



PROPOSED AMENDMENTS TO THE MOBILE HOME PARKS RENT STABILIZATION ORDINANCE

Housing and Human Services

Housing and Homelessness Committee
September 23, 2024

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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%	
2021	1.70%	1.36%	Riverside-San Bernardino-Ontario
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



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1. ADD NEW OR CHANGE EXISTING DEFINITIONS

- 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

- 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



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2. TENANT NOTIFICATION REQUIREMENTS

- 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.
- 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

- Due Date: June 1st of each year, each MH Park Owner shall file an annual registration, on a form provided by the City Manager
- Contents of Registration Form
- Notice of Sale of a Park
- Notice to Prospective Park Purchasers



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4. RETALIATION PROHIBITED

- 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 right under this Chapter



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5. RENT CAP

Starting in 2026, and on or after January 1st 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 31st of the prior year, provided that the annual automatic increase **shall not exceed three percent (3%) of the base rent charge prior to the increase.**



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6. RENT FOLLOWING THE EXPIRATION OF AN EXEMPT LEASE

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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7. RENT INCREASES UPON IN-PLACE TRANSFER

- No rent increase may be imposed where the title to the Mobile Home passes to one or more person(s) who at the time of title transfer were/are parents, siblings, children, nieces, or nephews of the MH Owner and the MH remains in the same space
- No increase may be imposed if an increase was imposed pursuant to this Chapter within the 24-month preceding the most recent transaction that would justify the increase pursuant to this section.



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8. FREQUENCY OF RENTAL INCREASES

- 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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9. UTILITIES AND RELATED SERVICES

- Mobile Home Park Owner may collect utilities monthly based on the previous annual costs. All such utility charges may only be collected on a monthly basis. The charges for utility services such as gas, electricity, water, cable television, sewer or other services shall be presented to the Mobile Home Owners with adequate documentation.
- MH Owners shall be notified in writing, within 60 days of the exact amount of the utility rent.



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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 Housing and Homelessness Committee:

1. Receive an update on the proposed amendments to the Mobile Homes Parks Rent Stabilization Ordinance; and
2. Provide direction on the proposed amendments to the Mobile Homes Parks Rent Stabilization Ordinance and forward the proposed amendments to City Council for consideration.



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