



MOBILE HOME PARKS RENT STABILIZATION ORDINANCE ANNUAL PUBLIC HEARING & ORDINANCE TO AMEND RIVERSIDE MUNICIPAL CODE SECTION 5.75.040

Office of Homeless Solutions

City Council
September 15, 2020

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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 2021 based on the August 2020 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 3, 2019: Authorization forms were mailed out to property owners. The City received no forms back;



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PAST 12-MONTH ACTIVITY

4. Reviewed current ordinance with City Attorney's Office and met with the Western Manufactured Housing Communities Associations; and
5. Mobilehome Residency Law Protection Act Assembly Bill (AB) 3066.



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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.



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MOBILE HOME PARKS RENT STABILIZATION ORDINANCE – RMC SECTION 5.75.040

Allowable annual rent increases each calendar year:

1. Up to 80% of the change in the CPI for the year ending August 31, 2020:
 - a) Ordinance to change the CPI month from August to July as the Riverside-San Bernardino-Ontario data is produced every other month, which does not include August;
 - b) Changes in property taxes or government mandated costs in excess of 2% per year;
 - c) Capital improvements to existing facilities;
 - d) Increases in state fees; and
 - e) Rent increases associated with sale of a space.



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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%
2020	2.60%	2.08%



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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 use the July 2020 Consumer Price Index for All Urban Consumers for Riverside-San Bernardino-Ontario to calculate the allowable rent increase for 2021 and notify mobile home park owners and tenant representatives on record of the maximum allowable rent increase for calendar year is 1.36% pursuant to the Section 5.75.040 of the Riverside Municipal Code;



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RECOMMENDATIONS

3. Introduce an ordinance to amend Riverside Municipal Code Section 5.75.040 to change the Consumer Price Index month from August to July as the August data is not available for the Riverside-San Bernardino-Ontario region; and
4. Receive a report on all activities that have taken place relative to the Mobile Home Parks Rent Stabilization Ordinance for the 2019 reporting from September 1, 2019 through August 31, 2020.



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