

Relocation Benefit Matrix

Benefits Provided by Household - Calculated by No. of Bedrooms**San José - Proposed Benefit Levels**

Benefit Type	Studio	1BR	2BR	3BR
First and Last Month's Rent	\$ 3,700	\$ 4,550	\$ 5,652	\$ 6,826
New Security Deposit	\$ 1,850	\$ 2,275	\$ 2,826	\$ 3,413
Moving Expenses	\$ 1,200	\$ 1,400	\$ 1,700	\$ 2,000
Application fees (approx.. five applications at \$35)	\$ 175	\$ 175	\$ 175	\$ 175
Total Base Relocation	\$ 6,925	\$ 8,400	\$ 10,353	\$ 12,414
<i>*Average Monthly Rent – 2016 Q3, RealAnswers</i>	\$ 1,850	\$ 2,275	\$ 2,826	\$ 3,413
Qualified Assistance Levels				
40% of Total Base Relocation	\$ 2,770	\$ 3,360	\$ 4,141	\$ 4,966
Total Base Assistance + 40%	\$ 9,695	\$ 11,760	\$ 14,494	\$ 17,380
Alternative Apartment/Special Assistance Levels				
	\$ 1,200	\$ 1,400	\$ 1,700	\$ 2,000

The Reserve Package

Benefit Type	Studio	1BR	2BR	3BR
Three Month's Rent*	\$ 4,878	\$ 6,192	\$ 7,488	\$ 10,092
Total Base Relocation	\$ 4,878	\$ 6,192	\$ 7,488	\$ 10,092
Special Assistance Levels**	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000

*Households must be at or below 80% of the Area Median Income (AMI) for Santa Clara County, published by HUD and adjusted for household size, to receive cash relocation assistance.

**Defined as households with senior members (62 +), minor children (under 18) and disabled persons.

West Hollywood	Studio	1BR	2BR	3BR
Total Base Assistance	\$ 6,455	\$ 9,114	\$ 12,277	\$ 16,202
Total Qualified Senior Assistance	\$ 23,542	\$ 26,201	\$ 29,364	\$ 33,289
Total Qualified Low Income Assistance	\$ 27,972	\$ 30,631	\$ 33,794	\$ 37,719
% Increase over Base (highest)	76.92 %	70.25 %	63.67 %	57.05 %
Santa Monica				
Total Base Assistance	\$ 13,900	\$ 13,900	\$ 18,850	\$ 18,850
Total Qualified Assistance	\$ 16,000	\$ 16,000	\$ 21,650	\$ 21,650
% Increase over Base	13.13 %	13.13 %	12.93 %	12.93 %
Oakland				
Total Base Assistance	\$ 6,500	\$ 6,500	\$ 8,000	\$ 9,875
Total Qualified Assistance	\$ 9,000	\$ 9,000	\$ 10,500	\$ 12,375
% Increase over Base	27.78 %	27.78 %	23.81 %	20.20 %

Other Methodologies

Los Angeles	<3 Years	>3 Years	Low Income	Mom & Pop
Total Base Assistance	\$ 7,900	\$ 10,400	\$ 10,400	\$ 7,600
Total Qualified Assistance	\$ 16,650	\$ 19,700	\$ 19,700	\$ 15,300
% Increase over Base	52.55 %	47.21 %	47.21 %	50.33 %
San Francisco				
	Per Tenant	Maximum Household		
Total Base Assistance	\$ 5,895	\$ 17,639		
Total Qualified Assistance	\$ 9,825			
% Increase over Base	40.00 %			