**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 65863.10)**

***(Use Owner’s business letterhead.)***

Date

Current or Prospective Resident

Tenant Address

# RE: **IMPORTANT INFORMATION ABOUT YOUR RENT AND HOUSING**

The owner of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_***[insert name of development]*** (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:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_***[Enter program information here.]

[Choose an item:]***

Low Income Housing Tax Credit Program (Section 42 of Internal Revenue Code).

Section 142 (d) of the Internal Revenue Code (tax-exempt private activity mortgage revenue bonds).

Section 147 of the Internal Revenue Code (Section 501(c)(3) Non-Profit bonds).

HOME funding rental restrictions.

CDBG funding rental restrictions.

Homeless programs under Title IV and V of the McKinney-Vento Homeless Assistance Act.

Grants and loans made by the California Department of Housing and Community Development (HCD).

California low income housing tax credit program (Chapter 1138 of the Statutes of 1987).

Loans or grants provided using tax increment financing pursuant to the Community Redevelopment Law (California Health and Safety Code Division 24, Part I, Section 33000).

Local housing trust funds (California Health and Safety Code Section 50843 (a)(3)).

The sale or lease of public property at or below market rates.

Local land use incentives such as inclusionary zoning, parking variances and density bonuses pursuant to Chapter 4.3, Section 65915.

The Below-Market-Interest-Rate Program under Section 221(d)(3) of the National Housing Act (12 U.S.C. Sec. 1715 I(d)(3) and (5).

Section 236 of the National Housing Act (12 U.S.C. Sec. 1715z-1).

Section 202 of the Housing Act of 1959 (12 U.S.C. Sec. 1701q).

Programs for rent supplement assistance under Section 101 of the Housing and Urban Development Act of 1965, as amended (12 U.S.C. Sec. 1701s).

Programs under Sections 514,515,516,533, and 538 of the Housing Act of 1949, as
amended (42 U.S.C. Sec. 1485).

Chapter 1138 of the Statutes of 1987.

Project-Based Section 8 Vouchers.

Other:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Currently, the program listed above keeps the rent on your apartment, or the apartment you are applying for, at a more affordable level. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ***[Choose an item:****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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_ ***[Choose an item:*** *intends* ***OR*** *does not intend****]*** 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.

## 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 \_\_\_\_\_\_\_\_\_\_ ***[insert date of anticipated expiration/termination/prepayment].***

## Prospective Residents:

The requirements to keep the rent affordable that currently apply to this property are set to expire on \_\_\_\_\_\_\_\_\_\_ ***[insert date of expiration].*** 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. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ***[Choose an item:****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, we believe 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 participation occurs, 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 \_\_\_\_\_\_\_\_\_\_\_***[insert Owner/Agent contact names, addresses, telephone and fax numbers].***

Sincerely,

***[Insert name of Owner or their Agent.]***

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