

TENANT RELOCATION PLAN

Acquisition / Rehabilitation Project

2026 Competitive 9% Low-Income Housing Tax Credit Application

South Carolina State Housing Finance & Development Authority

Project Name:	Kingston Pointe
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Property Address:	101 Fyffe, Anderson, SC 29625	County:	Anderson
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RELOCATION COORDINATOR

Designated Relocation Coordinator

Relocation Coordinator Name:	Amanda Wetherbee
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Title / Organization:	Director of Portfolio Management, Vantage Management, LLC
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Mailing Address:	PO Box 170, Fyffe, AL 35971
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RELOCATION STRATEGY AND APPROACH

Relocation Approach

The Developer has selected the following relocation strategy: **Combination/Hybrid Approach**

A phased approach will be used, with on-site temporary units used where possible and off-site temporary housing arranged for households that cannot be accommodated on-site during a given phase.

Vacancy Prior to Acquisition

There are currently 2 vacant units at the Property. Vacant units will be prioritized for use as temporary swing units during the phased rehabilitation. The Developer will carefully consider whether to lease vacant units to new tenants after the application date, to preserve sufficient temporary relocation capacity on-site.

FINANCIAL ASSISTANCE TO DISPLACED HOUSEHOLDS

Overview of Assistance

The Developer will provide the following categories of financial assistance to all temporarily and permanently displaced households, at no cost to the tenant. All assistance will be paid by the Developer.

Moving Cost Assistance

All displaced households will be eligible for reimbursement of reasonable moving costs. The Developer will offer tenants **Actual Cost Reimbursement**. This includes reimbursement of actual, reasonable, and documented moving costs, including:

- Professional moving company charges (Developer may arrange movers directly);
- Transportation of household furnishings and personal property;
- Packing and unpacking;
- Disconnection and reconnection of appliances;
- Short-term storage (up to 6 months) when move-back is delayed beyond initial estimate.

Temporary Housing Cost Differential

If the cost of temporary replacement housing exceeds the tenant's current rent, the Developer will pay the difference directly to the temporary housing provider. No tenant will experience an increase in housing costs as a result of temporary relocation.

Current Average Rent at Property:	\$ 817/month
Estimated Temp. Housing Cost:	\$ 1,104/month Average fair market rents
Developer-Paid Cost Differential:	\$ 284/month Average per unit

ESTIMATED RELOCATION BUDGET

The following table presents the estimated relocation costs for this project. Actual costs may vary based on household circumstances, phasing, and construction timeline. All relocation costs are the responsibility of the Developer and are included in the project's development budget.

Cost Category	Est. Unit Cost	# Households	Total Estimate
General Information Notice / outreach materials	\$20	48	\$960
Moving cost assistance – move out (per household)	\$400	48	\$19,200

Moving cost assistance – move back (per household)	\$400	48	\$19,200
Temporary housing cost differential (per HH per month)	\$284/mo.	48 HH x 6 months	\$81,792
Storage costs (if applicable)	\$100/mo.	6 HH x 6 months	\$3,600
Relocation Coordinator fee	\$35,000	N/A	\$35,000
Contingency (10%)			\$17,064
TOTAL ESTIMATED RELOCATION BUDGET			\$187,701

SOURCE OF RELOCATION FUNDS

Relocation will be paid for by the Development Budget.