

PRELIMINARY SCORE

REQUEST FOR RE-EVALUATION

LANCASTER MANOR APARTMENTS – LANCASTER, SC

BACKGROUND

Lancaster Manor 2023 L.L.C. submitted a Concerted Community Revitalization Plan - the Lancaster Downtown Revitalization Plan - in the Preliminary Application for Lancaster Manor Apartments and included a narrative detailing how this plan qualifies the development to receive a point under the CCRP point-scoring category. SC Housing awarded 0 points to the application in the preliminary scoring for the CCRP criterion and provided the following response as clarification:

“The Lancaster Downtown Revitalization Plan does not cover the area where the property is located.... If this is not correct, please submit a written request along with supporting documentation in Tab 1 of the full application.”

– SC Housing email dated March 17, 2025 –

The Lancaster Downtown Revitalization Plan does, in fact, cover the area where the property is located. This document serves as our written request that the CCRP exhibit be re-evaluated and the score for the development be revised to include 1 point for the CCRP criterion as originally submitted.

LANCASTER DOWNTOWN REVITALIZATION PLAN

The Lancaster Downtown Revitalization Plan (LDRP) defines the area covered by the plan as follows:

“The project area consists of a Downtown study area and a smaller focus area within the district. The study area includes property in and adjacent to Downtown, roughly a half-mile radius from the intersection of Meeting Street and Main Street. The focus area includes the major blocks within the City’s historic Downtown core.”

– LDRP pg. 6 –

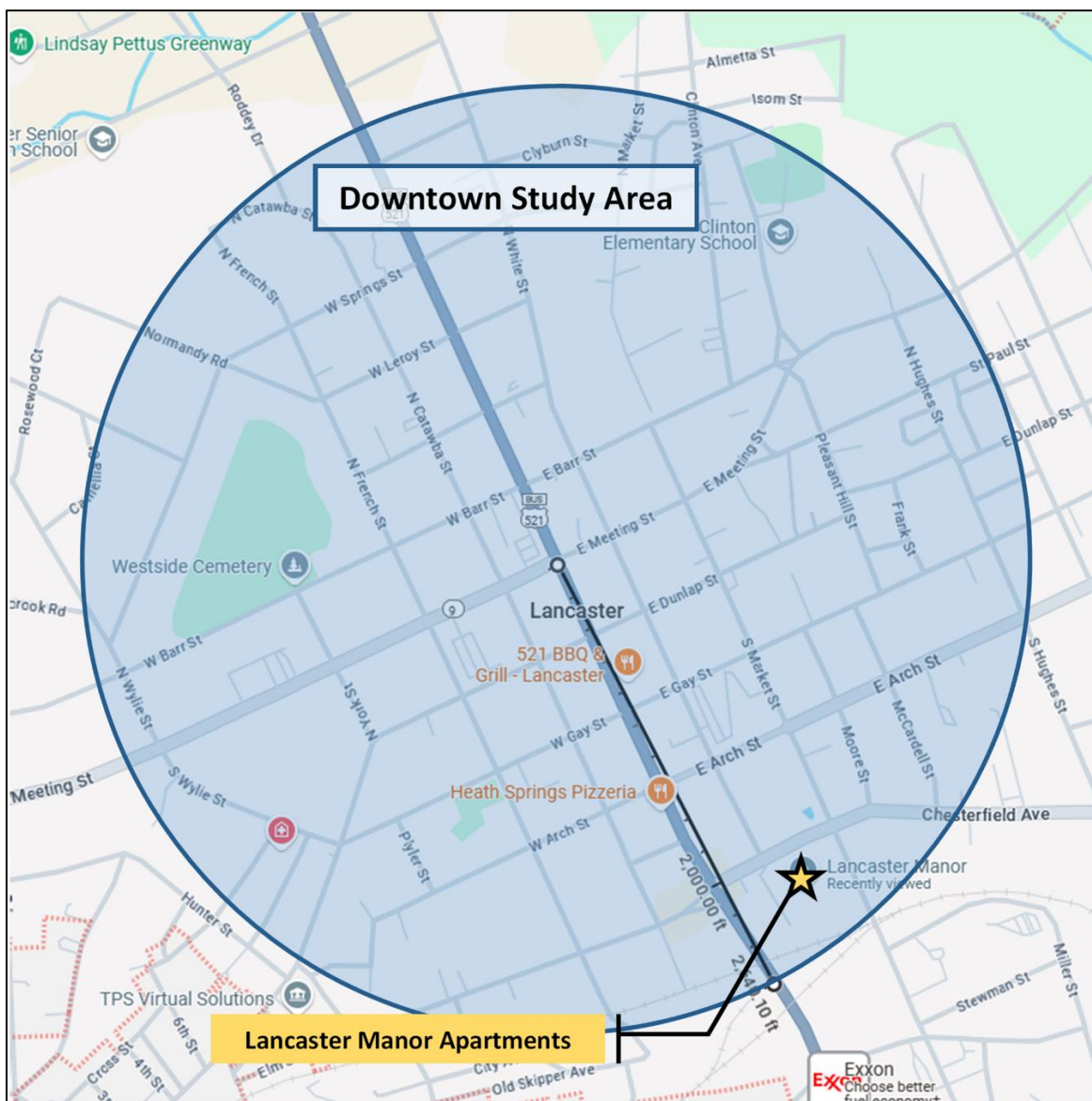
Several terms introduced in the paragraph above are used throughout the LDRP to identify the area of the City of Lancaster targeted for concerted community revitalization:

- **“Downtown Study Area” or “Study Area”:** The area within a half-mile radius from the intersection of Meeting Street and Main Street. This includes property both in and adjacent to Downtown.
- **“Focus Area”:** A subset of the study area which is “within the district” and includes the major historic blocks within the city.
- **“Project Area”:** The combination of the both the Downtown study area and the Focus area.

- **“Downtown” or “district”:** Terms which are used in various ways in different places of the LDRP referring to the Project Area as a whole, the specific historic blocks referenced by the Focus Area, or both.

The broader terms Project Area, Study Area, and Downtown are used most frequently in the text of the document to establish the overall intended geographic scope of the LDRP while certain maps and recommendations highlight the Focus Area to address the specific needs of those blocks for their cultural and historical significance.

Lancaster Manor Apartments is located within the defined bounds of the Downtown Study Area, and therefore the Project Area, of the LDRP and is fully covered by the ongoing revitalization efforts of the plan. See the map below:



Although it is not explicitly stated in SC Housing’s comment, the confusion may relate to the fact that Lancaster Manor is located adjacent to, but not inside, the boundaries of the Focus Area. The LDRP, however, explicitly includes not only the Focus Area, but also the Project Area in which Lancaster Manor is located. The Focus Area represents only a subset of the Project Area covered by the LDRP and does not constitute the boundary of the plan’s overall geographic scope. In addition to the clear term definitions detailed above, this is clearly demonstrated by the location of actual development activities (many directly funded by the City of Lancaster) which have occurred and are currently in progress as a result of the LDRP. All of these investments are located inside the Project Area, but several are outside the Focus Area.

Since the plan’s adoption in February 2020, many activities have been completed or are in progress within the Project Area as a whole. This includes the completed rehabilitation of a local neighborhood shopping center (Perry Plaza), the allocation of city funds for improvements to the Wylie Street Pool, painting several large murals, the initiation of pre-rehabilitation planning for the L&C Railroad Museum, and funding a \$400,000 grant program for the stabilization and preservation of various buildings in the Downtown area. Many of these are outside the Focus Area, but all are included in the Project Area. The map included as Appendix A provides geographic context for these activities and demonstrates that actual investments are occurring as a result of the LDRP both inside and outside of the Focus Area.

In addition to the above, the broad scope of the plan is further established by the area covered in its community analysis. Several amenities and historical landmarks are specifically identified which lie inside the Project/Study Area, but outside the Focus Area. These include 1) the Wylie Street Pool (pp. 24-25), 2) AME Zion Church (pg. 16), 3) L&C Railroad Historic Depot & Museum (p.17), and 4) basketball court at E Gay St and McCardell St. (pg. 25). In addition, the assessment of existing conditions (Section 2.1 – pp. 12-27) including road networks, pedestrian infrastructure, and green space, was done for the Project Area, further establishing that area as the subject of the plan’s consideration, goals, and revitalization priorities. No community amenities are mentioned outside the Project Area except for the Lindsay Pettus Greenway trail system which is described as being “outside the study area” (pg. 24).

Finally, the City of Lancaster has provided a letter from the City Administrator of the City of Lancaster, Mr. Steven “Flip” Hutfles (see attached). Mr. Hutfles, who was personally involved in the development of the LDRP (see acknowledgements on pg 2 of the LDRP), confirms that Lancaster Manor Apartments is covered by the plan. The letter also confirms that the rehabilitation of the property will directly contribute to the stated goals of the plan, and offers the city’s enthusiastic support for the proposed acquisition and rehabilitation of Lancaster Manor Apartments as a part of those ongoing efforts.

CONCLUSION

From all of the above, the following may be established:

1. The LDRP covers the entire geographic scope of the Project Area / Downtown Study Area and is not limited to the Focus Area.
2. Lancaster Manor is located within the defined Project Area / Downtown Study Area.
3. Lancaster Manor Apartments is therefore covered by the LDRP.














As a result, we respectfully request that the score for the development be revised to award 1 point for the CCRP criterion as originally requested.

APPENDIX A

Revitalization Investments and Activities

Committed, Completed, or Ongoing – List provided by the City of Lancaster



-  \$400,000 grant program funded by the City of Lancaster for building rehabilitation to stabilize and preserve buildings Downtown.
-  1 Completed rehabilitation of Perry Plaza, a local neighborhood shopping center.
-  2 City funds allocated for improvements to Wylie Street Pool
-  3 Completed demolition of 4 dilapidated houses in preparation for construction of 12 new townhomes.
-  4  6 Petal Park and Red Rose Park properties under active development
-  5 Property purchased for permanent farmers market.
-  7 City budget funds committed for mural painting on Silver Spoon Boutique.
-  8 Mural painted on Daily Grind Coffee Bar
-  9 L&C Railroad Museum has initiated pre-rehabilitation planning.
-  10 Lancaster Manor Apartments—proposed \$5.1M substantial rehabilitation.
-  11 Mt. Zion AME Zion Church—identified in LDRP as community amenity
-  12 Basketball court—identified in LDRP as community amenity