

EXHIBIT Y

Management Experience Certification

The Proposed Management Entity, Pedcor Management Corp., 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: Mesa West Apartments-10330 Ingram Rd San Antonio, TX 78245

LIHTC Property Name and Address: Prairie Meadows-2915 SweetGrass Lane Greenfield, IN 46140

LIHTC Property Name and Address: Alison Pointe-9921 Bethany Drive Foley, AL 36535

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 and NCHM 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: Margie Williamson

Date: 5-14-25

Signature: 

The National Association of Home Builders



NAHB
NATIONAL ASSOCIATION
OF HOME BUILDERS

Having successfully completed the program requirements established by the
NAHB Board of Governors

Jennifer J. Smith

is designated as

Housing Credit Certified Professional

May 2007



NAHB Board of Governors
May 2007

David D. Ford

David D. Ford, FRC, FNAHB
Chair, HCCP Board of Governors

William F. Galante

William F. Galante
2007-2008 NAHB President



National Center for Housing Management



Blended Occupancy Specialist

This certifies that

Jennifer Smith

Has successfully completed the Course of study, passed the examination, and has met the standards for certification provided by the National Center for Housing Management.

NCHM President

A handwritten signature in black ink, appearing to read "J. H. Smith", is written over the printed name of the NCHM President.

ID Number: 173921

Date: 12/7/2016



US Housing
CONSULTANTS

Certificate of Completion

THIS CERTIFICATE IS AWARDED TO

Jennifer Smith

For successfully completing the course:
Conquering LIHTC Compliance

4.15.2024

DATE



9.5 Hours

CEU



The Texas Apartment Association

hereby recognizes that

Jennifer J Smith

has attended the

Housing Tax Credit Compliance Training \$90.00

05/16/2025

This training has been approved for 7 hours of Continuing Education Credits by the Texas Apartment Association.

A handwritten signature in black ink, appearing to read 'C. Newton', is located at the bottom left of the page.

Chris Newton
Executive Vice President