



## **Mobile Home Parks Rent Stabilization Ordinance Annual Public Hearing**

**Community & Economic Development Department**

**City Council  
September 26, 2017**

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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 2018 based on the August 2017 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 26, 2016: Authorization forms were mailed out to property owners. The City did not receive any forms back from the property owners.
4. August 29, 2017: Authorization forms were mailed out to property owners. Forms are due back to the City by September 28<sup>th</sup>



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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
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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## PAST 12-MONTH ACTIVITY

3. King Arthur Mobile Home Park property management requesting tenants to sign five year leases without informing them of their rights under RMC Section 5.75.080
4. CEDD staff and Fair Housing Council of Riverside County to host an informational workshop on the RMC Section 5.75.080
5. Marketing in the process of preparing an informational flyer on RMC Section 5.75.080



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## UNDER RMC SECTION 5.75.080

*Annual mobile home parks rental increases allowed in each calendar year:*

1. Up to 80% of the Consumer Price Index for the twelve-month period ending August 31<sup>st</sup> of the prior year
2. Changes in property taxes or government mandated costs in excess of 2% per year
3. Capital improvements to existing facilities
4. Increase in state fees
5. Rent increases associated with sale of space



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## PRIOR RENTAL INCREASES

Year	CPI Index	Maximum Rent Increase
2002	3.60%	2.90%
2003	2.60%	2.08%
2004	3.30%	2.60%
2005	3.30%	2.60%
2006	5.20%	4.16%
2007	4.30%	3%
2008	2.60%	2.08%
2009	5.10%	4.10%
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%



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## RECOMMENDATIONS

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 2017 pursuant to Section 5.75.040 of the RMC, upon the receipt of the appropriate Consumer Price Index data for August 2017; and
3. Receive and report on all activities that have taken place relative to the Mobile Home Parks Rent Stabilization Ordinance for the 2016 reporting period from September 1, 2016 through August 31, 2017.



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