



# PROPOSED AMENDMENTS TO THE MOBILE HOME PARKS RENT STABILIZATION ORDINANCE

Housing and Human Services

City Council  
February 4, 2025

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## BACKGROUND

August 25, 1992, City Council amended Section 5 of the Riverside Municipal Code to add 5.75, establishing a rent stabilization procedure

- Up to 80% of the change in the Consumer Price Index (CPI) for the year ending August
- 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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## AMENDMENT

September 15, 2020, amended RMC Section 5.75.40 to change the CPI region data from Los-Angeles-Anaheim-Riverside to Riverside-San Bernardino-Ontario



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## ANNUAL RENT INCREASES

Year	CPI Index	Maximum Rent Increase	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%	Riverside-San Bernardino-Ontario
2021	1.70%	1.36%	
2022	6.50%	5.20%	
2023	9.20%	7.36%	
2024	3.40%	2.72%	



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## REVIEW OF ORDINANCE

- Staff was directed to conduct a review of the Mobile Home Parks Rent Stabilization (MHPRS) Ordinance
- Reviewed 91 cities and 10 counties MHPRS Ordinances
- Shared amendments to Ordinance with Western Manufactured Housing Communities Association (WMA)
- Meetings with mobile home park owners and residents were placed on hold due to Coronavirus pandemic



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## REVIEW OF ORDINANCE

- 2022 Ordinance public hearing, staff announced the new cap of 7.36%
- City Council directed staff to research capping rent increases and work with mobile home park owners and residents through community outreach
- Present recommended amendments to the Ordinance to the Housing and Homelessness Committee



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## PROPOSED ORDINANCE AMENDMENTS

- June 2024, presented amendments to mobile home park residents
- July 2024, presented amendments to WMA and mobile home park owners
- September 2024, presented amendments to the Housing and Homelessness Committee



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## 1. ADD NEW OR CHANGE EXISTING DEFINITIONS – SECTION 5.75.030

- Administrator
- Base Space Rent
- Base Year (change)
- City
- City Information Sheet
- CPI (change)
- In-place Transfer
- Landlord
- Mobile Home Space
- Rent
- Rent Increase
- Rent Review Board (change)
- Rental Agreement
- Utility



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## 2. TENANT NOTIFICATION REQUIREMENTS – SECTION 5.75.040

- Any prospective Mobile Home (MH) Owner must be offered the option of renting a MH Space that allows them the benefits of the MH Parks Rent Stabilization Program
- 48 hours prior to any Rental Agreement in excess of 12 months being executed, the MH Park Owner must:
  1. Offer the option of a Rental Agreement for the term of 12 months or less;
  2. Provide the City Information Sheet to existing or new tenants; and
  3. Provide required notification that signing a lease in excess of 12 months that complies with Civil Code Section 798.17 is not entitled to the benefits under the Mobile Home Parks Rent Stabilization Program<sup>9</sup>



## 2. TENANT NOTIFICATION REQUIREMENTS – SECTION 5.75.040

At the time the rental agreement is first offered to the MH Owner or prospective MH Owner, the Mobile Home Owner or prospective should have at least 30 days to inspect the Rental Agreement, and void the Rental Agreement by notifying the MH Park Owner in writing within 72 hours of the acceptance of a Rental Agreement.



## 2. TENANT NOTIFICATION REQUIREMENTS – SECTION 5.75.050

A copy of this Chapter should be posted in the office of every MH Park and in the recreation building or clubhouse of every MH Park.



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## 3. ANNUAL REGISTRATION – SECTION 5.75.060

Due Date: June 1<sup>st</sup> of each year, each MH Park Owner shall file an annual registration, on a form provided by the City Manager

- a. Contents of Registration Form
- b. Notice of Sale of Park
- c. Notice to Prospective Park Purchasers



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#### 4. RETALIATION PROHIBITED - SECTION 5.75.080

- Unlawful to retaliate for the MH Owner's organizing, petitioning government for rent relief, or exercising any rights granted under this Chapter
- Unlawful to retaliate against a MH Owner for asserting or exercising their rights under this Chapter



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#### 5. RENT CAP - SECTION 5.75.100

Starting in 2026, and on or after January 1<sup>st</sup> of each year, the annual rent may be increased by an amount that **does not exceed 80% of the Consumer Price Index** for the 12-month period ending July 31<sup>st</sup> of the prior year, provided that the annual automatic increase **shall not be less than two percent (2%) or exceed five percent (5%) of the base rent charge prior to the increase.**



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## 6. RENT FOLLOWING THE EXPIRATION OF AN EXEMPT LEASE - SECTION 5.75.110

MH Space was previously exempt under a lease pursuant to Civil Code Section 798.17, upon the expiration of that lease and conversion to a less than 12-month lease, the Base Space Rent, for the purposes of calculating the annual adjustment, shall be the Rent in effect as of the date of expiration of the lease.



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## 8. FREQUENCY OF RENTAL INCREASES – SECTION 5.75.120

- No rent increase shall be imposed by a Mobile home Park Owner more frequently than one each calendar year.
- Proposed rental increases resulting from an unseen assessment, special tax or general tax increase shall be submitted to the Rent Review Board.



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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 introduce and subsequently adopt an ordinance to amend Riverside Municipal Code Chapter 5.75 Mobile Home Parks Rent Stabilization Ordinance that include the recommendations made by the Housing and Homelessness Committee.



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