

Exhibit 2							
Cities	What costs are eligible?	Property Size	Share of Expense Costs	Qualifying Expenses (Qualifying Criteria)	Useful Life/Amortization Period	Max % Increase	
Culver City Aug 13, 2019	Code Compliance, Health & Safety, Electrical & Plumbing	No distinction	50% of costs	Substantial improvements to, but not replacement of building amenities	> 5 years useful life Amortization period can be extended to repay 50% of capital improvement costs	3% max rent increase per year Amortization period can be extended	
Hayward July 25, 2019	Earthquake & Energy Efficiency	No distinction	50% of costs	Adds value to the property, extends the life of the property, benefits the tenants, helps with earthquake safety and energy efficiency	5 years (60 months) Amortization period can be extended to repay 50% of capital improvement costs	10%, including AGA or 30% in five years, Amortization period can be extended	
Mountain View December 23, 2016	Seismic Retrofits, New Plumbing, Electrical, Heating, Ventilation, or Air Conditioning Preventing Pest Damage, Water and Electricity Efficiency Upgrades	1 to 5 units	90% of costs	Benefit tenant primarily	> 5 years useful life Amortization period can be extended to repay 90% of capital improvement costs	5% max rent increase, otherwise the amortization period can be extended	
		6 to 20 units	75% of costs		Amortization period can be extended to repay 75% of capital improvement costs		
		21+ units	50% of costs		Amortization period can be extended to repay 50% of capital improvement costs		
Alameda March 31, 2016	Seismic Retrofits, New Plumbing, Electrical, Heating, Ventilation, or Air Conditioning Preventing Pest Damage, Water and Electricity Efficiency Upgrades	No distinction	100% of costs	Materially adds value to the property Appreciably prolongs the useful life of the property. Has a useful life of more than one year. Has a documented cost that is not less than: Capital Improvement cost $\geq (8 \times \text{Rent}) \times (\# \text{ of rental units improved})$	15 years useful life Amortization period can be extended to repay 100% of capital improvement costs	Allowed above Annual General Adjustment max of 5% with petition to Program Administrator	
Richmond February 25, 2016	Structural Repair, Health & Safety, Appliances	No distinction	100% of costs	Materially adds value, extends useful life, has a useful life of more than one year and a direct cost of \$250.00 or more per unit affected	Each capital improvement category has an amortization period from 5 to 20 years Amortization period can be extended to repay 100% of capital improvement costs	15% of the Maximum Allowable Rent on the date the petition is filed, amortization period can be extended	
East Palo Alto 2010	Code Compliance, Health & Safety	No Distinction	100% of costs	Improvement must cost $10 \times (\text{the monthly rent}) \times (\# \text{ of improved units})$	Amortization period can be extended to repay 100% of capital improvement costs	No rent increase above 10% a year plus Annual General Adjustment	
Los Gatos March 1, 2004	All capital improvement categories eligible	No Distinction	100% of costs	Costs proposed for passthrough to Tenants bears a reasonable relationship to the purpose for which such cost was incurred and the value of the real	> 5 years useful life Amortized over improvements useful life	No max rent increase	
Oakland 1980	All capital improvement categories eligible	No Distinction	70% of cost	Improvements to the property that benefit the tenants	Amortized over improvements useful life	3 X General Annual Adjustment	
San Jose September 7, 1979	ADA Accessibility, Sustainability or Seismic Readiness, Fire Prevention, Security	No Distinction	100% of costs	Provide new Housing Services or enhanced Housing Service functionality to the Tenants; increase the safety, water and electricity efficiency, or seismic readiness	7 to 20 years useful life Amortized over improvements useful life	3% max rent increase per year	
San Francisco June 13, 1979	Health & Safety, Accessibility, Foundation and Structure Upgrade	1 to 5	100% of costs	Materially adds to the value of the property Appreciably prolongs its useful life, or adapts it to new uses	10 to 20 years useful life Amortization period can be extended to repay 100% of capital improvement costs	10% max rent increase	
		6 and above	50% of costs		7 to 10 years useful life Amortization period can be extended to repay 50% of capital improvement costs		