



# VIEWPOINT

## Appalachian Council of Governments Quarterly Newsletter

Second Quarter 2013

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**Serving six  
counties and 42  
municipalities  
since 1965.**

### CEDS 2013 Progress Report

The ACOG Planning Division completed a full re-write of the region's 5-year Comprehensive Economic Development Strategy (CEDS) in the fall of 2012. The new CEDS provides many key insights into the region's economic development climate and illustrates the six-county region's roadmap for economic development success. It is intended to guide decision makers and funding providers as they make strategic choices on supporting projects that will further economic development in the region

Following adoption, staff is tasked with preparing progress reports each year that summarize progress made on initiatives and key indicators of economic performance identified in the plan. The progress report serves as a check on the progress made in the area of economic development and a chance for new initiatives to be incorporated into the plan. Staff will survey local governments, special purpose districts, economic development agencies, and human services agencies for the 2014 progress report. The report will be prepared over the summer of 2013.

Following completion of the Progress Report, each county is asked to review and endorse the document by providing a letter of concurrence to the ACOG, signed by the respective county council chair. These letters are included in the submittal of the annual progress report and update to the EDA. Once all six counties have endorsed their sections of the CEDS update, it will be presented to the ACOG Board of Directors and submitted to EDA as the official progress report for 2013. For questions or comments, please contact David Shellhorse, Economic Development Planner, at 864-241-4649 or [dshellhorse@scacoq.org](mailto:dshellhorse@scacoq.org).



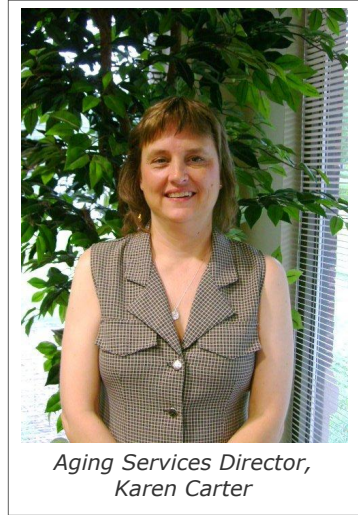
*The CEDS is intended to guide decision makers and funding providers as they make strategic choices on supporting projects that will further economic development in the region. One such project is the proposed Inland Port, which will improve the efficiency of freight movement between the Upstate and Port of Charleston, enhance the region's rail capacity, and improve traffic conditions on the region's highways.*

**New Aging Services Director – Karen Baird Carter**

Karen Carter has joined the Appalachian Council of Governments staff as the director of Aging Services. Mrs. Carter has extensive experience in senior programs. She most recently served as the Area Agency on Aging director for the Cumberland Valley Area Development District in London, Kentucky. Mrs. Carter has managed senior programs with agencies in North Carolina and Georgia as well.

With a Master of Arts Degree in Gerontology from the State University of West Georgia, Mrs. Carter specializes in aging issues and provision of services to the elderly. In addition to her official duties in senior programs, Mrs. Carter devoted many years to the Alzheimer’s Memory Walk in Rome, Georgia, chairing the event for seven years. “Karen’s education and training are uniquely suited to the director’s position, but it was her compassion and dedication to seniors that easily made her the best choice for our agency,” said Executive Director Steve Pelissier.

Mrs. Carter currently resides in Greer with her husband and daughter.



*Aging Services Director,  
Karen Carter*

**WorkLink Hires Executive Director**

WorkLink Workforce Investment Board has named Ronnie Allen to the position of executive director. Allen will serve as chief operating officer of WorkLink, whose mission is to connect companies and employees in Anderson, Oconee and Pickens Counties.

Allen joins WorkLink with extensive experience - both locally and internationally - in the areas of human resources, operations, and finance with major manufacturers in the WorkLink area. Consequently, he is well versed in the development and administration of budgets and human resources policies. In consideration of his experience in using the WorkKeys® program, along with his understanding of the high-tech nature of today’s

companies, he is well equipped to ensure that the region’s workforce - both current and future - is properly guided, in terms of training and skill development. He has also been a member of the National Society for Human Resources Management and the Anderson Area Society for Human Resources Management, where he served as a board member.



*WorkLink Director, Ronnie Allen*

Allen is uniquely qualified to oversee the organization of the local workforce investment board. In his new role, he will provide strategic leadership on Board initiatives, build partnerships with diverse stakeholders to achieve shared goals, and manage grant funds, staff, and consultants to accomplish the work of the board and to ensure compliance with all relevant laws and regulations.



*ACOG staff member, Donna Kazia, conducts one of many training sessions offered by the ACOG.*

## **Training Available for Local Governments**

One of the primary missions of the Appalachian Council of Governments is to provide technical training and assistance to the various cities and counties in the Upstate region of South Carolina. Over the past several months, ACOG staff member Donna Kazia has conducted two supervisory training classes for mid-level management positions. In addition, she has provided training to local special purpose districts in sexual harassment and board training, as well as how to conduct a meeting, FOIA and other issues for a board in the lowcountry of South Carolina.

It is vital that all organizations keep their employees and staff fully up to date on current issues relevant to local government. More training makes our organizations more informed and thereby reduces the likelihood of unnecessary lawsuits and potential judgments. Please contact Ms. Kazia at 241-4632 for additional information on training opportunities.



## **Appalachian Development Corporation News**

The Appalachian Development Corporation works with, and in conjunction with, local lending institutions to provide a structure that works for applicants by including long-term, fixed-rate, funding sources that lower the overall debt service requirements and allows for the maximum leverage of the applicant's resources. The funding comes primarily from public funds, thus the ADC's thrust is to facilitate job creation for our service area.

Since October 1, 2012, the Appalachian Development Corporation has funded a number of loans using Appalachian Regional Commission and State funds provided through the South Carolina Appalachian Council of Governments. In Simpsonville, funds were used to assist Brenda and David Dytman in purchasing a building and land to house Michael David Salon and Spa and J.I.T. Beauty Supply. In Mauldin, funds were used to assist dentists, Dr. Michael Twitchell and Dr. Bobby Safrit, in purchasing a dental practice.

Emerald Endeavors requested and received funds to assist them in continuing to develop smart technology products in Greenville for infrastructure companies. In the Donaldson Center area of Greenville County, funds were used to assist Carbures, USA purchase manufacturing equipment. Consequently, Carbures has already announced a second wave of hiring.

International Kitchen Supply - an Oconee County supplier of residential cabinets - was loaned funds for working capital to enable continued growth of the company. In Pickens County, Harry and Linda Ohlson received loan funds to purchase a building for their existing school, thereby eliminating the need to continue leasing space. In Spartanburg County, Riverdale Development was loaned funds to stabilize the production of electricity from its hydro electric plant, which is to sell power to the electric grid.

For further information on the Appalachian Loan Fund or any of the other loan funds operated by the Appalachian Development Corporation, please contact the Appalachian Development Corporation at 864-382-2350 or visit the web site at [www.appalachiandevelopmentcorp.com](http://www.appalachiandevelopmentcorp.com).



## Community Development Block Grant Program Fall 2013 Funding Opportunities

The Community Development Block Grant (CDBG) Program is designed to provide assistance to units of general local government in improving economic opportunities and meeting community revitalization needs, particularly for persons of low and moderate income (LMI). The Fall 2013 funding round provides opportunities to apply for CDBG funds in two categories – **Community Enrichment** and **Village Renaissance** Programs. These application requests are due to the SC Department of Commerce (DOC) on August 16, 2013.

The **Community Enrichment Program** is designed to fund facilities, services and other activities that strengthen existing communities and support a high quality of life within the following state priority areas:

- First priority - Workforce Development which includes library facilities or computer equipment with broadband capability to enhance skills training and education, Workforce Quick Jobs Training Centers, or publicly owned facilities that offer extended educational opportunities for adult literacy or to serve at risk LMI children or youth.
- Second priority – Safe and Healthy Communities. This category can assist with public safety facilities and services in LMI neighborhoods, demolition of vacant, dilapidated structures to address and support crime prevention efforts in targeted LMI neighborhoods, fire substations or trucks serving LMI residential areas that provide significant improvement in service for in town locations or near business centers, and health clinic facilities or equipment in underserved area.
- Third priority – Obstacles to Economic Competitiveness. These types of projects include:
  - ◆ Developing energy efficiencies for CDBG eligible public facilities that will significantly reduce operating burdens and promote sustainability
  - ◆ Brownfield projects or demolition of obsolete buildings
  - ◆ Downtown streetscape infrastructure where there is significant business activity and substantial prior investments; Projects must include a plan for retail/small business support.
  - ◆ Transportation-oriented public facilities or services to serve LMI workforce populations
  - ◆ Planning for regional infrastructure, smart growth or sustainable development.

The **Village Renaissance Program** is designed to assist in the development of sustainable communities through revitalization of in town residential neighborhoods. Projects must incorporate comprehensive strategies for linking commercial revitalization successes with improvements to neighborhoods that are generally adjacent to downtown or business centers. Such neighborhoods should be within walking distance to downtown or business centers (typically no more than ½ mile from the downtown or business center).

A local neighborhood revitalization plan is a pre-requisite to implementation funding and the plan must be submitted to DOC with the application for neighborhood revitalization implementation funding. Implementation of comprehensive neighborhood revitalization must involve multiple activities, including a public safety component. Activities may include infrastructure, public facilities, limited housing improvements, demolition and clearance of vacant and dilapidated properties, and public services such as the establishment of a crime watch program, drug or gang education, or awareness or prevention programs.

For more information, or to discuss a potential CDBG project, contact Dirk Reis at the ACOG.





*Longtime staff members Glenda Manigault, Debbie Courson and Carolyn Breeze (not pictured) were recognized by Chairman Ernest Riley at a recent ACOG Board meeting.*

## ACOG Staff Members Recognized

Staff members Carolyn Breeze, Debbie Courson and Glenda Manigault were recently recognized by the ACOG Board for having more than 30 years of service as ACOG employees. Ms. Breeze, who joined the COG in 1982, has been a valued member of the Finance Department for 31 years. Ms. Courson joined the organization in 1981, and serves as the director of administration, responsible for standard office operations and administrative support to the executive director and ACOG board of directors. Ms. Manigault - Nutrition Program Monitor for the Aging Services Department - has been a member of the "COG family" since 1975. The dedication of these three ladies and their contributions to our region are much appreciated!



## Greenville's Apartment Market Looks Ahead to Continued Growth

The **2012 Greenville County Apartment Community Survey**, recently published by ACOG, revealed that construction of new conventional apartments has shifted into high gear. Though only 44 new conventional units came online between the 2011 and 2012 surveys, another 551 new units had been completed and were in a period of "lease up" at the time of the 2012 survey. In addition, quite a few conventional properties were either under construction or planned, and upon completion of all projects, the county's inventory of conventional units will increase by more than 1,700 units!

An overall occupancy rate of 96.7 percent was reported for conventional units. Occupancy rates for individual market areas ranged from a high of 97.9 percent in Market Area 1 (the central portion of the county), to a low of 96.3 percent in Market Area 2 (the east side of the county). Median rents charged for one-bedroom (\$637), two-bedroom (\$768), and three-bedroom (\$875) units all experienced the highest annual percent increase of any year in the past five-year period.

This survey also reports on rental units having some correlation between the tenant's income and residence eligibility or the amount of rent paid. Due to limited funding, development of new "income-dependent" properties rarely occurs at the same level as in the conventional market. These developments typically consist of fewer units, and they often serve to replace substandard developments that have been torn down. Occupancy rates for income-dependent units are typically higher than those of conventional units, as evidenced by an overall rate of 98.3 percent in the 2012 report.

On a smaller scale than conventional properties, construction of new income-dependent units was reported during the 2012 survey. Market Area 6 (northwest Greenville County) gained 112 new units through the completion of The Parker at Cone (64 units) and Cloverfield Estates (48 units). Pelham Village was recently constructed in Market Area 2, but was in a period of "lease up" at the time of this survey. Two additional income-dependent properties were also in the works. Parkside at Verdae (56 units) was under construction in Market Area 2, while a second phase of The Parker at Cone (96 units) was in the planning stages for Market Area 6.

The Appalachian Council of Governments produces this one-of-a-kind survey annually for Greenville County. This unique report contains an inventory and analysis of all known conventional and "income-dependent" apartment properties having forty or more units. For more information, or to purchase a copy of this publication, please contact the Information Services Department at 242-9733. This report is also available for online purchase at [www.scacog.org](http://www.scacog.org) (from the home page, go to "Maps & Data" >> "Publications & Mapping Products" >> "Apartment Community Surveys").