

EXHIBIT Y

Management Experience Certification

The Proposed Management Entity, Excel Property Management - A Division, certifies that its management portfolio includes the three LIHTC properties listed below and that the Proposed Management Entity has successfully and continuously managed for the previous three years ending with the date of the Tax Credit Application:

LIHTC Property Name and Address: The Villas at Union Trace, 725 Wellons Drive Gastonia, NC

LIHTC Property Name and Address: The Lofts at No Da Mills, 3327 N. Davidson St Charlotte, NC

LIHTC Property Name and Address: Timber Ridge, 190 Heartwood Ln Spindale, NC

The Proposed Management Entity certifies that the management plan will be submitted at the time of the real estate closing, but not later than 12 months from the allocation date. The management plan must address all of the following:

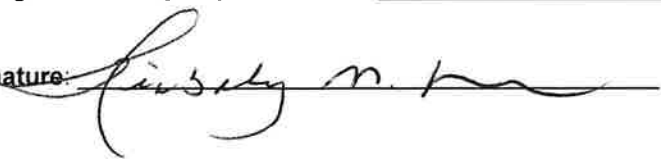
- a. separation of duties and adequate supervision of employees;
- b. senior management oversight and review through internal audits;
- c. staffing dedicated to compliance reviews of tenant eligibility and programmatic documentation;
- d. approval process for evictions by consensus of senior or regional managers;
- e. physical inspection policies (frequency, generation of work orders, lease violations for housekeeping or other noncompliant resident behaviors);
- f. recordkeeping (tenant certifications, annual owner certifications, HOME Rent Approvals, if applicable, etc.);
- g. security of records containing personally identifiable and other protected information
- h. marketing plan and marketing efforts;
- i. reasonable accommodation plans and policies; and/or
- j. procedures for addressing tenant complaints.

The Proposed Entity certifies that the lead contact person for the management entity has been certified by NAHB, HCCP Board of Governors as a LIHTC compliance specialist. A copy of the certificate is attached.

The undersigned hereby certifies and acknowledges that the South Carolina State Housing Finance and Development Authority may rely upon this certification in making an allocation of tax credits.

Management Entity Representative: Kimberly M. Lilly (formerly Dupre

Date: 5/4/2026

Signature: 

The Housing Credit Certification Board of Governors

HEREBY CONFERS UPON

Kimberly M. Dupree

THE DESIGNATION OF

Housing Credit Certified Professional

Having met all prescribed standards of knowledge and experience requisite for the designation, this certified professional is entitled to all honors, rights, and privileges conferred by this designation. This certificate must be kept in force by satisfying annual education requirements and such other continuing obligations as adopted by the Housing Credit Certification Board.

This designation is awarded under the auspices of the National Association of Home Builders and the National Affordable Housing Management Association to further professionalism and education in the housing credit industry.



Beth Mullen
Beth Mullen

CHAIR, HCC BOARD OF GOVERNORS

October 13, 2000

CERTIFICATION DATE

568

CERTIFICATION NUMBER

A Service of



NAHB

