

From: Senate Education Committee Mailbox [mailto:SEduComm@scsenate.gov]
Sent: Friday, June 24, 2011 3:55 PM
To: Senate Education Committee Mailbox
Cc: Chip Huggins; 'Matthews,Brad'
Subject: Wescott Place

As your elected representatives in the Irmo and Chapin areas, we are writing you, as your HOA's Neighborhood Watch contact, to share our understanding of the plans for Wescott Place.

The proposed community is intended for elderly, low income individuals and the application process for acceptance into the community is more rigorous than that of some low-income communities. Among other things, individuals will be subject to background checks and the community will institute a zero tolerance policy against drugs and crime. All residents of the facility must meet these qualifications.

Wescott Place will be a secure access building, which should alleviate additional traffic from non-residents at odd hours. Our understanding from the Sherriff's Department is that housing of this nature is not known to have many of the problems often associated with typical low income housing.

In regards to the physical facilities, plans that we have seen are aesthetically pleasing to the eye and will be maintained by a private property management company. Considering that the property has been zoned as commercial for quite some time, the landscape improvements planned - which are beyond what is required by the county - would provide a "greener" view for passersby than a commercial site would.

As you may be aware, developments such as Wescott Place are awarded tax credits based on a point system. Since last year's proposal, the criteria for that point system has changed, making Wescott Place the number one development on the SC State Housing Finance & Development Authority's (SCSHFDA) list. Citizens are free to contact the SCSHFDA regarding the project; however, calls of support and/or opposition do not affect the number of points for a project.

A presentation of the proposed building will be shown and you will be able to ask any questions you may have of the builders and property managers at a meeting on June 30, at 6:00 p.m., in the Fleet Mortgage Room of the Saluda Shoals River Center. If you are not personally able to attend, please plan to send a representative who can report the information shared to your fellow HOA members. The owner of the facility has also offered to allow tours of similar projects in the state.

We are hopeful the above information answers questions you may have regarding the proposed Wescott Place development.

Kind regards,

Senator John Courson

Representative Chip Huggins

Councilman Brad Matthews