



# HOUSING DEPARTMENT

## PROPOSED MOBILEHOME RENT ORDINANCE AMENDMENTS

January 15, 2026

Housing Department Community Meeting

Virtual via Zoom 4pm-5pm

**Banu San**, Deputy Director

and

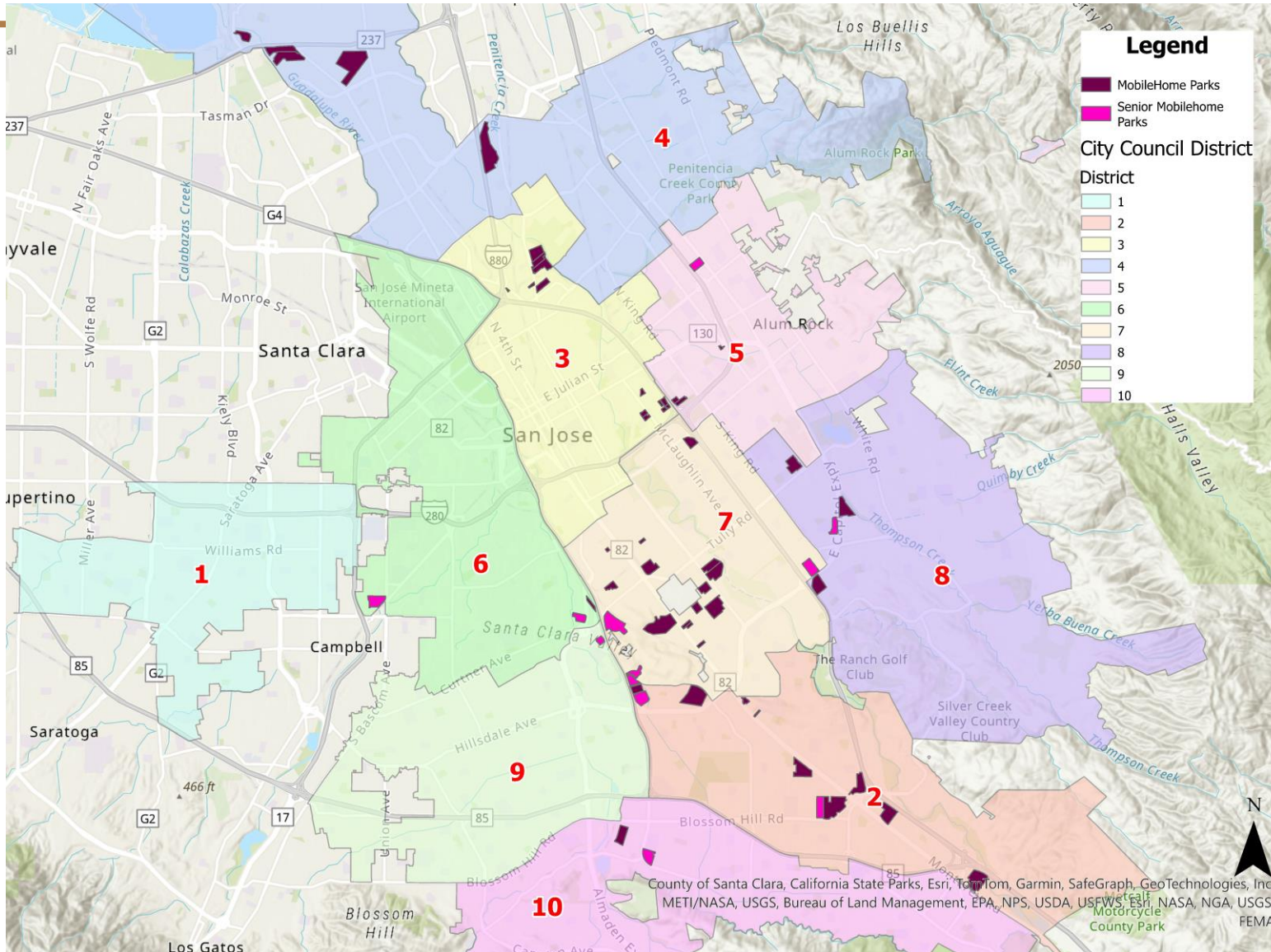
**Emily Hislop**, Division Manager, Rent Stabilization Program

# RENT STABILIZATION STRATEGIC PLAN

## **Amendments to MRO align with Rent Stabilization Program 3-year Strategic Plan accepted by City Council in September 2024**

1. Improve data collection
2. Increase transparency
3. Improve and streamline program administration
4. Accessible mechanisms for residents to enforce their rights and owners to achieve a fair return

# MAP OF MOBILEHOME PARKS



CD	# of parks	# of spaces	# of sr. parks	# of parks w/ RVs*
D1	0	0	0	0
D2	10	2,711	2	2
D3	11	1,219	0	6
D4	5	1,883	0	0
D5	4	300	1	1
D6	3	439	2	0
D7	17	3,067	3	6
D8	4	749	1	0
D9	1	52	1	0
D10	2	321	1	0
	<b>58</b>	<b>10,741</b>	<b>11</b>	<b>15</b>

**\*This includes parks reporting having RVs occupying spaces and the 4 parks with 153 permitted RV-only spaces.**

# MOBILEHOME RENT ORDINANCE HISTORY

- July 1979 City Council adopted a rent ordinance covering mobilehomes and apartments
- July 1985 ordinance adopted separating mobilehomes and apartments, establishing the Mobilehome Rent Ordinance (MRO) and adopting regulations
- Substantiative ordinance amendments >30 years ago (1986 and 1993), regulations last amended in 1992
- September 2024 the Rent Stabilization Program Strategic Plan adopted by City Council
- June 2025 Housing & Community Development Commission adopted workplan with MRO
- The stated purpose of the MRO:

*“The purpose of the city council in enacting this chapter is to prevent excessive and unreasonable rent increases to mobilehome park residents, to prevent an exploitation of the shortage of available mobilehome lots in the city, to permit mobilehome park owners to receive a fair and reasonable return, and to establish a process for rent dispute resolution.”*

# COMMUNITY ENGAGEMENT AND TIMELINE

- August, September 2024 - Goals of Strategic Plan and regulatory updates across all programs discussed during HCDC, City Council Committee and City Council meetings
- Summer to Fall 2025 – Development of new regulations and draft amendments
- November 6, 2025 - Memo re: proposed amendments initially posted to HCDC website
- November, December 2025 - Informal discussions with stakeholders
- November 2025 - Mailer sent to park residents and owners
- November 20, 2025 – 1st community meeting held virtually
- December 11, 2025 - HCDC meeting
- December 17, 2025 – 2nd community meeting held virtually
- January 12, 2026 – 3rd community meeting (in Person) at Leininger Community Center, 6pm
- January 15, 2026 – 4th community meeting (virtual) 4-5pm
- January 27, 2026 - City Council meeting “Housing Day”

# SUMMARY OF PROPOSED AMENDMENTS

## **Proposed amendments concern:**

1. Reflecting changes in state law
2. Removing expired provisions
3. Strengthening resident protections
4. Separating policy and procedure in the ordinance and regulations
5. Establish rent registration
6. Revising vacancy decontrol

# NO CHANGES TO

**The following MRO provisions will not be changed or removed:**

1. Annual rent increase calculation – typically 3%
2. Vacancy control for estate transfers
3. Fair return petition for park owners
4. Renters of mobilehomes being covered by the MRO

# PROPOSED AMENDMENTS

## **Eliminating outdated provisions and conforming to current state law**

1. Removing exemption for leases > 12 months (“long-term lease exemption”) per State Assembly Bill 2782
2. Removing sections only applicable in periods in the 1980s and 1990s
3. Updating definitions and administrative provisions to reflect current City and Department structure and align with state and federal law

# PROPOSED AMENDMENTS

## Streamlining Ordinance and Regulations

1. Transferring petition and administrative process provisions from ordinance to regulations
2. Transferring hearing processes from ordinance to regulations to allow for efficiency in administration
3. Noticing requirements and role of Program staff moved from ordinance to regulations for ease of adapting to technology and City processes

# PROPOSED AMENDMENTS

## Strengthening Resident Protections

1. Establishing an administrative hearing process for residents to initiate and settle rent disputes
2. Establishing a process for residents to appeal petition decisions mitigating the need to address concerns through state court
3. Establishing a park rent registry for all units that park owners must complete annually prior to implementing any rent adjustments

# PROPOSED AMENDMENTS

## Balancing Park Owner Interests and Encouraging Park Improvements

1. Upon the sale of a mobilehome, a one-time increase of 10% is permitted
2. Establishing an expedited petition process for limited cost recovery for capital improvements that provide significant added benefits to residents
3. Establishing appeal process for fair return decisions, mitigating need for lengthy court process to address appeals of Hearing Officer decisions

# KEY TAKEAWAYS

1. Implementing the Council Directed Rent Stabilization Program Strategic Plan of 2024
2. Modernizing and streamlining 33-year-old regulations
3. Increasing resident rights and protections
4. Balancing revenues and expenses for site sustainability (through decontrol)
5. Enhancing due process rights by adding appeal process for petition decisions

# WEBSITE WITH INFO, LINKS, ETC.

<https://www.sanjoseca.gov/your-government/departments-offices/housing/proposed-changes-to-mobilehome-rent-ordinance>





# HOUSING DEPARTMENT

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January 12, 2026

Housing Department Community Meeting

Leininger Community Center 6 – 7pm

**Erik L. Soliván**, Housing Director

and

**Emily Hislop**, Division Manager, Rent Stabilization Program