

June 8, 2022

Dear Mobilehome Park Owner/Manager,

Re: MAXIMUM ANNUAL PERCENTAGE INCREASE FOR 10/01/22-9/30/23

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 2021 CPI for the San Francisco Area established by the Bureau of Labor Statistics reflected an annual percentage increase of 4.99%. The Ordinance provides a MAPI calculation taking 75% of CPI to set the rent increase. Using the April 2021 CPI rate, 75% of 4.99% is 3.75%. 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, 2022, through September 30, 2023, is **3.75%**.

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.

Sincerely,



JACKY MORALES-FERRAND
Director of Housing

Enclosure