

Johnson, Leanne 6-9248

From: Nicholson, Laura 6-9190
Sent: Wednesday, February 01, 2017 1:09 PM
To: Johnson, Leanne 6-9248
Subject: FW: Issues with using shared entrance for access to tax credit site

Please post to the 2017 Q&As. Thanks,



Laura Nicholson, Development Director
300-C Outlet Pointe Blvd. | Columbia, SC 29210
Phone: 803.896.9190 | Fax: 803.551-4925
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From: Nicholson, Laura 6-9190
Sent: Wednesday, February 01, 2017 1:09 PM
To: David Douglas (ddd1600@gmail.com)
Subject: FW: Issues with using shared entrance for access to tax credit site

Based on your statement below, it appears you are being granted an easement by another property owner in order to access your property but you do not own the easement itself. In order to receive points for positive site characteristics we measure from the center of the site entrance to the center of the entrance to the positive site entrance. We do not measure from a public or private easement to assess points.

If you actually owned the property the driveway was on **and** it is included as part of the legal description of the property that will be secured under a restrictive covenant then the measurement would be from the driveway entrance as the entrance is part of the property owned by the development.



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From: David Douglas [<mailto:ddd1600@gmail.com>]
Sent: Tuesday, January 31, 2017 10:20 AM
To: Nicholson, Laura 6-9190
Subject: Issues with using shared entrance for access to tax credit site

Hi Laura,

Hope you're doing well.

Some questions have come up about the use of a short shared access driveway as an entrance to the public road for a proposed 2017 tax credit development. If we were to do this, we would own an easement for the driveway. Would this be any different for scoring purposes compared with owning the land for the driveway entrance?

It's my understanding that there wouldn't be, but I just wanted to ask you about it first before I commented on it.

Thanks,
David Jr

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