

**City of Simi Valley
Staff Report**

**Agenda Item No.
Consent (3)**

February 23, 2026

To: City Council

From: Department of Environmental Services
Stratis Perros, Environmental Services Director

Subject: Receive and file the Mobile Home Rent Mediation Board Annual Status Report for Calendar Year 2025

Recommendation

The Mobile Home Rent Mediation Board (Board) recommends that the City Council receive and file the Mobile Home Rent Mediation Board Annual Status Report for Calendar Year 2025.

Background

The Board was established by City Council Resolution No. 83-31 to provide a forum to help resolve rent disputes in mobile home parks within the City. Subsequent resolutions have refined the Board's role and established the Planning Commission as the Board. As detailed in the most recent resolution (Resolution No. 2013-57), the Board acts in an advisory capacity, which may include taking action to assist in settling rental disputes between management and tenants. The Board must submit an annual status report on its activities and the rental and vacancy rates for the five mobile home parks within its jurisdiction to the City Council in February each year.

Discussion

On January 21, 2026, the Board reviewed its Annual Status Report (Report) for Calendar Year 2025 (Attachment A) and approved it for submission to the City Council. The Board received no petition requests regarding rent adjustments in 2025. Following the Board's review of the report, a revision was made to correct a mathematical calculation identified in the data provided by one of the mobile home parks. The version included reflects the updated and corrected figures.

The overall response from the five mobile home parks within the Board's purview suggests that the mobile home housing sector continues to experience high demand and low supply, and that it represents a very small portion of the City's housing stock.

The average rental rate is approximately \$878 monthly, \$10 above the prior year. This annual rent adjustment is typical and reasonable as it allows park owners to maintain and manage their properties and pay for their debt service. While the overall cost of mobile

home living is steadily rising, it remains one of the most affordable housing options in this high-cost area for lower-income households and those on a fixed income.

Financial Impact

There are no financial impacts.

City Council Priority

This item supports the Thriving Community Pillar of Excellence.

Suggested Motion

I move to receive and file the Mobile Home Rent Mediation Board Annual Status Report for Calendar Year 2025.

Summary

The Board was established by City Council Resolution No. 83-31 to provide a forum to help resolve rent disputes in mobile home parks within the City. Subsequent resolutions have refined the role of the Board and established the Planning Commission as the Board. As detailed in the most recent resolution (Resolution No. 2013-57), the Board acts in an advisory capacity, which may include taking action to assist in settling rental disputes between management and tenants. The Board must submit an annual status report on its activities and the rental and vacancy rates for the five mobile home parks within its jurisdiction to the City Council in February each year. The Board recommends that the City Council receive and file the Mobile Home Rent Mediation Board Annual Status Report for Calendar Year 2025.

Prepared by: Cynthia McCullough, Deputy Environmental Services Director

Attachment

Attachment A – Mobile Home Rent Mediation Board Annual Status Report for Calendar Year 2025

**MOBILE HOME RENT MEDIATION BOARD
ANNUAL STATUS REPORT FOR CALENDAR YEAR 2025**

1. Board Activities

The Board received no petitions requesting rent adjustments in 2025. As part of the annual review, City staff sent out a survey to identify changes in mobile home space and unit count, changes in unoccupied space and unit count, range of monthly rental rates, and the total monthly rent for all spaces. The five mobile home parks within the Board's purview responded to the City's survey, reporting their vacancy and space rental rates for calendar year 2025.

This housing sector continues to experience high demand with very little supply. While the overall cost for mobile home housing options is steadily rising, it is still among the most affordable housing options in this high-cost area for lower-income households, including those with a fixed income. To assist in maintaining mobile home parks as an affordable and viable housing option, the State of California continues to implement new housing laws to improve services and programs provided through the Mobile Home Assistance Center.

2. Mobile Home Park Vacancy Rates

At the time of the survey, four (4) mobile homes were reported vacant across three (3) mobile home parks, resulting in an overall vacancy rate of approximately 0.5 percent. The vacancy rate is determined by the number of unoccupied mobile homes in the five mobile home parks. It does not include vacant spaces not containing mobile homes.

Table 1 – Vacancy Rates (as of December 31, 2025)

Mobile Home Park	Number of Spaces	Developed Acres	Vacant Mobile Homes	Current Vacancy Rate	Vacant Spaces
Friendly Village	222	25.9	0	0.0%	0
Trade Winds	100	9.2	0	0.0%	0
Crest	41	3.9	1	2.4%	0
Simi Country	274	33.4	1	0.4%	0
Susana Woods	139	20.2	2	1.4%	0
Overall	776	92.6	4	0.5%	0

3. Mobile Home Rental Rates

The average rental rate across all mobile home parks is approximately \$878.73, or \$10.58 above the prior year. This represents an approximate 1.2% increase, which is less than the prior year's increase of 2.94%. Annual rent adjustments are typical and reasonable to allow park owners to maintain and manage their properties and pay their debt service.

Table 2 – Range of Monthly Rental Rates by Park (as of December 31, 2025)

	Friendly Village	Trade Winds	Crest	Simi Country	Susana Woods
2025	\$577.52 to \$1,200.00	\$563.62 to \$1,205.00	\$535.00 to \$1,632.00	\$374.00 to \$1,850.00	\$374.00 to \$1,750.00
2024	\$560.52 to \$1,100.00	\$547.74 to \$1,165.00	\$535.00 to \$1,590.00	\$374.00 to \$1,750.00	\$374.00 to \$1,750.00
2023	\$545.52 to \$1,005.00	\$530.24 to \$1,130.00	\$494.00 to \$1,500.00	\$374.00 to \$1,650.00	\$374.00 to \$1,550.00
2022	\$534.52 to \$990.00	\$492.79 to \$1,050.00	\$384.00 to \$1,400.00	\$374.00 to \$1,450.00	\$374.00 to \$1,450.00
2021	\$523.52 to \$975.00	\$453.79 to \$975.00	\$303.00 to \$1,200.00	\$374.00 to \$1,350.00	\$374.00 to \$1,350.00

Table 3 - Average Rental Rates by Park (as of December 31, 2025)

	Friendly Village	Trade Winds	Crest	Simi Country	Susana Woods
2025	\$949.35	\$965.92	\$1,113.27	\$825.00	\$775.00
2024	\$912.64	\$930.89	\$1,102.93	\$825.00	\$775.00
2023	\$850.00	\$905.40	\$997.00	\$825.00	\$775.00
2022	\$860.61	\$850.13	\$877.00	\$625.00	\$775.00
2021	\$800.00	\$799.20	\$830.00	\$625.00	\$775.00

4. Locations of Mobile Home Parks

The following map identifies the locations of the five mobile home parks within the Board's purview.

