



Mobile Home Parks Rent Stabilization Ordinance Annual Public Hearing

**Community & Economic Development
Department**

**City Council
September 27, 2016**

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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
2. Announce the maximum allowable annual rent increase for 2016 based on the August 2015 Consumer Price Index (CPI)



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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. The program provides the Mobile Home Rent Review Hearing Board with a photographic history of the appearance of streets within mobile home parks over time
3. August 26th: Authorization forms were mailed out to property owners and were due to the City on October 17th
4. September 26th: Staff photographed streets within mobile home parks where authorization was provided



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PAST 12-MONTH ACTIVITY

Under the Mobile Home Parks Rent Stabilization Disclosure Requirement – 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
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
 - B. Lease agreements must include a printed copy of the Mobile Home Residency Law



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UNDER RMC SECTION 5.75.080

Mobile Home Parks

1. Annual rental increase cannot exceed 80% of the CPI for the twelve-month period ending August 31st of the prior year
2. The 2016 allowable rental increase will be mailed to mobile home residents and park owners



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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 tenant representatives on record of the maximum allowable rent increase that will be in effect for calendar year 2016 pursuant to Section 5.75.040 of the RMC, upon the receipt of the appropriate Consumer Price Index data for August 2016; and
3. Receive and report on all activities that have taken place relative to the Mobile Home Parks Rent Stabilization Ordinance for the 2015 reporting period from September 1, 2015 through August 31, 2016.



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