

*Housing*

LESLYE KRUTKO, DIRECTOR

June 1, 2010

Dear Mobilehome Park Owner/Manager,

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

The City of San Jose's Mobilehome Rent Ordinance (San Jose 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 Jose, based on the San Francisco-Oakland-San Jose All-Items Consumer Price Index (CPI) for April. The MAPI may range from 3% to 7%, and is calculated at three-quarters of the CPI. The MAPI applies to all rent increases, with an effective date from October 1 through September 30 of the following year.

The April 2010 San Francisco-Oakland-San Jose CPI for all urban consumers reflected an annual percentage increase of .0171674%. Although three-quarters of the CPI increase would be 1.287%, the minimum MAPI is 3%. In accordance with the requirements of SJMC Chapter 17.22, the MAPI for October 1, 2010, through September 30, 2011, is therefore 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 the mobilehome park office.**

The Mobilehome Rent Ordinance also 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 any special notice when the rent increase does not exceed the Maximum Annual Percentage Increase.

Sincerely,

LESLYE KRUTKO  
Director of Housing

Enclosure

June 1, 2010

# 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, 2010 through September 30, 2011**

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