

April 28, 2026

The Honorable Matt Haney
Chair, Committee on Housing and Community Development
1020 N Street, Room 156
Sacramento, CA 95814

RE: AB-2596 Mobilehome parks: federally approved housing programs: compliance with state and local laws-SUPPORT

Dear Chair Haney,

The City of San respectfully expresses its strong support for Assembly Bill (AB) 2596, which closes a loophole that could strip parks of senior status, convert them to all-age occupancy, and raise rents — putting elderly residents at risk of costly displacement or homelessness. I also want to express the urgent need for this legislation to ensure that senior mobilehome park residents are protected from any potential evictions.

The city of San Marcos is home to several senior mobilehome parks, and converting their parks to all-age occupancy could price them out of their homes.

Currently, some park owners argue that if they fail to meet HOPA age-verification requirements, they are no longer bound by state and local senior zoning protections. This can undermine local senior protections, and incentivize conversion of parks to all-ages models, that can charge higher rents.

Allowing these communities to be displaced through by these park changes would undermine both housing security and the State's broader affordability and equity goals. AB 2596 provides a necessary fix to protect senior mobile home parks. The remedy in AB 2596 protects seniors from economic displacement, preserves local land use authority, reduces unnecessary litigation and closes a loophole that can be exploited by bad actors.

For these reasons, the City of San Marcos supports **AB 2596**.

Sincerely,

Rebecca D. Jones
Mayor