

Comparison of TRAO and SB 330 Key Provisions

Table 1 below summarizes the key provisions of the TRAO and SB 330. The highlighted cells indicate whether the benefit provided is greater under the TRAO or SB 330. In cases where both TRAO and SB330 are applicable, the shaded area indicates the stricter requirement that needs to be adhered to. If both boxes are shaded, the tenant receives both.

Key Provisions	TRAO	SB330
Protected Units	<ul style="list-style-type: none"> • Rental Units covered under CSFRA and MHRSO; or • Parcels with three (3) or more units; or • Owner move-in or repair for less than three units. 	<ul style="list-style-type: none"> • Covered by local rent stabilization provisions; or • Subject to affordable housing covenants; or • Occupied by very low- and low-income households; or • Units subject to an Ellis Act ¹ eviction in the last 10 years.
Causes of Displacement	<ul style="list-style-type: none"> • Permanent withdrawal of rental units from market, such as Redevelopment/Demolition. • Condo conversion. • Change to non-residential use. • Substantial repairs due to code violations. • Renovations/remodel rendering units uninhabitable for 30 days or more. 	<ul style="list-style-type: none"> • Demolition/Redevelopment.

¹ The Ellis Act (California Government Code Chapter 12.75) is a 1985 California state law that allows landlords to evict residential tenants to "go out of the rental business." Landlords may choose to remove CSFRA apartments from the market and no longer rent them. There may be various reasons for a landlord to do this, one being to demolish and redevelop the units into new housing.

Key Provisions	TRAO	SB330
	<ul style="list-style-type: none"> Owner move-in. 	
Income Eligibility based on Area Median Income (AMI)	<ul style="list-style-type: none"> 120% AMI + \$5,000 or less 	<ul style="list-style-type: none"> 80% AMI or less
Relocation Assistance Payment	<ul style="list-style-type: none"> Three (3) months of rent based on the median monthly rent for a comparable unit in Mountain View 	<ul style="list-style-type: none"> Greater of: <ul style="list-style-type: none"> a. [(Actual rent amount for the tenant’s replacement housing) – (30% of the displaced household’s average monthly income)] x 42 months; or b. [(Actual rent amount for the tenant’s replacement housing) – (Current rent of the unit to be demolished)] x 42 months
Relocation Services	<ul style="list-style-type: none"> Subscription to rental agency. 	<ul style="list-style-type: none"> Personal relocation advisor.
Special Circumstances	<ul style="list-style-type: none"> Additional relocation benefit adjusted annually by the Consumer Price Index (2024: \$9,151). Eligible households include: <ul style="list-style-type: none"> a. At least one household member is 62 years of age or older; or b. At least one household member qualifies as disabled; or c. The household has at least one legally dependent child 19 years of age or younger. 	<ul style="list-style-type: none"> <i>Not applicable.</i> SB 330 does not have additional benefits for special circumstances.

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Deposit Refund	<ul style="list-style-type: none"> Refund of security deposit, except for funds necessary to repair damage to units that will be reoccupied prior to demolition. 	<ul style="list-style-type: none"> <i>Not addressed.</i> SB 330 does not address that the landlord refund the security deposit. However, landlords needs to follow other applicable State laws that address security deposit refund.
First Right-of-Return (Ellis Act)	<ul style="list-style-type: none"> First right-of-return if the original existing unit is put back on the rental market. 	<ul style="list-style-type: none"> <i>Not applicable.</i> SB 330 does not have Ellis Act-style first right-of-return.
First Right-of-Return (to Replacement Unit)	<ul style="list-style-type: none"> <i>Not applicable.</i> TRAO does not currently include first right-of return provision to a replacement unit. 	<ul style="list-style-type: none"> The first right to occupy a new unit at an affordable price.