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July 14, 2026

The Honorable Gavin Newsom
Governor of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: Senate Bill 722 (Wahab) – Mobile Home Park Protection Act – REQUEST
FOR SIGNATURE**

Dear Governor Newsom:

Larry Klein
Mayor

Richard Mehlinger
Vice Mayor

Alysa Cisneros
Councilmember

Murali Srinivasan
Councilmember

Linda Sell
Councilmember

Charlsie Chang
Councilmember

Eileen Le
Councilmember

On behalf of the City of Sunnyvale, we respectfully request your signature on Senate Bill 722 (Wahab), which provides critical protections for residents of mobile home, recreational vehicle (RV), and special occupancy parks by ensuring these communities receive the same anti-demolition protections afforded to deed-restricted affordable housing under Senate Bill 79. SB 722 corrects an unintended omission in existing law and protects thousands of Californians from unnecessary displacement while preserving the State's commitment to both housing affordability and transit-oriented development.

Sunnyvale has a significant mobile home community, with mobile homes comprising approximately 6.3 percent of the City's housing stock. As of 2020, Sunnyvale was home to 13 mobile home parks containing 3,862 mobile homes. Although these communities are not deed-restricted affordable housing, they represent an essential source of naturally occurring affordable housing for thousands of residents. Because mobile home parks are not currently exempt from SB 79, seven Sunnyvale mobile home parks, including the largest mobile home park in California, and approximately 3,130 households remain vulnerable to displacement through transit-oriented redevelopment.

When SB 79 was enacted, it inadvertently failed to extend anti-demolition protections to mobile home parks, recreational vehicle parks, and special occupancy parks. This omission is inconsistent with prior land use legislation, including Assembly Bill 2011 (Wicks, 2022), which expressly protected these communities. SB 722 provides the necessary statutory correction by prohibiting SB 79 developments from being located on parcels governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act. In doing so, the bill ensures that residents of these communities receive protections

comparable to those afforded residents of deed-restricted affordable housing while preserving the underlying objectives of transit-oriented housing production.

Protecting mobile home communities is also consistent with Sunnyvale's long-standing local housing policies. General Plan Policy H-3.6 commits the City to preserving mobile home parks as a vital affordable housing resource through continued implementation of the City's Mobile Home Memorandum of Understanding and maintenance of at least 400 acres of mobile home park zoning. By preventing unnecessary demolition and displacement, SB 722 advances these local objectives while supporting the State's broader housing affordability and equity goals.

California cannot meet its housing goals by sacrificing one of its most important sources of naturally occurring affordable housing. Mobile home parks provide stable, lower-cost homeownership opportunities that are increasingly difficult to replace. Preserving these communities while continuing to encourage appropriate transit-oriented housing development strikes the right balance and reflects the Legislature's original intent.

For these reasons, the City of Sunnyvale respectfully urges you to sign SB 722 into law. Thank you for your continued leadership in addressing California's housing challenges while protecting vulnerable residents. If you have any questions, please do not hesitate to contact me or Trudi Ryan, Director of Community Development, at (408) 730-7435.

Sincerely,



Larry Klein
Mayor

cc: Senator Dr. Aisha Wahab
Assembly Member Patrick Ahrens
City Council
Tim Kirby, City Manager
Sarah Johnson-Rios, Assistant City Manager
Connie Verceles, Assistant City Manager
Trudi Ryan, Director of Community Development