

Relocation Plan
Chester Townhouses I
628 Lancaster Highway
Chester, Chester County, SC 29706

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Based on the proposed scope of rehabilitation anticipated for Chester Townhouses I, we anticipate a majority of the interior unit improvements will be completed with tenants in-place.

While most work will be performed with tenants in-place, renovations in standard units may require temporary relocation for up to 12 days during ceiling repairs/painting. They are given the option to stay in a nearby hotel during construction work inside their unit or accept a daily allowance based on the number of occupants in their household. If requested, hotel arrangements are made by management or development staff and the cost of the hotel and other reasonable costs during the temporary relocation is included in the development budget. Based on the current number of occupants in each unit, we have budgeted a contingency of \$163,000 for temporary relocation for the residents in the 58 standard units.

Renovations in handicap accessible units can be more extensive. Due to the amount of work often needed in those units, the residents currently occupying an ADA unit are required to temporarily relocate from their unit for up to 21 days. They are given the option to stay in a nearby hotel during construction work inside their unit or accept a daily allowance based on the number of occupants in their household. If requested, hotel arrangements are made by management or development staff and the cost of the hotel and other reasonable costs during the temporary relocation is included in the development budget. We are estimating a total of \$14,500 for the four handicap accessible units which includes an allowance based on current occupancy for each unit for up to 21 days.

All tenants will be well informed (step by step) on how the renovations are planned, including projected dates of work, what they can expect, and what direct impact the renovations will have on them, if any. Mandatory tenant meetings will be held by management, development and construction staff who are experienced and well trained in this area. In addition, daily written and verbal notifications are prepared throughout the construction process in an effort to clearly communicate with residents what is scheduled on a day-by-day basis. Any residents with special needs or requests will be provided assistance from our staff.

The total relocation contingency for the project is **\$177,500** per the attached budget and is included in the development budget to be paid from tax credit equity or loan proceeds.

Relocation Budget - Chester Townhouses, Phase I

			Estimate ONLY				Estimate ONLY	Estimate ONLY		
Bldg	Unit #	Size	Choice	# of Residents	Daily Rate	# of days	CPC Stipend Cost	CPC Moving & Storage Cost	TOTAL	
Building A	201	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	
	202	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00	
	203	2	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	
	204	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	205	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	206	2	2	4	\$ 200.00	12	\$ 2,400.00	\$ 1,000.00	\$ 3,400.00	
	207	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00	
	208 AV	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	
Building B	209 UFAS	1	2	1	\$ 125.00	21	\$ 2,625.00	\$ 1,000.00	\$ 3,625.00	
	210	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00	
	211	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00	
	212	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	213	2	2	6	\$ 250.00	12	\$ 3,000.00	\$ 1,000.00	\$ 4,000.00	
	214	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	215	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	216 UFAS	1	2	1	\$ 125.00	21	\$ 2,625.00	\$ 1,000.00	\$ 3,625.00	
Bldg C	217 AV	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	
	218	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	219	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	220	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	221	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00	
	222	2	2	4	\$ 200.00	12	\$ 2,400.00	\$ 1,000.00	\$ 3,400.00	
	223	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	224	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	
Building D	231 UFAS	1	2	1	\$ 125.00	21	\$ 2,625.00	\$ 1,000.00	\$ 3,625.00	
	232	2	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	
	233	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00	
	234	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	235	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00	
	236 UFAS	1	2	1	\$ 125.00	21	\$ 2,625.00	\$ 1,000.00	\$ 3,625.00	
Building E	225	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	
	226	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	227	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	228	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	229	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00	
	230	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	
Building F	237	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	
	238	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00	
	239	2	2	4	\$ 200.00	12	\$ 2,400.00	\$ 1,000.00	\$ 3,400.00	
	240	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	241	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00	
	242	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	

Relocation Budget - Chester Townhouses, Phase I

Estimate
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Bldg	Unit #	Size	Choice	# of Residents	Daily Rate	# of days	CPC Stipend Cost	CPC Moving & Storage Cost	TOTAL
Building G	257	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00
	258	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00
	259	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00
	260	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00
	261	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00
	262	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00
Building H	249	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00
	250	2	2	3	\$ 175.00	12	\$ 2,100.00	\$ 1,000.00	\$ 3,100.00
	251	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00
	252	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00
	253	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00
	254	2	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00
	255	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00
	256	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00
Building I	243	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00
	244	2	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00
	245	2	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00
	246	2	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00
	247	2	2	2	\$ 150.00	12	\$ 1,800.00	\$ 1,000.00	\$ 2,800.00
	248	1	2	1	\$ 125.00	12	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00
							\$ 115,500	\$ 62,000	\$ 177,500.00