



CC

City of Santa Ana, Rent Stabilization and Just Cause Eviction Ordinance

Shall the measure adopting a Rent Stabilization and Just Cause Eviction Ordinance be adopted?

What your vote means

YES	NO
A "YES" vote on the Measure is a vote in favor of the adoption of the ordinance described above.	A "NO" vote on the Measure is a vote against the adoption of the ordinance described above.

For and against

FOR	AGAINST
<p>Thai Viet Phan Santa Ana Mayor Pro Tem, City of Santa Ana</p> <p>Vicente Sarmiento Orange County Supervisor, County of Orange</p> <p>Johnathan Ryan Hernandez Santa Ana Councilmember, City of Santa Ana</p> <p>Richard Walker Directing Attorney, Public Law Center</p> <p>Mextli Lopez Tenant Counselor, Tenants United Santa Ana</p>	<p>Phil Bacerra Santa Ana City Councilmember, City of Santa Ana</p> <p>Patricia Wenskunas Founder CEO, Crime Survivors</p> <p>Donna Nguyen Resident/Property Manager</p> <p>Miguel A. Pulido Former Mayor Santa Ana</p>



Ballot Measures-CC

**Impartial Analysis
City of Santa Ana
Measure CC**

On June 18, 2024, Measure CC was placed on the ballot by the Santa Ana City Council. The Measure proposes to have the voters adopt a Rent Stabilization and Just Cause Eviction ordinance.

In October 2022, the City Council adopted a Rent Stabilization and Just Cause Eviction ordinance which is set forth in Chapter Two of the City's municipal code.

The ordinance proposed by the City Council applies rent stabilization and just cause eviction provisions to residential real property and certain mobile home spaces in the City of Santa Ana unless the property is exempt as specified in the ordinance or applicable state laws. The ordinance prohibits rent increases in excess of three percent (3%) or eighty percent (80%) of the change in the Consumer Price Index, whichever is less. The ordinance also prohibits more than one rent increase in any twelve (12) month period unless the property is exempt under the ordinance or applicable state laws. The ordinance also provides a process for a landlord to submit a Fair Return Petition requesting a rent increase in excess of that provided in the ordinance and provides a process for a landlord to submit a Capital Improvement Petition requesting a pass-through cost to the tenant to cover expenses incurred by the landlord to complete capital improvements for the rental unit.

The proposed ordinance requires an owner of any residential real property or mobile home space subject to the ordinance to give written notice to a tenant of the ordinance and of the tenant's right to respond to any petition filed with the City by the owner. The ordinance provides for a rental registry, a rental registry fee, and a Rental Housing Board.

The proposed ordinance restricts termination of certain tenancies without just cause unless the residential real estate or mobile home space is exempt under the ordinance or applicable state laws. The ordinance requires written notice of just cause to terminate tenancy and defines what constitutes just cause. The ordinance prohibits retaliatory eviction and harassment.

If the Rent Stabilization and Just Cause Eviction ordinance is approved by the voters, any changes to the ordinance would also have to be approved by the voters.

Measure CC requires simple majority approval of Santa Ana voters to pass. If Measure CC does not pass, the Rent Stabilization and Just Cause Eviction ordinance already adopted by the City Council will remain in Chapter 2 of the municipal code.

A "YES" vote on the Measure is a vote in favor of the adoption of the ordinance described above.

A "NO" vote on the Measure is a vote against the adoption of the ordinance described above.

The above statement is an impartial analysis of Ordinance or Measure CC. If you desire a copy of the ordinance or measure, please call the City Clerk's Office at (714) 647-6520 and a copy will be mailed at no cost to you.

Santa Ana City Attorney



Ballot Measures-CC

Argument in Favor of Measure CC

Rebuttal to Argument in Favor of Measure CC

A YES vote safeguards Santa Ana’s existing Rent Stabilization and Just Cause Evictions Ordinance and protects tenants against predatory landlords and real estate corporations who want to raise rents by more than 3% a year.

The supporters of Measure CC **aren’t telling you the truth.** They’re hoping to **fool you with false promises.**

A YES vote for rent stabilization saves lives and keeps families together. Amidst the statewide housing crisis, rather than let corporations continue to raise rents up to 10% a year and push Santa Ana families to Riverside and even out of state, rent stabilization keeps families in their homes by allowing for lower increases. The rent stabilization ordinance’s 3% cap has been a saving grace for tenants, mobile home residents, seniors living on a fixed income, and working families.

HERE ARE THE FACTS - The tenant protections that the supporters of Measure CC say we need were already approved by the City Council. Measure CC doesn’t offer any new protection to renters. Whether Measure CC passes or not, Santa Ana’s existing law regarding rent will be exactly the same.

Here’s what the backers of Measure CC aren’t telling you.

A YES vote for rent stabilization protects our grandparents. Many seniors live on limited fixed incomes and have invested their life’s earnings on the purchase of mobile homes. For those living on Social Security, affordable rent would be \$355/month, yet the average mobile home space rent is \$1,500/month. Rent stabilization protects families against rent gouging and allows seniors to retire in peace with dignity and security.

Measure CC puts the most vulnerable members of our community - **children, women, and seniors - at risk of serious harm** by forcing them to live near people who might threaten them.

A YES vote for rent stabilization protects working families and reduces crowded neighborhoods. Although affordable rent for an average worker in Santa Ana is \$683/month, market rate rent in Santa Ana is over \$2,300/month. The unsustainable burden of ever-increasing rent forces overcrowding, lack of parking, and poor quality of life for members of our community.

In fact, the very people supporters of Measure CC say they want to protect - our families and our grandparents - could be **stuck in the very same building as someone threatening them.**

A YES vote for rent stabilization saves Santa Ana taxpayers money. Rent stabilization will save Santa Ana renters money so they can invest it in our local businesses and in future generations.

If Measure CC passes, it will take up to two years and potentially millions of taxpayer dollars to fix this problem.

Vote YES to protect Santa Ana families, seniors, children, renters, and mobile home residents.

Every time we find a problem with Measure CC, it’s more delay and cost to taxpayers.

Trust Patricia Wenskunas, the Founder of Crime Survivors, who says:

“I see it too often. Women and children are often stuck living near someone threatening them, sometimes in the same building. But it’s very difficult to get the person who could harm them away. It should be easy to fix problems like this, but Measure CC makes it harder. **Vote No on Measure CC!**”

s/ Thai Viet Phan
Santa Ana Mayor Pro Tem, City of Santa Ana

It’s simple.

Measure CC DOESN’T provide any additional help to renters.

s/ Vicente Sarmiento
Orange County Supervisor, County of Orange

Measure CC DOES make our community **MORE DANGEROUS** and **LESS SAFE.**

No on Measure CC!

s/ Johnathan Ryan Hernandez
Santa Ana Councilmember, City of Santa Ana

s/ Phil Bacerra
Santa Ana City Council Member

s/ Richard Walker
Directing Attorney, Public Law Center

s/ Patricia Wenskunas
Founder, Crime Survivors

s/ Mextli Lopez
Tenant Counselor, Tenants United Santa Ana

s/ Miguel Pulido
Former Mayor of Santa Ana

s/ Donna Nguyen
Santa Ana Resident/Property Manager



Argument Against Measure CC

Rebuttal to Argument Against Measure CC

Vote No on Measure CC!

FOUR FLAWS of MEASURE CC

Measure CC is bad for Santa Ana for four important reasons:

1. Measure CC puts our community, particularly our most vulnerable residents – **children, women, and seniors** – at **serious risk to their safety** by forcing them to live near people who might harm them.
2. Measure CC will lead to a **decline in the quality of housing**.
3. Measure CC locks in place a law already **costing taxpayers millions** in lawsuits and new bureaucracy.
4. Measure CC does **nothing to address our housing** needs or provide long-term fixes to housing affordability.

WITH ALL THESE FLAWS, WHY SHOULD RESIDENTS PAY MILLIONS AND ENDURE TWO YEARS OF DELAYS TO FIX MEASURE CC?

Crime Survivors, one of Orange County's leading voices to protect crime victims, says Measure CC **puts children, women, seniors, and all residents, at risk**, being stuck living close to those who might harm them.

We'd normally just fix a flaw like this, but the way they wrote Measure CC, we'll have to **wait up to two years to fix all its problems, costing taxpayers millions of dollars when we do**.

Taxpayers' money should be **spent on public safety, parks, repairing roads, and getting homeless off the streets**, not unnecessary costs to fix Measure CC's flaws.

Just remember,

1. Measure CC threatens public safety by forcing vulnerable residents to live near people who could harm them.
2. Measure CC means lower quality housing, forcing residents to live in undermaintained buildings.
3. Measure CC means millions of taxpayers' dollars wasted on lawsuits and bureaucracy.
4. Measure CC fails to address our real housing problems.

And to fix all these problems, we must wait two years and waste millions of taxpayer dollars.

Get the facts at SaveSantaAna.com.

Join us – Say No to Measure CC!

s/ Phil Bacerra
Santa Ana City Councilmember, City of Santa Ana

s/ Patricia Wenskunas
Founder CEO, Crime Survivors

s/ Donna Nguyen
Resident/Property Manager

s/ Miguel A. Pulido
Former Mayor Santa Ana

Measure CC:

Does not impact the development of new housing. Newly constructed housing is not subject to the Rent Stabilization ordinance.

Does not hurt Mom and Pop landlords. Rented single-family homes and condos are also not subject to local rent stabilization.

Does not ask for sensitive information. The rental registry **DOES NOT** ask for a renter's immigration status, social security number, or other private information. **Landlords are only required to provide general information about their rental units, like the date of the last rent increase and the amount.** The registry monitors landlord compliance with the law and promotes accountability.

Promotes public safety and wellbeing. Families with predictable housing costs live healthier lives and are more stable overall. A 3% rent increase cap prevents families and seniors living paycheck-to paycheck from being pushed out of their homes and onto the streets.

Protects crime victims and their families, by ensuring landlords **CAN** evict only those who are convicted of a crime. This law ensures that survivors of domestic violence can remain housed after abusers are reported.

Will not cost the city money. A small fee upon rental units covered by the law will fund the administrative operations. When the fee is divided in half between landlord and tenant, it costs \$4.15 each/month or \$50 each/year. This fee allows the City to hold bad landlords accountable and protect residents' rights.

Vote YES for Measure CC to keep Santa Ana affordable for families, seniors, children, renters, and mobile home residents.

www.affordablesantaana2024.com

s/ Thai Viet Phan
Santa Ana Mayor Pro Tem, City of Santa Ana

s/ Johnathan Hernandez
Councilmember, Ward 5, City of Santa Ana

s/ Richard Walker
Directing Attorney, Public Law Center

s/ Vicente Sarmiento
Orange County Supervisor, County of Orange

s/ Mextli Lopez
Tenant Counselor, Tenants United Santa Ana