

TRAO compliance steps for the Project

- A Notice of Intent (NOI) went out to all households on May 29, 2025. The NOI included information on relocation assistance and an estimated vacate date of September 2025.
- As of July 29, 2025, no applications from tenants for relocation benefits have been received.
 - The relocation consultant will continue communications with tenants to encourage them to apply for benefits and find replacement housing. Tenants are eligible to apply for benefits until the final vacate date (which has not been set yet).
- As of July 29, 2025, the applicant has not issued a notice of termination to the tenants. Per SB 330, tenants must be allowed to occupy their units until at least six months before the start of construction.
- Income information will be confirmed by the relocation consultant during the tenant relocation benefit application process.

TRAO and SB 330 Benefit Package Details:

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.

	TRAO	SB 330
Area Median Income (AMI)	120% AMI + \$5,000 or less	80% AMI or less
Cash Payment	Three (3) months of rent based on the median monthly rent for a similar-sized 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 • Moving Costs

Attachment 8 – TRAO and SB 330 Analysis

Special Circumstances	<p>Additional relocation benefit adjusted annually by the Consumer Price Index (2024: \$9,151) <i>(Available if receiving TRAO benefits)</i>:</p> <p>a. At least one household member is 62 years of age or older; or</p> <p>b. At least one household member qualifies as disabled; or</p> <p>c. The household has at least one legally dependent child 19 years of age or younger</p>	<ul style="list-style-type: none"> Not applicable. SB 330 does not have additional benefits for special circumstances.
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"> Not addressed. SB 330 does not address that the landlord refund the security deposit. However, landlords need to follow other applicable State laws that address security deposit refund.
Relocation Agency	<ul style="list-style-type: none"> Subscription to a rental agency 	<ul style="list-style-type: none"> Personal relocation advisor
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"> Not addressed. 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"> Not addressed. TRAO does not currently include first right-of-return provision to newly built unit. 	<ul style="list-style-type: none"> The first right to occupy a new unit in the redeveloped property at an affordable price.