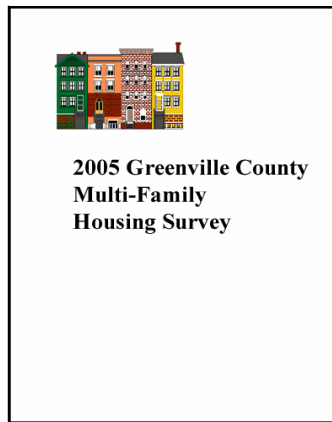


CBD Continues as Hot Spot for Upscale Multi-Family Developments

The South Carolina Appalachian Council of Governments has completed research and production of the *2005 Greenville County Multi-Family Housing Survey*. This unique report contains an inventory and analysis of all known conventional and “income-dependent” apartment properties with 40 or more units, and all townhouse and condominium properties with 15 or more units. Information for this publication is obtained from letters and phone calls to apartment managers, rental agencies, developers and real estate agents.

The 2005 survey reported continued widespread construction of townhouse and condominium units. Construction of high-end condominium and townhouse developments in and around Greenville’s central business district has skyrocketed in recent years, and countless new upscale units are now being offered with list prices ranging from \$200,000 to \$700,000. Since 2001, the downtown area has seen almost 450 residential units constructed, and at the time of the 2005 survey, more than 600 additional units were either under construction or planned in this area.

Among the newest projects in the works is The Tower at Falls, which will offer luxury condominiums on the upper floors of a 20-story high rise. The Field House boasts one- and two-bedroom units overlooking the outfield of the new *Greenville Drive* baseball stadium, while two separate residential projects are presently under construction as part of the mixed-use RiverPlace development located on the Reedy



River. The aforementioned projects are a mere representation of current downtown development activity. A continuation of low mortgage interest rates, along with a wealth of cultural and recreational amenities such as the Peace Center for the Performing Arts and the beautiful Reedy River Falls Historic Park, together with abundant downtown dining and entertainment options have undoubtedly encouraged this trend.

The 2005 survey reported only moderate activity in the construction of conventional rental properties. Candleton Village on Woodruff Road and The Regency at Chandler Arms in Greer were the only two conventional properties reported under construction. Upon completion, these two developments will add approximately 530 conventional units to the market.

One low-income housing tax credit (LIHTC) property was under construction at the time of the 2005 survey. Rocky Creek Apartments, presently under construction on Woodruff Road, will provide 200 new units for the

(MFHS continued on page 4)

Touching the Heart

Touching the heart of a caregiver can be done through many simple acts of kindness. During this month on Valentine’s Day, don’t forget to show those who care for others how much they are appreciated. You might even stop and think of those in your surrounding community who are in need of help or who might have lost a loved one in recent months.

Caregivers are a unique lot who are selfless in their attitude, but all could use some kind of assistance. Rarely do they think to ask for help for themselves. Some ideas you might consider are:

- ♥ Take a meal into the home
- ♥ Offer to help with a project in their home
- ♥ Offer to do yard work or housework
- ♥ Offer to care for their loved ones to free them up for a short while
- ♥ Provide transportation
- ♥ Remember them with flowers, books, or something they might enjoy
- ♥ Spend time visiting with them to let them know they are appreciated.

The caregiver and care receiver populations in South Carolina are growing. This state is becoming a haven for retirees who view our state as a welcoming place to live. We stand on the verge of many of our population becoming caregivers in the very near future, either for the very young, the elderly, or quite possibly both. Extra sen-

(Caregiving continued on page 2)

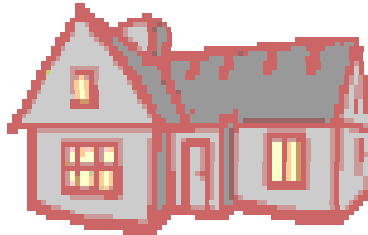
2006 Consolidated Plan for Housing and Community Development

The Appalachian COG, on behalf of the S. C. Department of Commerce (the designated lead agency for the State), has prepared the 2006 Annual Action Plan as part of the Consolidated Plan for Housing and Community Development. The Plan's purpose is to satisfy HUD's statutory requirements for South Carolina to receive funding for four HUD programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The 2006 program year is April 1, 2006 to March 31, 2007.

The CDBG Program is administered by the S. C. Department of Commerce – Grants Administration. Local governments use CDBG funds to improve communities by providing decent housing, a suitable living environment, and expanded economic opportunities. Eligible CDBG activities include public infrastructure and facilities, affordable housing, downtown revitalization, economic development, and planning. In the 2006 program year, the state will receive approximately \$23.9 million in CDBG funds.

The HOME Program, which is administered by the State Housing Finance and Development Authority (SHFDA), targets activities and policies aimed at expanding the supply of affordable housing and increasing the number of families with access to affordable housing. Eligible HOME activities include rental housing construction or rehabilitation, homeownership/homebuyer assistance, tenant-based rental assistance, and owner-occupied replacement housing. The SHFDA expects to receive about \$10.6 million in HOME funds in 2006.

The ESG Program is administered by the Governor's Office, Office



of Economic Opportunity. This program, through local governments and non-profit organizations, assists individuals and families in the transition from homelessness to independent living by promoting housing with supportive services. Eligible ESG activities include renovation/rehab/conversion of buildings for use as emergency shelters for the homeless, provision of essential services to the homeless, preventive services designed to prevent the incidence of homelessness, maintenance and operations, and operational staff costs. The Office of Economic Opportunity expects to receive about \$1.5 million in ESG funds in 2006.

The HOPWA Program is administered by the Department of Health and Environmental Control (DHEC) - STD/HIV Division. The program provides housing services and other assistance to low-income persons with AIDS or related diseases and their families. The HOPWA allocation is based on population and the number of reported AIDS cases. DHEC expects to receive \$1,387,000 in HOPWA funds in 2006.

The Plan is available for review at the Council of Governments and on the internet at <http://www.sccommerce.com/consolidatedplan.html>. A 30-day comment period began on January 9, 2006. Forward any written comments or questions about the Plan by February 7 to Cynthia Piper, S. C. Department of Commerce, Grants Administration, 1201 Main Street, Suite 1600, Columbia, SC 29201 or e-mail cpiper@SCCommerce.com.

City of Belton — ACOG Facilitates Annual Planning Retreat



The 2005 Belton City Council and administration pictured here upon the successful conclusion of a Saturday strategic planning session at ACOG.

The City of Belton conducted its annual planning retreat at the Council of Governments' offices in January. City Council members spent most of a Saturday reviewing programs and establishing and prioritizing long and short term goals and objectives for the municipality. This is the fourth year that the City Council has utilized ACOG's staff and facilities to conduct strategic planning. The City is a previous participant in the ACOG/Appalachian Regional Commission Small Towns Program.



(Caregiving continued from page 1)

sitivity to their needs must be expressed in order to make them a part of our communities. Be proactive in finding a caregiver in your community with whom you can connect. They will not be the only ones to benefit from the encounter.

If you want more information regarding caregivers and how to help them, please call (864) 242-9733 or by e-mail write to: brown@scacog.org or swiley@scacog.org. The Family Caregiver Support team will be happy to be of assistance.

Points to Remember When Communicating With a LTC Resident



1. **Knock on the door** - always - even if it is open.
2. **Say Hello** - introduce yourself; address them properly; for example, Mr. or Mrs.
3. **Ask** the resident if you can sit down **and** are they willing to chat with you.
4. **Be aware of impairments—both of the resident and of the environment**; for example, is the TV or radio too loud? If so, ask if you can turn it down.
5. **Use simple language** - repeat yourself if necessary; lower your voice if there seems to be a hearing problem.
6. **Don't talk down to the resident. Be respectful**; for example, using cute words; making assumptions that they don't understand.
7. **Allow for privacy**; for example, shut the door; do not talk when other people are around; check to see if there is a private area to talk.
8. **Don't give up immediately** if patient is confused - change your approach.
9. **Re-direct conversation in a gentle way if needed**; for example, "I'm very happy you shared that - so what happened when ..."
10. **Don't promise what you can't deliver**; for example, "I'll come back to see you before I leave." Don't say it unless you can. Don't say

"I'll find that out for you"...and then not get back with the resident.

11. **Never criticize the staff or facility in front of the resident** or agree with their negative view on the facility. Let them know you hear what **"they are saying"** but don't agree with them.

From Your Local LTC Ombudsmen: Nancy Hawkins, Jamie Guay, Rhonda Monroe, Sandy Dunagan, Celia Clark and Jessica Arnone; phone - 864-242-9733.

Pendleton District WIB Sponsored Job Fair for One World Technologies

The Pendleton District Workforce Investment Board and One World Technologies (OWT) sponsored a Job Fair for the OWT employees affected by the company's recent layoff. The Job Fair was held on Wednesday, December 7, 2005, from 11:00 a.m. until 5:00 p.m. at the OWT Pickens Plant.

The purpose of the fair was to provide opportunities for the affected employees of OWT to meet area employers having job openings. Priority was given to employers with immediate job openings or openings occurring within three months. Many workers completed applications and were interviewed on-site during the fair. The response from the nine employers participating in the fair was very positive. Information was also shared on subjects such as: Coping with Job Loss, Job-Seeking Skills, Job Interviewing Techniques, and Networking.

The Pendleton District Workforce Investment Board represents the workforce development activities in Anderson, Oconee, and Pickens Counties. The Board works with employers, job seekers, training providers, government agencies, educational institutions and civic groups to enhance the quality of employment for all involved.

Additional opportunities are available for employers with job openings who are interested in the affected OWT workers. Employers may list job openings and conduct on-site interviews at the three Pendleton District One-Stop Workforce Centers. Interested employers should contact Teri Gilstrap with the Pendleton District Workforce Investment Board at tgilstrap@pendletondistrictwib.com or 864-646-1828.



Watershed Leaders Forum Set for February 14th

The Appalachian and Upper Savannah Councils of Governments have partnered with the Saluda-Reedy Watershed Consortium to conduct a series of forums that will provide Upstate leaders the information and resources they need to make the region's rivers and lakes work for our communities.

The second forum in that series will be held February 14th from 12:00 to 4:30 at the Drummond Center, Lake Greenwood State Park. The topic will be "Lake Greenwood: A Lake on the Edge."

There is no cost associated with attending the forum. For registration and agenda information, contact Jason Van Driesche at (864) 250-0500, Extension 22, or on-line at jasonvand@upstateforever.org.

VIEWPOINT

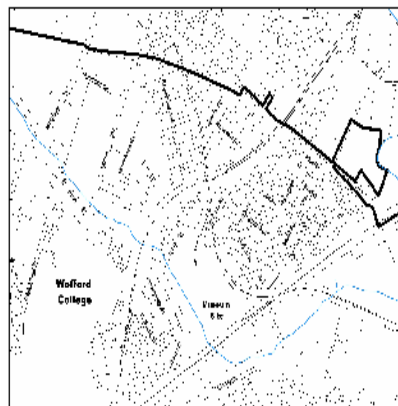
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Spartanburg Comprehensive Plan Effort Enters Stretch Run

Staff from the Council of Governments is working with the Spartanburg City Council and Planning Commission to put the final touches on an update to the City's Comprehensive Plan. When finalized, this document will serve as a guide for future development, the provision of infrastructure and facilities to support development, and zoning over the next five years. Since the City adopted the last update to its Comprehensive Plan in 1999, it has seen significant changes to its character and landscape. In addition, the 2006 update takes advantage of current demographic and socio-economic data to analyze trends and future needs. The emphasis of work with City officials has been to focus on areas of the community that show a strong potential for new development



or re-development. For these areas, recommendations are formulated for their most advantageous future use, scope of development, and connectivity to the City's transportation system. Following a field trip on January 30th to physically inspect the most significant issue areas, the Planning Commission and City Council will finalize Plan recommendations to in-

clude in a draft for public review over the next several weeks, with final adoption anticipated in early spring.



(MFHS continued from page 1)

county's low-income residents. Two additional LIHTC developments were also planned, proposing to provide a combined 82 new units upon completion. Since 1988, Greenville County has seen over 1,500 multi-family units awarded Low Income Housing Tax Credits.

The Appalachian Council of Governments produces this one-of-a-kind survey annually for Greenville County and biennially for Anderson and Spartanburg Counties. For more information, or to purchase a copy of this publication, please contact the Information Services Department at 864-242-9733. This report is also available for online purchase at www.scacog.org by clicking on the "Publications" link.