

EXHIBIT Y

Management Experience Certification

The Proposed Management Entity, PK Management, LLC, 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: Gates Mills Villa, 6755 Mayfield Road, Mayfield Hts., Ohio 44124 

LIHTC Property Name and Address: Siena Village, 2000 Bishops Road, Smithtown, NY 11787

LIHTC Property Name and Address: Charter Village, 333 Rio Vista Drive, Madison, TN 37115

A copy of the management plan is attached to Exhibit Y. The Proposed Entity certifies that the management plan addresses 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 National Center for Housing Management (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: Kelly Cavnah

Date: 10/23/2024

Signature: Kelly Cavnah

Digitally signed by Kelly Cavnah
DN: cn=Kelly Cavnah, email=kellycavnah@pkmanagement.com
c=US
I am the author of this document
Date: 2024.10.23 15:12:00 -0400
PK Management, LLC