

**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 Section 65863.10)**

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**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 **six 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 may end participation in the program on \_\_\_\_\_.

This means that the amount of rent you pay could change. The current monthly rent for your apartment is \$ \_\_\_\_\_. As of \_\_\_\_\_, the monthly new rent is expected to be \$ \_\_\_\_\_ for each of the 12 months following the end of the rental restrictions, absent state law to the contrary, including, but not limited to, Penal Code section 396. 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 \_\_\_\_\_.

**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

This six-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.

rent increase could result from the expiration of restrictions to keep the rent affordable.

**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." 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 attached "Tenant Resources" document. 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 the same, or be more affordable.

The owner may decide at a later date to remain in the current 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.

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

Sincerely,

\_\_\_\_\_  
Enclosures: Tenant Advisory and Options  
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](mailto:Preservation@hcd.ca.gov)  
2020 W. El Camino Ave, Suite 500  
Sacramento, CA 95833  
HUD Field Office  
Legal Aid

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