

June 6, 2011

Dear Mobilehome Park Owner/Manager,

Re: MAXIMUM ANNUAL PERCENTAGE INCREASE FOR 10/01/11-9/30/12

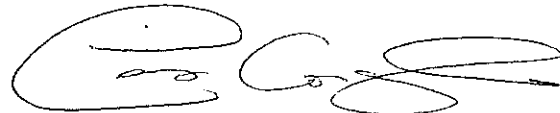
The City of San José's Mobilehome Rent Ordinance (San José Municipal Code Chapter 17.22.155) allows mobilehome park owners/managers to increase rents without an administrative hearing if the increase does not exceed the Maximum Annual Percentage Increase (MAPI). The MAPI is set by the City of San José, based on the Consumer Price Index Report (CPI) for San Francisco-Oakland-San Jose All-Items/All Urban Consumers for the month of April. The MAPI is calculated as three-quarters of the CPI with a floor of 3% and a cap of 7%.

The April 2011 CPI for San Francisco-Oakland-San José All-Items/All Urban Consumers reflected an annual percentage increase of .0282129%. Three-quarters of the CPI increase is 2.1% which is below the minimum MAPI of 3%. Therefore, in accordance with the requirements of SJMC Chapter 17.22, the MAPI for October 1, 2011, through September 30, 2012, is set at 3%.

Section 17.22.115 of the Mobilehome Rent Ordinance requires mobilehome park landlords to post a copy of the enclosed notice in their mobilehome park office.

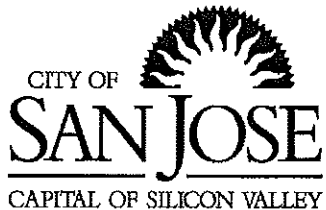
The Mobilehome Rent Ordinance prohibits more than one rent increase in any 12-month period and requires that all rent increases for owner-occupied mobilehomes be consolidated to a common date. The Ordinance does not require special noticing when the rent increase does not exceed the MAPI.

Sincerely,



LESLYE CORSIGLIA
Director of Housing

Enclosure



Department of Housing

RENTAL RIGHTS & REFERRALS PROGRAM

June 6, 2011

PLEASE POST

**NOTICE OF
MAXIMUM ANNUAL PERCENTAGE INCREASE
FOR MOBILEHOMES AND MOBILEHOME LOTS
COVERED BY THE
MOBILEHOME RENT ORDINANCE**

Pursuant to San Jose Municipal Code Sections 17.22.155C, 17.22.1010 and 17.22.1070, the maximum annual percentage increase allowed without a hearing is:

Three Percent - 3%

For the period of:

October 1, 2011 through September 30, 2012

For further information contact: Rental Rights & Referrals Program
200 East Santa Clara Street
San José, CA 95113
(408) 975-4475