

Over \$1.4 Million in Grant Funds Approved

The South Carolina Department of Commerce - Division of Community Grant Programs announced its Community Development Block Grant (CDBG) awards recently, and three projects from the Appalachian region, all in Pickens County, were among the 12 approved statewide. These projects, which total \$1,437,500, accounted for over a quarter of the \$5.5 million available in the highly competitive funding round.

Pickens County received \$500,000 in CDBG funds for the construction of a new facility for the Pickens County Board of Disabilities and Special Needs (PCBDSN). This facility will replace the current one located in downtown Easley, which is inadequate to serve the needs of the clients due to serious problems such as lack of space, asbestos, non-compliance with the Americans with Disabilities Act, and poor ventilation. The additional space will allow the PCBDSN to serve over 100 individuals currently on waiting lists for services, and to better serve the more than 400 clients with disabilities already receiving services through the agency. The Better Skills Sheltered Employment Program will be expanded to serve more individuals and industries throughout the County.

The City of Pickens was awarded \$587,500 to construct new water lines, a storage tank, and a pump station to improve the City's water system. The Division of Community Grant Programs also intends to award the City \$662,500 in Appalachian Regional

Commission (ARC) funds to supplement the CDBG award. Water system improvements will benefit the entire City, particularly the downtown area, which suffers from poor water quality and quantity.

The City of Liberty was awarded \$350,000 to upgrade existing sewer lines in the Big Mill Village neighborhood. These lines have eroded over time, leaving the area vulnerable to many health and safety problems. The Division of Community Grant Programs also intends to award the City \$350,000 in ARC funds to complete the project.

The COG Grants Services Division prepared the applications for fund-

ADC Assists Greenville

The Appalachian Development Corporation (ADC) was notified in January that the Small Business Administration had authorized the ADC's application for a loan of \$721,000. The loan request was approved for Deean, Inc., doing business as Holiday Inn Express, located in Greenville, South Carolina. The authorization was through the SBA's 504 program, which provides second tier financing up to

(Loan continued on page 2)

ACOG Welcomes New Staff Member



Beverly Allen joined the Appalachian COG staff as Aging Program Coordinator in January 2001. In this position, Beverly will coordinate regional aging programs provided under the Older Americans Act. She will assist with nutrition program services, I-CARE, Medicare fraud, and outcome measures. Beverly is also responsible for processing referrals to local aging service providers and will conduct quality assurance assessments of aging services.

Beverly worked with Senior Action, Inc., for 15 years. During that time, she served as Executive Director for four years. She is a graduate of East Carolina University. Beverly states that she is excited to have a role as programs and services continue to develop for the aging population. She looks forward to "developing a regional perspective" and working with the staff



Regionalism: Concept and Practice

Part III: Regionalism in the Upstate

The first predecessor of the Appalachian Council of Governments was called the S. C. Appalachian Advisory Committee, formed by Governor McNair in 1965. Its sole purpose was to advise the Governor on how to spend funds channeled into six counties in the Upstate that had been designated as part of the federal Appalachian region, a 13-state region generally following the Appalachian mountain chain and ranging from Upper Mississippi to New York state. The Appalachian Regional Commission (ARC) was the agency created to administer the program at the federal level in Washington, D. C. The purpose of the ARC was to stimulate economic development in this economically distressed area; build roads and highways to make this largely mountainous area more accessible; and improve the physical health of the region's generally poor and medically deprived population.

In South Carolina, the counties included as part of the federal Appalachian region were Anderson, Cherokee, Greenville, Oconee, Pickens and Spartanburg. The S. C. Appalachian Advisory Committee, the group here in the Upstate advising Governor McNair on how to spend federal ARC funds, was comprised of local community leaders drawn from the public and private sectors in those six counties. The committee continued in this capacity until 1969.

In 1969, the advisory committee was replaced by the S. C. Appalachian Regional Planning and Development Commission, created by Executive Order of the Governor. The twelve members of this Commission, two from each county, were selected by the County Legislative Delegations. In addition to

continuing to deal with Appalachian Regional Commission funds, this group was responsible for local and regional planning efforts and administration of other grants programs, including the Law Enforcement Assistance Program and the Bureau of Outdoor Recreation Program.

In 1970, South Carolina voters approved a constitutional referendum encouraging counties to join together in a system of councils of governments to promote joint actions; and in 1971, the General Assembly approved legislation dividing the state into ten regions and giving local governments the authority to form councils of governments.

It was at this time that the six Upstate counties formed the S. C. Appalachian Council of Governments, replacing the former planning and development commission. The revamped organization continued the same duties as before, but added administration of yet other programs. The membership changed to reflect the participating governmental bodies. The member jurisdictions, 6 counties and 43 municipalities, have remained largely the same over the past 29 years; as has the Board structure.

The greatest changes are reflected in the nature of the COG's work, as it has evolved since 1971. Much of that change came as the result of the passage of home rule in 1976, giving local governments new powers and responsibilities. And, more recently, change has been necessary, even critical, in order to respond to the challenges brought about by the increasing complexity and power of technology.

Next month ... Why Regionalism is



SCARC's Annual Conference - Charleston, S. C.,



During the recent annual conference of the S. C. Association of Regional Councils, Rev. J. W. Sanders, pictured above, receives a plaque from Frank Glover, President of the Association, recognizing his 28 years of service on the Appalachian Council of Governments' Board of Directors. Rev. Sanders was appointed to the COG Board by the Cherokee County Council in 1972. He was elected Board Chairman from 1996-1998 and has served on or chaired a number of other COG committees, including the Advisory Committee on Aging, during his long tenure. Our thanks go to Rev. Sanders for his commitment and tireless dedica-



(Loan continued from page 1)
\$1,300,000.

The new Holiday Inn Express is being constructed on North Main Street in Greenville. It will have 80 rooms and meeting space. The Holiday Inn Express will be locally owned by the Deean Family and should be open by May 2001.

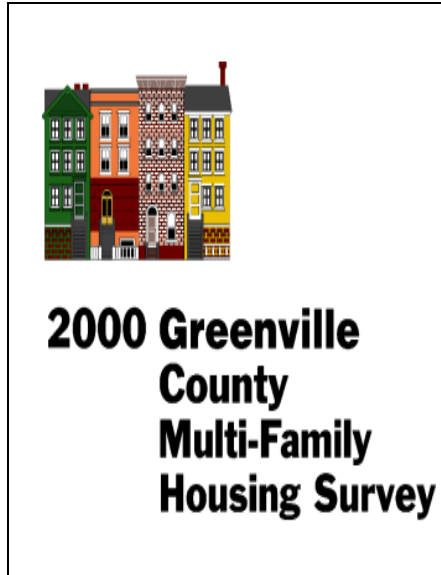
2000 Greenville County MFHS Now Available!

The South Carolina Appalachian Council of Governments has recently completed the 2000 edition of the Greenville County Multi-Family Housing Survey. This survey contains an inventory and analysis of all known apartment properties with 40 or more units, and condominium properties with 15 or more units. Information for this publication is obtained from letters and phone calls to apartment managers, rental agencies, and developers.

The 2000 report reveals that new construction of conventional apartments has stabilized over the past two years, following three years of high growth in this market. The overall occupancy rate for conventional apartments was estimated to be 94.3 percent, which is 2.1 percentage points higher than the 92.2 percent rate reported in 1999. At the time of the survey, the total inventory of conventional apartments included almost 20,000 units. Another 820 units were either under construction or planned. It is likely that the planned properties will be constructed in phases, thereby resulting in a gradual addition of new units to the market.

Conventional rental rates in Greenville County saw little increase in 2000, due to increased competition in the multi-family market. For Greenville County as a whole, average rental rates increased for one-, two-, and three-bedroom units by 2.82 percent, 3.12 percent, and 2.39 percent, respectively.

Funding for the construction of public housing properties has been extremely limited for the past decade. At the time of the survey, there were only two public housing developments under construction, which will add a total of 70 new units to this market. The 2000 occupancy rate for public and subsidized housing was 95.4 percent, which



is a 1.8 percent decrease from the 1999 figure. According to the Greenville Housing Authority, plans are in the works for a new public housing development to replace Woodland Homes Apartments and Pearce Homes Apartments, both of which were recently demolished.

The year 2000 saw an unprecedented level of construction in the townhouse and condominium market. At the time of the survey, 409 new townhouse or condominium units had been added to this market, with only 66 units remaining unsold. In addition, there were 2,013 units either planned or under construction. Once completed, the inventory of townhouse and condominium units will increase by almost one-third.

The Appalachian Council of Governments produces this survey annually for Greenville County and biannually for Anderson and Spartanburg Counties. For more information, or to place an order for this publication, please



contact the Information Services De-

S. C. Silver Haired Legislature Election

The Appalachian Council of Governments' Area Agency on Aging is coordinating the election of delegates to the South Carolina Silver Haired Legislature. According to Michael Stogner, Area Agency Director, the number of delegates from each of the area counties is:

Anderson	3
Cherokee	1
Greenville	5
Oconee	1
Pickens	1
Spartanburg	4

Anyone who is 60 years old or older, a registered voter in the county in which they reside, not a paid lobbyist for any group, and not the holder of a publicly elected position is eligible to serve as a candidate. Those interested in becoming a Silver Haired Legislature delegate need to contact the Area Agency at the Council's office for more information.

Filing for candidacy begins February 12, 2001, and must be completed by March 2, 2001. There is a \$10 filing fee. Silver Haired Legislature elections will be conducted throughout South Carolina on March 13, 2001.

"Bringing together the wisdom and experience of older South Carolinians" is the motto of the Silver Haired Legislature. It develops recommendations for legislation to the Governor and General Assembly.

This past year, a pharmaceutical assistance program and elimination of sales tax on food were priorities advocated by the Silver Haired Legislature and were enacted by the General As-

Risk Management Gaining Strength Within Local Governments

In response to the growing need for qualified Risk Managers, organizations such as the South Carolina Association of Counties (SCAC) have begun offering training to help local governments limit loss exposure. Worker's compensation, health and safety issues, environmental hazards, employment law compliance, and litigation management were just some of the many topics covered in SCAC's recently completed Certified County Risk Manager training program. The 8-day course encompassed over 48 hours of classroom training. Graduates from this most recent session include Kathy Fullbright from Anderson County, Jennifer Graham of Pickens County, Tony Bell of Spartanburg County, and ACOG staff member Mike Sell.

Local government budgets are strained each year through losses attributed to worker's compensation cases, property damage, liability claims, and litigation costs. Containing these losses is the goal of a risk manager. As a result, risk management includes a large array of loss prevention activities. A risk manager must be involved in a broad range of issues and activities, including but not limited to:

- identifying exposures in law enforcement, EMS, and detention center practices and procedures
- providing a safe and healthy environment for employees and citizens
- understanding worker's compensation, ADA, and employment law
- proper litigation management

Those charged with limiting exposure to loss within local government usually wear many hats, and many jurisdictions are just beginning to create full-time risk manager positions. A risk manager with a good risk management plan, however, will easily pay his or her



2000 Certified County Risk Manager Graduates: Kathy Fullbright, Mike Sell, and Jennifer Graham

salary and prevent additional revenue loss. Actual loss experience can be greatly curbed if the risk management plan involves each department and personnel within the organization and receives the backing of elected officials. Given the broad nature of risk management issues, many exposures to loss are accidentally overlooked. A well designed and comprehensive risk management program implements procedures and provides training that allow jurisdictions to limit loss and lower premiums paid into worker's compensation and property liability trust funds.

Contact Mike Sell at 242-9733 in the Government Service Division for more information regarding SCAC's program and/or technical assistance in

Easley Adopts Updated Zoning Ordinance

On January 8, 2001, the City of Easley adopted an update to the City's zoning ordinance at a second reading by the City Council. The adoption of this updated ordinance is a culmination of more than a year's effort by the City Planning Commission, City Council,

and the Building Official's Office. The Appalachian Council of Governments assisted the City of Easley with the development of the Zoning Ordinance update. The updates to the existing ordinance are in response to changing conditions within the City and address the concerns voiced by citizens at public meetings over the past few years. The Planning Commission and City Council have done well in addressing these issues, and have adopted an ordinance that is sensitive to the needs of the City of Easley. A few of the major changes included in the updated Zoning Ordinance include: the prohibition of



portable signs in the City; the establishment of a new Zoning District labeled R7.5, which requires a minimum residential lot size of 7,500 square feet; and the elimination of the R6 Zoning District, which required a minimum residential lot size of 6,000 square feet.

The purpose of the zoning ordinance is to establish standards, procedures, and minimum requirements in accordance with the comprehensive plan, to regulate and control the use of land and the use of bulk, design, and location of buildings; the creation and administration of zoning districts; and the general development of real estate in the City. Unlike a land use plan, the zoning ordinance is a regulatory document addressing the general and supplementary regulations, administrative mechanisms, code compliance, zoning, off-street parking, sign regulations, and landscaping and buffering requirements.

Workforce Board Holds Retreat

The Pendleton District Workforce Investment Board recently held its second annual Board Member Retreat at Hickory Knob State Park. John Metcalf, Senior Partner with the Corporation for a Skilled Workforce, facilitated the two-day meeting.

The board determined that the Mission and Vision statements developed during last year's retreat were still relevant and should remain the same.

Mission Statement: By maintaining a strategic focus, maximizing available resources, and embracing a position of advocacy, the Pendleton District Workforce Investment Board will fulfill a vital role in ensuring the infrastructure and educational systems are in place to meet the community's workforce development needs of the future.

Vision Statement: The Tri-County area will have coordinated community infrastructures and education systems that will meet the demands of a diverse workforce and support economic development. Our future workforce, including today's youth, will be prepared to enter the workforce as the result

of successful participation in the overall continuum of education and support.

The members also developed guiding values for the Board to direct their decisions and actions. The following Core Values were established:

- Stewardship of financial resources
- Honesty and integrity will guide us in the delivery of services
- Service to the workforce
- Service to the employers
- We will be the honest broker of workforce policy
- We will value service, information, and ideas

By the end of the retreat, board members indicated their desire to move the Board to a leadership position. In order to take on community workforce challenges and devise plans to resolve those issues, the Board must attain a level of credibility and re-position its work. Mr. Metcalf will return for a follow-up meeting with the Board

Calendar of Events

- Feb. 6** S. C. Conference on Aging/SE4A Conference Planning Meeting, 10:00 a.m. – 3:00 p.m., Columbia.
- Feb. 8** Focal Point Task Force Meeting, 10:00 a.m. – 3:00 p.m., Columbia.
- Feb. 9** Summer School of Gerontology Planning Meeting, 10:00 a.m. – 3:00 p.m., Columbia.
- Feb. 13** Family Caregiver Task Force Meeting, 10:00 a.m. – 1:00 p.m., Columbia.
- Feb. 15** Pendleton District WIA Board Meeting, 12:00 – 2:00 p.m., Ramada Inn, Clemson.
- Feb. 15** Aging Component Directors Meeting, 2:30 – 4:00 p.m., COG Training Room.
- Feb. 16** SC4A Meeting, 10:00 a.m. – 3:00 p.m., Columbia
- Feb. 21** Regional Aging Advisory Committee Meeting, 10:30 a.m. – 1:00 p.m., COG Board Room.
- Feb. 23** COG Board of Directors Meeting,

VIEWPOINT

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