid  
President

[REDACTED]

## Vacancy De Control

---

**From** Norma Herring [REDACTED]

**Date** Fri 1/23/2026 7:50 AM

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

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I do not want Vacancy De Control changed. Vacancy De Control says there would be a 10% increase in rent to the new owner. This would make it very hard to sell your mobile home. Please vote no on Vacancy De Control.  
Norma Herring

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**Fw: Rent increase for Mobile Homes 6 pm January 27. agenda. cc 1-27-26 Item 8.6**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 1/23/2026 8:35 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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

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

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**From:** gchaid [REDACTED]  
**Sent:** Friday, January 23, 2026 8:16 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Rent increase for Mobile Homes 6 pm January 27. agenda. cc 1-27-26 Item 8.6

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

To the City Council  
Please vote no on this item to increase rent payments for mobile homes. The Housing Council already voted this down earlier. It would cause a hardship for us as seniors and any senior coming later to purchase our property. This is sheer greed on the part of the park corporations. Brandenburg and company owns 17 parks plus part of the Sharks Hockey Team. They have plenty of money. They don't need to squeeze seniors for more money. Please vote no on this rent increase. It is all about greed.

Gail Chaid  
President  
[REDACTED]

---

CC 1-27-26 8.6 - no level playing field - unfair advantage

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From Martha O'Connell <[REDACTED]>

Date Fri 1/23/2026 10:04 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]>

 4 attachments (3 MB)

11-5-25.pdf; 9-21-25 page turner.pdf; 11-4-25.pdf; 9-28-25.pdf;

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see attached emails between Solivan and Park Owner Rep

stunning

just found this out two days ago through a PRA

from a portion of a notification I sent out

"When GSMOL Regional Manager Martha O'Connell submitted a public records act request for all emails between Mobilehome Park owners and their representative and the Director of Housing Erik Solivan, she had no idea what her request would uncover. O'Connell, a leader in GSMOL (Golden State Manufactured Homeowners League) and numerous other Mobilehome owners had been very upset about the lack of advance notice and community engagement around what she describes as "the most significant changes to the San Jose Mobilehome Rent Ordinance in its history." The item is scheduled for a Council vote on 1-27-26

**The emails obtained by O'Connell reveal that while the residents and the City's Housing Commissioners were kept in the dark, the Park owner representative on the Housing Commission, Ryan Jasinsky, not only had private meetings and communications with Solivan and his staff over several months, but provided draft language for changes to the rent control ordinance.**

Dan Finn, the resident's rep on the Housing Commission, was kept in the dark.

"This is hardly a level playing field," O'Connell commented. "Not only were we blindsided, but our input was not solicited while the Park owner representative was directly involved. This brings into question the fairness and objectivity of the Solivan proposals."

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

City of San José  
200 East Santa Clara Street, 12th floor  
San José, CA 95113  
Office: 408-975-2681 | Cell: [REDACTED]  
[www.sanjoseca.gov](http://www.sanjoseca.gov) | [www.sjhousing.org](http://www.sjhousing.org)



page  
turn

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From: Solivan, Erik <[Erik.Solivan@sanjoseca.gov](mailto:Erik.Solivan@sanjoseca.gov)>  
Sent: Sunday, September 21, 2025 4:37 PM  
To: Ryan Jasinsky [REDACTED]  
Cc: Opsal, Shelley <[shelley.opsal@sanjoseca.gov](mailto:shelley.opsal@sanjoseca.gov)>; Hislop, Emily <[Emily.Hislop@sanjoseca.gov](mailto:Emily.Hislop@sanjoseca.gov)>  
Subject: Mobilehome Ordinance & Regulations

9-21-25

Ryan,

Please let me know a few times you are available next week to do a page turn on the draft ordinance and regulations.

I believe Emily has sent you a copy of the draft and I welcome your thoughts and feedback.

I am looping-in Shelley to help us find a time in the next two weeks.

Regards,

**Director**  
Housing Department | City of San José  
200 East Santa Clara St., 12<sup>th</sup> Floor  
San José, CA 95113  
Office: (408) 535-3855  
FirstNET: (669) 317-8346  
[www.sanjoseca.gov/housing](http://www.sanjoseca.gov/housing)

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9-28-25

**From:** Hislop, Emily  
**To:** Ryan Jasinsky; Solivan, Erik  
**Cc:** Opsal, Shelley  
**Subject:** RE: Mobilehome Ordinance & Regulations  
**Date:** Sunday, September 28, 2025 10:26:00 PM  
**Attachments:** CONFIDENTIAL DRAFT MRO REGULATIONS 9.28.25 [DO NOT DISTRIBUTE].pdf  
image001.png

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Ryan -

Sorry for getting this to you so late. There was a significant amount of reorganizing to do from an earlier draft. These are the Draft all new regulations which will drive our proposed clean-up and material amendments to the MRO. This draft is still a work in progress, but most of the material changes are included or at least referenced. What's highlighted in BLUE will require material amendments to the ordinance. For your reference here are the existing regulations. Last updated in 1992 and the MRO:

MRO Regs (1992) -

<https://www.sanjoseca.gov/home/showpublisheddocument/51239/637157189011630000>  
MRO - [https://library.municode.com/ca/san\\_jose/codes/code\\_of\\_ordinances?  
nodeId=TIT17BUCO\\_CH17.22MOREOR\\_PT1PU](https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT17BUCO_CH17.22MOREOR_PT1PU)

**Emily Hislop**

Division Manager, Rent Stabilization & Eviction Prevention | Housing Department  
City of San José  
200 East Santa Clara Street, 12th floor  
San José, CA 95113  
Office: 408-975-2681 | [REDACTED]  
[www.sanjoseca.gov](http://www.sanjoseca.gov) | [www.sjhousing.org](http://www.sjhousing.org)



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---

**From:** Ryan Jasinsky <ryan@bsm-group.com>  
**Sent:** Wednesday, September 24, 2025 5:04 PM  
**To:** Hislop, Emily <Emily.Hislop@sanjoseca.gov>; Solivan, Erik <Erik.Solivan@sanjoseca.gov>  
**Cc:** Opsal, Shelley <shelley.opsal@sanjoseca.gov>

**Subject:** RE: Mobilehome Ordinance & Regualtions

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Good afternoon, Emily.

I wanted to check if the revisions to the ordinance have been completed. If there are significant changes, I would like to have adequate time to review them prior to our meeting.

Thank you and I hope you have a great evening.

Sincerely,

**Ryan Jasinsky**

*Director of Property Management*

Brandenburg Staedler & Moore

Mobilehome Communities of America, Inc.

1122 Willow Street, Suite 200

San Jose, CA 95125

Main: 408-279-5200

[REDACTED]  
Fax: 408-279-3614  
[REDACTED]

---

**From:** Hislop, Emily <[Emily.Hislop@sanjoseca.gov](mailto:Emily.Hislop@sanjoseca.gov)>

**Sent:** Monday, September 22, 2025 9:16 AM

**To:** Solivan, Erik <[Erik.Solivan@sanjoseca.gov](mailto:Erik.Solivan@sanjoseca.gov)>; Ryan Jasinsky [REDACTED]

**Cc:** Opsal, Shelley <[shelley.opsal@sanjoseca.gov](mailto:shelley.opsal@sanjoseca.gov)>

**Subject:** RE: Mobilehome Ordinance & Regualtions

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Hi Ryan –

We are still revising a draft of the new regulations. Please note we are drafting new regulations as the current regulations have not been amended since 1992 and are very outdated. We will send you the draft prior to meeting with Erik.

**Emily Hislop**

Division Manager, Rent Stabilization & Eviction Prevention | Housing Department

11-4-25

**From:** Hislop, Emily  
**To:** Solivan, Erik; Ryan Jasinsky  
**Subject:** RE: City of Sunnyvale's Home Improvement Program  
**Date:** Tuesday, November 4, 2025 9:03:00 AM  
**Attachments:** CONFIDENTIAL DRAFT MRO Regulations 11.4.2025.pdf  
image001.png

Hi Ryan –

Here is the most recent draft of the MRO Regulations. A few areas will be revised and they are indicated as such. Everything highlighted in Blue requires and Ordinance amendment.

**Emily Hislop**  
Division Manager, Rent Stabilization & Eviction Prevention | Housing Department  
City of San José  
200 East Santa Clara Street, 12th floor  
San José, CA 95113  
Office: 408-975-2681 | [REDACTED]  
[www.sanjoseca.gov](http://www.sanjoseca.gov) | [www.sjhousing.org](http://www.sjhousing.org)



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**From:** Solivan, Erik <Erik.Solivan@sanjoseca.gov>  
**Sent:** Tuesday, November 4, 2025 7:14 AM  
**To:** Ryan Jasinsky [REDACTED]  
**Cc:** Hislop, Emily <Emily.Hislop@sanjoseca.gov>  
**Subject:** Re: City of Sunnyvale's Home Improvement Program

Ryan

A revised and final set do regulations will be shared by the end of this week.

Thanks again for all your input and I am glad we can find common ground.

Regards,

**Director**

Housing Department | City of San José

200 East Santa Clara St., 12<sup>th</sup> Floor

San José, CA 95113

Office: (408) 535-3855

FirstNET: (669) 317-8346

[www.sanjoseca.gov/housing](http://www.sanjoseca.gov/housing)

---

**From:** Hislop, Emily <[Emily.Hislop@sanjoseca.gov](mailto:Emily.Hislop@sanjoseca.gov)>

**Date:** Tuesday, October 14, 2025 at 11:31 AM

**To:** Ryan Jasinsky [REDACTED] Solivan, Erik <[Erik.Solivan@sanjoseca.gov](mailto:Erik.Solivan@sanjoseca.gov)>

**Subject:** RE: City of Sunnyvale's Home Improvement Program

Thank you, Ryan.

**Emily Hislop**

Division Manager, Rent Stabilization & Eviction Prevention | Housing Department

City of San José

200 East Santa Clara Street, 12th floor

San José, CA 95113

Office: 408-975-2681 [REDACTED]

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---

**From:** Ryan Jasinsky [REDACTED]

**Sent:** Friday, October 10, 2025 4:12 PM

**To:** Solivan, Erik <[Erik.Solivan@sanjoseca.gov](mailto:Erik.Solivan@sanjoseca.gov)>; Hislop, Emily <[Emily.Hislop@sanjoseca.gov](mailto:Emily.Hislop@sanjoseca.gov)>

**Subject:** City of Sunnyvale's Home Improvement Program

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Hi Erik and Emily,

Attached is information about the City of Sunnyvale's Home Improvement Program. I hope you find this resource helpful.

Sincerely,

**Ryan Jasinsky**

*Director of Property Management*

Brandenburg Staedler & Moore

Mobilehome Communities of America, Inc.

1122 Willow Street, Suite 200

San Jose, CA 95125

Main: 408-279-5200

[REDACTED]  
Fax: 408-279-3614  
[REDACTED]

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11-5-25

**From:** [Hislop, Emily](#)  
**To:** [Ryan Jasinsky](#); [Solivan, Erik](#)  
**Subject:** RE: Proposed Language – Base Rent Increase Upon Transfer  
**Date:** Wednesday, November 5, 2025 1:56:00 PM  
**Attachments:** [image001.png](#)

---

Thank you, Ryan. I will share this with the City attorney. We have joint tenant, spouse, heir and personal representative (referencing the MRL) as an exception, but we will take a look at the language you provided.

**Emily Hislop**

Division Manager, Rent Stabilization & Eviction Prevention | Housing Department  
City of San José  
200 East Santa Clara Street, 12th floor  
San José, CA 95113  
Office: 408-975-2681 | [REDACTED]  
[www.sanjoseca.gov](http://www.sanjoseca.gov) | [www.sjhousing.org](http://www.sjhousing.org)



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**From:** Ryan Jasinsky [REDACTED]  
**Sent:** Wednesday, November 5, 2025 1:38 PM  
**To:** Solivan, Erik <[Erik.Solivan@sanjoseca.gov](mailto:Erik.Solivan@sanjoseca.gov)>; Hislop, Emily <[Emily.Hislop@sanjoseca.gov](mailto:Emily.Hislop@sanjoseca.gov)>; Ryan Jasinsky [REDACTED]  
**Subject:** Proposed Language – Base Rent Increase Upon Transfer

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Hi Erik,

Below is the proposed language regarding the increase to base rent upon transfer. Much of this language is from the City of Sunnyvale's Memorandum of Understanding, which was jointly developed and agreed upon by the City, Park Owners and Residents. The language (with the

exception of a few illustrative examples and the inclusion of individuals purchasing the home for remodeling and resale purposes) was reviewed by the City's attorney, the Park's attorney and the Residents' attorney.

Please let me know if you have any questions or would like to discuss further. Thank you for your time and consideration.

---

**Definition:**

"Transfer" means any transfer of legal title or ownership to a Mobile Home except for the following:

- (1) The transfer of a Mobile Home to the surviving joint tenant by devise, descent, or operations of law on the death of the joint tenant;
- (2) A transfer of the Mobile Home to the spouse or domestic partner of the Homeowner;
- (3) A transfer of the Mobile Home resulting from a decree of dissolution of marriage, legal separation or from an incidental property settlement agreement by which the spouse becomes the owner of the Mobile Home;
- (4) A transfer to an inter vivos trust in which Homeowner is and remains the trustee or beneficiary and occupant of the Mobile Home

**INCREASE TO BASE RENT UPON TRANSFER.**

Owner shall only increase the Base Rent for any Space upon Transfer of the Mobile Home by the Homeowner as set forth below:

When a Transfer of a Mobile Home occurs, the Base Rent for the corresponding Mobile Home space may be increased by an amount not to exceed ten percent (10%) of the Base Rent in effect immediately prior to the Transfer. Such increase shall apply as of the effective date of the Transfer, irrespective of the anniversary date of the tenancy or prior rent adjustments. If the Transfer occurs during the pendency of a notice increasing Base Rent, the 10% increase shall apply to the then-effective rent and to the pending notice increasing Base Rent. For example, in July Owner issues a 90 day notice to Resident increase the Base Rent consistent with the terms of the Ordinance from \$1,000.00 to \$1,030.00 per month, which increase is effective October 1<sup>st</sup>. On July 31<sup>st</sup>, Resident sells her home to an approved purchaser. Under the Ordinance, the new Resident's rent for August and September is subject to a maximum increase of 10% (e.g., \$1,000.00 to \$1,100.00), and then the rent effective October 1<sup>st</sup> is subject to the same maximum increase of 10% (\$1,030.00 to \$1,133.00). Accordingly, from October 1 until the next Anniversary Date the new Resident's maximum rent would be \$1,133.00.

Notwithstanding any other provision of this Chapter, Owner shall not be subject to any limitation on Base Rent increases that is the result of:

- (1) a true vacancy, where the Homeowner voluntarily surrenders possession of the Space and removes the Mobile Home from the Park;
- (2) the Mobile Home being abandoned in accordance with Civil Code Section 798.61;
- (3) the Homeowner being evicted as evidenced by entry of a judgment or a stipulation and order in an unlawful detainer proceeding;

(4) the Mobile Home being sold to a dealer as defined in Health and Safety Code Section 18002.6;  
(5) A transfer to a person who does not qualify as a "homeowner" for purposes of the MRL and who does not have, and/or will not receive a "tenancy" in the Park for purposes of the MRL. For example, a Mobile Home purchased by a person or entity without an intention to occupy the home as a principal residence or which acquires it for purposes of renovation and resale; or  
(6) the Mobile Home being repossessed by a legal owner or lien holder, or the Mobile Home is sold in accordance with Civil Code section 798.56a and Commercial Code sections 7209 and 7210, as may be modified and/or amended from time to time.

Sincerely,

**Ryan Jasinsky**

*Director of Property Management*

Brandenburg Staedler & Moore

Mobilehome Communities of America, Inc.

1122 Willow Street, Suite 200

San Jose, CA 95125

Main: 408-279-5200

Fax: 408-279-3614

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CC 1-27-26 item 8.6

---

From Stella Meola [REDACTED]

Date Fri 1/23/2026 10:46 AM

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

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I am a 70 year old woman who is disabled due to a stroke. I am no longer able to work to generate income. I live in a senior mobile home park where space rent is still affordable. I am scared about my future as my earning capability dwindles. My body may be broken but the rest of me is not. However, my housing options are quite limited as the cost of optional housing continues to skyrocket. I am beseeching you to regard your constituents who are affected by the proposition to remove the controls placed on landlords to prevent the relentless bleeding of renters.

Please consider us when discussing CC 1-27-26 item 8.6.

Thank you,

Stella Meola  
[REDACTED]

San Jose, CA

Sent from my iPhone

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**FW: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Thu 1/22/2026 11:44 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (203 KB)  
SJ Chamber - Housing Day Support 012726.pdf;

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**From:** Lennies Gutierrez [REDACTED]  
**Sent:** Thursday, January 22, 2026 11:02 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Fw: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing

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---

**From:** Lennies Gutierrez  
**Sent:** Wednesday, January 21, 2026 3:24 PM  
**To:** [mayor@sanjoseca.gov](mailto:mayor@sanjoseca.gov) <[mayor@sanjoseca.gov](mailto:mayor@sanjoseca.gov)>; [district1@sanjoseca.gov](mailto:district1@sanjoseca.gov) <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; [district2@sanjoseca.gov](mailto:district2@sanjoseca.gov) <[district2@sanjoseca.gov](mailto:district2@sanjoseca.gov)>; [district3@sanjoseca.gov](mailto:district3@sanjoseca.gov) <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; [district4@sanjoseca.gov](mailto:district4@sanjoseca.gov) <[district4@sanjoseca.gov](mailto:district4@sanjoseca.gov)>; [district5@sanjoseca.gov](mailto:district5@sanjoseca.gov) <[district5@sanjoseca.gov](mailto:district5@sanjoseca.gov)>; [district6@sanjoseca.gov](mailto:district6@sanjoseca.gov) <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; [district7@sanjoseca.gov](mailto:district7@sanjoseca.gov) <[district7@sanjoseca.gov](mailto:district7@sanjoseca.gov)>; [district8@sanjoseca.gov](mailto:district8@sanjoseca.gov) <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; [district9@sanjoseca.gov](mailto:district9@sanjoseca.gov) <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; [district10@sanjoseca.gov](mailto:district10@sanjoseca.gov) <[district10@sanjoseca.gov](mailto:district10@sanjoseca.gov)>; [clerk@sanjoseca.gov](mailto:clerk@sanjoseca.gov) <[clerk@sanjoseca.gov](mailto:clerk@sanjoseca.gov)>  
**Cc:** [sarah.zarate@sanjoseca.gov](mailto:sarah.zarate@sanjoseca.gov) <[sarah.zarate@sanjoseca.gov](mailto:sarah.zarate@sanjoseca.gov)>; [joseph.fruen@sanjoseca.gov](mailto:joseph.fruen@sanjoseca.gov) <[joseph.fruen@sanjoseca.gov](mailto:joseph.fruen@sanjoseca.gov)>; [kiyomi.yamamoto@sanjoseca.gov](mailto:kiyomi.yamamoto@sanjoseca.gov) <[kiyomi.yamamoto@sanjoseca.gov](mailto:kiyomi.yamamoto@sanjoseca.gov)>; [alexander.gvatua@sanjoseca.gov](mailto:alexander.gvatua@sanjoseca.gov) <[alexander.gvatua@sanjoseca.gov](mailto:alexander.gvatua@sanjoseca.gov)>; [Lam.Nguyen@sanjoseca.gov](mailto:Lam.Nguyen@sanjoseca.gov) <[Lam.Nguyen@sanjoseca.gov](mailto:Lam.Nguyen@sanjoseca.gov)>; [brisa.moreno@sanjoseca.gov](mailto:brisa.moreno@sanjoseca.gov) <[brisa.moreno@sanjoseca.gov](mailto:brisa.moreno@sanjoseca.gov)>; [lynn.lee@sanjoseca.gov](mailto:lynn.lee@sanjoseca.gov) <[lynn.lee@sanjoseca.gov](mailto:lynn.lee@sanjoseca.gov)>; [jonathan.fleming@sanjoseca.gov](mailto:jonathan.fleming@sanjoseca.gov) <[jonathan.fleming@sanjoseca.gov](mailto:jonathan.fleming@sanjoseca.gov)>; [Teddy.Adera@SanJoseCA.Gov](mailto:Teddy.Adera@SanJoseCA.Gov) <[Teddy.Adera@SanJoseCA.Gov](mailto:Teddy.Adera@SanJoseCA.Gov)>; [scott.hughes@sanjoseca.gov](mailto:scott.hughes@sanjoseca.gov) <[scott.hughes@sanjoseca.gov](mailto:scott.hughes@sanjoseca.gov)>; [david.gomez@sanjoseca.gov](mailto:david.gomez@sanjoseca.gov) <[david.gomez@sanjoseca.gov](mailto:david.gomez@sanjoseca.gov)>; Leah Toeniskoetter [REDACTED]; [erik.solivan@sanjoseca.gov](mailto:erik.solivan@sanjoseca.gov) <[erik.solivan@sanjoseca.gov](mailto:erik.solivan@sanjoseca.gov)>; [vince.rocha@sanjoseca.gov](mailto:vince.rocha@sanjoseca.gov) <[vince.rocha@sanjoseca.gov](mailto:vince.rocha@sanjoseca.gov)>; [christopher.burton@sanjoseca.gov](mailto:christopher.burton@sanjoseca.gov) <[christopher.burton@sanjoseca.gov](mailto:christopher.burton@sanjoseca.gov)>  
**Subject:** RE: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing

**RE: Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.**

Dear Mayor Mahan and Honorable Councilmembers,

On behalf of the San Jose Chamber of Commerce, I write in strong support of staff's proposed updates to the City's housing policies intended to accelerate housing production, including extensions of the Downtown Residential Incentive Program and the Multifamily Housing Incentive Program, as well as amendments to the Inclusionary Housing Ordinance.

Housing—particularly affordable and workforce housing—is the top concern of our members. To sustain San Jose's economic vitality, we must advance policies that meaningfully increase housing production. Meeting the state-mandated goal of 62,000 new homes by 2031 will require decisive action now.

San Jose's competitiveness depends on its ability to house the workforce that powers our economy. Employers consistently cite housing costs and availability as major barriers to growth, talent recruitment, and long-term investment. Streamlining policies that make it easier, faster, and more cost-effective to build housing is essential to the city's future.

For these reasons, the Chamber believes the following policy actions will make a measurable difference in supporting San Jose's short- and long-term growth, vitality, and economic success:

#### **Downtown Residential Incentive Program**

The proposed updates appropriately refine the Inclusionary Housing requirements to better support workforce housing, streamline program implementation, and expand eligibility to include commercial-to-residential conversions for mid- and high-rise buildings within the Downtown Planned Growth Area, consistent with City criteria. These changes better align the program with current market conditions and improve long-term feasibility.

#### **Multifamily Housing Incentive Program**

The Chamber advocated for the creation of this program in 2024 and remains strongly supportive of its extension. The program has already enabled several multifamily developments to move forward and continues to hold meaningful potential to unlock additional housing production.

#### **Inclusionary Housing Ordinance**

Approval of the proposed amendments will better align affordability requirements with current market realities while maintaining meaningful affordability for middle-income households. The changes simplify compliance, establish a functional Surplus Credits marketplace, align rental affordability terms with state practice, and streamline 100% affordable projects. Collectively, these updates make the ordinance clearer, more predictable, and better suited to today's financing environment—supporting more housing for San Jose's workforce.

We view these actions as an important step toward addressing San Jose's housing challenges, though they should be understood as a starting point rather than a final solution. Given that the development cycle—from site acquisition through completed construction—can take four years or more, we encourage the City Council and staff to think beyond time-limited incentives and consider unit-based production goals. If the objective is to meaningfully increase housing supply, flexibility aligned with real development timelines and a willingness to boldly test pilot approaches will be essential.

The Chamber would also welcome the opportunity to facilitate conversations between Councilmembers, City staff, and our membership—including employers, developers, and property owners—who can provide practical, on-the-ground insight into how these policies affect investment and housing delivery. We stand ready to be a constructive partner in advancing solutions that help San Jose meet its housing goals and remain competitive.

If you would like to schedule a meeting to discuss further, please do not hesitate to reach out to Lennies Gutierrez, our interim policy manager at [lenniesg@sjchamber.com](mailto:lenniesg@sjchamber.com).

Sincerely,

  
Leah Toeniskoetter

President & CEO  
San Jose Chamber of Commerce



Continuing the legacy of Leadership Excellence and Impact

FEBRUARY 26, 2026 1:00 - 4:00 PM

THE SIGNA BY HILTON

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**02/26/2026**

Lennies M. Gutierrez  
Interim Policy Manager  
San Jose Chamber of Commerce



[www.sjchamber.com](http://www.sjchamber.com)

101 W. Santa Clara Street, San Jose, CA 95113

Mailing Address: PO Box 149, San Jose, CA 95103



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January 21, 2026

City of San Jose City Council  
200 E. Santa Clara St.  
San José, CA 95113

**RE: Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.**

Dear Mayor Mahan and Honorable Councilmembers,

On behalf of the San Jose Chamber of Commerce, I write in strong support of staff's proposed updates to the City's housing policies intended to accelerate housing production, including extensions of the Downtown Residential Incentive Program and the Multifamily Housing Incentive Program, as well as amendments to the Inclusionary Housing Ordinance.

Housing—particularly affordable and workforce housing—is the top concern of our members. To sustain San Jose's economic vitality, we must advance policies that meaningfully increase housing production. Meeting the state-mandated goal of 62,000 new homes by 2031 will require decisive action now.

San Jose's competitiveness depends on its ability to house the workforce that powers our economy. Employers consistently cite housing costs and availability as major barriers to growth, talent recruitment, and long-term investment. Streamlining policies that make it easier, faster, and more cost-effective to build housing is essential to the city's future.

For these reasons, the Chamber believes the following policy actions will make a measurable difference in supporting San Jose's short- and long-term growth, vitality, and economic success:

**Downtown Residential Incentive Program**

The proposed updates appropriately refine the Inclusionary Housing requirements to better support workforce housing, streamline program implementation, and expand eligibility to include commercial-to-residential conversions for mid- and high-rise buildings within the Downtown Planned Growth Area, consistent with City criteria. These changes better align the program with current market conditions and improve long-term feasibility.

**Multifamily Housing Incentive Program**

The Chamber advocated for the creation of this program in 2024 and remains strongly supportive of its extension. The program has already enabled several multifamily developments to move forward and continues to hold meaningful potential to unlock additional housing production.



**Inclusionary Housing Ordinance**

Approval of the proposed amendments will better align affordability requirements with current market realities while maintaining meaningful affordability for middle-income households. The changes simplify compliance, establish a functional Surplus Credits marketplace, align rental affordability terms with state practice, and streamline 100% affordable projects. Collectively, these updates make the ordinance clearer, more predictable, and better suited to today's financing environment—supporting more housing for San Jose's workforce.

We view these actions as an important step toward addressing San Jose's housing challenges, though they should be understood as a starting point rather than a final solution. Given that the development cycle—from site acquisition through completed construction—can take four years or more, we encourage the City Council and staff to think beyond time-limited incentives and consider unit-based production goals. If the objective is to meaningfully increase housing supply, flexibility aligned with real development timelines and a willingness to boldly test pilot approaches will be essential.

The Chamber would also welcome the opportunity to facilitate conversations between Councilmembers, City staff, and our membership—including employers, developers, and property owners—who can provide practical, on-the-ground insight into how these policies affect investment and housing delivery. We stand ready to be a constructive partner in advancing solutions that help San Jose meet its housing goals and remain competitive.

If you would like to schedule a meeting to discuss further, please do not hesitate to reach out to Lennies Gutierrez, our interim policy manager [REDACTED]

Sincerely,

[REDACTED]

Leah Toeniskoetter  
President & CEO  
San Jose Chamber of Commerce

**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** Fri 1/23/2026 9:22 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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

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**From:** Jennette Holzworth [REDACTED]  
**Sent:** Friday, January 23, 2026 9:19 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 a San Jose resident and leader in my District 6 community 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, and it comes from the perspective of a voter and homeowner who recognizes the exorbitant privilege and sheer luck my family has fallen into that has allowed us to exit the often inhumane and always unpredictable conditions of being low-income renters. We got lucky - the tech company employing my husband went public. That is the only reason, despite saving and scrounging, that we could gather enough money to buy ourselves a mortgage. Yes, we worked hard, but that wasn't enough to bring the relative stability of homeownership. We must do more as a community to combat the affordability crisis at hand.

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.

Sincerely,  
Jennette Holzworth

Jennette Holzworth

  
San Jose, California 95128

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 1/23/2026 9:42 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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

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**From:** Dustin Hunt [REDACTED]  
**Sent:** Friday, January 23, 2026 9:40 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,

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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.

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

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Dustin Hunt

MILPITAS, California 95035

CC - 1-27-26 item 8.6

---

From Carl Brannon - [REDACTED]

Date Fri 1/23/2026 12:57 PM

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

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Dear Representatives:

Please VOTE NO on Mobile Home Park Owner's request to increase our rents by exorbitant percentages. Their request is absolutely UNAFFORDABLE.

Before any discussion occurs about rescinding our Rent Control of 3%, the Park Owners need to OPEN THEIR BOOKS so GSMOL and Mobil Home Park Residents are able to verify that the owners are not making a reasonable return on their investments.

Furthermore, we need to reject their flagrantly unscrupulous VACANCY CONTROL (10% higher rent to new buyers than paid by the seller) which reduces the owner's selling price by \$10,000.

If the owners "CAN'T MAKE A PROFIT TO THEIR LIKING" they need to consider selling their parks to:

1. City of San Jose
- or 2. A non-profit organization
- or 3. Resident mobil home owners.

In summary, for what possible reason should the Housing Department and or San Jose City Council effectively turn over the last bastion of AFFORDABLE HOUSING in San Jose to a "Fraternity of near or actual billionaires" just because they write costic letters demanding more money.

PLEASE, WILL ALL REPRESENTATIVES IN THE HOUSING DEPARTMENT  
AND SAN JOSE CITY COUNCIL HONOR THE WISHES—AND, ECONOMIC  
NECESSITY---OF THEIR MOBIL HOME CONSTITUENTS.

Carl Brannon

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 1/23/2026 2:20 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

**From:** Carl Brannon <[REDACTED]>  
**Sent:** Friday, January 23, 2026 12:57 PM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>  
**Subject:** CC - 1-27-26 item 8.6

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Carl Brannon

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CC - 1-27-26 Item 8.6

---

From JORDANA JACOBS [REDACTED]

Date Fri 1/23/2026 2:30 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>

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Subject: OPPOSITION to Proposed Changes to the Mobilehome Rent Ordinance (MRO) - CC - 1-27-26 Item 8.6

Dear Mayor Mahan and San Jose City Councilmembers,

My name is Rebecca Jacobs and I live in [REDACTED] Bascom Avenue. I am writing to urge you to vote NO on the proposed changes to the Mobilehome Rent Ordinance (MRO) being considered by the City Council.

Mobilehome communities like Quail Hollow are the last bastion of affordable housing for San Jose residents. The protections put in place by previous lawmakers provide essential stability for thousands of residents in San Jose. Many of us are seniors, families, and individuals on fixed incomes who rely on these protections to remain in our homes. The proposed amendments threaten to undermine this stability, placing residents at risk of displacement in an already unaffordable housing market.

I am particularly concerned about the proposed 10% increase in base rent upon the sale of a mobile home. We should not be "passing the buck" onto new owners. The rent increase would most likely result in a decrease in home value at the time of sale. This is a lose-lose situation for the buyer and seller.

Secondly, we want transparency, especially when it concerns finances. Park owners/operators need to open the ledger books to assure homeowners capital investments are properly funded through park owner/operator profits and not passed on to homeowners.

It is the responsibility of the City Council to represent its constituents. The message from mobilehome residents has been clear and consistent: we need to maintain the current MRO without weakening amendments. Please protect affordable housing in San Jose and stand with us by opposing these changes.

Sincerely,

Rebecca Jacobs



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CC 1-27-26 Item 8.6. (RENT CONTROL)

---

**From** Eddie Gee [REDACTED]  
**Date** Sat 1/24/2026 10:48 PM  
**To** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>  
**Cc** Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; l8a18\_m38 [REDACTED] s77auld [REDACTED] homeownersforequity [REDACTED]

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To whom this may concern.

I hope this email finds you well.

My wife and I are residents here at the beautiful [REDACTED] for seniors in San Jose. We've been living here for close to 3 years now. One of the main reasons we decided to move into [REDACTED] was the fact that the rent was so affordable. My wife and I fall under the low-income classification. The controlled rent here [REDACTED] has been a Godsend for both of us. My wife and I, along with all of our wonderful neighbors here [REDACTED] stongly oppose any changes to the City of San Jose Mobilehome Rent Control Ordinance. This ordinance would eliminate full vacancy control that would allow any pass through to the residents of capital improvements without a formal petition for fair return. We Believe the reasons behind making these inappropriate, inconsiderate, and unreasonable changes to the rent Control Ordinance is, in a nutshell, all about selfishness and greed!" The love of money is the root of all evil." How wonderful it would be if all would live by the Golden Rule, which is, to treat others the way you would like to be treated.

Thank you so much for taking the time to read this email. We are counting on your "NO" vote!!!

May God bless you all.

Frank

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Regarding January 27, 2026 Item 8.6

---

From Laurie <[REDACTED]>

Date Sun 1/25/2026 10:01 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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Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

My name is Laurie Alaimo and I am a born and raised San Jose resident. I love my city, it's climate, culture, opportunities, and location. I live in District 3, have volunteered with the community garden program, the UC 4H program, for many years I was an election worker then inspector. I was the volunteer garden manager at my child's school, donate where I can to local organizations. I trap feral cats in my neighborhood for TNR. I am an avid fish keeper, organic gardener, excellent home cook, animal lover, advocate for animals, children and underdogs. I was forced to retire early from the County of Santa Clara due to an injury, and am now a disabled senior living on a fixed income. I am a mobile home owner.

I am writing today to urge you to vote against the proposed amendments to the Mobile Home Residency Law. We already incur a 3% rent increase per year. For me, that accounts to about \$25.50 per month. My COLA this year, along with Medicare cost increase, increased my SS by \$13 per month. That is a net loss for me. There are 214 spaces in my mobile home park. If I use my 3% rent increase as an example and multiply that by 214, the park owner gets a \$5,457 increase per month. Our swimming pool was closed for years prior to Covid because of a light that needed repair, then the railing for the steps. It was closed for years after Covid as well. Our sign fell in a windstorm at least 2 years ago and still has not been repaired. Our streets have no signage, causing emergency vehicles to have trouble finding the right house. Our sewers back up into our bathtubs and showers, our yards, and pools in the streets due to owners not repairing anything. Fences are falling, streets have potholes. What is the 3% increase paying for? A majority of our residents are non- English speaking Vietnamese elders who do not feel comfortable to speak up.

I fear that allowing owners to raise rents by an additional 3% for "capital repairs" offers the opportunity for abuse.

I am a single person. If I become unable to care for myself, I will need to sell my home and use that money for assisted living. Increasing the rent by 10% when I sell will lower my equity considerably.

Please consider your vulnerable constituents and vote no on this amendment.

Kind Regards,  
Laurie

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## Mobilehome Rent Ordinance

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From EVELYN POSEY - [REDACTED]

Date Sun 1/25/2026 11:39 AM

To The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; rosemary.kamel@sanjose.ca.gov <rosemary.kamel@sanjose.ca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>; david.cohen@sanjose.ca.gov <david.cohen@sanjose.ca.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 Sir/Madam:

I am writing to request that you do not make any changes to the Mobilehome Rent Ordinance. I know that this has been proposed before and it was a very stressful time for many mobilehome owners. It seems that affordable housing is slowly dwindling away for many seniors and disabled people. With the cost of living going up year after year, many of us struggle to keep up. The minimal increase that we receive for social security each year will make it more difficult for us. It will make it difficult to make the decision not to be able to afford our needed medications in order to pay the greedy mobilehome property owners.

I urge that the mayor and city counsel members reconsider any changes to the mobilhome rent ordinance. Please keep affordable housing a priority going forward.

Evelyn Herring  
Resident of Silicon Valley Mobilehome Park

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cc1-27-26 item 8.6

---

From Hanh Nguyen <[REDACTED]>

Date Sun 1/25/2026 2:21 PM

To Mayor Matt Mahan <mayormatt@sanjosecagov.ccsend.com>; 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>; Councilmember for San Jose District 7 Bien Doan <district7@sjdistrict7.org>; Mulcahy, Michael <Michael.Mulcahy@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; domingo.candelas@sanjoseca.gov <domingo.candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; homeownersforequity [REDACTED] Glenna Howcroft [REDACTED] Hanh Nguyen [REDACTED]

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To Whom It May Concern,

My name is Hanh Nguyen. I reside at Pepper Tree Estates located in Dist. 7, one of the 58 remaining mobile home parks in San Jose.

I am writing this letter to ask you please SAVE VACANCY CONTROL FOR MOBLIBE HOME PARKS and NOT SUPPORT the Stand Alone Passthroughs that is also up for consideration by the park owners.

Please help us who are seniors, low income folks, and all other disadvantaged populations who live in mobile home parks by vote "NO" on both of these proposals.

Sincerely,

Hanh Nguyen

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CC 1-27-26 item 8.6

---

From ellissanjose [REDACTED]

Date Sun 1/25/2026 3:01 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 Gentlemen/Ladies:

I will be attending the City Council meeting on Tuesday evening (January 27) to vote NO to the amendment of Item 8.6 (items (c) and (3) -- Vacancy Control and Capital Improvements). I have lived in the Bay Area since 1984 and, at age 73, I must continue to work part time at least to continue living in San Jose and enjoying some type of quality of life. Mobile home living is the most affordable living for so many of the seniors here. We continue to watch the landlords raise the rent (up to 3.7) yearly, which exceeds Social Security increases for the seniors who have limited income as it is.

There have been attempts to pass these amendments over the last 10-15 years, but luckily they have not succeeded. The middle class members of our society continue to struggle because they are saddled with paying more taxes than anyone (the rich have legal loopholes, writeoffs, etc., and the poor are living on programs supported by our taxes). Every POLITICIAN says they care about the middle class and "promise" to lesson the burden on the middle class. These types of maneuvers by greedy landlords and property owners that are supported by City officials is a direct contradiction of those promises.

The fact that the Housing Authority has had "closed door" sessions with our mobile home owner's representative, and this representative has assisted with the writing of these proposed changes, is (at a minimum) unethical. The Housing Authority should be impartial. That clearly is not the case.

If these amendments pass, I can guarantee that EVERY resident in San Jose living in a mobilehome will do everything they can vote every City Council member out for failure to protect their constituents.

How many times must we go through these shady attempts by mobilehome owners to get what they want????

Thank you.

Linda Ellis

---

CC 1-27-26 item 8.6

---

From Jeff Roloff [REDACTED]

Date Sun 1/25/2026 7:07 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>; martha O'Connell [REDACTED]

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My Name is Jeffery Nels Roloff, I am a senior citizen I live in [REDACTED] Home park in San Jose with my family.

### I support Vacancy Control

I Support Vacancy Control, and object to the proposed rent increase upon change of ownership.

I certainly approve of updating the Mobile Home Rent Ordinance to comply with State Law.

I object to using this procedure to sneak in a Rent Increase.

### The false equivalence between Mobile Home Owners and Apartment Dwellers:

There is a fundamental difference between the rent paid by Mobile Home owners and apartment renters: In a mobile home park I paid for my new roof, I paid to paint my home; I pay for all of my appliance repairs and replacements; I pay for lawn and garden maintenance. The rent paid by Mobile Home Owners is only for the use of the land.

The owners of apartment buildings pay for all maintenance and repairs of the dwelling, the owners of Mobile Home Parks do not.

## **They need to open their books**

### **Rough Estimate for Mill Pond: about 400 homes each paying over \$1000 per month in Land Use Rent**

If over \$400,000 per month is not enough to support two full time employees, gardeners, pay the water, electricity, run the street sweeper, and insurance, then a close look needs to be taken at the expenses and what constitutes a fair return.

I object to the one time 10% rent increase every time a Mobile Home changes ownership. 17.22.450 C.

### **I object to changing the Appeal Process**

I object to replacing the Administrative hearing process with an appeal to the director without representation. 17.22.810 deleted and replaced with 17.22.820.

This change would make the process of appeal greatly more complicated by requiring a writ of Appeal filed with the Superior Court. This will make it much more difficult for Mobile Home Owners to register an appeal.

### **17.22.600 Annual Registration and Fee**

I object to this provision. This will provide all of the park owners with the exact amounts charged by all the other parks, this will effectively place all Park Owners in collusion to manipulate the “free” rental market.

--

Jeffery Roloff

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

---

From john [REDACTED]

Date Sun 1/25/2026 9:15 PM

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

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Dear Mayor Mahan and City Council Members,

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,

John D. Dunning  
District 10 Constituent  
[REDACTED]  
San Jose, CA 95123  
[REDACTED]

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CC 1/27/26 item 8.6 26-075 (mobile home rent ordinance)

---

From Jackie Elliott [REDACTED]

Date Sun 1/25/2026 10:43 PM

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

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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,

Jacklyn Elliott

[REDACTED]  
San Jose, Ca 95123

---

CC 1/27/26 item 8.6 26-075 (mobile home rent ordinance)

---

From Jackie Elliott <[REDACTED]>

Date Sun 1/25/2026 10:44 PM

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

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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,

Jacklyn Elliott  
[REDACTED]

San Jose, Ca 95123

---

**FW: San Jose Mobile Home Rent**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:12 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Gregory Baker <[REDACTED]>  
**Sent:** Sunday, January 25, 2026 9:38 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>  
**Subject:** San Jose Mobile Home Rent

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Hi,  
My name is Greg Baker, and I live in [REDACTED]. I have a big concern about the higher space rent increase to 10%. [REDACTED] is a 55 plus park. Many of our seniors are on fixed incomes. These increases could force them out of their homes where they have been living for many years. Where are they going to live. On the streets. This goes for all the **Mobile Home Parks in San Jose**. This increase would destroy our home values. Plus shifting financial risk onto the residents for park repairs and upgrades, not the park owners. I hear the government talk about affordable housing. Mobile home parks are the only affordable housing that I know is still affordable for people with lower incomes. I am a senior, veteran, and longtime resident [REDACTED]. Please, I'm asking you to **VOTE NO** on the Mobile Home rent ordinance.  
Thank you,  
Greg Baker  
[REDACTED]

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**Fw: Constituent Concern: Strongly Oppose Vacancy Decontrol in Mobilehome Rent Ordinance**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:17 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

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

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

---

**From:** Noel Ponce [REDACTED]  
**Sent:** Saturday, January 24, 2026 3:38 PM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>  
**Cc:** City Clerk <city.clerk@sanjoseca.gov>; citymanager@sanjoseca.gov <citymanager@sanjoseca.gov>; Webmaster Manager <webmaster.manager@sanjoseca.gov>; Cranford, Sandra <Sandra.Cranford@sanjoseca.gov>  
**Subject:** Constituent Concern: Strongly Oppose Vacancy Decontrol in Mobilehome Rent Ordinance

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

My name is Noël Ponce, and I am a longtime mobilehome homeowner and constituent in San Jose.

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 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 on fixed incomes. For many residents, their mobile home 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.

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

I am also concerned about the process by which these changes were introduced, with limited public notice and without meaningful resident input. The Housing Commission carefully reviewed these proposals and recommended approving only the state required change. I respectfully ask 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

I would appreciate your response, indicating your position on these issues

Thank you for your time and consideration.

Sincerely,  
Noël Ponce  
San Jose, CA

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**Item #26-075 Mobile Home Rent Ordinance**

---

**From** Gary Frost <[REDACTED]>

**Date** Mon 1/26/2026 9:43 AM

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

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Dear Representatives

As the President and representative of the residents club of 150 homes and over 300 voting constituents, I have been asked to inform our elected officials that we are collectively 100% opposed to any of the proposed changes of State laws, including the desires of many park owners to remove the current rent control policies. Your consideration to vote NO to these policy changes will be well remembered.

Thank you for your consideration.

Gary Frost

Villa Teresa Residents Club President

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**FW: REAL Coalition Letter re Item 8.6, Proposed Changes to the MRO + Supplemental MRO Analysis**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:14 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 2 attachments (226 KB)

REAL Coalition Letter to City Council re Item 8.6 Proposed MRO Changes.pdf; REAL MRO Policy Analysis .pdf;

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**From:** Shannon Zhang [REDACTED]  
**Sent:** Friday, January 23, 2026 5:40 PM  
**To:** District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@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>; Wilcox, Leland <Leland.Wilcox@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Maguire, Jennifer <jennifer.maguire@sanjoseca.gov>  
**Cc:** Reed, Jim <Jim.Reed@sanjoseca.gov>; Fruen, Joseph <Joseph.Fruen@sanjoseca.gov>; Lester, Elise <Elise.Lester@sanjoseca.gov>; Yamamoto, KiyomiH <Kiyomi.Yamamoto@sanjoseca.gov>; Ramirez, Lucas <lucas.ramirez@sanjoseca.gov>; Gvatua, Alexander <Alexander.Gvatua@sanjoseca.gov>; Danino, Shawn <Shawn.Danino@sanjoseca.gov>; Privitt, Mara <Mara.Privitt@sanjoseca.gov>; Wang, Justin <Justin.Wang@sanjoseca.gov>; Nguyen, Lam <Lam.Nguyen@sanjoseca.gov>; Moreno, Brisa <Brisa.Moreno@sanjoseca.gov>; Treseler, Dominic <Dominic.Treseler@sanjoseca.gov>; Mauro, Joseph <Joseph.Mauro@sanjoseca.gov>; Fleming, Jonathan <Jonathan.Fleming@sanjoseca.gov>; Kolander, Grace <Grace.Kolander@sanjoseca.gov>; Adera, Teddy <Teddy.Adera@sanjoseca.gov>; Radhakrishnan, Sachin <Sachin.Radhakrishnan@sanjoseca.gov>; Hughes, Scott <scott.hughes@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Gomez, David A <David.A.Gomez@sanjoseca.gov>; Policy Team [REDACTED]  
**Subject:** REAL Coalition Letter re Item 8.6, Proposed Changes to the MRO + Supplemental MRO Analysis

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Dear Mayor Mahan, Vice Mayor Foley, and City Councilmembers,

Please see attached a letter signed by 34 members of the Race Equity Action Leadership (REAL) Coalition re **Item 8.6, Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code.**

We've also attached a supplemental MRO policy analysis. We look forward to your discussion on the item.

Best,

**Shannon Zhang** | Nonprofit Policy + Advocacy Associate

**Silicon Valley Council of Nonprofits**

**[REDACTED]** Web: [svcn.org](http://svcn.org) | [LinkedIn](#)

Pronouns: she/her/hers

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January 23, 2026

San José City Council  
San José City Hall  
200 E. Santa Clara St.  
San José, CA 95113  
*Sent via electronic mail*

**Re: Item 8.6, Proposed Amendment to Chapter 17.22 (Mobilehome Rent Ordinance) of the San José Municipal Code.**

Dear Mayor Mahan, Vice Mayor Foley, and Members of the San José City Council:

The undersigned organizations write on behalf of the Race Equity Action Leadership (REAL) Coalition to express our opposition to proposed amendments to San José's Mobilehome Rental Ordinance (MRO) that would create new pathways for rent increases in mobilehome parks.

Mobilehome parks are one of the last remaining sources of stable, entry-level homeownership in San José. At a time of worsening housing instability, rising costs, and heightened displacement risk, these proposed changes would permanently erode affordability for residents least able to absorb new financial shocks.

Attached to this letter is a detailed policy analysis prepared by the Silicon Valley Council of Nonprofits, REAL members, and allied organizations and individuals from the REAL Coalition Housing Justice Workgroup. At a high level, our concerns are as follows:

- The City is considering **partial vacancy decontrol**, allowing a 10% rent increase when a mobilehome is sold, and **additional capital improvement pass-throughs** on top of the existing fair return process. Together, these amendments create new, unnecessary avenues for rent increases that deprioritize affordability.
- The City has **not demonstrated a need** for these changes. The MRO already allows annual rent increases and includes a constitutionally required fair return process to address legitimate owner costs. Vacancy decontrol was previously considered and rejected by Council in 2017 due to concerns

about rent escalation, displacement, and loss of affordability—concerns that remain valid today.

- These increases would have **permanent, compounding impacts**. Because space rents never reset downward, a 10% increase upon resale ratchets up base rents over time, steadily eroding affordability across entire parks.
- The proposed changes would **reduce home values, raise barriers to homeownership, and increase displacement risk**, particularly for older adults and lower-income households. Mobilehome parks play a critical role in homelessness prevention and community stability.
- The impacts would be **disproportionately borne by Black residents and other communities of color**, who have faced historic exclusion from homeownership and are already overrepresented among San José’s unhoused population. These outcomes are inconsistent with the City’s adopted affordable housing, anti-displacement, and racial equity commitments, including the Housing Element, the Racial and Social Equity Ordinance, and the Equity Values and Standards Policy.

### **Recommendation**

The REAL Coalition urges the City Council to reject proposed amendments that introduce new rent-increase mechanisms and to limit any changes to the Mobilehome Rental Ordinance to remove the long-term lease exemption, consistent with state law.

The Council faces a clear choice: preserve mobilehome parks as a critical source of stable, affordable homeownership, or weaken long-standing protections in ways that will permanently erode affordability and community stability.

Sincerely,

### **Race Equity Action Leadership (REAL) Coalition and Allies**

Vaughn Villaverde  
**AACI**

David Mineta  
**Alum Rock Counseling Center**

Lavere Foster  
**African American Community Service Agency**

Richard Konda  
**Asian Law Alliance**

Elisa Koff-Ginsborg  
**Behavioral Health Community  
Association (BHCA)**

Josh Selo  
**Bill Wilson Center**

Don Taylor  
**Catholic Charities of Santa Clara  
County**

Rachel Montoya  
**Community Solutions**

Chad Johnston  
**CreaTV San José**

Beth Leary  
**Family Supportive Housing, Inc.**

Kristopher Scott  
**Fresh Lifelines for Youth**

Martha O'Connell  
**Golden State Manufactured Home  
Owners League**

René Ramirez  
**HomeFirst**

Gia Pham  
**Housing Choices**

Richard Hobbs  
**Human Agenda**

Susan Frazer  
**Jewish Family Services of Silicon  
Valley**

Nathalie Carvajal  
**Latina Coalition of Silicon Valley**

Darcie Green  
**Latinas Contra Cancer**

Tristia Bauman  
**Law Foundation of Silicon Valley**

Quency Phillips  
**Lighthouse Innovation Center**

Colsaria Henderson  
**Next Door Solutions to Domestic  
Violence**

Eva Terrazas  
**Pacific Clinics**

Melissa A. Morris  
**Public Interest Law Project**

Poncho Guevara  
**Sacred Heart Community Service**

Kimberly Woo  
**Services, Immigrant Rights and  
Education Network (SIREN)**

Kyra Kazantzis  
**Silicon Valley Council of Nonprofits**

Sheri Burns  
**Silicon Valley Independent Living  
Center**

Michael Dao  
**SJSU Human Rights Institute**

Sandy Perry  
**South Bay CLT**

Lori Katcher  
**SURJ Santa Clara County**

Yvonne Maxwell  
**Ujima**

Cassandra Magana  
**West Valley Community Service**

Maria Noel Fernandez  
**Working Partnerships US**

### **About the REAL Coalition**

The REAL community of Silicon Valley based nonprofit leaders and allies has been meeting since June 2020 to use our positional power to advocate for a more racially-just and equitable society; to establish a peer network of leaders committed to fighting white supremacy and systemic racism in ourselves and our institutions; and to hold each other accountable to the promises we made in the Nonprofit Racial Equity Pledge. The REAL coalition is broadly representative of the nonprofit community including human and community services, behavioral health and health, arts and culture, domestic violence, older adults, food security, education, environmental, farming, legal, disability rights, LGBTQ rights, ethnic, immigrant rights, housing and homelessness, criminal justice reform, urban planning, and intermediary organizations, and others. Over 125 organizations have participated in the REAL Coalition.

# **Rolling Back Affordability: How Proposed Changes to San José’s Mobilehome Rental Ordinance Undermine Stable Homeownership**

*Prepared by the Silicon Valley Council of Nonprofits for the Race Equity Action Leadership (REAL) Coalition Housing Justice Workgroup and allied organizations and individuals*

San José is considering amendments to its Mobilehome Rental Ordinance (MRO) that would create new pathways for rent increases in mobilehome parks – one of the last remaining sources of stable, entry-level homeownership in the city. San José is considering amendments to its Mobilehome Rental Ordinance (MRO) that would create new pathways for rent increases in mobilehome parks – one of the last remaining sources of stable, entry-level homeownership in the city.

## **Proposed Changes to the Mobilehome Rental Ordinance**

The proposed amendments include:

### **Partial Vacancy Decontrol:**

Allowing a 10% rent increase when a mobilehome is sold and the resident turns over.

### **Additional Capital Improvement Pass-Throughs:**

Creating a new petition process for “specified capital improvements,” in addition to the existing fair return process.

Together, these two amendments create additional avenues for park owners to capture revenue through rent increases and deprioritizes affordability for residents. While the memo frames these changes as beneficial to residents, they instead undermine one of the last pillars of affordable housing in San José by increasing rents amidst a worsening affordability crisis.

### **Moving MRO Provisions From Ordinance to Regulations:**

The proposed amendments include moving key aspects of the MRO from the ordinance to regulations. These include policy on rental agreements and administrative hearings. By moving large swaths of the ordinance to regulations,

future policy changes on mobilehome parks would not require Council or commission approval – stripping away Council and community oversight.

### **Background of the Current Ordinance**

The Mobilehome Rental Ordinance (MRO) in San Jose originated in July 1979 as a rent stabilization ordinance for mobilehome parks. Under the current ordinance, annual rent increases are limited to 75% of the Consumer Price Index (CPI), with a minimum 3% increase and a maximum increase of 7%. These limits were adopted to improve affordability and stability for mobilehome residents, while still allowing park owners to receive annual rent increases and seek additional relief through the ordinance's fair return process when warranted.

### **10% Rent Increase Upon Vacancy**

**Previously rejected:** Vacancy decontrol was considered and rejected in 2017, and the reasoning for the rejection – rent escalation, displacement, loss of affordability – still stand today.

**No demonstrated need:** The memo from the Housing Department does not address new costs park owners have that these rent increases are intended to solve. Vacancy decontrol as a policy was originally intended for apartment landlords to recoup revenue from the time a unit sits unoccupied between tenants. However, in mobilehomes, the space rent is paid whether or not the person is there, with no gaps in rent collection for the park owner.

**Misleading rent comparisons:** The memo justifies the partial vacancy decontrol by comparing mobilehome and apartment rent limits, but this is not a justified comparison. Mobilehome residents own their properties and rent the land. They are shouldered with far more costs than apartment renters, including mortgage, insurance, property taxes, maintenance, and repairs.

Because space rents never reset downward, a 10% increase upon each sale permanently ratchets up base rents. Over time, repeated resales compound these increases across entire parks, steadily eroding affordability and accelerating displacement pressures. As a result, mobilehome parks will no longer be a truly affordable homeownership avenue.

## **Additional Capital Improvement Pass-Through Process**

**Redundancy:** The MRO already includes a constitutionally-required fair return mechanism to ensure park owners can recover necessary operating and capital costs. If the existing petition process is insufficient or cumbersome in any way, the memorandum has not indicated any such feedback from park owners.

**Lack of standards:** There is a lack of transparency regarding this additional pass-through process. It is unclear what proof of need would be required of park owners and what changes encompass “added benefits to residents.” The memo provides examples of sustainability related improvements, but the ordinance should not incentivize these improvements by sacrificing affordability. The approval criteria, oversight mechanisms, and accountability standards for these petitions remain undefined.

## **Ordinance to Regulations**

**Lack of Transparency:** Ordinances are debated and adopted by elected officials in public meetings with clear notice while changes to regulations are far more opaque. This shift will limit public understanding and opportunities for the community to engage.

**Undemocratic Practice:** Major policy changes to the mobilehome ordinance should go through Council authority. Compared to appointed staff, the elected City Council is a far more representative body that answers to the voice of its constituents. The Council was trusted with this authority, and it should be kept within the jurisdiction of the Council in the interest of fairness to San José’s residents.

## **Harmful Impacts of Proposed Changes**

**Erosion of home value:** A mobilehome’s value is tied primarily to its location and right to occupy a space. Higher rents at resale directly reduce current home values, making it harder for residents – especially older adults – to sell when needed. Many of these residents depend on their mobilehomes as their only chance for long-term wealth building.

**Barriers to homeownership:** Mobilehome parks are one of the *last entry-level homeownership opportunities* in the region. The 10% rent increases upon sale and vacancy will compound over time, making mobilehomes inaccessible and

unaffordable to lower income populations. Moreover, a buyer is required to have a net income of three times the space rent to purchase the home. The higher the rent, the higher the required net income and smaller the pool of potential buyers.

**Disproportionate harm:** Black residents experience poverty at over twice the rate of white residents in San Jose, are disproportionately represented in the unsheltered homeless population, and have been historically excluded from homeownership. They will be inordinately harmed by these additional avenues for rent increases, as one of the last avenues for wealth building become inaccessible.

These impacts are inconsistent with the City's adopted affordable housing, anti-displacement, and racial equity commitments – including the City's Housing Element, its Racial and Society Equity Ordinance, and the Equity Values and Standards Policy – and risk accelerating housing instability and homelessness.

**Community stability and homelessness prevention:** Mobilehome parks provide rare, stable, low-cost homeownership opportunities and play a critical role in preventing homelessness. Policies that increase turnover, reduce affordability, or heighten displacement risk threaten community stability during an ongoing regional housing crisis, at a moment when fixed-income residents, seniors, and low-wage workers are least able to withstand new financial shocks.

### **Recommendation**

The proposed changes to the Mobilehome Rental Ordinance deprioritizes affordability and mobilehome residents, while creating new, unnecessary avenues for park owners to increase rents. The Council faces a clear choice: preserve mobilehome parks as a critical source of stable, affordable homeownership, or weaken long-standing protections through policy changes that will permanently erode affordability.

We urge the City Council to reject proposed amendments that introduce new rent-increase mechanisms and to limit any changes to the Mobilehome Rental Ordinance to remove the long-term lease exemption, consistent with state law.

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**FW: Letters from Park Owners re: MRO**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:16 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (728 KB)

Letter from Ryan Jasinsky -SJ MHP RSO.pdf;

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**From:** Eddie Truong <[REDACTED]>  
**Sent:** Friday, January 23, 2026 5:30 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; Solivan, Erik <Erik.Solivan@sanjoseca.gov>  
**Subject:** Fwd: Letters from Park Owners re: MRO

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

Hello, can you please include the attached letters from Mobilehome Park Owners for the public record on item 8.6 of the January 27th City Council meeting?

Regards,

--

**EDDIE TRUONG**

*Partner*

*Unite Strategies LLC*

*408-207-6667 (mobile)*



----- Forwarded me [REDACTED]

**From:** Eddie Truong <[REDACTED]>  
**Date:** Fri, Jan 16, 2026 at 4:40 PM  
**Subject:** Letters from Park Owners re: MRO  
**To:** Rocha, Vincent <vincent.rocha@sanjoseca.gov>, Mahan, Matt <Matt.Mahan@sanjoseca.gov>  
**Cc:** Sean Kali-rai <[REDACTED]> <mayoremail@sanjoseca.gov>

Dear Mayor Mahan:

Attached in this email is a collection of support letters from 8 Mobile Home Park Owners for the Housing Department's policy recommendations for the Mobile Home Rent Control Ordinance(MRO). Below is a brief summary outlining the top policy reasons for adopting the Housing Department's recommended updates to the Mobilehome Rent Stabilization Ordinance. The proposed changes will

strengthen long-term affordability, preserve existing mobile home communities, and align San José with best practices used successfully across California.

### **Top Policy Arguments for Adoption of Housing Department MRO Recommendations**

- **Promotes long-term affordability by reducing rent volatility and litigation**  
The current reliance on fair return hearings is costly, adversarial, and unpredictable, often resulting in sudden, community-wide rent increases. The proposed changes introduce a more predictable, limited adjustment framework that reduces litigation risk and channels rent changes gradually, providing greater stability and certainty for residents.
- **Preserves aging mobilehome parks and prevents loss of affordable housing**  
Mobile Home park operating costs—utilities, insurance, infrastructure maintenance, and regulatory compliance—have risen substantially while rent growth remains capped. The recommended updates allow modest, targeted adjustments that help prevent deferred maintenance, financial distress, park closures, or redevelopment, all of which would permanently eliminate affordable housing options.
- **Aligns San José with proven best practices while maintaining strong tenant protections**  
Many California jurisdictions with significant mobilehome populations already allow limited vacancy or resale-based rent adjustments. San José’s proposal is comparatively moderate and retains core tenant safeguards, including annual caps, transparency requirements, and emergency protections. This approach balances resident stability with the need to sustain and reinvest in existing housing stock.

Overall, the Housing Department’s recommendations advance San José’s core housing goals of protection, preservation, and long-term stability. Modernizing the ordinance now reduces future risk, avoids more disruptive interventions later, and helps ensure mobile home communities remain a viable source of affordable housing for decades to come.

Regards,

--

**EDDIE TRUONG**

*Partner*

*Unite Strategies LLC*



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

# Brandenburg Staedler & Moore

1122 Willow Street, Suite 200, San Jose, CA 95125-2157 · 408-279-5200 · Fax 408-279-3614

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January 9, 2026

**Re: Mobilehome Rent Stabilization Ordinance (MHRSO) Proposed Changes Protection, Preservation and Long Term Stability**

Dear Honorable Mayor and San Jose City Council Members,

My name is Ryan Jasinsky and I serve as the Director of Property Management for Brandenburg, Staedler & Moore, a San Jose based firm that has operated mobilehome communities in the city since the 1970s. We currently own and manage eight parks totaling 1,387 spaces in San Jose. I have also served for the past seven years on the City's Housing and Community Development Commission, representing the Mobilehome Park Landlords. However, I am writing today solely in my professional capacity with Brandenburg, Staedler & Moore.

We support the Housing Department's sound and thoughtful recommendation to modernize the Mobilehome Rent Stabilization Ordinance (MHRSO). **At its core, this recommendation reflects an essential truth: long term resident protection depends on the long term preservation of the communities they call home.** The reasons for that support are outlined throughout this document.

This brief provides clear, factual context for the proposed updates to the MHRSO, addresses common claims raised in opposition and clarifies key misunderstandings. It explains why these revisions are critical to support mobilehome communities remaining stable, attainable and well maintained for decades to come.

This is a policy discussion grounded in experience, data and the shared goal of protecting residents while preserving communities.

## **1. Grounded in San Jose's Core Housing Principles**

San Jose's housing framework emphasizes Protection, Preservation and Production. The MHRSO revisions advance two of these pillars directly:

### **Protection**

- Maintains strict annual rent increases tied to 75% of CPI with a 3% floor and 7% ceiling
- Improves predictability by shifting from CPI-U to CPI less shelter
- Eliminates Long Term Lot Leases to align with AB 2782, ensuring equal protections for all residents.
- Establishes a rent registry to:

- Improve transparency
- Ensure compliance with the ordinance
- Support enforcement and
- Allow the City to quickly contact residents in the event of an emergency or disaster to provide resources and if necessary, relocation assistance

### **Preservation**

- Introduces a limited, one time 10% adjustment upon resale of mobilehome to support reinvestment by park owners
- Reduces reliance on fair return litigation, which negatively impacts all residents
- Helps keep communities financially viable, maintained and operational

Protection without preservation is not protection. Without reinvestment, communities deteriorate, disputes increase and long term stability erodes.

## **2. What the 10% Resale Space Rent Adjustment Is and What It Is Not**

### **What It Is:**

- Partial Vacancy Decontrol is a one time limited space rent adjustment on resale of mobilehome
- Applies only at resale of the mobilehome and not to existing residents
- Designed to address the growing gap between operating cost increases and rising inflation
- A mechanism to reduce pressure for fair return petitions that impact entire communities

### **What It Is Not:**

- Not an annual increase in space rent
- Not applied to current residents
- Not a windfall

This approach allows adjustments to occur gradually and predictably, rather than through sudden, community wide rent increases resulting from fair return hearings.

## **3. Addressing Common Claims and Concerns Raised During Public Discussion**

**Claim:** “A \$100 rent increase reduces home value by \$10,000 and undermines long term affordability.”

**Fact:** There is no credible data supporting this claim.

- Manufactured home values are driven primarily by:
  - Interest rates
  - Home condition
  - Park condition
  - Location, and
  - Market demand
- Decades of resale data in the Bay Area have shown that home prices have increased substantially in jurisdictions with partial vacancy decontrol.

Modest changes in space rent do not determine resale values or undermine long term affordability. Market conditions do.

**Claim: “The ordinance is working fine. Fair returns are rare.”**

**Fact:** Fair return filings are increasing, costly and unpredictable.

- Fair return hearings:
  - Create adversarial proceedings between residents and owners
  - Create expensive litigation for the City, and
  - Can result in large, sudden rent increases applied to all residents in the affected mobilehome park.
- Recent fair return outcomes illustrate this risk. For example, a fair return decision at Casa Alondra resulted in a rent increase of approximately \$134 per space, applied to all residents. The absence of modest relief mechanisms pushes disputes into litigation, rather than preventing these outcomes.

Predictable policy is better for residents, the City and long term stability than litigation driven outcomes. The proposed framework reduces the likelihood of these outcomes.

#### **4. The Reality of Operating Mobilehome Communities**

Mobilehome parks function as small cities, with owners responsible for:

- Privately maintained roads, trees and landscaping
- Water, sewer, gas and electrical systems
- Insurance, regulatory compliance and emergency repairs.

These costs have increased far faster than CPI, while allowable rent growth remains capped.

When revenues fail to keep pace with real costs, the outcomes are predictable:

- Deferred maintenance
- Increased fair return filings
- Park sales or
- Closure and redevelopment pressure

None of these outcomes serve residents or the City.

#### **5. Why Doing Nothing is the Greatest Risk**

Maintaining the status quo does not preserve affordability, it creates instability.

Without modest, targeted adjustments:

- Conflicts escalate
- Rent outcomes become increasingly unpredictable for residents and more likely through fair return hearings
- Community conditions deteriorate and
- Housing stock is lost

Modernizing the ordinance now reduces future risk and avoids more disruptive interventions later.

## **6. Alignment with Broader Practice**

Partial vacancy decontrol is widely used throughout California as a measured policy tool to balance resident protections with long term community preservation. Jurisdictions with significant mobilehome housing have adopted similar approaches to maintain stability, reduce litigation and support reinvestment.

- Sunnyvale: 15%
- Campbell: 10% to 15% (tiered based on existing space rent)
- Fremont: Up to 15%
- Gilroy: Full vacancy decontrol
- Los Angeles: 10%
  - Los Angeles has the second largest number of mobilehome spaces in California. San Jose has the largest.

San Jose's proposed 10% increase on resale aligns with peer jurisdictions and reflects a moderate, responsible approach, particularly in light of the age of the City's mobilehome parks, many of which are 50 to 60 years old or older and require significant infrastructure obligations.

While models vary by jurisdiction, the principle of potential vacancy decontrol is consistent:

- Protect residents in place
- Allow limited space rent adjustment at resale of mobilehome and
- Reduce pressure of fair return hearings and litigation

San Jose's proposal is measured and aligned with many other cities.

## **7. In Summary: This Advances Protections and Preservation**

The Housing Department's recommendation:

- Strengthens tenant protections
- Improves transparency and compliance
- Preserves aging housing stock and parks
- Reduces conflict and litigation and
- Supports long term affordability and stability

This is not a rollback of protections, it is a modernization necessary to preserve them.

### **Closing Thought**

This discussion should not be framed as tenants versus owners. For too long, the conversation has been reduced to that narrative, when in reality our interests are closely aligned with those of residents and the City.

Owners, residents and policymakers all share the same goals: predictability instead of volatility, preservation instead of decline and thoughtful, balanced policy that avoids unintended consequences.

For these reasons, we support the Housing Department's recommendation as a measured and responsible path forward, one that strengthens resident protections while preserving San Jose's mobilehome communities for the long term.

Sincerely,



Ryan Jasinsky  
Director of Property Management  
Brandenburg, Staedler & Moore

Enclosed Letters:

- Art Chatoff -Mobilehome Community Owner and Dealer
- Alliance Manufactured Homes
- Western Manufacture Housing Communities Association
- Bessire & Casenhiser -Manufactured Housing Management
- Evans Management Services -Property Management Company
- Hometown America -Mobilehome Community Owner and Operator
- Rutherford MHC Management, Inc. -Mobilehome Community Owner and Operator

January 6, 2026

Dear Director Soliván and Councilmembers:

My name is Art Chatoﬀ. Since 1990, I have worked both as a mobile home dealer selling manufactured homes and as a manufactured housing community owner. Having operated on both sides of the market gives me a unique and practical perspective on this issue. Over that time, my teams and I have installed and sold thousands of new manufactured homes and sold thousands of resale homes within San José, working through replacement housing, inﬀill development, and long-term community preservation across multiple housing cycles.

Over the course of the 1990s and 2000s, my business expanded to more than 20 retail and real estate oﬀice locations throughout California. Decisions about where we invested, installed, and sold new manufactured homes were driven by core economic realities, including the relationship between space rents, home values, and the overall quality and condition of the mobilehome community. Where that relationship was balanced and predictable, capital ﬂowed, homes were installed, and communities were upgraded. Where it became disconnected from economic reality, reinvestment slowed and housing production declined.

That experience provides me with a practical understanding of how space rent, mortgage ﬁnancing, monthly payments, and overall affordability interact in manufactured housing. From that perspective, a \$100 rent increase today does not have the same economic impact it did 15, 20, or even 30 years ago. Relative to today's home values, ﬁnancing structures, and buyer underwriting, its eﬀect on affordability is modest and is not a primary driver of resale pricing. Other factors—such as interest rates, home condition, location, the quality and condition of the mobilehome park, and overall market demand—play a far more signiﬁcant role in determining home values.

I am writing to express my support for the Housing Department's recommendation to adopt partial vacancy decontrol as part of a necessary modernization of the Mobilehome Rent Ordinance.

In 2010, the median resale price of a manufactured home in San José was approximately \$60,000. By 2025, the median resale price was approximately \$340,000. This represents annualized appreciation of just over 12 percent per year across a 15-year period—far exceeding CPI growth during the same timeframe.

By contrast, space rents have generally increased at approximately 3 percent per year. This growing divergence between home values and regulated rents is a critical factor in today's policy discussion and illustrates how rent controls have increasingly disconnected rents from market fundamentals.

The greatest risk to the City is not modernization—it is failing to modernize. Without partial vacancy decontrol, the current framework increasingly pushes disputes toward fair-rate-of-return hearings, which are costly, unpredictable, and burdensome for residents, community owners, and City staff alike. The existing system can unintentionally create

instability rather than protection. A clear example of this unintended consequence is Casa Alondra, where the absence of partial vacancy decontrol resulted in pressure for a higher rent increase applied across the entire community, rather than allowing a more targeted adjustment at turnover that would have limited impacts to outgoing residents.

At the same time, CPI no longer reflects the actual cost of operating and maintaining manufactured housing communities in the Bay Area. Labor, asphalt, utilities, insurance, construction, regulatory compliance, and capital improvement costs have all increased far faster than CPI, creating a widening gap between allowed rent growth and real operating expenses.

The Housing Department has done a thorough, data-driven job of presenting the economic facts, operational realities, and long-term risks associated with maintaining an outdated regulatory framework. Its recommendations align with current market conditions while supporting long-term housing stability.

Partial vacancy decontrol is not about windfalls. It is about reducing risk, preserving housing, encouraging reinvestment, and aligning policy with today's economic realities—while continuing to protect long-term residents.

I respectfully urge the City Council to move forward with the Housing Department's recommendation.

Sincerely,

Art Chatoff

Dear Mr. Solivan and Councilmembers,

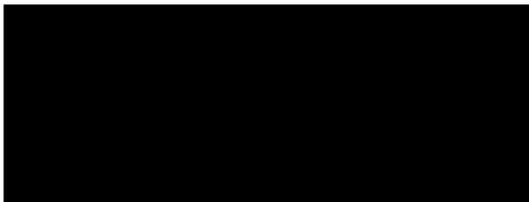
I hope this message finds you well and thank you for your ongoing commitment to this very sensitive issue. My name is Glenn Gilliam; I am the President of Alliance Manufactured Homes here in San Jose. I have been actively servicing mobile home communities for the past forty-five years. I represent the largest manufactured home retailer in Northern California and have installed/sold 80% of all new manufactured homes in San Jose.

Regarding allowing an increase in rent upon transfer of ownership/sale, I respectfully suggest an increase of 10%. This amount will allow community owners to reinvest in their communities while not significantly affecting the market value of the resident's home. The city of Sunnyvale implemented a 15% increase in their memorandum of understanding ("MOU" for short) and home values have remained strong. Home values are generally ascribed to other influences such as home condition, size and number of bedrooms, community location and condition, neighbor issues, and finance cost, not because of a marginal rent bump upon sale.

While an ardent supporter of mobile home community rent control, the factors weighing heavily with the counter argument side are severely outdated. Rent adjustments of \$100 20 years ago, when the medium value attributed to San Jose's mobile home was \$80,000, are no longer applicable today. Mobile homes are selling for up to \$700,000 in some communities with most north of \$300,000. I truly believe that changing the rent control ordinance to allow for this increase is justified and will not affect the sales values of your mobile home residents. I welcome the opportunity to discuss this further.

Thank you for your time and consideration.

Best,



Glenn Gilliam  
President  
Alliance Homes



January 9, 2026

**Re: Mobilehome Rent Stabilization Ordinance – Proposed Changes**

Honorable Mayor and City Councilmembers,

My name is Saulo Londono, and I write to you today as a representative of the Western Manufactured Housing Communities Association (WMA). As a statewide nonprofit organization, we have worked for over 75 years with mobilehome park owners and managers throughout California, offering training, advocacy, education, and other resources. WMA assists its members in the operations of successful communities in today's complex business and regulatory environment.

We write to you today to support the Housing Department's recommendations and to offer some thoughts for the council to consider. To begin, we would like to add some statewide and regional perspective as it relates to the issue of partial vacancy decontrol:

- Out of all cities in California, approximately 25% have enacted rent control for MHP (mobilehome parks); the other 75% of cities in California have not.
- Out of the CA cities with MHP rent control, 70% of them include either partial or full vacancy decontrol in their ordinance.
- Partial vacancy decontrol at 10% is very reasonable when compared to peers in the region and other similar jurisdictions; Sunnyvale, Campbell, and Fremont offer up to 15%. The City of Los Angeles includes 10% as an element of their ordinance.

As you can see, the ability to raise rent by a small to moderate amount during the resale of a mobilehome is so essential to the long-term viability of a community, that the vast majority of jurisdictions in California allow it. The jurisdictions that allow full or partial vacancy decontrol have enjoyed years of stability and predictable rents because of their foresight. On the other hand, jurisdictions in our own region that have disallowed this practice have seen the opposite result: an increasing number of fair rate of return hearings, leading to instability and unpredictably high rent increases. In the past few years:

- Residents in a community in the City of Petaluma were hit with a \$180 rent increase as a result of a fair return hearing. Petaluma removed partial vacancy decontrol two years ago and a flurry of fair return petitions have followed.
- Residents in a community in the City of Watsonville were hit with two separate \$100 rent increases as a result of fair return hearings. Watsonville has zero vacancy decontrol.
- Residents in a community in the City of Santa Rosa were hit with a \$570 rent increase as a result of a fair return hearing. Santa Rosa allows 10% vacancy decontrol, but even in this case, additional adjustments were sought.

In all these cases, a neutral arbitrator awarded these rent increases after reviewing the financials provided by park ownership. These hearings also carry a heavy financial burden for all parties involved; each hearing costing between \$300,000 - \$500,000 between owners, residents, and the city. We cannot emphasize enough how important it is for the City of San Jose to begin moving in the right direction in this regard. Partial vacancy decontrol is absolutely essential to the long term viability of these communities and for the continuation of stable and predictable rent increases for residents. **We strongly urge the Council to adopt the Housing Department's recommendations in full.**

Sincerely,

[REDACTED]  
Saulo Londono

2295 Gateway Oaks Drive, Suite 240, Sacramento, CA 95833  
[REDACTED] fax 916.448.7085 | web www.wma.org



**BESSIRE AND CASENHISER, INC.**  
*manufactured housing management and investments*

January 9, 2026

Re: **Mobilehome Rent Stabilization Ordinance- Proposed Changes**

Dear Honorable Mayor and San Jose City Council Members,

My name is Chad Casenhiser and I am the Executive Vice President of Bessire & Casenhiser, Inc., a property management company that has specialized in mobilehome communities for over 40 years. We currently manage five communities with a combined 1,217 spaces in San Jose, and I want to express my appreciation and support of the Housing Department's recommendation to modernize the Mobilehome Rent Stabilization Ordinance.

Bessire and Casenhiser, Inc. not only manages five mobilehome parks in San Jose, but also over 100 other mobilehome parks throughout California, Colorado, New Mexico, and Idaho. With experience in numerous jurisdictions, we have seen the unintended consequences of overly burdensome rent control ordinances. Likewise, we have seen how partial vacancy decontrol can lead toward improved communities with more longevity.

The fact is that the cost of doing business in California continues to skyrocket and the inability to recover some of those costs prohibits the ongoing maintenance and improvement of the housing supply in our state. San Jose's willingness to improve their ordinance shows the type of foresight and awareness that can help to ensure Mobilehome parks as an attainable and attractive option for housing well into the future.

The current ordinance provides the residents stability in what they can expect to pay for housing for the duration of their residency in one of City's mobilehome parks, but the presence of vacancy control can lead to deteriorating communities, increased fair return hearings, or park closures. The proposal of partial vacancy decontrol will allow existing residents to maintain that stability while giving park owners the ability to reinvest in their communities with the income from increased rents on turnover. Further, new residents will have that same stability upon moving into one of the many mobilehome parks.

In closing, we support the Housing Department's recommendation and ask that you do the same to help provide stability to San Jose's residents and housing options into the future.

Sincerely,

  
Chad Casenhiser  
Executive Vice President  
DRE #01705695



January 8, 2026

Dear Honorable Mayor and Members of the City Council,

My name is Charlene Solyman, and I serve as Vice President of Evans and Evans Properties, Inc. Our company operates more than 50 mobilehome communities throughout California, including three communities in the City of San Jose totaling approximately 1,030 spaces. In addition, I serve as Chair of the Santa Cruz County Mobile Home Commission and as an At-Large Regional Director for the Western Mobile Home Association.

I am writing on behalf of the families who own and operate these communities in support of the Housing Department's proposed updates to the Mobilehome Rent Stabilization Ordinance (MHRSO). These updates are a major step toward addressing the increasing costs associated with owning, operating, and maintaining mobilehome communities in San Jose.

As someone directly involved in the day-to-day management of these parks, I see firsthand how operating costs have steadily increased while revenues remain tightly constrained. Without modest, targeted adjustments to the ordinance, the gap between income and expenses continues to widen. This imbalance does not just affect owners, it directly impacts our ability to reinvest in infrastructure, address aging systems, and ensure that our communities remain well-maintained, and sustainable for the long term.

Over the past several years, our communities have experienced significant increases in essential operating costs. Insurance premiums, particularly for property and liability coverage, have risen dramatically, often outpacing inflation and creating serious budgetary pressure. At the same time, utilities such as water, sewer, and electricity, property taxes, and maintenance expenses have continued to climb, especially in older communities that require more frequent and costly repairs. These are unavoidable costs and managing them responsibly is essential to preserving the quality of life for residents.

For these reasons, I respectfully support the Housing Department's recommendation and urge its adoption. The proposed updates strike an important balance, preserving critical resident protections while recognizing the financial realities necessary to sustain mobilehome communities in San José for generations to come.

Sincerely,



Charlene Solyman

Vice President

Evans & Evans Properties, Inc.

January 9, 2026

Honorable Mayor and San Jose City Council Members  
San Jose City Hall  
200 East Santa Clara Street  
San Jose, CA 95113

Dear Honorable Mayor and Councilmembers:

My name is Ken Kravenas, and I serve as the Chief Operations Officer for Hometown America. We, through wholly owned subsidiaries, own and manage Monterey Oaks (6130 Monterey Highway) and Eastridge Estates (1955 Quimby Road), two mobilehome communities, totaling 531 spaces. I am writing to express my strong support for the Housing Department's recommended updates to the Mobilehome Rent Stabilization Ordinance (MHRSO).

The proposed revisions represent a thoughtful and balanced modernization that advances San Jose's core housing objectives of protection, preservation, and long-term stability. The Housing Department's recommendation aligns closely with the needs of both residents and community owners and reflects a well-reasoned framework.

These recommended changes maintain strict annual rent protections for residents, eliminate long-term leases to comply with AB 2782 and establish a rent registry to improve transparency, compliance, and emergency communication.

The proposal to allow a one-time, 10% space rent adjustment upon resale is both modest and essential. It is not an annual increase, does not affect current residents, and simply provides a gradual and predictable mechanism to keep communities financially viable. This limited adjustment reduces pressure to file costly and disruptive fair return petitions, which often result in much larger across-the-board rent increases.

Many California jurisdictions already employ partial vacancy decontrol as a balanced regulatory approach. San Jose's proposed 10% mechanism is moderate and reflects responsible long-term planning.

For these reasons, I respectfully urge the City Council to adopt the Housing Department's recommended updates to the MHRSO.

Thank you for your consideration and your continued commitment to supporting stable and attainable housing in San Jose.

Sincerely,



Ken Kravenas  
Chief Operations Officer  
Hometown America

January 9<sup>th</sup>, 2026

Dear Honorable Mayor and San Jose City Council Members:

My name is Greg O'Hagan, and I serve as the Managing Director of Rutherford MHC Management. We own and operate two manufactured housing communities in the City of San Jose: Summerset Mobile Estates, which comprises 112 spaces, and La Buona Vita Mobilehome Park, which has 108 spaces. In total, we manage twenty-two manufactured housing communities across California, providing the most attainable homeownership option for over 4,000 families and individuals throughout the state.

I am writing to express my strong support for the Housing Department's recommendation to adopt partial vacancy decontrol, specifically a 10% increase, as a crucial step toward updating the Mobilehome Rent Stabilization Ordinance. For decades, existing vacancy controls have caused rents to fall significantly behind the market, jeopardizing the long-term sustainability of manufactured housing communities. The current annual adjustment is no longer sufficient to address the operational challenges posed by the aging infrastructure of our communities, the majority of which are over 60 years old. The restrictions on rent adjustments not only hinder our ability to invest in necessary repairs and upgrades but also contribute to an increase in fair rate of return hearings, a trend we are already witnessing. Having navigated this process, I can attest that fair rate of return hearings are burdensome for the city, property owners, and residents alike; they are an experience that no one wishes to endure.

To illustrate my point, I refer to Summerset Mobile Estates, which filed for a fair rate of return in 2014 due to expenses outpacing the park's income. The process was not only costly but also stressful to residents, disrupting the harmony of our community. Engaging in such a challenging, unpredictable and contentious process is never a choice we want to make; however, it became a necessity for the park's long-term sustainability and an unintended consequence of a rent control ordinance with vacancy controls. As long-term owners, we are committed to our residents, whom we regard as valued customers. This commitment was clearly demonstrated during the fair rate of return process, where we took the time to sit down with residents to discuss the need for a rent increase to maintain the property. I am proud to share that we successfully reached an agreement with 100% of our residents on a fair and balanced rent increase spread over time, marking a historic moment in the City of San Jose as this was the first time an agreement had been reached by all residents during a hearing process. This achievement is something that Rutherford MHC Management takes great pride in, as it reflects our dedication to the community.

Today, we maintain the same unwavering dedication to community responsibility; however, the circumstances surrounding our operations have become increasingly costly. This necessitates an adjustment to the Ordinance to ensure that we can continue to provide safe and well-maintained housing for our residents. This change is essential to help offset, in a small but meaningful way, the rising operating costs associated with maintaining our valued housing stock. Furthermore, this adjustment does not increase the rent for any existing homeowners;

rather, it provides predictability and continued protections for current residents. By modernizing the ordinance, we can collaborate to create a sustainable future for manufactured housing that benefits everyone involved. I urge the Council to adopt the Housing Department's recommendations to update the Rent Stabilization Ordinance.

Sincerely,

Greg O'Hagan  
Rutherford MHC Management, Inc.

**FW: Letter RE: Council Agenda Item 8.6**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:16 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (135 KB)

Why Modernizing the MHRSO Is Necessary to Protect Residents and Preserve Communities 1-22-26.pdf;

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**From:** Eddie Truong <[REDACTED]>  
**Sent:** Friday, January 23, 2026 5:27 PM  
**To:** Eddie Truong <eddie@unite-strategies.com>  
**Subject:** Letter RE: Council Agenda Item 8.6

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Dear Mayor Mahan and City Council:

On behalf of my client, Brandenburg Staedler & Moore, I am distributing this letter in support of the Housing Department's recommendations for the modernization of the Mobilehome Rent Ordinance. We believe that this modernization effort is critical to protect existing mobile home owners and to preserve communities. If you have any questions about our position on this issue, please do not hesitate to contact me at [REDACTED]

Regards,

--

**EDDIE TRUONG**  
*Partner*  
*Unite Strategies LLC*



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**To:** Mayor and San Jose City Councilmembers

**From:** Ryan Jasinsky, Director of Property Management, Brandenburg, Staedler & Moore

**Re:** Why Modernizing the MHRSO Is Necessary to Protect Residents and Preserve Communities

**Date:** January 22, 2026

The Housing Department's recommended updates to the Mobilehome Rent Stabilization Ordinance (MHRSO) are not about expanding owner profits. They are about preserving a regulatory system that continues to protect residents while remaining viable in today's economic environment.

These recommendations maintain and increase protections for all existing and new residents. Annual increases remain capped, and no current homeowner would experience any change in their rent structure as a result of these revisions.

At the same time, the proposal introduces a modest, one time 10% adjustment upon resale to help address the growing imbalance between capped revenue growth and rapidly rising operating costs. This adjustment is a measured preservation tool, not a windfall, designed to reduce reliance on fair return litigation and support reinvestment in aging communities.

Importantly, there is no credible data demonstrating that a limited resale adjustment impacts home values. In fact, cities such as Sunnyvale, Los Angeles, Fremont, and Campbell all permit partial vacancy decontrol at similar or higher levels, and resale prices in those jurisdictions have remained strong. Manufactured home values are driven primarily by broader market conditions, interest rates, home condition, park condition and location, not modest changes in space rent.

### **Why This Is Coming Up Now**

The MHRSO was designed in an era when operating costs rose gradually and predictably. That is no longer the case.

Over the last decade, mobilehome park operators have experienced sharp increases in:

- Insurance premiums
- Labor and staffing costs
- Utilities
- Regulatory compliance costs
- Infrastructure replacement (roads, water, sewer, gas, and electrical systems)

These costs are rising far faster than CPI, while allowable rent growth remains capped at the greater of 3% or 75% of CPI. This has created a structural imbalance in which real world operating expenses consistently outpace regulated revenue growth.

The proposed one time 10% resale adjustment is not a policy preference. It is a limited relief mechanism designed to restore balance and prevent system strain from being pushed into litigation or deferred maintenance.

## **What Happens Without Modernization:**

### **Fair Return Hearings Will Accelerate**

Without a modest relief mechanism, operators have only one legal option to close the cost revenue gap: fair return petitions.

Fair return proceedings:

- Are adversarial and destabilizing
- Are costly and time consuming for the city and city staff
- Often result in large, sudden rent increases applied to all residents in the park
- Create fear, conflict and uncertainty within parks

This is the opposite of predictable, stable rent policy.

### **Preservation Requires Reinvestment, Not Profit Taking**

Mobilehome parks function as small cities. Owners are responsible for long term, privately funded infrastructure, including:

- Roads, trees and landscaping
- Water, sewer, gas and electrical systems
- Insurance, regulatory compliance and emergency repairs

These are not discretionary upgrades, they are essential, long term obligations required to keep communities safe, livable and operational.

When revenues fall behind real operating costs, the outcomes are predictable:

- Preventive maintenance becomes deferred maintenance
- Capital upgrades are postponed
- Infrastructure replacements are delayed
- Litigation increases as fair return petitions become the only relief mechanism
- Community instability grows
- Housing stock is ultimately lost through sale or closure

This deterioration directly harms residents first. It undermines quality of life, destabilizes rent outcomes and erodes the long term value of both homes and communities. None of these outcomes serve residents, park operators, or the city.

The proposed one time resale adjustment is not a profit strategy. It is a preservation tool designed to help stabilize reinvestment, reduce litigation and ensure that aging mobilehome communities remain operational and attainable for future generations.

### **Park Sales and Closures Become More Likely**

When operations become financially unsustainable:

- Long term, community oriented owners may exit the business

- Properties change hands to potentially more aggressive operators
- Redevelopment pressure increases
- Entire communities can be lost permanently

### **A Shared Goal**

Residents, operators, and the city share the same objectives:

- Predictability instead of volatility
- Preservation instead of decline
- Housing that remains attainable for future generations

The Housing Department's recommendation:

- Strengthens tenant protections
- Improves transparency and compliance
- Preserves aging housing stock
- Reduces conflict and litigation
- Supports long term affordability and stability

This is not a rollback of protections. It is a thoughtful modernization necessary to preserve them.

For these reasons, the Housing Department's recommendation is not a risk. It is a risk mitigation strategy that protects residents, preserves communities and stabilizes San Jose's mobilehome housing system for the long term.

Sincerely,

Ryan Jasinsky  
Brandenburg, Staedler and Moore

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:08 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Karen Matsueda <[REDACTED]>  
**Sent:** Sunday, January 25, 2026 5:19 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Your Constituency Says NO to Current "Housing Day" Proposals (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 have lived and owned a home in San José's District 3 for more than 30 years. I am also a member of Showing Up for Racial Justice, and I care deeply about building a city where every person—regardless of race, gender, ability, economic circumstance, or immigration status—can thrive and contribute their gifts to our shared community.

Access to long-term, stable, affordable housing is not a "nice to have." It is foundational—the ground beneath everything else. When people have a secure place to live, families stay rooted, neighborhoods grow stronger, and our city benefits from the creativity, care, and contribution of people who are no longer just trying to survive. When housing is out of reach, we all lose something essential.

I am writing to provide public comment on Tuesday's Housing Day agenda items (City Council items 8.2, 8.3, 8.4, and 8.6). For the official record, please include my comments under each relevant item.

Agenda items 8.2 and 8.3 – Alter Incentive Programs (Downtown Commercial to Residential and Multi-Family Housing):

Public incentives and waivers designed to accelerate housing production must deliver clear public benefit. Any such programs should include specific, enforceable requirements for a meaningful number of truly affordable units in each project.

Agenda item 8.4 – Delay Vote and Direct the Housing Department Regarding the IHO:  
This proposal requires robust supporting data and modeling, along with meaningful stakeholder engagement. The voices of impacted communities must help shape the proposal in order to build transparency, trust, and accountability.

Agenda item 8.6 – Oppose Discretionary Changes to the MRO:  
Mobile homes represent one of San José's lowest barriers to entry-level homeownership. Allowing a 10% rent increase upon vacancy or in-place sale, combined with new capital improvement pass-throughs, would significantly increase housing costs and undermine homeowner stability. This would move the City in the wrong direction.

Taken together, these four agenda items are a crucial part of a comprehensive approach to creating long-term, stable, affordable housing and building a San José where we all can thrive. With the changes outlined above, these policies can move us meaningfully in that direction. Otherwise they would deepen the very housing instability and inequity they are intended to address.

Respectfully,  
Karen Matsueda

Karen Matsueda



San Jose, California 95112

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:09 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Aiden Acton - [REDACTED]  
**Sent:** Sunday, January 25, 2026 9:17 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 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.

Aiden Acton

  
Mountain View, California 94040

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:09 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Jasmine Leyva [REDACTED]  
**Sent:** Sunday, January 25, 2026 7:56 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,

As a District 6 resident of 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.

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)  
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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.

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 and for the people. Let's get people past survival and into thriving homes and livelihoods.

Jasmine Leyva



San Jose, California 95126

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:09 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Stacy Schmidt <[REDACTED]>  
**Sent:** Sunday, January 25, 2026 12:17 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 writing to voice my disapproval and deep concern about changes to the MHO. I live in a RV park in San Jose, the regulated rents are the main reason I have been able to remain in San Jose as I can no longer afford even a studio here. These parks are full of people on limited incomes, allowing the rent increases to change from 4% to 10% is a huge difference that will negatively impact these communities! Please do not pass this ordinance, protect your lower income constituents who live in trailer and mobile home parks!\*\*\*

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: 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.

Thank you!

Stacy Schmidt



San Jose, California 95112

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:09 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Josiah Berryhill <[REDACTED]>  
**Sent:** Sunday, January 25, 2026 2:27 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 Josiah Berryhill. I have lived in the Bay Area for most of my life, and San Jose for most of the last 20 years. 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.

Josiah Berryhill

  
San Jose, California 95131

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:10 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Ruby Grimes <[REDACTED]>  
**Sent:** Saturday, January 24, 2026 6:32 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,

My name is Ruby, San Jose native, and 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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Ruby Grimes



San Jose, California 95120

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:10 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Stanislav Khasir [REDACTED]  
**Sent:** Saturday, January 24, 2026 4:12 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,

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As a resident of San Jose, I do understand that we have issues with homelessness. However, clearing out encampments and cracking down on people living in RVs or other alternatives is not a sustainable solution. We need long-term solutions to get people off the streets in a way that respects their dignity and gets them housing, not punishes their poverty. San Jose puts on a progressive face, but we have to live these values and set the standard for the county, state, and country to follow. If we truly believe that there's a better way than what the federal government and red states are doing, let's show them what that looks like by showing tangible results.

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

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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.

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Stanislav Khasin



San Jose, California 95117

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:14 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Laksh Bhasin <[REDACTED]>  
**Sent:** Saturday, January 24, 2026 6:57 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** NO on "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

I am a resident of District 6. Housing is already incredibly unaffordable in the Bay Area, and San Jose was recently crowned the least affordable city in the world according to a home-tracking forum cited by NBC Bay Area. Inclusionary housing and mobile home rent control are among the few tools the city actually uses to help control this crisis. The last thing that SJ should be doing is weakening these provisions, as the Mayor and some Councilmembers are threatening to do on this "Housing Day". Instead, you should be investing more money in permanently affordable social housing for everyone -- the only proven solution to housing crises around the world.

That is why 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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Laksh Bhasin



San Jose, California 95126-4855

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CC !-27-26

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From Bill Briggs [REDACTED]

Date Mon 1/26/2026 10:18 AM

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

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Dear Council Members,

I want to state my opposition to this New Rent Control Ordinance, Item 8.6 26-075.

I am a retired Civilian and a proud Disabled US Navy Veteran, who lives in a mobile Home Park on a fixed income, and think this ordinance could very well affect the value of my mobile home, that is my hope to leave to my son's and their families upon my death. I think it will only serve to enrich the mobile home park owners. I don't deny they need to earn a profit, but they already are seeing just the value of their land skyrocket, plus the rent income.

Thank You,  
John W. Briggs

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