

Highland Square Preservation, L.P.

c/o Related Affordable, LLC
30 Hudson Yards, 72nd Floor
New York, NY 10001

Temporary Relocation Plan

Highland Square

June 16, 2025

This plan has been prepared to inform current residents of the intended renovation of Highland Square and of measures planned by the proposed owner of the property to minimize the impact of this renovation on residents. The plan is organized in the following sections:

- 1) Contact Information for the Proposed Owner/Developer and Management Company;
- 2) Scope of the Renovation;
- 3) Planned Measures to Minimize Construction Impact;
- 4) Rental Policies After Renovation;
- 5) Advisory Services to be Offered; and
- 6) Determination as to Moving Cost Reimbursement.

1) Contact Information

Proposed Owner/Developer

<i>Name</i>	Highland Square Preservation, L.P. (“Proposed Owner”)
<i>Contact Person</i>	David Pearson
<i>Address</i>	30 Hudson Yards, 72 nd Floor New York, NY 10001
<i>Phone</i>	212-801-3738

Management Company

<i>Name</i>	PK Management, LLC (“PK Management”)
<i>Contact Person</i>	Paula Oravec
<i>Address</i>	26301 Curtiss-Wright Parkway, Suite 300 Richmond Hts., Ohio 44143
<i>Phone</i>	216-472-1870 ext. 109

2) Scope of the Renovation

Highland Square is a 152-unit affordable property for family households located in Greenville, SC, consisting of studio, one, two, three and four-bedroom apartments across ten (10) three-story townhouse styled buildings. The property is in need of upgrades and updates to best secure its successful future operation and to maintain the quality of life for the community it serves. The Proposed Owner intends to complete a rehabilitation of approximately \$75,000 per unit in construction costs. The planned, robust renovation involves 1) the modernization of the common areas, corridors, and management office, 2) new flooring, appliances, lighting, bathroom fixtures, cabinets, and countertops, 3) improvements to the site’s security and access control features plus the enhancement of amenities for residents, 4) upgrades to the various mechanical systems and replacement of the roofs, and 5) landscaping and new property signage. The renovation will also focus on improving energy efficiency within the building and will

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include modifications to a subset of units to allow for full ADA accessibility. The project will not involve permanent resident displacement.

The Proposed Owner and PK Management will prioritize resident comfort and minimize disruption as much as possible during the rehabilitation. Given the scope of the renovation planned at Highland Square, all households will be required to temporarily relocate while upgrades to their respective units are underway. We expect that units receiving the standard (non-ADA) scope of work will have their units renovated over a period of approximately two (2) to three (3) weeks. Eight (8) units are slated to undergo full ADA upgrades to improve accessibility which will require a longer renovation period. Due to the increased scope for the ADA units, the residents living in ADA apartments will be temporarily relocated for approximately eight (8) to ten (10) weeks. During the period of temporary relocation, residents will either stay offsite in a local hotel, or if available, stay at the Property in a vacant, furnished, on-site hotel unit. Once unit renovations are completed, all affected residents will return to their own apartments and any items or furnishings placed in storage will be returned as well. Strict cleaning protocols will be followed by PK Management and by the general contractor as residents move in and out of apartment units at the property.

Renovations are scheduled to begin in the fourth quarter of 2025, and all work is scheduled for completion by the fourth quarter of 2026. PK Management staff will inform each affected household well in advance of the date that their apartment is to be renovated to allow ample time to pack belongings. PK Management will also provide assistance or arrange for professional movers to provide assistance if residents are unable to pack and move their belongings.

3) Planned Measures to Minimize Construction Impact

The renovation is planned so that Highland Square will be overall livable throughout construction. PK Management will assist affected residents in coordinating the packing of their belongings by providing materials such as cardboard boxes, tape, wrapping paper, etc. PK Management staff will be available throughout the process to answer questions and provide any assistance.

To minimize disturbance, construction will not proceed into evening or nighttime hours. Construction work, particularly that which is loud or disturbing, will be scheduled between 8AM – 5PM, and ample notice will be provided to all residents prior to any work requiring access to respective units or any work that otherwise impacts residents. Construction crews will be responsible for maintaining a clean and safe site as they perform their work.

4) Rental Policies After Renovation

The Proposed Owner of Highland Square intends to maintain the affordability of the apartments by remaining in the Section 8 program for 100% of the revenue-producing units that are covered by the Housing Assistance Payments (“HAP”) contract. The Proposed Owner plans to apply to HUD for a renewal of the HAP contract, but the resident-paid portion of the rent will remain limited by a respective resident’s income pursuant to the Section 8 program.

5) Advisory Services to be Offered

PK Management will endeavor to keep all residents informed throughout the process. All affected residents will receive copies of temporary relocation notices, current work will be highlighted in notices sent to all residents, and staff will be available to provide advisory services to assist all residents with questions or complaints. To address the needs of non-English-speaking residents, literature will be made available in the appropriate languages and interpreters will be provided, if/as needed. Contact information for PK Management staff will be provided to ensure that residents have convenient access to information about the renovation and temporary relocation.

6) Determination as to Moving Cost Reimbursement

Any off-site resident relocation is planned to be temporary. No costs to affected residents are anticipated. Should extraordinary circumstances result in extended relocation, the Proposed Owner will pay reasonable costs of off-site housing, including meals and incidentals, as well as moving expenses. Currently, the proposed owner is budgeting \$5,000 per unit or \$760,000 for relocation costs. This will be paid from the development budget for the rehabilitation.

We will work to ensure that the renovation of the property causes as little inconvenience to each resident as possible, and we are confident that every resident will be very happy with the newly-renovated Highland Square.