

NOTICE: AFFORDABLE RENT RESTRICTIONS AT THIS PROPERTY ARE SCHEDULED TO EXPIRE IN TWELVE MONTHS
You are being provided advance notice as required by state law (Government Code Section 65863.10)

RE: IMPORTANT INFORMATION ABOUT YOUR RENT AND HOUSING

The owner of _____ (Owner) is providing you with this notice, as required by state law (Government Code Section 65863.10), that, in **twelve months**, the rules that keep your rent affordable may no longer apply. These rules are part of the following program:

Currently, the program listed above keeps the rent on your apartment, or the apartment you are applying for, at a more affordable level.

The owner could end participation in the program and the current rent and occupancy restrictions will expire on _____,

The owner intends to prepay a government assisted mortgage that will remove the rent and occupancy restrictions on _____,

The owner intends to terminate participation in a federal, state, or local government or nongovernmental rental subsidy program on _____.

However, the Owner may choose not to take this action, and may remain in the program after the proposed date of termination.

If the Owner ends their participation in the above program, or the contract expires, the amount of rent you pay could increase. At this time, the Owner _____ to increase rents during the 12 months following expiration. If you would like assistance in understanding your rights and options, contact one of the organizations listed on the attached "Tenant Resources" page.

This twelve-month notice shall be provided to prospective tenants at their eligibility interview, posted in an accessible location of the property for existing tenants, and sent to affected public entities, including the California Department of Housing and Community Development.

Current Residents:

You should not immediately move or agree to move. State law requires that you receive another notice, similar to this one, six months prior to the anticipated date of the termination or expiration, with information about how much your rent would change, and when. Changes to your rent from the termination or expiration of the rental restrictions will not occur before _____.

Prospective Residents:

The requirements to keep the rent affordable that currently apply to this property are set to expire on _____. If the Owner or property manager determines that you are eligible, you can still move into this property, but the owner is required to notify you about a rent increase that could occur in the future. The rent increase could result from the expiration of restrictions to keep the rent affordable. If you become a resident of this property, state law requires that you receive another notice, similar to this one, six months before any changes to your rent, with information about how much your rent could change and when.

If you need more information or assistance:

Your options and the names of organizations that can advise and assist you are included in the attached information, titled "Tenant Advisory and Options" and "Tenant Resources." The organizations listed in the "Tenant Resources" have also received this notice. You should consider all of your options before you take any action.

*At this time, the owner **is not aware** of any government assistance that will be provided to tenants in residence at the time of the termination of the subsidy contract or prepayment.*

*At this time, the owner understands that the following government assistance **may be provided** to tenants in residence at the time of the termination of the subsidy contract or prepayment: _____.* If the owner participates in this or another program, your rent may stay affordable.

State law also requires the owner to notify certain qualified organizations (including a tenant organization) that have indicated an interest in purchasing the property and keeping rents affordable. The owner must provide specific information about the property to such a qualified organization upon request, and allow it to make a purchase offer. A notice of opportunity to purchase will be posted in the common areas of the property.

If you have any questions about this notice, the Owner or Agent can be contacted at _____.

Sincerely,

This twelve-month notice shall be provided to prospective tenants at their eligibility interview, posted in an accessible location of the property for existing tenants, and sent to affected public entities, including the California Department of Housing and Community Development.

Enclosures: Tenant Resources

cc: Mayor or Board of Supervisors for City or County
Local Housing Authority Director
California Department of Housing and Community Development
Division of Housing Policy Development
Attention: PRESERVATION
Via email at Preservation@hcd.ca.gov
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833
HUD Field Office
Legal Aid

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