

**From:** Maddox, Jeff 6-9197  
**Sent:** Monday, January 28, 2019 8:49 AM  
**To:** [REDACTED]  
**Cc:** Easton, Tracey 6-8771; Maddox, Jeff 6-9197  
**Subject:** RE: Market rate question

Tonya,

Market rate units are permitted in a 9% tax credit application. The market rate units do not count toward the minimum affordable units required and do count toward the total units allowed. Please see the 2019 QAP page 10 for specific guidance on development size. Please contact me if you have additional questions.

Thanks,

Charles J. Maddox, Jr., CPA | Senior Underwriter  
**SC State Housing Authority**  
300-C Outlet Pointe Blvd. | Columbia, SC 29210  
[REDACTED] | F: 803-551-4913  
[REDACTED]  
[www.schousing.com](http://www.schousing.com)

**From:** Easton, Tracey 6-8771  
**Sent:** Sunday, January 27, 2019 5:31 PM  
**To:** Maddox, Jeff 6-9197  
**Subject:** FW: Market rate question

**Tracey C. Easton** *General Counsel; Director of Legal & Human Resources*

[REDACTED]  
300-C Outlet Pointe Blvd. | Columbia, SC 29210 | 803.896.8771 | Fax 803.551.4878  
[SCHousing.com](http://SCHousing.com)

**From:** Tonya Haddock [REDACTED]  
**Sent:** Thursday, January 24, 2019 1:32 PM  
**To:** Nicholson, Laura 6-9190  
**Subject:** Market rate question

Hi Laura!

Hope youre doing well. I wanted to know if its allowed to include market rate housing with affordable housing on a 2019 9% application.

I look forward to hearing from you, and thanks!

Tonya



**Tonya Haddock** | Managing Partner  
**Cadence Development, LLC**  
700 Oak Lantern Court | Garner, NC, 27529  
O 919.661.7722

[REDACTED]  
[REDACTED]