

**RESOLUTION NO. 2025-111**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CORONA, CALIFORNIA, DECLARING ITS INTENT NOT  
TO ADOPT RENT STABILIZATION PROVISIONS FOR  
ANYTHING OTHER THAN MOBILEHOME PARKS**

**WHEREAS**, pursuant to its police powers provided for in Article XI, Section 7 of the California Constitution, the City Council of the City of Corona (“City”) has adopted Ordinance 3422 adding Chapter 5.47 (Mobilehome Park Rent Stabilization) to the Corona Municipal Code to establish rent stabilization provisions applicable only to the ten (10) mobilehome parks owned by mobilehome park owners operating in the City; and

**WHEREAS**, as expressly provided for in the Ordinance 3422, the City Council adopted Chapter 5.47 only because of the very unique facts impacting the homeowners in mobilehome parks owned by separate park owners, as opposed to parks owned by the homeowners themselves; and

**WHEREAS**, such facts include, but are not necessarily limited to: (1) the homeowners in such subject mobilehome parks typically own their mobilehome as personal property and rent the space on which the mobilehome sits from the owner of the mobilehome park; (2) the relative immobility of mobilehomes, the substantial investment involved in the purchase of a mobilehome, and the expense, difficulty, and risk of damage in moving a mobilehome has created a captive market of mobilehome owners and tenants in the City; (3) mobilehome parks provide a significant pool of affordable housing for very low, low, and moderate-income families, senior citizens, and disabled residents in the City; and (4) a Mobilehome Park Rent Stabilization Study dated October 12, 2023 established that the City has a legitimate government interest in adopting a rent stabilization ordinance for mobilehome parks; and

**WHEREAS**, the City Council has not studied or analyzed, or declared any intent to study or analyze, a potential rent stabilization ordinance for single family residences, multifamily apartments or any thing other than mobilehome parks.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Corona, California, as follows:

**SECTION 1. Rent Stabilization in Corona - Mobilehome Parks Only.** The City Council hereby expressly declares as follows:

1. The City Council’s clear intent is to adopt rent stabilization provisions only for mobilehome parks owned by persons or entities other than the homeowners themselves;

2. The City has not studied or analyzed a potential rent stabilization ordinance for single family residences, multifamily apartments or anything other than mobilehome parks; and

3. The City has no plans or intent to study or analyze a potential rent stabilization ordinance for single family residences, multifamily apartments or anything other than mobilehome parks.

**SECTION 3. CEQA Findings.** This Resolution is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This Resolution simply declares the City Council’s intent with respect to rent stabilization, and there is no possibility that adopting this Resolution will have a significant effect on the environment. Therefore, no environmental analysis is required.

**SECTION 4. Effective Date.** The Mayor shall sign this Resolution and the City Clerk shall attest thereto, and this Resolution shall take effect and be in force on the date that Ordinance No. 3422 becomes effective.

**PASSED, APPROVED AND ADOPTED** this 19<sup>th</sup> day of November 2025.

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Mayor of the City of Corona, California

ATTEST:

\_\_\_\_\_  
City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 19<sup>th</sup> day of November 2025, by the following vote of the Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California this 19<sup>th</sup> day of November 2025.

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City Clerk of the City of Corona, California

(SEAL)