

RELOCATION PLAN

(1) Relocation coordinator's name and phone number;

At the time of application, the relocation coordinator is: Jennifer Russ (910)612-9869

(2) How the tenants will be relocated;

See Attached

(3) Average cost per tenant and/or family for relocation;

\$1,000

(4) Total relocation cost to be incurred; and

\$60,000

(5) Source of funds paying for relocation.

Development Budget

West Yard Lofts Temporary Relocation Plan

It will be necessary to temporarily relocate family household occupant's living in the above development. No permanent relocation is anticipated. Relocation will be in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (URA or Uniform Act), as amended.

Purpose:

The purpose of this relocation plan is to establish and provide assistance to persons and families who may be relocated as part of the rehabilitation activities and in obtaining suitable, safe, decent, and sanitary temporary housing.

Appropriate advisory services which include advance written notice of the move will be made available to all tenants of the project, within one month of the anticipated move. These notices will include the date and approximate duration of the temporary relocation, the address of the temporary housing accommodations, conditions under which the tenant may lease and occupy a rental unit upon project completion of the unit renovation and provisions of reimbursement for all reasonable out of pocket expenses incurred in connection with the temporary relocation.

Relocation Standards:

Physical and Occupancy Standards:

All units considered for replacement housing must meet South Carolina Residential Code for reconstructed houses and International Code Council (ICC) Property Maintenance Code for houses that are rehabilitated. Any housing used for relocation purposes must meet HUD Section 8 Housing Quality Standard, the appropriate building codes and have the appropriate number of bedrooms for the family size.

Ability to Pay:

No individual or family should be expected to pay rent or mortgage payments and utilities that will exceed 30% of their gross monthly income.

Environmental Standards:

A suitable temporary housing unit must be in a location free of adverse environmental conditions and the management company, Fitch Irick Management, will make every effort to consider similar accessibility as the family's former residence to public services, utilities, employment, commercial facilities, churches, recreation, etc.

Non-Discrimination:

All housing considered for this relocation activity are open to all persons regardless of race, color, religion, sex, disability, familial status, or national origin, in a manner consistent with Title VII of the Civil Rights Act of 1968.

Grievance Procedures:

Any tenant who has a grievance with this temporary relocation is required to submit their grievance in writing to Jennifer Russ, the property's management agent, for consideration. Tenant will receive a written response within 30 calendar days.

Relocation Payments:

Since all structures included in this project will be rehabilitated, permanent relocation payments are not anticipated. However, should this not be the case due to unforeseen circumstances, all persons being permanently relocated will be assisted as part of the project in accordance with URA.

Temporary Relocation:

Temporary relocations must be approved by Jennifer Russ, the property's management agent, and must be consistent with the policies below. A family that moves of their own accord without prior approval for a temporary relocation will not be eligible for reimbursement or pre-payment of costs.

Temporary Relocation Plan:

Vacant units in this development will be utilized for temporary relocation. In the event that there are no vacant units for the purpose of housing temporarily located tenants, they will be housed offsite as addressed in the Alternate Temporary Relocation Plan detailed below.

The project will compensate the tenants for all reasonable expenses incurred in connection with the temporary relocation on a case by case basis.

We anticipate the following standard procedure as a part of this temporary relocation plan:

Fitch Irick, the management agent will contract with the General Contractor or a moving company to remove the tenant's personal belongings from their current unit and place needed items into comparable accommodations, with the remaining items being stored on site in a storage pod. This will only require a matter of hours and no further temporary relocation expenses are anticipated in connection with this tenant(s). The tenant(s) is required to box their own personal belongings prior to the move.

If the tenant is required to temporarily relocate from their living unit while their unit is being rehabilitated for them to move back into, the management agent's employees will be responsible

for moving the tenant's personal belongings into an onsite temporary storage pod and then back to their newly renovated unit.

Fitch Irick Management, the management agent will be responsible for paying the utilities for the tenant's apartment unit during renovation. There will be no disconnecting of service or excessive utility usage during the renovation period.

Alternate Temporary Relocation Plan:

If a tenant(s) must reside out of their unit and off site for a short period of time (not to exceed 12 months) we anticipate the following standard procedure as a part of the temporary relocation plan:

The project will compensate the tenants for all reasonable expenses incurred in connection with the temporary relocation on a case by case basis.

If the tenant(s) has to be relocated out of their unit for a short period of time before moving into a rehabilitated unit, Fitch Irick SC LLC will place their personal belongings in either on-site pod storage or off-site storage at no cost to the tenant. All tenant items will be insured while in storage during the renovation period. Tenant is responsible for boxing their own personal belongings prior to this move. All heat and air will be turned off during renovation. There will be no disconnecting of service or excessive utility usage during the renovation period.

Fitch Irick SC LLC will provide the name of a motel for tenants to stay at in the event they have no other place to go. In the event these arrangements do not fit the particular needs of a tenant, special arrangements will be made and additional costs considered on a case by case basis.

With approval from Fitch Irick SC LLC, a tenant(s) may elect to stay with family and friends and receive \$125 weekly in lieu of choosing a motel or other weekly rental place.

Provisions for Reimbursement:

It is recommended that tenants work closely with Fitch Irick SC LLC to pre-approve anticipated costs for this temporary relocation. All costs must be documented and reasonable to receive approval.

Fitch Irick SC LLC will pre-pay the motel expenses directly to the provider they have chosen.

All reasonable out of pocket expenses incurred in connection with this temporary relocation will be reviewed on a case by case basis. Documentation/receipts must be submitted for approval and reimbursement.