

RESIDENT ANTI-DISPLACEMENT AND RELOCATION PLAN APARTMENTS

This Residential Relocation Plan applies to Knollwood Apartments located at 822 Archie Street, Fort Mill, South Carolina, 29715. This plan shall apply to any resident of Knollwood Apartments who is a resident on the date of development acquisition by Knollwood Apts II, LP. This plan shall follow the federal requirements under the Uniform Relocation Act.

Resident Relocation

While it is the intent of this plan to mitigate the permanent displacement of the residents, it is anticipated that there will be temporary relocation requirements. This plan describes how tenants will be relocated.

1. **Relocation Plan:** Based on current occupancy levels and the availability of suitable, decent, safe, and sanitary temporary replacement housing, the renovation plan has been devised to reflect rehabilitating the project in two (2) construction phases and to offer those residents who will be temporarily relocated decent, safe, sanitary, and functionally equivalent accommodations for the entire time their unit is being renovated. Based on current occupancy, there is availability of comparable replacement housing in other projects managed by the current management company for all residents. A comparable unit is an apartment unit that is:
 - a. Decent, safe, and sanitary.
 - b. Functionally equivalent to (and equal to or better than) the present apartment unit.
 - c. Actually available to the resident for rental.
 - d. Affordable.
 - e. Not subject to unreasonable adverse environmental conditions.
 - f. Available to all persons regardless of race, color, religion, sex, or national origin.

Following completion of the rehabilitation, income-eligible tenants can return to the property. However, if a tenant has been relocated off-site during their rehabilitation, the Tenant and Owner may agree that the tenant can remain at their current off-site unit.

2. **Over Income Residents:** Over-income is defined as a resident's income that is in excess of that permitted by the Low Income Housing Tax Credit Program. If it is determined that any residents are over income and become permanently displaced, the following assistance will be provided:
 - a. Notice of Displacement: Any resident who is over-income will be notified within sixty (60) days of the acquisition date detailing their eligibility for relocation assistance.
 - b. Timing of Displacement: No resident displaced as provided herein will be required to move without at least 90 days advance written notice, as provided for under the Federal Requirements of the Uniform Relocation Act.

- c. Advisory Services: Owner will provide referrals to comparable and suitable replacement housing.
- d. Payment of Moving Expenses: The resident may choose to either a payment for actual reasonable moving and related expenses or a fixed moving expense and relocation allowance. Under the Federal Requirements of the Uniform Relocation Act, the allowable reasonable moving and related expenses are:
 - i. Transportation of individuals, families, and personal property from the displacement site to the replacement site. Transportation costs for a distance beyond 50 miles are not eligible.
 - ii. Moving costs for personal property.
 - iii. Necessary charges for the removal and hookup of appliances, equipment, and other items, not acquired as real property.
 - iv. Storage of personal property as determined to be necessary.
 - v. Insurance of personal property in connection with the move and necessary storage.
 - vi. The replacement value of property lost, stolen, or damaged in the move where insurance is not reasonably available.
 - vii. Utility disconnection and reconnection charges.
 - viii. If the resident chooses to be paid a fixed moving expense, the amount determined will be calculated under the most current Residential Moving Expense and Relocation Allowance Payment Schedule.
- e. Rental Assistance: Displaced residents may be eligible to receive rental assistance. This rental assistance will be equal to the difference between the rent that the resident was paying Foxwood Apartments and Birch Apartments and the rent that the resident will be paying at the comparable replacement housing for a term of 48 months from the date of relocation.

3. Notice Requirements

- a. General Information Notice (GIN) – A GIN will be sent to all residents.
- b. Move In Notice – This notice will inform any resident moving into potential projects after application that they may be displaced or relocated.
- c. Notice of Non Displacement – This notice will be given to residents who will remain in the unit after completion of renovations. The notice will be given in conjunction with issuance of the commitment letter.
- d. Temporary Relocation Notice – This notice will inform residents who will be temporarily relocated of their rights and of the conditions of their temporary move and will be given no later than thirty (30) days prior to any proposed relocation.

4. Temporary Relocation in Excess of 30 Days:

- a. Resident will be notified of the date and approximate duration of temporary location.
- b. Suitable, decent, safe, and sanitary housing will be made available.

- c. Resident will be notified of the terms and conditions of the temporary relocation.
- d. Resident will be reimbursed for all reasonable expenses incurred in connection with temporary relocation including, but not limited to the following:
 - i. Transportation of individuals, families, and personal property from the displacement site to the replacement site. Transportation costs for a distance beyond 50 miles are not eligible.
 - ii. Moving costs for personal property.
 - iii. Necessary charges for the removal and hookup of appliances, equipment, and other items, not acquired as real property.
 - iv. Insurance of personal property in connection with the move and necessary storage.
 - v. The replacement value of property lost, stolen, or damaged in the move where insurance is not reasonably available.
 - vi. Utility disconnection and reconnection charges.

5. Relocation Costs

- a. Average Cost Per Tenant – \$4,133.46
- b. Total Relocation Cost to be Incurred – \$214,940.00
- c. Sources of Funds to Pay for Relocation – Permanent Financing

Relocation coordinator's name and phone number: Deborah Terrell - 601-982-4300

Aliens not lawfully present in the United States are not eligible for relocation assistance hereunder, 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.

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Respectfully Submitted,

Delta Property Management, Inc.

By:  Date: 5/14/26
Herbert B. Iverson, III, President & CEO

Accepted and Approved:

Knollwood Apts II, LP

By: Knollwood Apartments II GP, LLC

 Date: 5/14/26
Herbert B. Iverson, III, Its Manager