

Relocation Plan for Timberlake

HD Timberlake, LLC (“Owner”) plans to acquire and rehabilitate Timberlake Apartments, located on Timberlake View Circle in Inman (Spartanburg County). A full application has been submitted to the South Carolina State Housing Finance and Development Authority for an allocation of low-income housing tax credits. The project currently consists of 64 units, and the total number of units will remain unchanged after rehabilitation.

NHE manages Timberlake Apartments, and its professional, trained staff will assist HD Timberlake, LLC in relocating residents to complete the rehabilitation. The Applicant intends to rehabilitate Timberlake Apartments in four phases, with 1/4 of the buildings renovated at a time. Site-wide renovations will occur in a single phase. The plan is to vacate two buildings at a time, relocating residents on-site as much as possible. Once a phase is complete, we will move tenants into the newly renovated building and rehabilitate the buildings in the next phase. Tenants will be moved between buildings into like-kind units within the property to the greatest extent possible. Due to low turnover at the property, we will likely have some vacant units, but we still anticipate needing to temporarily relocate approximately 20-25% of tenants off-site at different times during the rehabilitation.

Temporary Relocation

During each phase, residents will be temporarily relocated to (a) vacant on-site units or (b) off-site apartment units in Inman or extended-stay hotel options in the vicinity. All temporary units must meet the standards for decent, safe, and sanitary housing. For tenants we cannot house on-site during rehab, we have identified several options for temporary off-site housing. We will also offer stipends to households that elect to live with family off-site in lieu of the temporary housing offered. The Owner will pay the rent differential, if any, between what residents of Timberlake pay pre-rehab and the asking rent at any potential temporary relocation housing.

Additionally, extended-stay hotels are available in the market and offer monthly rentals. However, these are further away than we would like. We have obtained pricing for these as a secondary option should rental apartments within 5 miles of Timberlake not be readily available at the time of rehabilitation. These include Rodeway Inn Expo Center and Horizon Inn & Suites.

Relocation costs will be covered by the Owner for every tenant temporarily displaced at Timberlake by reimbursing the actual moving costs of a 3rd-party moving company or by making direct payments to the tenant if the tenant moves their own belongings. Any necessary utility transfer costs will also be reimbursed. All costs must be pre-approved by the Owner/Management.

The management and relocation coordinator will work with residents to secure a moving service and coordinate utility transfers. If tenants move their own belongings, the costs must be pre-approved by Management.

Management will attempt to move residents temporarily to a similar on-site unit. It is our hope to provide adequate units within the complex to those who wish to remain on-site; however, it will be impossible to accommodate everyone. Assistance will be provided to occupants who do not receive on-site relocation to minimize the inconvenience of their move.

Timberlake currently has a number of households with school-age children. We will prioritize keeping families with school-age children on site to limit disruption related to bus routes/school. For those temporarily relocated off-site, we will work with Spartanburg County Public Schools to ensure that a school bus can pick up and drop off those children as needed.

Timberlake currently has three households that are over 60% AMI. We will keep these families on-site during the rehab so they can be grandfathered as LIHTC residents in the new development post-rehab and will not be permanently

displaced by the rehab. We have confirmed that existing LIHTC residents can remain in the new LIHTC community post-rehab if kept on-site during the rehab, as was done with one household for Swansgate III. We have already confirmed that “Once tax credit qualified, always tax credit qualified” applies here if resident certifications are timely and proper records and procedures are in place. As with the Swansgate III rehab, AJ Johnson Consulting will likely be engaged again to assist with rehab plan logistics and to confirm we remain in compliance and adhere to current best practices for reporting.

All itemized costs below are estimates based on conversations with management, study of local moving rates and prior experience with LIHTC rehabs in other areas of the Carolinas.

Notice

All residents will be notified of the rehabilitation through written notice. The Owner will also hold a resident meeting to provide additional information regarding the temporary relocation. Affected households will be notified of the proposed move date and the approximate duration of the temporary relocation. Residents will be informed that the Owner will pay reasonable moving expenses for both on-site and off-site moves. Resident households will be informed of the rent expected to be charged for the newly rehabilitated apartments, based on their income at the time of calculation.

Residents will be expected to pack their possessions and to completely move from the unit by the Final Notification Date. Management will provide a relocation date to all residents informing them of when they are expected to move. If the schedule changes due to construction issues, then Management will send a Revised Relocation Date to each resident as soon as the construction details and schedule have been adjusted.

Return to Timberlake

Upon completion of the applicable rehabilitation phase, Owner will inform the affected residents that they may resume occupancy of their units at Timberlake. Owner will pay all relocation expenses consisting of moving expenses for the resident’s return to the Project.

Relocation Budget

We have set aside the following amount of funds in the project budget to assist residents with their relocation costs, utility and transfers. The number of units per bedroom type to be displaced is based on the occupancy/vacancy report as of April 2026.

Moving expenses for the anticipated relocation all households, one time:

Unit Type	# Units	Allowance/Budget	Total
2BR	32	\$1,200	\$38,400
3 BR	32	\$1,500	\$48,000
TOTAL			\$86,400

Moving expenses budgeted for households required to move a second time:

Unit Type	# Units	Allowance/Budget	Total
2BR	16	\$1,000	\$16,000
3BR	16	\$1,200	\$19,200
TOTAL			\$35,200

Utility Transfer Fees:	\$5,000
Budget for Rent Differential Payments:	\$103,400

Management Fee/Administration:	\$15,000
Unit Turnovers:	\$15,000
Storage Costs Resident FF&E during relocation:	\$40,000

TOTAL RELOCATION BUDGET \$300,000

Records

Resident letters, information, relocation plans and receipts for assistance will be maintained by the Owner for a minimum of three years after completion of the project.

Contact Information

The primary contact(s) for the relocation process will be:

Drew Schaumber, HD Timberlake LLC

(864)349-1254

Patty Sherman, NHE Management – Relocation

Coordinator (803) 260-3000

During the rehabilitation of Timberlake, the Owner will take each resident's needs and concerns into consideration. We understand that relocation is not an easy process, particularly for families, and will therefore proceed in an organized manner to minimize disruption to tenants.