

TENANT ADVISORY AND OPTIONS
ATTACHMENT TO NOTICE OF INTENT (NON-HUD PROJECTS)
Pursuant to Government Code Section 65863.10

Why did I receive the attached Twelve-Month or Six-Month Notice of Intent?

The development where you live is privately owned, but government assisted. This means that the owner has maintained lower rents in exchange for a government benefit, such as _____ (*insert name of applicable program*). The notices you receive mean that the owner will be eligible to end the government assistance that kept rents low and charge higher rents on the dates specified in the notice.

What does this mean to me?

It means that your rent may go up. However, if you received a Twelve-Month Notice of Intent, your rent will not increase due to the termination of rental restrictions for at least 12 months. If you received a Six-Month Notice of Intent, your rent will not increase due to the termination of rental restrictions for at least six months.

Should I plan to move?

You should not immediately move or agree to move. First, you should consider all of your options and contact the agencies listed in the “cc” section at the end of the Twelve-Month Notice of Intent and the Six-Month Notice of Intent. Remember, changes to your rent from the termination or expiration of rental restrictions will not occur before the date specified in the attached notice. You should also know the owner’s decision may change.

What are my options?

Your options are influenced both by your lease or rental agreement and by state law. After any prior rental restrictions terminate and the required notice period expires, the owner can only raise your rent and/or end your tenancy as allowed by your lease or rental agreement and any remaining restrictions on the property, and by following state law requirements.

The owner may allow you to stay in your unit at a new higher rent, or the owner may seek to terminate your tenancy. **You should carefully review the terms of your lease or rental agreement!**

If your tenancy is month-to-month and has not been terminated and you want to move, state law (Civil Code Section 1946) requires you to give the owner or management at least 30 days’ advance written notice of your intent to move, unless the owner agrees otherwise.

If you have questions about your lease and/or the owner's ability to raise your rent or end your tenancy, contact your local legal aid agency for assistance. You will find contact information in the "cc" section at the end of the Twelve-Month Notice of Intent and the Six-Month Notice of Intent.

What other notices is the owner required to provide?

To Others: In addition to the Three-Year, Twelve- and Six-Month Notices of Intent to tenants, the owner is required to provide Qualified Entities (organizations that have the capability to continue long-term rent restrictions) with a Notice of Opportunity to Submit an Offer (and Counteroffer) to Purchase the development. This notice must be provided to Qualified Entities (including tenant organizations) at least 12 months prior to the prepayment or termination date. At the same time, a copy of this notice must be posted in a common area of your development.

The owner is also required to send a Six-month Notice to Public, including the City and/or County where your development is located. This notice describes the project in greater detail to the local government to assist them in preservation efforts.

To Tenants: In addition to the Three-Year, Twelve- and Six-Month Notices of Intent to tenants the owner and/or their agent must re-notify each tenant household of any proposed changes in the date of prepayment or termination, rent to be charged, or any other changes which may affect tenants within seven business days. This notification is to be sent to the tenant through first class mail (postage prepaid).

Where can I go for additional information?

Contact the owner/agent or manager of your development, the Mayor or Board of Supervisors of the city or county where you live, and legal resources such as Legal Aid. Information for these resources can be found in the "cc" section at the end of the Twelve-Month Notice of Intent and the Six-Month Notice of Intent.

What other options are available to me?

If the owner does not comply with all of the requirements of California law regarding the conversion of your development from assisted to market rate rents, you have the option of taking legal action. Contact the local legal services agency identified in the "cc" section at the end of the Twelve-Month Notice of Intent and the Six-Month Notice of Intent to see if they are able to assist you.