

Rent Control

Santa Ana's rent stabilization ordinance limits rent increases to 3% per year.

In 2021, VietRISE, Tenants United Santa Ana, renters, and mobile home residents successfully advocated for Orange County's first rent control ordinance since 1992, following the city of San Juan Capistrano.

The Santa Ana Rent Stabilization Ordinance (RSO) limits rent increases to 3% per year, or 80% of the percent change in the Consumer Price Index ("CPI") for certain residential rental units and mobile home spaces in the city.

Rent Board & Rental Registry

In 2022, Santa Ana approved a rental registry and rent board, which provides more renter protections.

What is a rental registry?

- A database for tenants to look up rental units, flag illegal rent increases, and track rent increases

What is a rent board?

- A board of city-appointed commissioners that tenants can approach to resolve disputes with their landlords outside of court. The board is responsible for overseeing the enforcement and compliance of the RSO

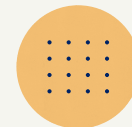
For more information, visit:
www.santa-ana.org/renter-protections

Local Tenant Resources

OC Mobile Home Residents Coalition

OCMHRC supports tenants with Utilities Assistance Program applications and provides info on tenant rights, organizing, and advocacy.

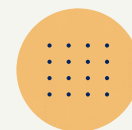
Phone Number: (714) 548-0133
Email: ocmhrcoalition225@gmail.com



Public Law Center

PLC offers free legal services for matters related to immigration, healthcare, housing, homelessness prevention, and more.

Website: www.publiclawcenter.org/affordable-housing
Phone Number: (714) 541-1010, ext. 303



VietRISE

VR provides eviction defense advocacy and training, referrals and resources, and Vietnamese translation.

Website: www.vietrise.org
Phone Number: (714) 589-5496
Email: general@vietrise.org



Mobile Home Residents Guide

Tenant Rights and Rent Control

- Local resources •
- Info on Santa Ana's rent stabilization ordinance •
- Info on the Mobile Home Residency Law •

Are you interested in establishing rent control in your city to protect renters and keep people housed? Let us know!

Founded in 2018, VietRISE advances social justice and builds power with working-class Vietnamese and immigrant communities in Orange County. We build leadership and create systemic change through organizing, narrative change, cultural empowerment, and civic engagement.

Your Rights as a Mobile Home Resident

The Mobilehome Residency Law

- The California Mobilehome Residency Law (MRL) is a set of laws that provide mobile home residents with certain rights and responsibilities.
- The MRL establishes a framework for how mobile home parks are managed and governed, and it outlines the rights of park residents with respect to rent increases, evictions, park maintenance, and other issues.
- The MRL applies to most mobile home parks in California, regardless of whether the park is privately owned or publicly operated.

Frequently Asked Questions

1) Does the Mobilehome Residency law regulate space rent increases?

- No. A long term lease signed before February 2020 is exempt from local rent control, but only until they expire, or until January 1, 2025, whichever occurs first.
- Currently, only a 90-day advance written notice of rent increase by park owners is required.

2) Are mobile home park owners required to accept Section 8 vouchers?

- Current federal law does not require landlords to accept Section 8 vouchers.
- Landlords that do accept Section 8 vouchers must sign an agreement with the program's county administrator and adhere to its terms for a fixed number of years.



3) Where can I get support if I am being overcharged on utility bills?

- Most mobile home parks function as "master-meter" operators, meaning they own, operate, and maintain the utility systems for electricity, gas, and water within the park, and include the utility charges in the monthly rent statement.
- Proof must be provided by the resident in case of utility overcharges.
- Informal complaints about utility overcharges can be filed with the Community Public Utilities Commission. Call 800-649-7570 or visit their website: cpuc.ca.gov

4) What are mobile home parks required to do when issuing an eviction notice?

- The park manager must specify which park rule or regulation was broken and explain the details.
- The park must give the resident seven days to correct the park rule violation.
- The park may initiate eviction proceedings if a resident violates a rule more than twice within a year, even if they have corrected the violation.

5) Can I be evicted by the park for late rent payment, even if I have a history of eventually paying the full rent?

- Residents have a grace period of five days from the due date to make rent payment.
- Late rent may result in a 3-day notice to pay or face eviction within 60 days.
- Residents are allowed a maximum of three late payments within a 12-month period.

