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**To:** Brenda Evans; Marjorianna Willman  
**Cc:** Bradley Sweazy  
**Subject:** QAP Change Requests -- Public Notice and Management Experience (at least for 4% Credits)  
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1. Publication dates starting May 15, 2013, at least for 4% Credits.
2. Management Company Experience, at least for 4% Credits. Instead of current prior LIHTC experience requirement, permit any management company acceptable to Syndicator, at least for 4% Credits.

Management Experience Proposal Rationale:

- 1) Management companies extensively already vetted by Lender, Syndicator/Investor.
- 2) Catch 22: How else can an incumbent, experienced, tax credit certified LA management company going to get their first TC experience? (e.g., looking to rehab a 40 year old HUD development sponsored by the Diocese of Lafayette and managed since inception 40 years ago by same management company, which the Syndicator says is okay by them.)
- 3) Permitted Management Experience Waiver Okay, But . . . prefer to have these changes put in current QAP so that these issue will not recur every year, especially for noncompetitive 4% Credits, so as to eliminate uncertainty, need for contingency plans etc.

Thank you for your consideration and your hard work,

Charles Tate