

MOBILEHOME RENT ORDINANCE

Effective October 1, 2021 - September 30, 2022

Notice of Maximum Annual Percentage Increase for Mobilehome Lots Covered by the Mobilehome Rent Ordinance.

Pursuant to San Jose Municipal Code Section 17.22.155, Section 17.22.1010, and Section 17.22.1070, the Maximum Annual Percentage Increased Allowed without review is **three percent (3.00%)** for the period of October 1, 2021-September 30, 2022.

3.00%

**Maximum Annual
Percentage Increase**

Español

El aumento anual para residentes de casas móviles con rentas controladas ha sido establecido al tres por ciento (3.00%) durante el primero de octubre 2021 hasta el treinta de septiembre 2022.

Tiếng Việt

Mức tăng tiền thuê hàng năm cho cư dân ở nhà di động là ba phần trăm (3.00%) từ ngày 1 tháng 10 năm 2021 cho đến ngày 30 tháng 9 năm 2022.

**To learn more about your rights and responsibilities, contact
the Housing Department at 408-975-4480.**





HOUSING DEPARTMENT

Rent Stabilization Program

June 8, 2021

Dear Mobilehome Park Owner/Manager,

Re: MAXIMUM ANNUAL PERCENTAGE INCREASE FOR 10/01/21-9/30/22

The City of San José's Mobilehome Rent Ordinance, San José Municipal Code (SJMC) 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 (CPI) Report 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 2020 CPI for the San Francisco Area established by the Bureau of Labor Statistics reflected an annual percentage increase of 3.21%. The Ordinance provides a MAPI calculation taking 75% of CPI to set the rent increase. Using the April 2020 CPI rate, 75% of 3.21% is 2.85%. In accordance with the requirements of SJMC Chapter 17.22, which allows a minimum of 3% rent increase to a maximum 7% rent increase, the MAPI for October 1, 2021, through September 30, 2022, is **3.00%**.

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 offices.

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 maximum annual percentage increase. On February 2, 2021, the San José City Council adopted a temporary Moratorium on Rent Increases. The moratorium applies to mobilehomes subject to the Mobilehome Rent Ordinance and suspends collection of rent increases until June 30, 2021. Accordingly, mobilehome park owners/managers may notice residents of a rent increase but cannot collect the increased rent until July 1, 2021.

Sincerely,

JACKY MORALES-FERRAND
Director of Housing

Enclosure