

## Exhibit 2

### City of San Francisco Report on Cost-Effectiveness and Other Analyses for Proposed Solar Ordinance (2014)<sup>1</sup>

Building	Abbr.	Type	Floor area (ft <sup>2</sup> )	Floors	Roof area (ft <sup>2</sup> )
Single Family	SFR	Residential	2,100	1	2,100
Single Family Low Income	SFR-LI	Residential	2,100	1	2,100
Multifamily	MF	Hybrid	6,960	2	3,480
Multifamily Common	MFC	Commercial	6,960	2	3,480
Small Hotel	Hotel	Commercial	42,554	3	14,185
Large Office	OffLrg	Commercial	498,589	12	41,549
Medium Office	OffMed	Commercial	53,628	3	17,876
Small Office	OffSml	Commercial	5,502	1	5,502
Small Restaurant	RstntSml	Commercial	2,501	1	2,501
Large Retail	RetLrg	Commercial	240,000	1	240,000
Medium Retail	RetMed	Commercial	24,563	1	24,563
Warehouse	Whse	Commercial	49,495	1	49,495

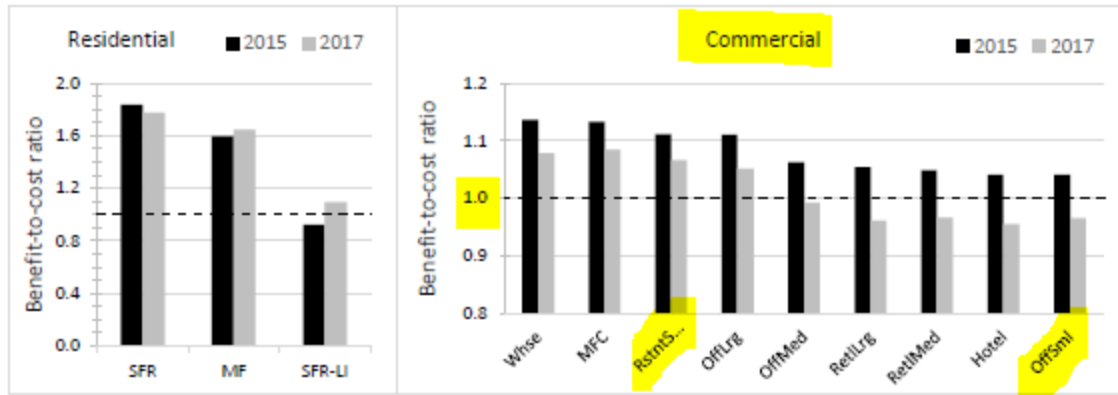
Table 1 Model buildings analyzed in this study.

Building	Size (kW)	Electric energy offset	Area (ft <sup>2</sup> )	Area (% roof)	Azimuth (°)	Tilt (°)	Per floor space (W/ft <sup>2</sup> )	Generation (kWh/yr)	Generation per floor space (kWh/ft <sup>2</sup> /yr)
Single Family	3.2	100%	192	9.1%	180	20	1.5	4,560	2.2
Single Family Low Income	2.4	100%	144	6.9%	180	20	1.1	3,420	1.6
Multifamily	8.9	55%	522	15.0%	180	33	1.3	12,651	1.8
Multifamily Common	1.6	100%	94	2.7%	180	33	0.2	2,284	0.3
Small Hotel	36	31%	2128	15.0%	210	33	0.8	51,000	1.2
Large Office	105	4%	6232	15.0%	210	33	0.2	149,386	0.3
Medium Office	45	15%	2681	15.0%	210	33	0.8	64,271	1.2
Small Office	14	34%	825	15.0%	210	33	2.5	19,782	3.6
Small Restaurant	6.4	15%	375	15.0%	180	33	2.6	9,092	3.6
Large Retail	606	47%	36000	15.0%	210	33	2.5	862,896	3.6
Medium Retail	62	48%	3684	15.0%	210	33	2.5	88,314	3.6
Warehouse	95	100%	5567	11.2%	180	33	1.9	134,926	2.7

Table 3 Photovoltaic system sizes and related parameters for the modeled projects.

<sup>1</sup> Prepared for the Department of the Environment of the City and County of San Francisco by Ari Halberstadt, <https://efiling.energy.ca.gov/GetDocument.aspx?tn=212812-2&DocumentContentId=23895>

The figure below shows the main results of the cost-effectiveness analysis.



*Figure 1 Results of cost-effectiveness analysis. The vertical axis shows the ratio of benefits to costs. The results shown are for the reference scenario; additional scenarios were also analyzed. (SFR=single-family residential, MF=multifamily, SFR-LI=single-family low income, Whse=warehouse, MFC=multifamily common area, RstntSml=small restaurant, OffLrg=large office, OffMed=medium office, RetlLrg=large retail, RetlMed=medium retail, Hotel=small hotel, OffSml=small office.)*

The benefit-to-cost ratios, shown in the figure above, could be interpreted as precise single values. When interpreted in this manner, a ratio greater than 1.0 would indicate that the outcome is cost-effective, while a ratio less than 1.0 would indicate that the outcome is not cost-effective. With this interpretation, the proposed solar requirement is cost-effective for nearly all projects installed in 2015, except for single-family low income households. The requirement, however, is cost-effective for only some projects installed in 2017; it is not cost-effective for the medium office, large retail, medium retail, small hotel, and small office building models.