



U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

COLUMBIA FIELD OFFICE
STROM THURMOND FEDERAL BUILDING
1835 ASSEMBLY STREET - SUITE 1353
COLUMBIA, SOUTH CAROLINA 29201-2480

March 27, 2009

Mr. James Kerr, Jr. Senior Vice President
Asset Management & Consulting Services, Incorporated
P.O. Box 62109
North Charleston, SC 29455

Dear Mr. Kerr:

Thank you for your participation in our recent Energy Efficiency Presentation at the 2009 South Carolina State Meeting of the Southeastern Affordable Housing Management Association on March 12, 2009. The training was designed to update housing industry professionals on the energy efficiency provisions of the American Recovery and Revitalization Act of 2009, the components of an effective energy audit on existing housing and a developer's logic for implementing energy saving improvements during substantial rehabilitation.

Your presentation regarding how you evaluated the cost effectiveness of various energy improvements for the rehabilitation of Haven Oaks and River Oaks was very well received and provided great insight to owners considering energy improvements to their properties.

Your service to the people of South Carolina is much appreciated, especially in the area of providing decent, safe and sanitary affordable housing. Thank you for taking the time from your busy schedule to share your wealth of knowledge with other housing professionals.

Best wishes for continued success in all that you do.

Sincerely,

A handwritten signature in blue ink that reads "Wayne C. Wells".

Wayne C. Wells
Director
Columbia Multifamily Program Center

OK JAA