



MOBILE HOME PARKS RENT STABILIZATION ORDINANCE ANNUAL PUBLIC HEARING

Office of Homeless Solutions

City Council
September 20, 2022

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ANNUAL PUBLIC HEARING

Purpose of Public Hearing

1. Review activities relative to the Mobile Home Parks Rent Stabilization Ordinance over the past 12 months; and
2. Announce the maximum allowable annual rent increase for 2023 based on the July 2022 Consumer Price Index (CPI) for Riverside-San Bernardino-Ontario.



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PAST 12-MONTH ACTIVITY

During the reporting period, staff carried out the Mobile Home Courtesy Review Program, which is:

1. An annual review of streets in mobile home parks;
2. Provides the Mobile Home Rent Review Hearing Board with a photographic history of the appearance of streets within mobile home parks over time;
3. September 21, 2021: Authorization forms were mailed out to property owners. The City received one signed authorization form;



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RMC SECTION 5.75.027 DISCLOURE REQUIREMENTS

1. Prospective tenants must be informed that rental agreements with a term of more than one year are not subject to the City's rent stabilization ordinance; and
2. The City is required to notify mobile home park owners annually of their notice obligations under state law and RMC 5.75.027:
 - A. Informing prospective tenants that lease terms of more than one year are not subject to local rent control ordinances; and
 - B. Lease agreements must include a printed copy of the Mobile Home Residency Law.



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MOBILE HOME PARKS RENT STABILIZATION ORDINANCE – RMC SECTION 5.75.040

Allowable annual rent increases each calendar year

- Up to 80% of the change in the CPI for the year ending July 31, 2022, for Riverside-San Bernardino-Ontario region
- Changes in property taxes or government mandated costs in excess of 2% per year
- Capital improvements to existing facilities
- Increases in state fees
- Rent increases associated with sale of a space



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PRIOR RENTAL INCREASES

YEAR	CPI INDEX	MAXIMUM RENT INCREASES	CPI SOURCE
2011	2.40%	1.92%	Los Angeles – Anaheim - Riverside
2012	2.40%	1.92%	
2013	2.30%	1.84%	
2014	0.80%	0.64%	
2015	1.80%	1.44%	
2016	1.10%	0.88%	
2017	1.40%	1.12%	
2018	2.80%	2.24%	Riverside – San Bernardino - Ontario
2019	3.90%	3.12%	
2020	2.60%	2.08%	
2021	1.70%	1.36%	
2022	6.50%	5.20%	



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2023 RENT INCREASE

- CPI for period ending July 31, 2022: 9.2%
- 2023 allowable rent increase: 7.36%



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RMC 5.75

- Staff and City Attorney's Office to review RMC 5.75
- Present recommended changes to WMA, local mobile home park owners, and park residents
- Staff's final recommendations to be presented to the Housing & Homelessness Committee for their consideration



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STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities



#2 Community Well-Being

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Conduct a public hearing as required by Section 5.75.080 of the Riverside Municipal Code for the Mobile Home Parks Rent Stabilization Ordinance;
2. Direct staff to notify mobile home park owners and representatives on record that the maximum allowable rent increase for calendar year 2023 is 7.36% pursuant to Section 5.75.040 of the Riverside Municipal Code; and



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RECOMMENDATIONS

3. Receive a report on all activities that have taken place relative to the Mobile Home Parks Rent Stabilization Ordinance for the 2021 report from September 1, 2021, through August 31, 2022.



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