

# **FUTURE ALTERATIONS POLICY**

## HOUSING AND NON-HOUSING FACILITIES

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### **POLICY STATEMENT**

Goldmark Property Management, Inc. ("Goldmark") is dedicated to ensuring that the policies and procedures at its housing developments do not discriminate against individuals with disabilities, on the basis of disability, and otherwise receive an equal opportunity to participate in, or benefit from, its housing developments, and the programs, services and activities offered at these developments. Therefore, Goldmark requires that all third-party or other agencies involved with its housing developments create and establish policies and procedures approved by Goldmark. Goldmark must, among other requirements, reflect an affirmative commitment to further the fair housing rights of individuals with disabilities and must comply with the provisions and guidance in this Future Alterations Policy ("Policy").

Goldmark, its employees and agents, and its affiliates shall use this Policy, in accordance with the guidance that follows, for making future alterations at all of Goldmark housing properties. Goldmark should be familiar with and adhere to the requirements and/or guidelines of this Policy.

### **POLICY PROCEDURES**

The term "alterations" includes, but is not limited to, replacement of appliances, e.g., washing machines and stoves; repair, replacement, installation or modification of fixtures, e.g., sinks, faucets, countertops, cabinets, showers, tubs, toilet facilities, lavatories, mirrors, doors, door hardware, storage facilities; and structural modifications, e.g., widening doorways, installing handrails, grab bars, and ramps.

Goldmark, including its employees, agents, contract employees, and Manager [collectively, referred to as Housing Provider ("HP")] implements procedures for dealing with future alterations, (other than those listed in the transition plan) of housing and non-housing facilities, or elements therein, that affect their accessibility and usability by individuals with disabilities, ensuring they will comply with UFAS to the maximum extent feasible.

HP will determine whether UFAS or another standard, to the maximum extent feasible, will achieve substantially equivalent or greater access or usability of the building(s). HP will use in house staff, or if necessary, utilize design professionals in helping make the determination.

HP will do an analysis to determine whether compliance with UFAS would result in undue financial and administrative burdens on the operation of the program or activity, and whether the use of methods other than those prescribed by the UFAS would result in substantially equivalent or greater access to or usability of the buildings(s). Details and decisions regarding departures from particular technical and scoping requirements of the UFAS will be documented.