



December 17, 2025

The Honorable Dr. Aisha Wahab
Chair, Senate Housing Committee
1021 O Street, Suite 3330
Sacramento, CA 95814

RE: SB 722 (Wahab): Mobile Home Park Protection Act - SUPPORT

Dear Chair 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.

Larry Klein
Mayor

Linda Sell
Vice Mayor

Alysa Cisneros
Councilmember

Richard Mehlinger
Councilmember

Murali Srinivasan
Councilmember

Charlsie Chang
Councilmember

Eileen Le
Councilmember

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* protected by Senate Bill 79.

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 application for mobile home, RV, and special occupancy parks.

Allowing these 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 unintended gap created through the passage of SB 79 by extending 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



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to those provided to subsidized affordable housing residents, without undermining the core objectives of transit-oriented housing production. The City of Sunnyvale adopted General Plan includes the following from its certified Housing Element:

Policy H-3.6 Mobile Home Park Preservation. Preserve Sunnyvale's 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.

Program H14. Mobile Home Park Preservation. Continue to implement current mobile home park protections, including the Sunnyvale Mobile Home Park Memorandum of Understanding (MOU), and maintain mobile home park zoning. Maintain an MOU compliance committee to annually enforce rent regulations and provide resident assistance. In the event of a closure of a mobile home park, enforce the provisions of [Sunnyvale Municipal Code] Chapter 19.72, Mobile Home Park Conversions, which requires relocation assistance to be provided to park residents.

The City of Sunnyvale appreciates your leadership in addressing this issue and respectfully urges the Senate Housing Committee to support SB 722. We respectfully request this legislation is in place 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,

A handwritten signature in blue ink that reads "Larry Klein".

Larry Klein

Mayor

cc: Assembly Member Patrick Ahrens
Senator Scott Wiener
Sunnyvale City Council
Tim Kirby, City Manager
Sarah Johnson-Rios, Assistant City Manager
Trudi Ryan, Director of Community Development