



Relocation Plan – Palms on Ashley River

4370 Ladson Rd, Ladson, SC 29456

1. Relocation Coordinator: GC Coordinated – Legacy Construction
 - a. Contact Person: Cory Maher
 - b. Phone Number: 216-854-0004
2. Tenant Relocation Plan
 - a. Consultant: Lincoln Avenue Communities conducts in-place rehabilitation at nearly all of our resyndication projects. The General Contractors that we partner with are experienced with conducting these without issue for LAC.
 - b. Notification: LAC will reach out and notify all residents personally of the temporary relocation plans at Palms on Ashley River with 30 days' notice.
 - c. Relocation staffing: Residents will have access to site staff and GC personnel that will be on-site to assist and answer all questions.
 - d. Schedule: The expected construction schedule for the rehabilitation of Palms on Ashley River will be 12 months. Interior renovations of units are expected to be completed in phases of 6 units per week. Each standard unit is expected to be completed in 4 days. The ADA units are expected to be completed in 4 weeks.
 - e. Temporary Housing: Residents will be provided with a spend and a list of extended stay hotels in the area that can fulfill temporary housing. Residents will also be permitted to reside with friends or family as they prefer. If needed, residents will be provided with transportation.
 - f. No permanent relocation is expected to be necessary.
 - g. Plans will be finalized and provided to SC Housing when awarded bond allocation.
3. Estimated Cost Per Household:
 - a. \$1,041 per unit. Cost estimate is subject to change.
4. Total Relocation Cost:
 - a. \$200,000. Cost estimate is subject to change.
5. Source of Funds:
 - a. Relocation is included within our development budget. Our anticipated debt execution is a HUD 221(d)4 of which relocation is a mortgageable cost and will be required to be held in a reserve account by the lender. Thus, the relocation will be ultimately funded using debt proceeds.