

Notice of Intent
City of Mountain View
Community Stabilization and Fair Rent Act
Tenant Relocation Assistance Ordinance No. 11.4

Tenant Name: _____ Unit No. _____

Name of Rental Development: Villa Street
Property Address: 1734 Villa Street, Mountain View
Date of Delivery: August 25, 2017

Notice of Development Application. A development application has been filed with the City of Mountain View (City) related to the properties located at 1696 - 1758 Villa Street in Mountain View, impacting the apartment community at 1734 Villa Street, also known as the Villa Street Apartments. If the development application is approved by the City, it would result in the demolition and removal of the existing rental units on the property. The City's Community Stabilization and Fair Rent Act (CSFRA) requires a landlord who proposes a project that will result in the termination of tenancy due to the demolition and removal of rental units (see CSFRA 1705 (a) Just Cause 9 - *Demolition*) to offer tenant relocation assistance to certain eligible, displaced households, as outlined under the City's Tenant Relocation Assistance Ordinance (Relocation Assistance Ordinance). Furthermore, a Notice of Intent must be provided to all tenants on the property within 30 days of filing a development application with the City.

Property Owner: Villa Street Apartments
Project Developer: Prometheus Real Estate Group, Inc.
Developer Address: 1900 S. Norfolk Street Ste. #150, San Mateo, CA 94403

Proposed Project: To construct a 240-unit apartment complex over one level of underground parking to replace the existing 16-unit apartment building and 3 single family homes, also includes a Heritage Tree Removal permit to remove 26 Heritage trees on site.

Timeline and Development Application. This letter is not a termination notice or notice to vacate your unit. Displaced tenants will be provided a separate written notice from the landlord, a minimum of 90-days' prior to the date they must move and in compliance with the requirements of the CSFRA. The developer's estimated timeline for the project is as follows:

- The developer filed an application for a development permit with the City of Mountain View on December 16, 2016.
- The developer estimates that the City will take final action on the development application by February 2018.
- If the proposed project is approved, the developer estimates that demolition of the existing apartment buildings would begin in October 2018.

- Residents will receive written notification of public hearings that are required for the project, and have the right to appear and be heard at these hearings.

Eligible Residential Households. An eligible residential household must have a valid lease or rental agreement with the landlord and meet certain income level requirements. Tenants in occupancy under a corporate rental agreement with the landlord may not be considered eligible.

Relocation Assistance. The CSFRA and TRAO outline the eligibility criteria for households as well as the calculation to be used in determining the payment amount to be made to an eligible household. The Project’s developer has made a commitment to current tenants of 1734 Villa Street to offer a relocation assistance package that exceeds what is required.

Developer’s Offer of Relocation Assistance Benefits. Enclosed is an outline of the offer presented to tenants by Prometheus. The household’s payment amount is determined by annual income (inclusive of all occupants of the unit) and adjusted by household size.¹ In order to apply for a payment, tenants will need to complete and return a Tenant Relocation Assistance Payment Eligibility Application and supply documentation of annual income for review.

2017 Household Income Levels for Santa Clara County & Assistance Category

Category ►	< 80% AMI A	+80-120% AMI B	+120% AMI C
Your household size	Your household income is exactly or less than:	Your household income is between:	Your household income is greater than:
1	\$59,400	\$59,401 - \$95,149	\$95,150
2	\$67,900	\$67,901 - \$108,749	\$108,750
3	\$76,400	\$76,401 - \$122,349	\$122,350
4	\$84,900	\$84,901 - \$135,949	\$135,950
5	\$91,560	\$91,561 - \$146,849	\$146,850

¹ These income limits are updated annually and released by the California Department of Housing and Community Development

Payment Amounts by Category

Category ▼	Payment to Household	Benefits to all eligible and qualified households
$\leq 80\%$ AMI A	<ul style="list-style-type: none"> • \$15,000.00 	<ul style="list-style-type: none"> • Return of Security Deposit • \$5,000 Special Circumstances Payment • \$5,000 Long Term Resident Payment • 60 day subscription to a rental agency • \$500 for moving expenses
$+80-120\%$ AMI B	<ul style="list-style-type: none"> • \$12,500.00 	
$+120\%$ AMI C	<ul style="list-style-type: none"> • \$10,000.00 	
No income qualification Option D	<ul style="list-style-type: none"> • \$25,000.00 	<ul style="list-style-type: none"> • Total payment per household • Available if resident chooses to vacate by August 31, 2017 • Not offered in conjunction with any other offer • Return of Security Deposit
No income qualification Option E	<ul style="list-style-type: none"> • 10,000.00 + \$500.00 (moving) 	<ul style="list-style-type: none"> • Total payment per household • Ability to move to another Prometheus property with same rent for 1-year*. • Available if resident chooses to vacate by August 31, 2017 • Not offered in conjunction with any other offer • Return of Security Deposit

**As an alternative option to the relocation assistance Options A-D described above, the developer has also offered a one-time payment of \$10,000 per household plus \$500 moving expenses if they chose to move out no later than August 31, 2017 and the ability to move to another Prometheus property provided within Mountain View at their current rent for a period of 12 months with the option to vacate at any time during the 12 month period without penalty.*

Special Circumstances Payment. Eligible households under Categories A, B and C with at least one of the following characteristics listed below, qualify to receive an additional one-time Special Circumstances Payment of five thousand dollars (\$5,000).

- ✓ Household member is sixty-two (62) years of age or older.
- ✓ Household member qualifies as handicapped or disabled.
- ✓ Household member is a minor, under 18 years of age and legally dependent.

Long Term Resident Payment. Eligible households under Categories A, B and C that have continuously occupied unit and remained in good standing for five years prior to the date of this NOI.

Security Deposit. Tenants will receive a full return of their security deposit.

Relocation Assistance Information. Associated Right of Way Services, Inc. has been hired to provide information to tenants, provide applications for assistance, determine eligibility, and process relocation assistance payments to eligible households.

		
<p>Ms. Alesia Strauch, SR/WA, R/W-RAC Associated Right of Way Services, Inc. 2300 Contra Costa Blvd., Suite 525 Pleasant Hill, CA 94523 (800) 558-5151 • (925) 691-6505 fax astrauch@arws.com</p>	<p>Ms. Emily Plurkowski Associated Right of Way Services, Inc. 2300 Contra Costa Blvd., Suite 525 Pleasant Hill, CA 94523 (800) 558-5151 • (925) 691-6505 fax eplurkowski@arws.com</p>	<p><i>Para asistencia en español</i> Ms. Maureen Loza Associated Right of Way Services, Inc. (800) 558-5151 mloza@arws.com</p>

Kind Regards,



Natasha Silva, Portfolio Manager
 Prometheus Real Estate Group, Inc.