

Carver Gardens
1101 SE 15th St, Gainesville, FL 32641

Proposed Unit Renovation & Temporary Relocation Plan

Unit Renovations

Standard Carver Venture LP (“Proposed Owner”) is contemplating a significant renovation of Carver Gardens (“Project”). Our proposed renovation plan and schedule are intended to allow the tenants to enjoy their homes and community during the renovation process, with no off-site permanent relocation of tenants being required.

Our proposed property management company, Apartment Management Consultants, L.L.C. (“AMC”) has extensive experience with renovations of occupied properties and will be managing and assisting tenants during all phases of the process. A to-be-determined representative will be designated as the Relocation Coordinator (“Coordinator”) to ensure tenant needs surrounding temporary relocation are met.

Around the time of the purchase transaction closing, AMC will distribute a ‘General Information’ notice notifying the tenants of the planned renovation. A ‘60-Day Notice’ with estimated renovation start date(s) will be delivered concurrently with or shortly after the General Information notice. After the notices have been distributed to the tenants, AMC will host a project wide resident meeting for introductions and to discuss the proposed renovation plan and schedule. No later than 30 days, and subsequently at the one-week mark before construction commencement, AMC will issue reminder notices to all residents outlining general construction timeline, project scope, and preparation of the units for renovation. AMC, in conjunction with the Coordinator as well as representatives from the owner’s construction team, will be readily available to answer any questions and provide assistance when tenant specific accommodations need to be addressed in advance.

The unit renovations will be phased-in based upon the number of units being renovated at any given time, with each phase expected to be completed in 10 business days. Renovation of the UFAS units will take approximately 30 days to complete. It is anticipated that 4-6 units will be renovated concurrently in phases. In no case will a resident be out of their home for more than 60 days. The work will be completed between the hours of 7:00 am and 4:00 pm. Up to 5 units will be held vacant during construction as guest suites. To the extent there are insufficient guest suites on-site, alternative accommodations will be arranged.

The Coordinator will help coordinate temporary relocation of affected tenants into the on-site hospitality units. The hospitality units will be furnished to ensure tenants are comfortable during their stay and have all the basic necessities they need. During the day, we will provide snacks and a light lunch in the community room for the residents. Professional movers will be provided to ensure the safety and security of tenant belongings.

Record Keeping & Grievance Procedures

Record Keeping

AMC will maintain detailed records of the temporary relocation process. At a minimum, every tenant file will be appropriately labeled and include all notices, records of tenant and management communication and applicable advisory services, and any/all tenant comments or complaints. Tenant files will be kept in a secure file cabinet within the management's office. Once the renovation process has been completed, AMC will keep the tenant files for a minimum of 3 years.

Grievance Procedures

The Coordinator will work with tenants who are unsatisfied with the temporary relocation or general construction process to ensure that any special needs are addressed. Formal complaints by a tenant may be filed with the Coordinator in writing during normal business hours. The Coordinator will then consult with the construction team, if needed, and provide a response to the tenant within 48 hours. If the complaint cannot be resolved by the Coordinator and other on-site representatives, the complaint will be escalated to AMC's Regional Manager. The Regional Manager will provide the final decision on a resolution.

Anti-Displacement Plan

The Project has an existing Section 8 Housing Assistance Payments contract with HUD, whereby qualified tenants pay 30% of their income in rent. The owner of the Project proposes to enter a new long-term contract with HUD as part of the planned renovation and allocation of Low-Income Housing Tax Credits, ensuring long term affordability of the Project. The tenant-paid portion of rent will remain unchanged as long as the tenant continues to qualify for the Section 8 program. Furthermore, rent affordability at the Property will also be preserved through compliance with all rules, regulations, and requirements of the LIHTC program.

Given our commitment to the above-mentioned plan we are confident that rental increases for existing tenants will not be the cause of displacement of qualified property residents.