

MAYOR
Valerie Amezcu
MAYOR PRO TEM
Thai Viet Phan
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
David Penalzo
Benjamin Vazquez



ACTING CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

CITY OF SANTA ANA COMMUNITY DEVELOPMENT AGENCY

20 Civic Center Plaza – M25
Santa Ana, California 92702
www.santa-ana.org

June 30, 2024

City of Santa Ana Notice of Allowable Rent Increase Pursuant to Ordinance No. NS-3052

Effective November 18, 2022, the City Council of the City of Santa Ana adopted the Rent Stabilization and Just Cause Eviction Ordinance, and subsequently amended pursuant to Ordinance No. NS-3052. ("Ordinance"). The Ordinance prohibits increases in rent on certain residential real property or mobile home spaces in the City of Santa Ana in excess of three (3) percent, or eighty (80) percent of the change in the Consumer Price Index ("CPI"), whichever is less, and more than one (1) rent increase in any twelve (12) month period. The full Ordinance can be found in English, Spanish, and Vietnamese on the City's website at: www.santa-ana.org/renter-protections.

Allowable Rent Increase from September 1, 2024 through August 31, 2025

The Rent Stabilization and Just Cause Eviction Ordinance Section 8-3140 states that:

- (a) Increases in rent on residential real property or mobile home spaces in the City of Santa Ana in excess of three percent (3%), or eighty (80%) of the change in the Consumer Price Index, whichever is less, and more than one rent increase in any twelve (12) month period, are prohibited, unless expressly exempt under the Costa-Hawkins Rental Housing Act codified in California Civil Code section 1954.50, et seq., or the Mobilehome Residency Law codified in California Civil Code sections 798, et seq. If the change in the Consumer Price Index is negative, no rent increase is permitted. The term Consumer Price Index means, at the time of the adjustment calculation completed by the City pursuant to subsection (b), the percentage increase in the United States Consumer Price Index for all Urban Consumers in the Los Angeles-Long Beach-Anaheim Metropolitan Area published by the Bureau of Labor Statistics, not seasonally adjusted, for the most recent twelve (12) month period ending prior to the City's calculation pursuant to subsection (b). A violation of this section occurs upon the service of notice or demand for a prohibited increase in rent.
- (b) No later than June 30th each year, beginning with the year 2022, the City shall announce the amount of allowable rent increase based on subsection (a) herein, which shall be effective as of September 1st of that year.

SANTA ANA CITY COUNCIL

Valerie Amezcu
Mayor
vamezcua@santa-ana.org

Thai Viet Phan
Mayor Pro Tem, Ward 1
tphan@santa-ana.org

Benjamin Vazquez
Ward 2
bvazquez@santa-ana.org

Jessie Lopez
Ward 3
jessielopez@santa-ana.org

Phil Bacerra
Ward 4
pbacerra@santa-ana.org

Johnathan Ryan Hernandez
Ward 5
irvanhernandez@santa-ana.org

David Penalzo
Ward 6
dpenalzo@santa-ana.org

This Notice provides the allowable rent increase to be used by property owners for the period beginning September 1, 2024, through August 31, 2025.

According to the United States Department of Labor's Bureau of Labor Statistics, which reports the applicable CPI, the increase in CPI from May 2023 through May 2024 was 3.88% (as indicated in Table 1). Since 80% of the change in CPI through May 2024 is more than 3%, **the allowable rent increase for the period effective September 1, 2024 through August 31, 2025, will be 3.00%.**

Table 1: Allowable Rent Increase Calculation

CPI Index prior year (May 2023)	[A]	320.514
CPI index - current year (May 2024)	[B]	332.956
CPI Change	[$C = (B - A) / A$]	3.88%
80% of CPI Change	[$D = C * .8$]	3.11%
Allowable Rent Increase =		
Lesser of 3% or 80% of CPI	[$E = \text{MIN} (.03, D)$]	3.00%

Applying the Allowable Rent Increase

Pursuant to Section 8-3140 of the Ordinance, only one rent increase is allowed in a 12-month period, and it cannot exceed the allowable rent increase in effect for that period.

Pursuant to Section 8-3148 of the Ordinance, no rent increase shall be effective if the property owner (a) fails to substantially comply with all provisions of the Ordinance, including but not limited to the failure to provide notices as required, or (b) fails to maintain the residential property or mobilehome space in compliance with California law, or (c) fails to make repairs ordered by the City or court, or (d) fails to accurately complete rental unit registration. .

Not all rental units are subject to the provisions of the Ordinance. Please refer to section 8-3147 of the Ordinance to determine if your rental unit(s) may be exempt from the allowable rent increase referenced herein.

If you have any further questions regarding this notice, we can be reached by e-mail at rso@santa-ana.org or call (714) 667-2209.

Sincerely,

**Rent Stabilization Program
City of Santa Ana**

[Click here to sign up to receive updates on the Rent Stabilization and Just Cause Eviction Ordinance.](#)