

## Exhibit 2: Comparison of permanent relocation payments in Bay Area cities

County	City	Base Amount	Qualified Tenant Household Amount	Average % Enhancement for Qualified Tenants
Alameda	Alameda	Studio - \$5,782 1 Bedroom - \$6,494 2 Bedroom - \$7,502 3 Bedroom - \$9,420 4+ Bedroom - \$11,008	Studio - \$ 7,472 1 Bedroom - \$8,542 2 Bedroom - \$10,024 3 Bedroom - \$12,930 4+ Bedroom - \$15,313	33%
	Berkeley	\$15,585	\$20,780	33%
	Emeryville	LARGE LANDLORD (as defined): The higher of four times the tenant's monthly rent or five times the HUD fair market rates for an equivalent number of bedrooms.  SMALL LANDLORD (as defined): The higher of one month of the tenant's rent or one month's rent at HUD fair market rates for an equivalent number of bedrooms. A small owner may choose to waive the obligation for the tenant to pay the final month's rent instead of providing the relocation payment.	No Qualified Tenant Household Amount	N/A
	Oakland	Studio - \$7,116.22 1 Bedroom - \$7,116.22 2 Bedroom - \$8,758.43 3+ Bedroom - \$10,811.20	\$2,500 in addition to the Base Amount	29%
	San Leandro	The higher of three times HUD fair market rates or three times the tenant's monthly rent.	\$1,000 in addition to the Base Amount	17% <i>Assumes \$2,000 monthly rent</i>
Contra Costa	Richmond	<u>Owner Move-In:</u> Studio - \$3,646 1 Bedroom - \$5,629 2+ Bedroom - \$7,666  <u>Ellis Act:</u> Studio - \$7,345 1 Bedroom - \$11,259 2+ Bedroom - \$15,279	<u>Owner Move-In:</u> Studio - \$4,236 1 Bedroom - \$6,486 2+ Bedroom - \$8,792  <u>Ellis Act:</u> Studio - \$8,417 1 Bedroom - \$12,974 2+ Bedroom - \$17,584	15%
San Francisco	San Francisco	<u>No Fault (excluding Ellis Act)</u> - \$6,980 per tenant, not to exceed \$20,939  <u>Ellis Act</u> - \$6985.23 per tenant, not to exceed \$20,955.68	<u>No Fault (excluding Ellis Act)</u> - \$4,654 additional per tenant  <u>Ellis Act</u> - \$4,656.81 additional per tenant	22% <i>Assumes three tenants; one "qualified tenant"</i>

County	City	Base Amount	Qualified Tenant Household Amount	Average % Enhancement for Qualified Tenants
Santa Clara	Mountain View	<b>Only tenant household incomes at or below 120% of the area median household income receive relocation payments.</b> Three months median market rate, plus (i) the security deposit less funds necessary to repair tenant's damages; (ii) a sixty-day subscription to a rental agency service.	\$3,000 in addition to the Base Amount	40% <i>Assumes \$2,500 monthly rent</i>
	Palo Alto	<b>Only tenants residing at properties with 50 or more units with a household income at or below 100% of the area median household income receive relocation payments.</b> Studio - \$7,000 1 Bedroom - \$9,000 2 Bedroom - \$13,000 3+ Bedroom - \$17,000	\$3,000 in addition to the Base Amount	29%
	San Jose	Studio - \$6,925 1 Bedroom - \$8,400 2 Bedroom - \$10,353 3+ Bedroom - \$12,414	Studio - \$9,695 1 Bedroom - \$11,760 2 Bedroom - \$14,494 3+ Bedroom - \$17,380	40%
San Mateo	East Palo Alto	\$11,332.93 (up to \$1,249.22 additional if tenant provides receipts)	\$3,148.04 in addition to the Base Amount	27%
	Menlo Park	<b>Only tenant household incomes at or below 80% of the area median household income receive relocation payments.</b> Three times the HUD fair market rents, plus (i) the security deposit less funds necessary to repair tenant's damages; (ii) a sixty-day subscription to a rental agency service; (iii) an administrative fee set by City Council	One additional month of rent based on HUD fair market rents.	33%
	Redwood City	<b>Only tenant household incomes at or below 80% of the area median household income receive relocation payments.</b> Equivalent of three months rent paid to the household, plus (i) the security deposit less funds necessary to repair tenant's damages; (ii) a sixty-day subscription to a rental agency service.	Relocation assistance is only provided to low-income households.	N/A
Total Average Percent Enhancement for Qualified Tenants =				29%