

PRELIMINARY SCORE REQUEST FOR RE-EVALUATION

PAGELAND PLACE APARTMENTS – PAGELAND, SC

BACKGROUND

Pageland Place 2023 L.L.C. submitted a Distance to Amenities Points attachment in the Preliminary Application for Pageland Place Apartments and included the required maps, directions, and pictures in Tab 05 of the application. These documents supported a Distance to Amenities score of 74 points. In the 9% Preliminary Application Scoring published by SC Housing on March 14, 2025, SC Housing awarded only 68 points to the application for Distance to Amenities and provided the following response as clarification for the score:

“Roses Express was used as Shopping and Retail.”
– SC Housing email dated March 17, 2025 –

This document serves as our written request that the Distance to Amenities Points attachment be re-evaluated and the score for the development be revised to award 74 points for this criterion as originally submitted.

DISTANCE TO AMENITIES POINTS

Appendix C1 of the 2025 QAP includes the following provision at the end of the section:

“A single establishment may qualify for points under multiple categories.”
– 2025 QAP Appendix C1; Section III(A)(1) –

This provision allows an applicant to list a single amenity under several service categories as long as that amenity meets the required criteria of each category as defined in the QAP.

Roses Express is located at 505-D, S Pearl St, Pageland, SC 29728 with a driving distance of 0.7 miles from the service to Pageland Place Apartments. This location meets the requirements of both Shopping and Retail as defined in the QAP.

- **Shopping:** It is part of a retail strip containing multiple stores stocked with varieties of goods including clothing, housewares, cleaning products, general over the counter medicine/first aid products, and personal hygiene.
- **Retail:** Roses Express represents a Retail location under all three criteria stated:
 1. It qualifies as a shopping location as stated above,
 2. It is located in a strip shopping center with a minimum of 4 operating establishments, and
 3. It is a general merchandise establishment.

Based on the QAP provision recited above, the applicant for Pageland Place Apartments listed Roses Express under both the Shopping and Retail categories on the Distance to Amenities Points attachment to the Preliminary Application. This qualifies the application for 7 points and 6 points, respectively, for a total of 13 points based on the presence of this amenity.

CONCLUSION

From the above, the following may be established:

1. Appendix C-1 of the 2025 QAP provides that a single establishment may be used to qualify for points under multiple amenity categories for the purposes of the Distance to Amenities scoring criterion.
2. Roses Express qualifies as both a Shopping amenity and a Retail amenity.
3. Pageland Place is therefore entitled to receive points for this amenity under both categories.

As a result, we respectfully request that the score for the development be revised to award 74 points for the Distance to Amenities criterion as originally submitted.