

**NOTICE: AFFORDABLE RENT RESTRICTIONS AT THIS PROPERTY ARE  
SCHEDULED TO EXPIRE IN SIX MONTHS**

**You are being provided advance notice as required by state law  
(Government Code 65863.10)**

Owner/Management/Agent Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Email Address \_\_\_\_\_

Date \_\_\_\_\_

Property Name \_\_\_\_\_  
Property Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

To \_\_\_\_\_ or Prospective Resident,

**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 **six months**, the rules that keep your rent  
affordable may no longer apply. These rules are part of the following program:  
(Choose a 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 may end  
participation in the program on \_\_\_\_\_ (*insert date affordability ends*).

This means that the amount of rent you pay could change. The current monthly  
rent for your apartment is \$ \_\_\_\_\_ (*insert current rent*). As of \_\_\_\_\_  
(*insert date of possible rent increase*), the monthly new rent is expected to be  
\$ \_\_\_\_\_ (*insert projected rent*) for each of the 12 months following the end  
of the rental restrictions. The owner will notify you again in writing of any change  
in the rent at least 60 days before the new rent becomes effective.

**Current Residents:**

**You should not immediately move or agree to move.** Remember, changes to  
your rent from the termination or expiration of the rental restrictions will not occur  
before \_\_\_\_\_ (*insert date affordability ends*).

**Prospective Residents:**

The requirements to keep the rent affordable that currently apply to this property  
are set to expire on \_\_\_\_\_ (*insert date affordability ends*). 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 need more information or assistance:**

The names of the organizations that can advise and assist you are listed in the “cc” section of this notice on pages three and four. Your options as a tenant are included in the attached document, titled “Tenant Advisory and Options”. This notice was also sent to the city/county, local public housing authority, and the California Department of Housing and Community Development, whose contact information is listed in the “Required Entities to be Notified” section of 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 payment: \_\_\_\_\_.

If the Owner participates in this or another program, your rent may stay the same or decrease.

The Owner may decide at a later date to remain in the program and continue the current subsidies. You will be notified separately if this occurs. It is also possible that the owner will not increase the rents when any rent restrictions expire.

The Owner shall accept all enhanced Section 8 vouchers if tenants receive them.

If you have any questions about this notice, the owner or agent can be contacted at:

**Owner/Management/Agent Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Phone Number** \_\_\_\_\_  
**Email Address** \_\_\_\_\_

Sincerely,

\_\_\_\_\_

**Government Code section 65863.10(c) requires the actions listed below to be completed. A filled-out checkbox indicates the action has been or will be completed.**

- ☐ The six-month notice has been sent to affected public entities including the California Department of Housing and Community Development.
- ☐ The six-month notice has been sent to affected tenants by first-class mail postage prepaid.
- ☐ The six-month notice will be provided to prospective tenants at their eligibility interview.

I acknowledge the requirements noted above and attest to completing the required actions noted in Government Code section 65863.10(c).

Owner or Agent Name: \_\_\_\_\_

By (Print Name): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Enclosures: Tenant Advisory and Options

**cc:**

**Required Entities to be Notified (Affected Public Entities):**

*\*Owners are required to inform tenants of the resources available to them as an attachment to notices about your rent and housing (i.e., Notices of Intent to terminate rent subsidies or restrictions). Tenants can contact the agencies/organizations listed below if they have additional questions or need assistance.*

**Mayor or Board of Supervisors for City or County**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email: \_\_\_\_\_

**Local Public Housing Authority Director**

*If you choose to move, the local Public Housing Authority may be able to provide resources about other affordable housing opportunities in your area.*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email: \_\_\_\_\_

**California Department of Housing and Community Development**

Division of Housing Policy Development

Attention: PRESERVATION

651 Bannon Street, Suite 400

Sacramento, CA 95811

Via email at [Preservation@hcd.ca.gov](mailto:Preservation@hcd.ca.gov)

Telephone Number: (916) 263-2911

**Optional Entities to be Notified:**

**Local HUD Office**

*If you choose to move, the local offices of the Department of Housing and Urban Development (HUD) may be able to provide resources about other affordable housing opportunities in your area.*

[www.hud.gov/states/california/renting](http://www.hud.gov/states/california/renting).

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email: \_\_\_\_\_

**Area Legal Services Organization**

*If you have questions about tenant rights and owner responsibilities under the Preservation Notice Law requirements, area legal service organizations can help to advise you.*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email: \_\_\_\_\_