



MOBILE HOME PARKS RENT STABILIZATION ORDINANCE ANNUAL PUBLIC HEARING

Office of Homeless Solutions

City Council

September 21, 2021

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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 2022 based on the July 2021 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; and
3. September 16, 2020: Authorization forms were mailed out to property owners. The City received four forms back from Aloha Mobile Home Park, Riverside Country Club Mobile Home Park, Santiago Estates, and Western Mobile Home Village.



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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

- Up to 80% of the change in the CPI for the year ending July 31, 2021, for Riverside-San Bernardino-Ontario region
- 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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PRIOR RENTAL INCREASES

MOBILE HOME PARKS ANNUAL RENTAL INCREASE			
YEAR	CPI INDEX	MAXIMUM RENT INCREASES	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%	Riverside-San Bernardino- Ontario
2020	2.60%	2.08%	
2021	6.5%	5.2%	



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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:

1. Conduct the 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 notify mobile home park owners and representatives on record of the maximum allowable rent increase for calendar year 2022 is 5.2% pursuant to the Section 5.75.040 of the Riverside Municipal Code; and



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RECOMMENDATIONS

3. Receive a report on all activities that have taken place relative to the Mobile Home Parks Rent Stabilization Ordinance for the 2020 reporting from September 1, 2020, through August 31, 2021.

