

**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)**

**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 assisted housing development*) (Owner) located at \_\_\_\_\_ (*insert address of assisted housing development*) is providing you with this notice, as required by state law ([Government Code Section 65863.10\(b\)](#)), that, in **twelve months**, the rules that keep your rent affordable may no longer apply. These rules are part of the following program(s):

\_\_\_\_\_  
\_\_\_\_\_

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 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)** increasing rents during the 12 months following expiration. If you would like assistance understanding your rights and options, contact the City Mayor or Board of Supervisors, the local Public Housing Authority, the Department of Housing and Community Development, the Area Legal Services Organization, or the Local HUD office. The contact information for these entities can be found under the “cc” section of this notice on pages four and five.

**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 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 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:**

The names of the organizations that can advise and assist you are in the “cc” section of this notice on pages four and five. Your options as a tenant are included in the attached document, titled “Tenant Advisory and Options”. The organizations listed in the “Required Entities to be Notified” section of this notice 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 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 Submit an Offer 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:

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

Sincerely,

\_\_\_\_\_

**Government Code section 65863.10(b)(1) requires the actions listed below to be completed. A filled-out checkbox indicates the action has been or will be completed.**

- ☐ The Notice of Opportunity to Submit an Offer to Purchase has been sent to qualified entities, is attached to or included in the twelve-month notice, and is posted in the common area of the development, as required in Section 65863.11.
- ☐ The twelve-month notice has been sent to affected public entities including the California Department of Housing and Community Development.
- ☐ The twelve-month notice has been sent to affected tenants by first-class mail postage prepaid.
- ☐ The twelve-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(b)(1).

Owner or Agent Name: \_\_\_\_\_  
By (Print Name): \_\_\_\_\_

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

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

cc:

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

*\*Owners are encouraged to inform tenants of the resources available to them as an attachment to this notice about your rent and housing. 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: \_\_\_\_\_