

[REDACTED]

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**From:** Maddox, Jeff 6-9197  
**Sent:** Thursday, February 28, 2019 12:38 PM  
**To:** [REDACTED]  
**Cc:** Maddox, Jeff 6-9197  
**Subject:** Retail - Restaurants

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

**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 19, 2019 6:15 PM  
**To:** Rob Vocci  
**Cc:** Maddox, Jeff 6-9197  
**Subject:** RE: Springfield TC Application

Rob,

Please see the responses below.

Thanks,

**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:** Rob Vocci [REDACTED]  
**Sent:** Tuesday, February 19, 2019 4:35 PM  
**To:** Maddox, Jeff 6-9197  
**Subject:** RE: Springfield TC Application

Jeff, I think we have the liquidity issue worked out, but I did have a few more questions if you don't mind.

- Under "Positive Site Characteristics", a Retail Shopping Area is defined as a "strip mall that has a minimum of four retail stores". Would a Subway and a Dominos count as "Retail Stores"?  
**Yes, restaurants are retail stores. Our intent is for a variety of retail stores to be included in this service.**
- Also related to Services, should we provide one map showing the site and all services, or individual maps showing the site and directions to each service individually?  
**All services may be shown together on one map. The driving directions must be submitted individually.**
- On the color pictures of services, do you want a certain size like 5 x 7 or 8 x 10?  
**No, there is no prescribed size. The color photo should be large enough that we can clearly identify the service(s).**

Springfield is an existing site (we're applying for the RHS Set-Aside). Given that:

- Do we still need to provide a Topography Map Overlay for the site?  
**Yes, the topography overlay is required for all developments.**
- Do we still need to provide a Google Earth Map with ¼, ½ and 1 mile radius circles drawn in?  
**Yes, the concentric circles map is required for all developments.**

That's it for now. Thanks for your help.

Rob Vocci  
CFO / Partner



Partnership Property Management

P [REDACTED]

F 336.544.2317

E [REDACTED]

[www.partnershippm.com](http://www.partnershippm.com)