

[REDACTED]

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**From:** Maddox, Jeff 6-9197  
**Sent:** Tuesday, February 26, 2019 11:35 AM  
**To:** [REDACTED]  
**Cc:** Maddox, Jeff 6-9197  
**Subject:** Convenience Store and Gas Station

Please post this to the tax credit Q&A under Services.

Thank you,

**Charles J. Maddox, Jr., CPA Senior Multifamily Underwriter**  
300-C Outlet Pointe Blvd. | Columbia, SC 29210 | [REDACTED] | Fax 803.896.9197  
[SCHousing.com](http://SCHousing.com)

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**From:** Maddox, Jeff 6-9197  
**Sent:** Tuesday, February 26, 2019 11:28 AM  
**To:** Jay Bernstein; Easton, Tracey 6-8771  
**Cc:** Charlie Irick; Maddox, Jeff 6-9197  
**Subject:** RE: 2019 SC QAP Question

Jay,

In the Services table on page 5 of the 2019 QAP it specifically states that “walk up “window only service” stores and free standing kiosks do not count as convenience stores.” The gas station with a walk-up window you describe below would therefore not qualify in the “Convenience Store and Gas Station” category.

Thanks,

**Charles J. Maddox, Jr., CPA Senior Multifamily Underwriter**  
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**From:** Jay Bernstein [REDACTED]  
**Sent:** Monday, February 25, 2019 4:34 PM  
**To:** Easton, Tracey 6-8771; Maddox, Jeff 6-9197  
**Cc:** Charlie Irick  
**Subject:** 2019 SC QAP Question

Tracey and Jeff,

I hope this email finds you both well. I had a question regarding Positive Site Characteristics classification of convenience stores. My understanding is the description is of a convenience store as a "walk-in" store was included to ensure the store carried a wide variety of items that would serve individuals and families living in proposed affordable communities. Using that understanding, would a gas station with a walk-up window that is located in the parking lot of a grocery store, and owned by the grocery store (the gas station is a Kroger Gas Station), meet the requirement? The gas stations does carry some items; however, any item that would be located within a typical gas station could be purchased (typically at a much more affordable price) inside of the grocery store. Since the gas station is located in the Kroger parking lot, the entrance to the grocery store would be located very close to the gas pumps.

Thanks,

Jay Bernstein  
Principal  
Classic Development Company



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