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June 15, 2026

The Honorable Dr. Aisha Wahab
California State Senate
1021 O Street, Suite 8530
Sacramento, CA 95814

RE: Senate Bill 722 (Wahab): Mobile Home Park Protection Act – SUPPORT

Dear Senator Dr. Wahab:

On behalf of the City of Sunnyvale, we want to express our strong support for Senate Bill (SB) 722, which ensures residents of mobile home, recreational vehicle (RV), and special occupancy parks are as equally protected as subsidized affordable housing by adding the respective governing codes to the list of sites exempted from SB 79, consistent with other land use bills passed by the Legislature. We also want to express the urgent need for this legislative clean up to ensure our residents are protected from any potential evictions.

Sunnyvale has a substantial inventory of mobile homes, which account for 6.3 percent of the City's housing stock. In 2020, there were 13 mobile home parks in Sunnyvale with a total of 3,862 mobile homes. Mobile homes, though, are not deed-restricted affordable housing. Rather, they are a form of naturally occurring affordable housing, which means they are not exempted from SB 79. As a result, seven mobile home parks, including the largest mobile home park in California, are at-risk of demolition and approximately 3,130 households are at risk of displacement from SB 79 development.

When SB 79 passed the legislature, it left mobile home park residents vulnerable to displacement by failing to extend the anti-demolition protections to mobile home parks. This omission is inconsistent with other land use bills such as Assembly Bill 2011 (Wicks, 2022) that exempted applications for mobile home, RV, and special occupancy parks.

Allowing mobile home communities to be displaced through transit-oriented redevelopment would undermine both housing security and the State's broader affordability and equity goals. SB 722 provides a necessary and timely fix to an

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unintended gap by extending SB 79's anti-demolition protections to mobile home parks, RV parks, and special occupancy parks.

The remedy in SB 722 prohibits an SB 79 development from being located on a parcel of land or site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act to align the protections extended in other state land use bills. SB 722 ensures that mobile home residents receive protections equivalent to those provided to subsidized affordable housing residents, without undermining the core objectives of transit-oriented housing production.

As identified in General Plan Policy H-3.6, Sunnyvale is committed to the preservation of mobile home parks as an affordable housing option by continuing to enforce the Mobile Home Memorandum of Understanding (MOU) and maintaining at least 400 acres of mobile home park zoning. SB 722 will help achieve these policy goals by ensuring that the City's existing mobile home parks and their residents are protected from SB 79-related demolition and displacement.

The City of Sunnyvale appreciates your leadership in addressing this issue and respectfully urges the Senate Housing Committee to support SB 722. As this bill has an urgency clause, we respectfully request this legislation be passed out of the Assembly by July 1, 2026, to protect our tenants. Please do not hesitate to contact me or Trudi Ryan, Director of Community Development at 408-730-7435 or tryan@sunnyvale.ca.gov, if you have any questions.

Sincerely,



Larry Klein
Mayor

cc: Assembly Member Patrick Ahrens
Senator Scott Wiener
City Council

Tim Kirby, City Manager

Sarah Johnson-Rios, Assistant City Manager

Trudi Ryan, Director of Community Development