



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

January 13, 2026

San Jose Mayor and City Council

Via Email

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

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

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

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

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

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

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

Respectfully,

A handwritten signature in black ink that reads "Bill James". The signature is written in a cursive, flowing style.

Bill James
Santa Clara County Democratic Party Chair

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

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

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

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

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

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

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