



MOBILE HOME PARKS RENT STABILIZATION ORDINANCE ANNUAL PUBLIC HEARING

Office of Homeless Solutions

City Council
September 20, 2022

RiversideCA.gov

1

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.



RiversideCA.gov

2

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;



3

RiversideCA.gov

3

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.



4

RiversideCA.gov

4

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



5

RiversideCA.gov

5

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% | |
| 2019 | 3.90% | 3.12% | |
| 2020 | 2.60% | 2.08% | |
| 2021 | 1.70% | 1.36% | Riverside – San Bernardino - Ontario |
| 2022 | 6.50% | 5.20% | |



6

RiversideCA.gov

6

2023 RENT INCREASE

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



7

RiversideCA.gov

7

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



8

RiversideCA.gov

8

STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities



#2 Community Well-Being

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



9

RiversideCA.gov

9

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



10

RiversideCA.gov

10

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.



11

RiversideCA.gov