

# ***Market Place Apartments***

## RELOCATION PLAN

### **Property:**

Market Place Apartments  
1333 Coronet Ct,  
Rock Hill, SC 29730

May 2026

# INTRODUCTION

Market Place 2026 L.L.C. (the “Purchaser”), intends to purchase and implement a substantial rehabilitation of Market Place Apartments located at 1333 Coronet Ct, Rock Hill, SC 29730 (the “Property”), an occupied 68-unit affordable family housing development. In order to anticipate and mitigate any impact this planned rehabilitation may have on the existing residents of the Property, the Purchaser has prepared this Relocation Plan (the “Plan”) in partnership with Independent Management Services, the proposed management company for the Property, who will serve as the qualified relocation consultant.

There are 68 one-, two-, three- and four-bedroom units. There will be no loss of units within the building as a result of the planned rehabilitation and the bedroom counts will remain the unchanged. Rents will not be increased for residents, and they will continue to pay 30% of their income towards rent as required by the Low-Income Housing Tax Credit (“LIHTC”) program and the Section 8 Housing Assistance Payments Contract (“HAP Contract”) from HUD which covers 100% of the units at the Property.

100% of the units at the Property are currently restricted to tenants with incomes of 60% or less of area median income (AMI). This will not change upon completion of the rehabilitation. Based on tenant data provided by the current owner, all existing households currently qualify for a Property unit.

The Property is intended to undergo both exterior and interior renovations. The proposed scope of rehabilitation is outlined in **Exhibit A**. The Purchaser’s planned scope of work will be a tenant-in-place renovation. This will require the majority of the tenants of the Property to temporarily vacate their units during some portion of the day in order for work to be completed safely. Senior or disabled tenants will be temporarily relocated during their unit renovations.

The Purchaser anticipates utilizing a HUD 221(d)(4) first mortgage loan, equity from the syndication of federal and state LIHTCs, an internal bridge loan and deferred developer fee as funding sources. In addition, there is an existing HAP Contract that will be assigned to the new ownership entity at acquisition.

Due to the proposed funding sources, the relocation program described within this Plan is intended to meet all requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA), HUD Handbook 1378, the HUD MAP Guide, and any relevant provisions of the South Carolina Code of Laws and administrative regulations.

As of the date of this Plan, all households will be impacted by the renovation of their units. The needs and characteristics of the Property residents and the Purchaser’s program to provide assistance to each affected person are the general subjects of this Plan.

This Plan is organized in five sections:

1. **SECTION I:** Property Description
2. **SECTION II:** Assessment of the Relocation Needs
3. **SECTION III:** Relocation Resources
4. **SECTION IV:** Relocation Program
5. **SECTION V:** Administrative Provisions

## **I. Relocation / Accommodation Team**

American Community Developers, Inc. and Independent Management Services (“IMS”), on behalf of Market Place 2026 L.L.C., have developed and will administer this Plan during renovations. IMS has proven and extensive HUD experience developing and implementing similar relocation plans in conjunction with rehabilitation plans for numerous similar affordable housing properties similar to the Property. In addition to a long list of HUD-compliant relocations completed in the long history of the company, following is a list of recent HUD properties for which IMS has independently managed and/or implemented relocation plans:

### **2020:**

Reids Valley View Manor (114 Units - Cincinnati, OH)  
Shelton Gardens (138 Units - Cincinnati, OH)  
Cameron Villas Apartments (68 Units - Modesto, CA)

### **2021:**

Denair Manor (70 Units - Turlock, CA)

### **2022:**

Walhalla Gardens (68 Units - Walhalla, SC)  
Westwood Apartments (48 Units - Manning, SC)

### **2023:**

Lincoln Apartments (64 Units - Walterboro, SC)  
Rainbow Terrace Apartments (484 Units - Cleveland, OH)  
Mt. Vernon Plaza I (226 Units - Columbus, OH)

### **2024:**

Clement Kern Gardens (87 Units – Detroit, MI) (ongoing)

### **2025:**

Green Park Apartments (100 Units – Junction City, KS (ongoing)

Key personnel from Independent Management Services who will be involved in the anticipated rehabilitation and relocation include:

James Harrigan, Executive Vice President at Independent Management Services. James is responsible for the management at Market Place Apartments and has been actively involved in the implementation of the above rehabilitation projects.

## **II. PROPERTY DESCRIPTION**

### **A. REGIONAL LOCATION**

The Property is located in the City of Rock Hill within York County. The Property site is located centrally in the city and is immediately accessible from US Highway 901 and 121 (*Figure 1: Regional Property Location*).

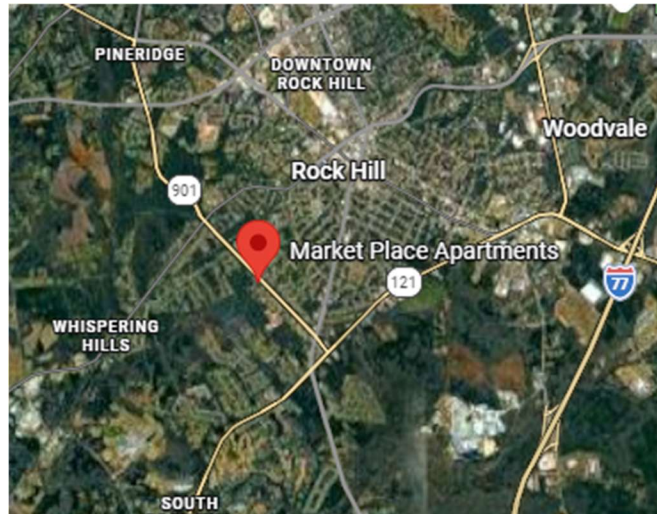


**Figure 1: Regional Property Location**

## **B. PROPERTY SITE LOCATION AND DESCRIPTION**

The Property consists of 14 residential buildings and one community building on 5.62 acres. There are a total of 16 one-bedroom units, 20 two-bedroom units, 20 three-bedroom units, and 12 four-bedroom units on site. As of the preparation of this Plan, 67 units to be rehabilitated are occupied, and 1 unit is vacant.

The Property is located on Coronet Court in the Crawford Road neighborhood of the city (*Figure 2: Property Site Location*).

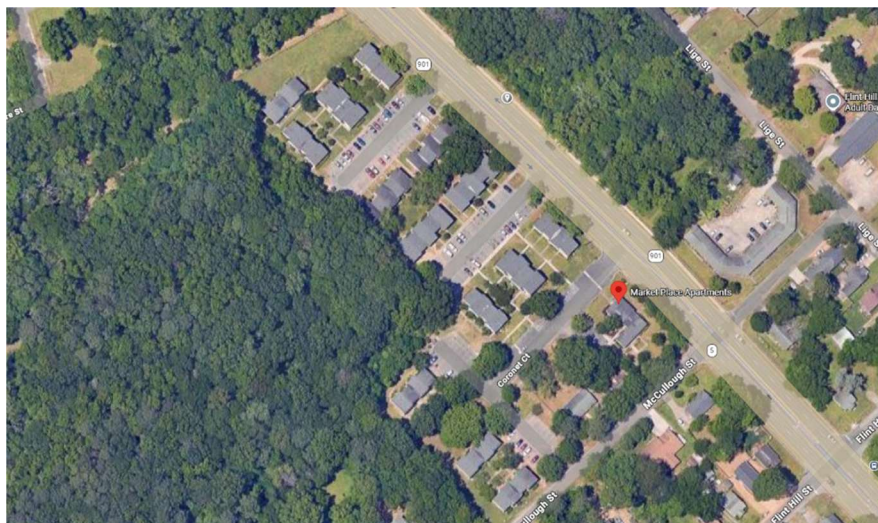


**Figure 2: Property Site Location**

### **III. ASSESSMENT OF RELOCATION NEEDS**

#### **A. OCCUPANT DATA**

##### **1. Survey Method**

Current tenant information was reviewed to obtain specific information about the residents' needs. Individual interviews will be conducted by James Harrigan closer to the time of closing (estimated November 2026) to identify any accommodations and needs which have not been considered below.

##### **2. Current Occupants**

As of the date of this Plan, there are 68 units to be rehabbed for the Property of which 67 are occupied. 1 unit is currently vacant. The current tenant household size is an average of 3 persons living in one-, two-, three- and four-bedroom units for a total of 196 residents. There are 84 children on site (17 years or younger).

##### **3. Income**

The average income for the current households is below \$10,000. According to income standards for York County (Exhibit B) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD), the households' average income qualifies as Extremely Low Income (30% or less AMI). There are currently no over-income households.

##### **4. Language**

The preferred languages of the tenants are unknown at this time. However, all verbal communication and required written notices will be provided in the language understood by the members of the household or an interpreter will be provided, if necessary.

##### **5. Senior/Handicapped Households**

There are currently 14 residents in residence at the Property that qualify as senior (62 years old or older), disabled or both. Appropriate steps will be taken on a case-by-case basis to accommodate mobility challenges and to provide suitable temporary housing on the first floor or with access to an ADA compliant unit when necessary. In addition, senior and disabled tenants will receive extra assistance to make sure their units are move-ready, to transport them to the temporary accommodations and to accommodate any other special needs they may have.

##### **6. Temporary Housing Needs**

The majority of the households will need to be out of their units from 9:00am – 4:30pm for up to a two-week period during active rehabilitation work. Vacant units will be lightly furnished (TV with cable, chairs/couch, bed) with food/refreshments provided and used as hospitality units for any residents who do not have somewhere to go (work, school, etc.) during the hours they are required to be out of their units. Senior or disabled residents will be given the option to temporarily relocate to vacant units on-site to minimize the inconvenience of returning to their units in the evenings during renovations.

## IV. RELOCATION RESOURCES

### A. TEMPORARY HOUSING AVAILABILITY

The Purchaser's proposed rehabilitation and scope of work for the unit upgrades will require approximately 10 households at a time to be out of their units between 9:00am – 4:30pm for up to two weeks or, if they are senior or disabled and require additional assistance, to temporarily relocate into on-site temporary accommodations.

Senior and disabled residents will be provided with temporary accommodations in furnished vacant units on the Property site for the duration of the renovations in their units. Other vacant units on-site will be minimally furnished and serve as hospitality units for residents who are required to be out of their units for some portion of the day, but who will return to their own units in the evenings.

In the event there is a special accommodation request by a tenant to temporarily move off-site during unit renovations, a market survey was conducted to identify available hotels with kitchenettes within a proximity of the Property. Multiple hotels with nightly rates of approximately \$100 (plus taxes) were found within seven miles of the Property. Room types include rooms with one or two beds in studios and suites with additional sofa beds. All accommodations will be verified to have full kitchenettes available and offer ADA-compliant rooms.

| <b>Table 1: Temporary Housing Survey - Hotels</b> |           |          |
|---------------------------------------------------|-----------|----------|
| Address                                           | Rate      | Distance |
| 1835 Canterbury Glen Ln, Rock Hill, SC 29730      | \$ 89.00  | 5.5      |
| 1323 Old Springdale Rd, Rock Hill, SC 29730       | \$ 88.00  | 6.5      |
| 1285 Old Springdale Rd, Rock Hill, SC 29730       | \$ 117.00 | 6.6      |

The residents moving temporarily to on-site units will bring clothing, personal items, toiletries, etc. The units will be furnished, and dishes, cookware and other kitchen items will be provided.

All tenants will continue to pay their rent and utilities to the Purchaser for the tenants' current units, and the Purchaser will pay the full housing cost of the on-site temporary units and hospitality units. After rehabilitation has been completed, tenants will continue to occupy their original units.

All temporary housing will be inspected by IMS onsite staff to assure it is decent, safe and sanitary, meets the needs of the residents regarding mobility challenges, if applicable, and has been cleaned prior to occupancy per the applicable guidelines.

Vacant units will help accommodate temporary relocation needs or the needs of residents who may require a hospitality unit during the day. Property management staff will coordinate and monitor the individual uses of the hospitality units.

The Purchaser understands that if the tenants are required to be out of a Property unit for more than one year, permanent relocation benefits must be offered to them under federal relocation regulations with no reduction for temporary relocation benefits previously paid. No residents are currently expected to be moved off-site permanently in the course of the planned rehabilitation.

## **V. THE RELOCATION PROGRAM**

The Purchaser's relocation program is designed to be responsive to unique Property circumstances, emphasize maintaining personal contact with all affected individuals, and consistently apply all criteria to formulate eligibility and benefit determinations and conform to all applicable requirements. The Purchaser will provide impacted residents the assistance, rights and benefits required under the standards and provisions set forth in the URA, MAP Guide and all other applicable regulations and requirements. The relocation program will provide both advisory and financial assistance. Every effort will be made to facilitate relocation arrangements and minimize hardships for the residents. The Purchaser is experienced with temporary relocations and will provide assistance to the residents throughout the temporary relocation and tenant-in-place rehabilitation process.

The relocation program consists of two principal constituents: advisory assistance and financial assistance ("Relocation Benefits").

### **A. ADVISORY ASSISTANCE**

Advisory assistance services are intended to inform the tenants about the Purchaser's relocation program, help in the process of securing appropriate temporary replacement accommodations, facilitate claims processing, maintain a communication link with the Purchaser and coordinate the involvement of outside service providers.

To follow through on the advisory assistance component of the relocation program and assure that the Purchaser meet their obligations under the law, the Purchaser's staff and representatives will perform the following functions:

1. Distribute appropriate written information concerning the Purchaser's relocation program;
2. Inform the eligible households of the nature of, and procedures for, obtaining available relocation benefits;
3. Determine the needs of each household eligible for assistance (including interviews with the persons to be temporarily displaced wherein they may indicate special accommodation requests and/or special needs related to temporary relocation);
4. Provide tenants with access to available decent safe and sanitary temporary housing within a reasonable time prior to the moves;
5. Provide transportation to the tenants and their personal property, if necessary, to the temporary accommodations;
6. Perform move-out and move-in inspections to ensure each unit meets decent, safe and sanitary standards as described in the URA both prior to the commencement of work and prior to each tenant's return after completion;
7. Assist eligible occupants in the preparation and submission of relocation assistance claims, if applicable;

8. Provide additional reasonable services necessary to successfully temporarily relocate occupants;
9. Make benefit determinations and payments in accordance with applicable law and the Purchaser's adopted relocation guidelines;
10. Provide each household with a minimum of 30 days written notice to temporarily vacate;
11. Inform all tenants of the Purchaser's policies in writing and verbally with regard to eviction and property management;
12. Establish and maintain a formal grievance procedure for use by temporarily displaced persons seeking administrative review of the Purchaser's decisions with respect to relocation assistance; and
13. Provide assistance that does not result in different or separate treatment based on or due to an individual's sex, marital status, race, color, religion, ancestry, national origin, physical handicap, sexual orientation, and domestic partnership status.

Adequate written and verbal notice and access to affordable decent, safe and sanitary housing will be provided with all requests made to tenants to temporarily vacate. Personal contact via phone, text, email, mail and in person, as applicable, will be maintained with all households during the temporary relocation process.

## **B. RELOCATION BENEFITS**

Specific eligibility requirements and benefit plans will be detailed on an individual basis with all residents. In the course of a personal interview and follow-up visits, each household will be counseled as to available options and the consequences of any choice with respect to financial assistance.

Relocation benefits will be provided in accordance with the URA, MAP Guide and the provisions of the Purchaser's program and procedures pertaining thereto.

The Purchaser will provide appropriate special care for households requiring additional assistance in the event of unforeseen circumstances. Relocation activities that may be needed for some residents during the day their units undergo repairs will consider individual household needs to be accommodated as close to their usual routine as possible.

Temporary relocation assistance information and counseling will be provided in the primary language of the displaced occupants in writing and verbally, to ensure that all residents obtain a complete understanding of the rehabilitation program and eligible accommodations and services provided. Additional translation services will be provided upon request.

For tenants to be temporarily relocated on-site, the tenant will continue to pay their portion of the rent and utilities to the Purchaser for the resident's current unit, and the Purchaser will pay the full housing cost of the temporary unit. After rehabilitation has been completed, residents will move back to their original unit on the Property site.

Residents' furniture and personal property not needed in the temporary unit may be moved to secure on-site storage by a licensed and insured professional moving company while residents are in temporary accommodations. Packing and unpacking services will also be provided to all residents at no cost to the residents. Residents will be responsible for packing any personal items and valuables. If a household elects to opt out of the packing/unpacking option, new packaged packing materials will be provided to residents 2-4 weeks prior to move out days. The moving company will return the furniture and personal property to the residents' units when renovations have been completed.

The vacant units on-site to be used as temporary accommodations will be furnished by the Purchaser. Any reasonable and necessary out-of-pocket costs associated with the temporary moves will be paid by the Purchaser, including, but not limited to, all temporary housing and moving/storage costs.

The temporary on-site units will be professionally cleaned in-between occupancies, and the residents' permanent units will be cleaned post-renovation prior to the residents' returns.

Residents will be given at least 30 days' written notice to vacate into temporary housing or to inform them as the days on which they will need to vacate their units during a portion of the day, and advisory services will be provided throughout the relocation process. Purchaser's staff and representatives will provide all required relocation assistance to the households who will be temporarily displaced at the time rehabilitation is initiated.

The Purchaser will directly pay the selected moving/storage company to pack/unpack and move/store the tenants' personal property. Therefore, no tenant will incur any out-of-pocket costs associated with the temporary relocation. In the event a tenant does incur a cost related to the temporary relocation, the Purchaser will reimburse all eligible, reasonable and necessary costs.

### **C. GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS**

Claims and supporting documentation for relocation benefits must be filed with the Purchaser within 60 days from the date the claimant returns to a new unit.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Tenants(s) will provide all necessary documentation to substantiate eligibility for assistance;
2. Purchaser's staff or representatives will follow up with all households within one week of return to the permanent unit to remind them of the opportunity to file a claim;
3. Assistance amounts will be determined in accordance with the provisions of the applicable relocation law and guidelines;
4. Required claim forms will be prepared by Purchaser's staff and reviewed with tenants. Purchaser staff will secure tenants' signatures on claims and submit for payment.
5. The Purchaser will review all claims for payment and determine whether to approve, deny, or seek additional information;
6. Purchaser's staff will issue benefit checks for moving payments for distribution to tenants by relocation staff once approved by the Purchaser;
7. All correspondence, back-up documentation, claims, receipts of payment and notices will be maintained in the relocation case file.

#### **D. PROGRAM ASSURANCES AND STANDARDS**

Adequate funds are available to temporarily relocate households or to provide them with hospitality units. Relocation assistance services will be provided to ensure that displacement does not result in different or separate treatment of households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and the Unruh Act, as well as any other arbitrary or unlawful discrimination.

#### **E. LAST RESORT HOUSING**

There will be no permanent displacements. There is adequate temporary housing to accommodate the Property residents, therefore housing of last resort will not be required.

#### **F. RELOCATION TAX CONSEQUENCES**

In general, relocation payments are not considered income for the purpose of Division 2 of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986 (Title 26, U. S. Code), or for the purpose of determining the eligibility or the extent of eligibility of any person for assistance under the Social Security Act (42 U. S. Code 301 et seq.) or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of the Revenue and Taxation Code, or the Bank and Corporation Tax Law, Part II (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. The above statement on tax consequences is not intended as tax advice by the Purchaser. Tenants are responsible for consulting with their own tax advisors concerning the tax consequences of relocation payments.

#### **G. GRIEVANCE PROCEDURES**

The Purchaser's relocation appeals process will be consistent with the provisions within the URA. The right to appeal shall be described in all relocation explanatory material distributed to tenants via mail or in-person visits.

Tenants will have the right to ask for administrative review when they believe themselves aggrieved by a determination as to eligibility, payment amounts, and the failure to provide comparable temporary housing or the Purchaser's property management practices.

Requests for administrative review and informal hearings will be directed to the Purchaser's property manager. All requests for review will receive written responses from the Purchaser within three weeks of their receipt. If an informal appeal is denied, appellants will be entitled to file a written request for a formal hearing before an impartial and independent hearing officer. The Purchaser will provide interpretation services for appeals hearings, if requested by the household.

More detail concerning the appeals process will be provided upon request. Appellants will retain their appeal rights for up to 18 months following the date of displacement from the Property premises or receipt of final payment for relocation benefits, whichever is later.

## **H. IMMIGRATION STATUS**

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the Purchaser to negatively affect the alien's spouse, parent or child. In order to track and account for relocation assistance and benefit payments, Purchaser's staff will be required to seek immigration status information from each tenant aged 18 years or older by having them certify as to their legal status.

## **VI. ADMINISTRATIVE PROVISIONS**

### **A. NOTICES**

Each notice, which the Purchaser is required to provide to a Property occupant, shall be personally delivered or sent by mail and documented in the case file. Each notice will be written in plain, understandable language.

Persons who are unable to read and understand any notice will be provided with appropriate translation and counseling. Each notice will indicate the name and telephone number of a person who may be contacted for answers to questions or other needed help.

There are three principal notices:

- 1) General Information Notice
- 2) Notice of Non-Displacement
- 3) Notice to Temporarily Vacate

The General Information Notice (GIN) is intended to provide potential tenants with a general written description of the Purchaser's relocation program and basic information concerning benefits, conditions of eligibility, noticing requirements and appeal rights (**Exhibit C**). The GIN is issued as early as is feasible in the initial stages of a Property, preferably, the planning stage. GINs will be issued to all residents via personal delivery or mail.

A Notice of Non-Displacement (NOND) will be distributed to each tenant household (**Exhibit D**). The NOND to the household contains a determination of eligibility to remain in a Property unit post-rehab. The notice also describes the benefits for which the household to be temporarily displaced is eligible. The NOND will be issued to the households once the Property is approved and funding is in place.

No resident will be asked to temporarily move without having received at least 30 days advance written notice of the earliest date by which the temporary move will be necessary. The Temporary Relocation Notice or Vacate Notice will state a specific date by which the occupants are required to move and will provide the address of the available temporary unit for the household (**Exhibit E**).

In addition to the three principal notices, Purchaser staff will issue a timely written notification in the form of a Reminder Notice, which discusses the possible loss of rights and sets the expiration date for the loss of benefits to those persons who:

- 1) are eligible for monetary benefits,
- 2) have moved from the property, and
- 3) have not filed a claim for benefits.

## **B. PRIVACY OF RECORDS**

All information obtained from tenants is considered confidential and will not be shared without the consent of the tenant or the Purchaser. Purchaser's staff will comply with regulations concerning the safeguarding of relocation files and their contents.

## **C. EVICTION POLICY**

1. Eviction may cause the forfeiture of a tenant's right to relocation assistance or benefits. Relocation records will be documented to reflect the specific circumstances surrounding any eviction action.
2. Eviction may be undertaken for one, or more of the following reasons:
  - (a) Failure to pay rent, except in those cases where the failure to pay is due to the Purchaser's failure to keep the premises in habitable condition; is the result of harassment or retaliatory action; or, is the result of discontinuation, or a substantial interruption of services;
  - (b) Performance of a dangerous, and/or illegal act in the unit;
  - (c) A material breach of the rental agreement, and failure upon notification to correct said breach within 30 days of notice;
  - (d) Maintenance of a nuisance, and failure to abate such nuisance upon notification within a reasonable time following notice; or
  - (e) A requirement under State, or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the Purchaser.

## **D. RESIDENT PARTICIPATION**

Community outreach will be handled via notices, handouts on site, and tenant interviews, with comments to be received via email, phone and in person to be considered for input into the planned rehabilitation once the Purchaser has possession of the property.

As the process for considering the Property moves forward, the Purchaser will observe the following protocol:

1. Provide affected tenants with full and timely access to documents relevant to the relocation program;
2. Encourage meaningful participation in monitoring the relocation assistance program; and
3. Provide technical assistance necessary to interpret elements of the relocation program and other pertinent materials.

## **E. PROJECTED DATE OF DISPLACEMENT**

The Purchaser anticipates that a date specific Notice to Temporarily Vacate will be issued approximately 6-months prior to the beginning of renovation work. Work is expected to begin in late 2027 and be complete by December 31, 2028. The construction schedule is shown in **Exhibit F**.

## **F. ESTIMATED RELOCATION COSTS**

The total budget estimate for relocation-related payments to tenants and vendors for this Property is provided in **Exhibit G**. The estimated relocation budget does not include any payments related to construction costs.

If circumstances arise that should change either the number of residential occupants, or the nature of their activity, the Purchaser will authorize any additional funds that may need to be appropriated. The Purchaser will appropriate, on a timely basis, the funds necessary to ensure the successful completion of the Property.

## **G. PROPERTY TEAM**

### **Construction Team:**

|                       |                                                                                                                                          |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| General Contractor:   | St. Clair Construction Company<br>Nathan Hindle, President<br>Ph: (313) 881-8150<br>Email: nathan@acdmail.com                            |
| Design Architect:     | Hooker DeJong, Inc.<br>Brian Hoehn, Senior Vice President<br>Ph: (231) 722-3407<br>Email: brianh@hdjinc.com                              |
| Purchaser:            | Market Place 2026 L.L.C.<br>Gerald A. Krueger, President of Manager of Managing Member<br>Ph: (313) 881-8150<br>Email: jerry@acdmail.com |
| Relocation Contacts:  | Independent Management Services<br>James Harrigan, Executive Vice President<br>Ph: (810) 750-7000<br>Email: jharrigan@imsteam.net        |
| Construction Manager: | American Community Purchasers, Inc.<br>Gerald A. Krueger, President<br>Ph: (313) 881-8150<br>Email: jerry@acdmail.com                    |

## **LIST OF EXHIBITS**

- EXHIBIT A: Scope of Work
- EXHIBIT B: HUD Income Levels – York County
- EXHIBIT C: General Information Notice
- EXHIBIT D: Notice of Non-Displacement
- EXHIBIT E: Notice to Temporarily Vacate
- EXHIBIT F: Construction Schedule
- EXHIBIT G: Relocation Budget

## **EXHIBIT A**

*{insert Final HUD 2328 Cost Breakdown when complete}*



## FY 2026 Income Limits Summary

| FY 2026 Income Limit Area                            | Median Family Income | FY 2026 Income Limit Category     | Persons in Family |        |        |               |         |         |         |         |
|------------------------------------------------------|----------------------|-----------------------------------|-------------------|--------|--------|---------------|---------|---------|---------|---------|
|                                                      |                      |                                   | 1                 | 2      | 3      | 4             | 5       | 6       | 7       | 8       |
| Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area | \$117,400            | Very Low (50%) Income Limits (\$) | 41,100            | 47,000 | 52,850 | <b>58,700</b> | 63,400  | 68,100  | 72,800  | 77,500  |
|                                                      |                      | Extremely Low Income Limits (\$)* | 24,650            | 28,200 | 31,700 | <b>35,200</b> | 38,680  | 44,360  | 50,040  | 55,720  |
|                                                      |                      | Low (80%) Income Limits (\$)      | 65,750            | 75,150 | 84,550 | <b>93,900</b> | 101,450 | 108,950 | 116,450 | 123,950 |

**NOTE: York County** is part of the **Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area**, so all information presented here applies to all of the Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area**.

The **Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area** contains the following areas: Cabarrus County, NC; Gaston County, NC; Mecklenburg County, NC; Union County, NC; York County, SC.

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

**FY2025 Median Family Income and Income Limits for Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area**

## General Information Notice

\_\_\_\_\_, 2026

<<HEAD-OF-HOUSEHOLD>> and All Other Occupants  
1333 Coronet Court., Unit \_\_\_\_\_  
Rock Hill, SC 29730

Dear Occupants:

Market Place 2026 L.L.C. (Purchaser) is interested in rehabilitating the property you currently occupy at **1333 Coronet Ct, Rock Hill, SC 29730** as part of the proposed Market Place Apartments project (“Project”). This notice is to inform you of your rights under Federal law. If the Purchaser moves forward with the Project, and you are temporarily displaced, you may be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended.

**However, you do not have to move now.**  
**This is not a notice to vacate the premises or a notice of relocation eligibility.**

You should continue to pay your monthly rent to your landlord, because failure to pay rent and meet your obligations as a tenant may be cause for eviction and loss of relocation assistance. You are urged not to move or sign any agreement to purchase or lease a unit before receiving formal notice of eligibility for relocation assistance. If you move or are evicted before receiving such notice, you will not be eligible to receive relocation assistance. Please contact us before you make any moving plans.

You may be required to move temporarily so that the rehabilitation can be completed. If you must move temporarily, suitable housing will be made available to you, and you will be reimbursed for all reasonable out of pocket expenses, including moving costs and any increase in housing costs.

Any person aggrieved by a determination as to eligibility for, or the amount of, a payment authorized by the Purchaser’s Relocation Assistance Program may have the appeal application reviewed by the Purchaser in accordance with its appeals procedure. Complete details on appeal procedures are available upon request from the Purchaser.

Note that pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance through a federal funding source, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States. However, non-federal funds will be used to provide relocation assistance to non-legally present persons who are otherwise eligible for assistance.

Again, this is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance. If the Purchaser decides not to move forward with the Project, you will be notified in writing.

If you have any questions about this or any other relocation issues, please contact \_\_\_\_\_  
at the Management Office at \_\_\_\_\_.

Sincerely,

**Management**

\_\_\_\_\_  
*Received by*

Delivered on/by: \_\_\_\_\_/\_\_\_\_\_

X \_\_\_\_\_  
*Recipient's Signature*

Posted on/by: \_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_  
*Date*

Mailed/receipt received on: \_\_\_\_\_/\_\_\_\_\_

## Notice of Non-Displacement

<<DATE>>

<<HEAD-OF-HOUSEHOLD>> and All Other Occupants  
1333 Coronet Court., Unit \_\_\_\_\_  
Rock Hill, SC 29730

Dear <<NAME>>:

Market Place 2026 L.L.C. ("Owner") notified you previously of proposed plans to rehabilitate the property you currently occupy at **1333 Coronet Ct, Rock Hill, SC 29730**. Once funding has been secured, the repairs will begin soon after.

You are protected by the Uniform Relocation and Real Property Acquisitions Policy Act of 1970, as amended (URA).

**This is a notice of non-displacement.  
You will not be required to move permanently as result of the rehabilitation.**

This notice guarantees you the following:

1. If you choose to move temporarily so that the rehabilitation can be completed, the Owner will pay for all eligible costs related to temporary moving expenses, including the cost of moving to and from temporary housing and any temporary housing costs.
2. The temporary unit will be decent, safe and sanitary.
3. Upon completion of the rehabilitation, you will be able to lease and occupy your present apartment or another suitable, decent, safe and sanitary apartment in the same building/complex under reasonable terms and conditions.
4. One of the protections for persons temporarily relocated is that such relocations shall not extend beyond one year. If the temporary relocation lasts more than one year, you will be contacted and offered all permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance previously provided.
5. Comparable permanent housing will be made available at the earliest possible time but in any event no later than 12 months from the date of the move to temporary housing, and permanent relocation assistance will be offered to the resident, if the temporary relocation lasts more than 12 months.
6. You will have no less than 30 days' notice to voluntarily temporarily vacate your unit.

Since you will have the opportunity to occupy a newly rehabilitated apartment, and you are not being required to permanently vacate, we urge you not to move and to remain a tenant in good standing. You must continue to comply with the terms and conditions of your current lease.

**If you choose to move on your own, or are evicted for cause, you will not receive any relocation assistance.**

This letter is important to you and should be retained. A relocation specialist will be assigned to you and will contact you closer to the date of your temporary move. If you have any questions about this or other relocation issues, again please contact \_\_\_\_\_ at the Management Office at \_\_\_\_\_.

Sincerely,

**Management**



Equal Housing Opportunity



\_\_\_\_\_  
*Received by*

X\_\_\_\_\_  
*Recipient's Signature*

\_\_\_\_\_  
*Date*

Delivered on/by: \_\_\_\_\_

Posted on/by: \_\_\_\_\_

Mailed on/returned: \_\_\_\_\_

## NOTICE TO TEMPORARILY VACATE

<<DATE>>

<<HEAD-OF-HOUSEHOLD>> and All Other Occupants  
1333 Coronet Court., Unit \_\_\_\_\_  
Rock Hill, SC 29730

### Re: Notice to Temporarily Vacate

Dear <<NAME>>:

Market Place 2026 L.L.C. ("Owner") notified you previously of proposed plans to rehabilitate the property you currently occupy at **1333 Coronet Ct, Rock Hill, SC 29730**.

It has now been determined by the Owner that it is necessary for you to temporarily vacate your current unit no later than midnight on <<DATE>>. We have identified a temporary unit for you to occupy. It is located at the <<NAME/ADDRESS>>.

The Owner will pay for the cost of the temporary accommodations during your temporary stay and any move or storage related costs.

We will be contacting you shortly to coordinate and explain the details of your move and the benefits for which you may be eligible. You will receive moving assistance and advisory services, which will be explained to you when you meet with our relocation specialist.

In order not to delay the rehabilitation process, it is very important that we work together to help you move, because you must move out of your current unit by midnight on <<DATE>>.

Once the rehabilitation of the Project site units has been completed, you will be given notice of when you may return to your unit. If you have any questions regarding this or any other relocation issues, please contact your relocation agent, <<NAME>> at <<NUMBER>>.

Sincerely,

<<NAME>>  
<<TITLE>>  
<<ORG>>

## NOTICE TO TEMPORARILY VACATE

<<DATE>>

<<HEAD-OF-HOUSEHOLD>> and All Other Occupants  
1333 Coronet Court., Unit \_\_\_\_\_  
Rock Hill, SC 29730

### **Re: Notice to Temporarily Vacate Unit During Daytime Hours Only**

Dear <<NAME>>:

Market Place 2026 L.L.C. ("Owner") notified you previously of proposed plans to rehabilitate the property you currently occupy at **1333 Coronet Ct, Rock Hill, SC 29730**.

It has now been determined by the Owner that it is necessary for you to temporarily vacate your current unit during the day between the hours of 9:00am – 4:30pm beginning on <<DATE>> and ending on <<DATE>>.

The community room, community kitchen and computer lab are available for your use. In addition, we have identified an on-site hospitality unit for you to utilize if necessary. It is located at Unit <<#>>.

We will be contacting you shortly to coordinate and explain the details of your move and the benefits for which you may be eligible. You will receive moving assistance if requested and advisory services, which will be explained to you when you meet with property management staff. Please let them know if you are in need of the hospitality unit so the appropriate arrangements can be made.

In order not to delay the rehabilitation process, it is very important that we work together to help you plan to be out of your unit during the day beginning <<DATE>>.

Once the rehabilitation of your unit has been completed, you will be given notice of when you no longer need to be out of your unit during the daytime. If you have any questions regarding this or any other relocation issues, please contact your property manager, <<NAME>> at <<NUMBER>>.

Sincerely,

<<NAME>>  
<<TITLE>>  
<<ORG>>

## **EXHIBIT F**

*{insert Final HUD 5372 Construction Schedule when complete}*

## EXHIBIT G

### TEMPORARY RELOCATION BUDGET

Market Place Apartments (Rock Hill, SC)

| Relocation Contingency Cost Description | Amount           | Approx. Cost Per Unit |
|-----------------------------------------|------------------|-----------------------|
| Moving/Temporary Storage                | \$ 45,000        | \$ 660                |
| Moving Materials                        | 2,000            | 30                    |
| Storage Container Rental                | 4,000            | 60                    |
| Hospitality Suites                      | 36,000           | 530                   |
| Temporary Lodging Contingency           | 15,000           | 220                   |
| <b>Total Contingency Budget</b>         | <b>\$102,000</b> | <b>\$1,500</b>        |

\*\* All costs subject to change