### City of San Jose ARO-Relocation Assistance Survey

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<thead>
<tr>
<th>City:</th>
<th>Berkeley</th>
<th>East Palo Alto</th>
<th>Los Angeles</th>
<th>Oakland</th>
<th>San Francisco</th>
<th>Santa Monica</th>
<th>West Hollywood</th>
<th>San Jose Proposed</th>
<th>The Reserve</th>
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<tbody>
<tr>
<td>Ellis Act Relocation -</td>
<td>$15,000</td>
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<td>Per tenant</td>
<td>$7,912</td>
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<td>$5,895</td>
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<td>1 Bedroom</td>
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<td>2 Bedrooms</td>
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<td>3+ Bedrooms</td>
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<tr>
<td>Owner Move-</td>
<td>Same</td>
<td>Same</td>
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<td>Long Term</td>
<td>$10,549</td>
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<td>$10,400</td>
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<td>Moving Costs</td>
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<tr>
<td>Disabled, Senior, Low Income, or Minor Children Tenants</td>
<td>$5,000</td>
<td>$2,550</td>
<td>$8,750</td>
<td>$2,500</td>
<td>$3,930</td>
<td>$2,800</td>
<td>$4,429</td>
<td>$3,360-4,966</td>
<td>$3,000</td>
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</tbody>
</table>

### Other Terms
- **Owner move-in prohibited if tenant has lived in property for five years or more or tenant is at least 60 years old, disabled, and the landlord has 10% greater ownership in 4 or more residential units in Berkeley.**
- **Adjusted annually for inflation based on the Consumer Price Index (CPI).**
- **Less than two years of tenancy $7,912 per adult (and emancipated minors) that occupy the rental unit when the notice of intent to withdraw unit from rent or lease), more than two years of tenancy $10,549.38.**
- **$2,549.88 added for each category that applies: low-income, disabled, elderly and/or terminally ill.**
- **Up to $2,637.34 for moving costs with receipts; or $1,577.76 paid to tenant prior to the move.**
- **Relocation payments adjusted annually on April 1 to account for.**
- **Less than three years of tenancy, base relocation $7,900 (if senior (62+) disabled/ minor additional $16,650).**
- **More than three years of tenancy or income below Area Median Income (AMI) $10,400.**
- **Base relocation assistance (if senior (62+)/disabled/ minor additional $9,300).**
- **EVictions for owner occupancy in ‘Mom & Pop’ properties (i.e., owner has no more than four units in a rental building and one single family home), $7,600 additional $7,700 (if senior (62+)/.**
- **Payments shall increase annually July 1 based on CPI adjustment.**
- **Relocation Payments for Tenants Evicted Under the Ellis Act**
  - **Maximum amount per unit: $17,683.86.**
  - **Payment shall be divided equally among all occupying tenants.**
- **Relocation Payments for Owner/Relative Move-in, Demolition/Permanent Removal of Unit from Housing Use or Substantial Rehabilitation**
  - **Relocation amount per tenant: $5,890.**
  - **Maximum amount per unit: $17,670.**
  - **Additional payment if 60 years or older, disabled or minor children: $3,927.**
  - **Pay half at time of notice and the other at the time of relocation.**
- **Studio: $9,050 (if senior/disabled/minor additional $1,300).**
  - **One bedroom: $13,900 (if senior/disabled/ minor additional $2,100).**
  - **Two or more bedrooms: $18,850 (if senior/disabled/minor additional $2,800).**
  - **If relocation is paid to more than one tenant in a unit, it is paid jointly to all tenants.**
  - **Updated annually based upon the CPI on July 1 each year.**
  - **Demolition permit authorized by the Rent Board.**
- **Bachelor (Studio) apartment:**
  - **One bedroom: $9,114**
  - **Two bedroom: $12,277**
  - **Three or more bedrooms: $16,202**
- **Qualified tenant: $17,087 (62+/disabled/ minor additional $2,800).**
  - **If relocation is paid to more than one tenant in a unit, it is paid jointly to all tenants.**
  - **Updated annually based upon the CPI on July 1 each year.**
  - **Demolition permit authorized by the Rent Board.**
- **All Tenant households, require minimum notification 120 days.**
  - **Seniors (62+/ disabled, one year notification if resident more than 12 months and requested by the tenant.**
  - **Families with enrolled school age children resident more than 12 months require 120 days notice or 60 days beyond the end of the school year if requested by the tenant.**
  - **Relocation benefits are paid to a household.**
  - **The City may require relocation benefits to be paid through an escrow account.**

### Permanent Relocation Fees (i.e., withdraw unit from the rental market; eviction for owner or relative move-in; demolition)

- **Moving Costs**
  - **3+ Bedrooms**
    - Berkeley: $9,875
    - East Palo Alto: $9,875
    - Los Angeles: $10,092
    - Oakland: $10,092
    - San Francisco: $10,353
    - Santa Monica: $10,353
    - West Hollywood: $10,400
    - San Jose Proposed: $10,400
    - The Reserve: $10,400
120 day notice prior to withdrawing unit from the rental market.

One year notice required if tenant is disabled, 62 years or older.

City will record the notice to withdraw the unit with the City Recorder.

Displace tenants may request opportunity to re-rent for the same terms as agreed to at the time of unit withdrawal, if unit re-rented within 10 years.

Relocation assistance due to the City to withdraw unit from the market prior to notifying tenant 120 days before withdrawal date.

Relocation payments deposited into an escrow with the city. The City distributes the funds upon tenant request.

Displacement plan required for city approval prior to landlord’s issuance of the notice to terminate tenancy, or a fee for each unit withdrawn will be paid by the landlord for tenant counseling.

If minor children (under 18) occupy unit, the code prohibits landlords from vacating unit during the school year.

Annual filing of the status of previously controlled rental unit on the first, fifth and tenth anniversary of tenant's vacating of the unit. (Requirement waived if

Landlords must provide at least 120 day notice to all tenants or one year if the tenant lived in the unit for at least a year and are 62+ years from the market.

Landlord provides a notice of intent and records the same information in a memorandum with the county recorder’s office.

Tenants that qualify for the extension have 60 days to notify the landlord of their intent to extend the extension of the withdrawal date to one year. Within 5 days of notifying the City of the intent to extend withdrawal units from the market, landlord must notify all affected tenants in person or by mail.

Landlords that re-rent withdrawn units must file a notice of intent to re-rent units. If the landlord issues the notice to re-rent to the City within two year of the date of the withdrawal, the landlord is subject to damages. The

Tenant relocates not less than 120 days from Notice of Termination of Tenancy unit can be withdrawn from program.

Disabled or elderly may request 12 month to vacate.

Additional payments ($2,500) due within 15 days of the tenant’s notice of eligibility (i.e., senior, disabled, minor child or low income).

Owner prepares notice of intent to withdraw unit and files Certificate and Memorandum to be filed with the Alameda County Recorder.

Owner files notice of intent and copy of record Memorandum plus a filing fee with the city. Owner serves copies of all with tenant.

Within 30 days of the effective date of withdrawal of rental units, the Rent Board will record a notice of constraints with the county recorder.

Owner will report the last day of the third month, sixth month following notice to the RB and by December 31 each year for five years: if unit demolished -if not demolished it’s use -if in use, is it residential -if residential, the date of tenancy -if demolished and reconstructed, the use, if residential the tenancy of each unit.

Unit withdraws 120 days following owner's service of the original Notice of Intent and a copy of the recorded Memorandum Summarizing Non-Confidential Provisions of the Notice of Intention to Withdraw Accommodations from rent or lease.

Owner records the Memorandum with the county recorder.

Within 15 days of Notice of Intent, owner notifies tenant that the name of the tenant and rent amount paid has been provided to the Rent Board; the tenant has a right to recoup escrow and to relocation assistance; and the rights of qualified tenants to extend tenancy one year.

Within 30 days after the effective date of withdrawal of rental units, the Rent Board will record a notice of constraints with the county recorder.

Owner will notify all tenants within 30 days if tenancy plans to re-rent at the same terms and conditions as the date of withdrawal.

120 days prior to withdrawing the unit from the rental market the landlord must notify the city; supply copies of 120-day termination notices and checks or receipts of relocation fees paid; and complete tenant relocation counseling assistance form and pay any fees.

Record with the County Recorder landlord’s intent and certification that the evictions have commenced.

If units withdrawn are re-rented within 5 years, they must be offered to the tenant that occupied the unit at withdrawal at the maximum rent at the time of withdrawal. If re-rented after 5 years, they must be offered the right of first refusal. Tenant may also file civil action and pursue punitive damages not to exceed six months’ rent.

Base Assistance must be deposited into an escrow account at the time of the delivery of the Notice of Intent to Withdraw to the tenants. Tenant household may obtain the Base Assistance from escrow immediately.

Qualified Assistance becomes available from escrow on or before the earlier of:

Within the last 30 days of tenancy. Payment must be available by the first business day after the tenant gives a 30-day voluntary vacancy notice to the owner, or

On the last day of tenancy for which the owner has received rent.

When a property is removed from the rental market under the Ellis Act that returns to the rental market within five years, the tenant that received a Notice of Intent to Withdraw will have the right of refusal for the same unit.

• Landlord is subject to damages. The

City of San Jose ARO Relocation Assistance

Other Permanent Removal of Rental Unit Requirements

City: Berkeley East Palo Alto Los Angeles Oakland San Francisco Santa Monica West Hollywood San Jose Proposed The Reserve

120 day notice prior to withdrawing unit from the rental market.

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Qualified Assistance becomes available from escrow on or before the earlier of:

Within the last 30 days of tenancy. Payment must be available by the first business day after the tenant gives a 30-day voluntary vacancy notice to the owner, or

On the last day of tenancy for which the owner has received rent.

When a property is removed from the rental market under the Ellis Act that returns to the rental market within five years, the tenant that received a Notice of Intent to Withdraw will have the right of refusal for the same unit.

• Any resident in a fixed term lease at the time of the written Notice of the Future Redevelopment and Eventual Termination of Tenancy is initially served will be permitted to terminate their lease on thirty (30) days’ notice without penalty.

Prior to demolition permit, the permitee must provide evidence of relocation benefits plan has been complied with to the satisfaction of the director of Planning Building and Code Enforcement.

Household will be eligible to receive Special Relocation Benefits if the household’s income is at or below 80% of the AMI (Area Median Income) for Santa Clara County published by HUD and adjusted for household size.

A household will be eligible to receive Basic Relocation Benefits if the household’s income is over 80% of AMI.

Eligibility for Special Relocation Benefits will be determined through a third party, hired by Greystar, which will verify the household’s income by following HUD
### Notice
- Notice of withdrawal of rental unit recorded at the County Recorder to document rent control applied to the unit.
- If units withdrawn from the rental market are re-rented within 5 years, the units must be offered to the tenant that occupied the unit at the time of withdrawal at the Maximum Allowable Rent (MAR) at the time of withdrawal. If unit re-rented after 5 years but before 10 years, tenant if offered the right of first refusal. If all these cases the tenant may also file civil action and pursue punitive damages. If re-rented landlord must notice tenant and offer unit under the terms at the time unit withdrawn.
- Owner or relative move-in is permitted if owner

### The RB maintains a registry of units withdrawn and notifies tenants if units return to rental market.

### Substantial Rehabilitation
- Tenants that cannot safely occupy unit or market due to a disaster.
- Landlord may provide comparable housing in lieu of

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<tr>
<td>Tenant</td>
<td>Notice of withdrawal of rental unit recorded at the County Recorder to document rent control applied to the unit.</td>
<td>Tenant Habilitation Program: Landlords that renovate, repair and alter rental properties are required to secure building permits</td>
<td>None, unless code violation. (See Additional Information.)</td>
<td>Tenant may offer comparable unit plus actual moving expenses to tenant for displacement. If less than 20 days.</td>
<td>Owners that re-rent withdraw units more than two years after the date and without offering to displace tenant subject to punitive damages.</td>
<td>Owners that relocate for six months or less.</td>
<td>Tenant relocated for six months or less.</td>
<td>If enrolled in the Tenant Protection Ordinance, tenant household will receive Base Assistance.</td>
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<td>Tenant relocated for</td>
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<td>Landlord provides a 60 day notice to tenant, submits an application to the city and pays a fee.</td>
<td>Tenant relocated for six months or less.</td>
<td>Tenant relocated for six months or less.</td>
<td>If enrolled in the Tenant Protection Ordinance, tenant household will receive Base Assistance.</td>
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<td>Relocation form</td>
<td>Landlord provides initial relocation payment to tenant within five days of receipt of form. 1. Relocations of 29 days or less, the tenant is eligible for per diem: 120 per single household 135 for 2 person 166 for 3 person Plus 15 for each additional person Dislocation allowance $400 per tenant household $300 for moving costs $200 storage $50 dog boarding $20 cat boarding 2. Relocations lasting 30 days or more, tenant eligible for initial relocation payment. Dislocation allowance $400 Storage costs $200 or actual cost per month with receipts Rent differential based on current versus new rent (and not to exceed $1,437 studio $1,842 1 bedroom $2,598 2 bedroom</td>
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| Information about the renovation or repair and the effect on tenants as well as mitigation steps the landlord plans to take. The plan includes landlord information contractor information hazards; description of the work, details regarding the disruption to rental units, and the landlords plan to mitigate the effects of the work. 3. After the City approves the plan, the landlord serves a copy of the plan, notice of renovation work and tenant permanent relocation from to the tenant. Tenant has the option of temporary relocation assistance or may voluntarily terminate tenancy. 4. The landlord will pay housing costs and any costs related to relocating even if those costs exceed rent. Or landlord may make a comparable housing unit benefits as result of an immediate health/safety concern. The property owner will be notified and will be required to reimburse the city for the relocation costs. With temporary or permanent relocation will be eligible to move back into the unit when the code violation is cured. Owner will notify tenant 30 days in advance. Permanent relocation payment is twice the current monthly HUD Fair Market Rent for a unit of comparable size, plus 200 for moving costs and related expenses. Temporary relocation payment shall cover actual and reasonable moving expenses and temporary housing. Immediate vacation payment includes all of the above tenant shall be entitled to an additional payment of $500. Owner is not required to provide relocation assistance if the a) tenant has necessary to move the possessions of the tenant household. b) If more than 20 days, tenant eligible for Relocation Assistance for substantial rehabilitation. Relocation amount per tenant: $5,890 Maximum amount per unit: $17,670 Additional payment if 60 years or older, disabled or minor children: $3,927.00. c) Tenant relocated for less than 30 days. More than 30 days, tenant is entitled to alternate comparable rental housing. D) Assistance due to tenant within ten days of notice or 20 days prior to the vacation date, whichever is later: Relocation assistance is payable to the tenant within 24 hours if an urgent health and safety order to vacate. E) Assistance due to tenant within ten days of notice to vacate or 20 days prior to the vacation date, whichever is later. Relocation assistance is payable to tenant within 24 hours if an urgent health and safety order to vacate. F) Hotel/motel and laundry compensation for meals, if no cooking facilities; compensation for laundry, if no laundry facilities; and Compensate for pet boarding. G) Pet boarding. H) Pet boarding. I) Pet boarding. J) Pet boarding.

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<td>• Move-back option required for owner to provide 30 day advanced notice by certified mail.</td>
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<td><strong>Filing Fees Paid to the City</strong></td>
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<td>• $300 fee for first two units and $100 for each additional to cover the cost of withdrawing units from rental market.</td>
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<td>• Annual filing of the status of previously control rental unit on the first, fifth and tenth anniversary of tenant’s vacation of the unit penalty of perjury a statement of the status of the unit. (Requirement waived if application for demolition or redevelopment submitted to the city.)</td>
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<td>• No-Fault Eviction (includes condominium conversion or demolition) Fee - $447 per unit or $509 if condo conversion or demolition; “Qualified Tenant.”</td>
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<td>• $718 per unit or $780 if condo conversion or demolition.</td>
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<td>• Demolition Monitoring Fee: $45 per unit.</td>
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<td>• Relocation Assistance</td>
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<td>• Ellis Act Fee - $250.00 per unit.</td>
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<td>• No fee.</td>
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<td>• Housing Relocation Fee - $250 per housing unit where a tenant is displaced and payable to the City for counseling and other related costs.</td>
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<td>• $400 Relocation Counseling Fee (qualified/lower income tenants trigger $640 fee).</td>
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<td>• $2,235 per unit for the first 10 units and $860 per unit for over 10 units.</td>
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