



MOBILE HOME PARKS RENT STABILIZATION ORDINANCE ANNUAL PUBLIC HEARING

Office of Homeless Solutions

City Council
September 24, 2019

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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 2020 based on the August 2019 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 4, 2018: Authorization forms were mailed out to property owners. The City received two forms back from Santiago and Riverside County Club Mobile Home Parks; and
4. Staff went out to these two mobile home parks to photograph the parks streets.



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PAST 12-MONTH ACTIVITY

Under the Mobile Home Parks Rent Stabilization Disclosure Requirements – Riverside Municipal Code (RMC) Section 5.75.027:

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 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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PRIOR RENTAL INCREASES

MOBILE HOME PARKS ANNUAL RENTAL INCREASE		
YEAR	CPI INDEX	MAXIMUM RENT INCREASES
2010	0.80%	0.64%
2011	2.40%	1.92%
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%



PRIOR YEAR PUBLIC HEARING

1. Staff was directed by City Council to begin using the Riverside-San Bernardino-Ontario CPI data when calculating the annual allowable rent increase. The City Attorney's Office has made this change in the RMC Section 5.75.020.
2. RMC 5.75 was drafted in 1992. Staff was directed by City Council to review the Ordinance and bring forth recommended changes to City Council.



RMC 5.75 REVIEW PROCESS

1. Staff and CAO review the Mobile Home Parks Rent Stabilization Program Procedures to ensure that procedures are in place to prevent excessive, unreasonable and frequent rent increases and ensure park residents are notified of the program procedures, while recognizing the need for mobile home park owners to receive a just and reasonable return on their investment.
2. At the time this report was written, staff was meeting with City Council members to receive feedback on the proposed changes to the procedures.
3. A final draft of the procedures be presented to property owners, mobile home park representatives and park residents for feedback.
4. Final changes will be presented to City Council for consideration at a future public hearing.



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RECOMMENDATIONS

That the City Council:

1. Conduct the public hearing as required by Section 5.75.080 of the RMC;
2. Direct staff to notify mobile home park owners and tenants representatives on record of the maximum allowable rent increase that will be in effect in calendar year 2020 according to Section 5.75.040 of the RMC, upon receipt of the appropriate Consumer Price Index data for August 2019; and
3. Receive a report on all activities that have taken place relative to the Mobile Home Parks Rent Stabilization Ordinance for the 2018 reporting from September 1, 2018 through August 31, 2019.



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