

## **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.

Authored by Ruben Navarro

Submitted by the SCCDCC Ad Hoc Committee on Housing and Homelessness