

**Exhibit 3: Relocation Reimbursement Rates by City**

Municipality	Relocation Reimbursement Required by Municipal Law																
San Francisco	<p><i>Owner/Relative Move-in; Removal of Unit from Housing Use; Substantial Rehabilitation (Rent Ordinance Section 37.9C)</i>                      \$5,551.00 per tenant, up to maximum of \$16,653.00 per unit, plus \$3,701.00 due for each elderly (60 years or older) or disabled tenant or household with minor child(ren)</p> <p><i>Ellis Act (Rent Ordinance Section 37.9A)</i>                      \$5,555.21 per Tenant, up to maximum of \$16,665.59 per unit, plus \$3,703.46 due for each elderly (62 years or older) or disabled tenant</p>																
Berkeley	<p><i>Owner/Relative Move-in (Municipal Code Section 13.76.130A.9f)</i>                      \$4,500.00 per Household for Tenants with an annual income no greater than:                      Persons per household: Income no greater than:</p> <table border="0" data-bbox="499 558 898 802"> <tr><td>1</td><td>\$50,150</td></tr> <tr><td>2</td><td>\$57,300</td></tr> <tr><td>3</td><td>\$64,450</td></tr> <tr><td>4</td><td>\$71,600</td></tr> <tr><td>5</td><td>\$77,350</td></tr> <tr><td>6</td><td>\$83,100</td></tr> <tr><td>7</td><td>\$88,800</td></tr> <tr><td>8</td><td>\$94,550</td></tr> </table> <p><i>Ellis Act (Municipal Code Section 13.77.055)</i>                      \$8,700.00 per household, additional \$5,000.00 per household where tenancy began prior to January 1, 1999, additional \$2,500.00 per household with low-income, elderly, or disabled tenants, and tenant households with minor children in a rental unit</p>	1	\$50,150	2	\$57,300	3	\$64,450	4	\$71,600	5	\$77,350	6	\$83,100	7	\$88,800	8	\$94,550
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Santa Monica	<p><i>Ellis Act; Owner/Relative Move-in; Substantial Rehabilitation (Municipal Code Section 4.36.020)</i>                      Housing Unit Type: Relocation Fee: Additional Fee for Households Including Senior/Disabled/Minor</p> <table border="0" data-bbox="499 1029 877 1117"> <tr><td>Studio</td><td>\$8,650.00</td></tr> <tr><td>1 Bedroom</td><td>\$13,300.00</td></tr> <tr><td>2+ Bedrooms</td><td>\$18,050.00</td></tr> </table>	Studio	\$8,650.00	1 Bedroom	\$13,300.00	2+ Bedrooms	\$18,050.00										
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Los Angeles	<p>If tenants meet more than one of the below criteria, apply the highest amount.</p> <p><i>Owner Move-in into "Mom &amp; Pop" Properties (landlords may own no more than four residential units and a single-family house in the City of Los Angeles, Municipal Code 151.30E)</i>                      \$7,550.00 per household, additional \$7,600.00 per household with a senior citizen, disabled tenant, or minor dependent child</p> <p><i>Tenancy of Over 3 Years; Income Below 80% of Area Median Income (Municipal Code 151.09G)</i>                      \$10,300.00 per household, additional \$9,200.00 per household with a senior citizen, disabled tenant, or minor dependent child</p> <p>Persons per household: Income no greater than:</p> <table border="0" data-bbox="499 1468 898 1500"> <tr><td>1</td><td>\$46,500</td></tr> </table>	1	\$46,500														
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	<p>2                      \$53,150</p> <p>3                      \$59,800</p> <p>4                      \$66,400</p> <p>5                      \$71,750</p> <p>6                      \$77,050</p> <p>7                      \$82,350</p> <p>8                      \$87,650</p> <p><i>Tenancy of Under 3 Years</i>  \$7,700.00 per household, additional \$16,350.00 per household with a senior citizen, disabled tenant, or minor dependent child</p>
East Palo Alto	<p><i>Demolition/Removal of Rental Units (Code of Ordinances Section 14.02.150, 14.08.060)</i></p> <p><i>Tenancy of Less than 2 Years</i>  \$7,500.00 each adult tenant, additional \$2,500 for each low-income, disabled, or elderly (62) tenant</p> <p><i>Tenancy of 2 or More Years</i>  \$10,000.00 each adult tenant, additional \$2,500 for each low-income, disabled, or elderly (62) tenant</p>