

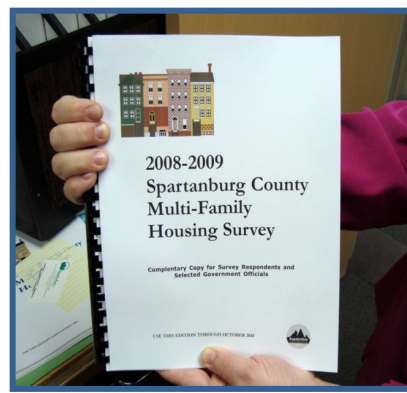
Housing Survey Reveals Continued Growth in the Multi-Family Market

The Council of Governments has completed research and production of the *2008-09 Spartanburg County Multi-Family Housing Survey*. This unique report contains an inventory and analysis of all known conventional and income-dependent apartment properties with 24 or more units, and townhouse/condominium properties with 15 or more units. Also included is a subcategory for elderly multi-family housing. Information for this publication is obtained from letters and phone calls to apartment managers, property management agencies, and real estate developers.

The recent survey revealed continued development of conventional rental properties. The Mayfair Lofts Apartments were created through the conversion of the former Mayfair Mill into 164 loft style units. In addition, The Haven at River Falls (232 units) and The Reserve at Park West (264 units) were in a period of lease-up at the time of the survey. Meridian at River Run, under construction at the time of the survey, will also add 216 new units upon completion.

Despite this influx of new units into the conventional apartment market, an increase in occupancy among this unit type was reported in the recent survey. The 2008 overall occupancy rate for conventional units was 92.9 percent, up from an occupancy rate of 91.7 percent reported in 2006.

The housing survey also addresses "income dependent" multi-family units. For the purposes of the report, this category includes public and



2008-09 Spartanburg Multi-Family Housing Survey now available!

subsidized housing, as well as low-income housing tax credit (LIHTC) units. For the first time in several years, the survey revealed a number of new income-dependent properties. At the time of the survey, three new income-dependent properties were either newly completed or under construction as part of the Spartanburg Housing Authority's housing program. Summer Place (53 units) and College Park/College Grove (108 units) were both in a period of lease-up, and The Ridge at Southport (78 units) was under construction in Market Area 7.

The 2008 report also revealed ongoing construction of townhouse and condominium units. Since the 2006 report, a total of 166 new units of this type have been added to this inventory. Another 544 units were either under construction or planned at the time of the survey.

(Spartanburg MFHS continued on page 3)

Focus on the Board



Pickens County Council Chairman G. Neil Smith has served on ACOG's board off and on over the last 23 years. Neil is also a very successful media broadcasting executive.

G. Neil Smith, Chairman of Pickens County Council, is a veteran of ACOG's board, having served three county council terms from 1985-1997, another term in 2005 and will start yet another in January 2009. He is on ACOG's Executive Committee and Transportation Committee.

Neil is one of eleven children. He was born in Greenville, and calls Liberty home. Neil worked his way through college, spent several years with the Liberty Corporation, departing as a vice president, worked with Cosmos Broadcasting Corporation, serving as vice president and controller, and he more recently established GNS Media, which owns television stations in markets around the country. He also serves on the board of Cannon Memorial Hospital and is on the board of Broadcast Music, Incorporated, an organization that protects the property rights of musicians.

(Neil continued on page 3)

\$1.1 Million in Grant Funds Awarded to Four Upstate Communities

The S.C. Department of Commerce recently awarded \$1,121,163 in Community Development Block Grant (CDBG) funds to benefit low- and moderate-income people in the Appalachian region. These funds are allocated to South Carolina through the U.S. Department of Housing and Urban Development (HUD) to undertake a variety of community revitalization and economic development activities. Four Upstate communities stand to benefit from these funds:

- The City of Easley was awarded \$500,000 for the purpose of issuing a deferred loan to a developer who plans to renovate and convert the former Woodside Mill building into 128 apartments. The estimated cost of the project is \$19,400,000.
- The City of Westminster received approval for \$224,000 in CDBG funds for a project to remove asbestos contamination and demolish the former Butler Street School building, thereby eliminating a blighting influence on the surrounding community. The City proposes to donate the cleared site to Habitat for Humanity.
- The Town of Blacksburg was awarded \$204,663 to demolish two former school buildings that are posing a health and safety threat. Blacksburg is proposing to locate a ballpark and a community park on the site, along with a new parking lot.
- The City of Liberty plans to use \$192,000 in CDBG funds to construct two additional bays on the city's fire station. The addition will house a new "tele-squirt" truck and support equipment.

The ACOG Grant Services Department assisted with the CDBG applications and will administer these grants



Over \$204,000 in CDBG funds has been earmarked to demolish Blacksburg Elementary School annex building and replace it with community recreation facilities.

to ensure the funds are expended in compliance with state and federal guidelines.

For more information on these projects, or the CDBG program, contact a member of the Grant Services staff at the ACOG.

2010 Census Post Filled



The U.S. Census Bureau has named Doris G. Greene, a longtime Columbia, S.C. educator and activist, to a key local position as partnership specialist during the federal government's 23rd national headcount set for spring 2010. Greene, now retired after 30 years as an educator, served as partner-

(Greene continued on page 4)

Development Corporation Client Makes "Fastest-Growing" List



The Duncan-based 2AM Group has topped the list of South Carolina's fastest-growing companies for 2008. This is significant for two reasons. Firstly, 2AM Group is a local company in the ADC's service area, which provides evidence that good things are still happening in the business arena, contrary to what the media would have you think. Secondly, the ADC provided working capital loan funds as part of the financing structure that helped the business get started.

The company is a technical service provider of logistics, manufacturing, and quality solutions for the automotive, aerospace, and marine industries, with customers throughout North America and Europe. Within the past two years, the company has grown from 4 employees to 180, and it was listed at Number 3 in revenue growth.

The announcement was made during the South Carolina Chamber of Commerce's Annual Summit luncheon. South Carolina's Fastest-Growing Companies rankings are determined from information submitted for the two most recently completed fiscal years at the time of nomination. Rankings are then based on a weighted equation that factors growth of revenues and assets, with increased employment. Join us in congratulating the 2AM Group, LLC on this noteworthy accomplishment!

As a side note, this is the second time that a company assisted by ADC financing has made the list of South Carolina's Fastest-Growing Com-

(2AM continued on page 4)

SCDOT Enhancement Grants

With the new year upon us, it is time to start thinking about the 2009 Transportation Enhancement Grant Program. Administered by the SCDOT, this program is part of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users



City of Woodruff Downtown Streetscape Project

(SAFETEA-LU) passed in 2005. The program funds projects that have a relationship to transportation, including pedestrians and bicycle facilities; street-scaping; scenic and landscaping programs; and pedestrian safety projects. With so many possible activities, now is the time to start thinking about your projects and getting your plans together.

There are a couple of important changes to the program this year. Firstly, non-MPO projects will now be able to apply for up to \$400,000 toward eligible transportation activities. Previously, a project could not receive more than \$200,000. Secondly, all applicants who administer their projects will be required to submit information to the SCDOT to establish their qualifications. Most of this information will focus on compliance issues such as NPEA documentation, procurement, ADA compliance, materials certification, and right of way acquisition. Additional information will be required regarding the person designated to oversee the project, the entity's experience with projects, matching funds availability, and maintenance agreements as well.

A series of workshops will be scheduled in which representatives from

the SCDOT will distribute brochures and answer questions regarding the grant program. Look for more updates on the enhancement grants workshops on the enhancement grants workshops on the Appalachian Council of Governments website at www.scacog.org. For more information concerning the Transportation Enhancement Program, contact Phillip Lemmon, Jr. at the Appalachian COG at 864.242.9733, Michael Covington with the SCDOT at 803.737.0593, or visit the SCDOT website at <http://www.dot.state.sc.us/community/tep.html>.

Supporting Economic Development in the Region



Nine Upstate participants, including two ACOG staff members, completed the 2008 S.C. Economic Developers School in November.

Two ACOG staff members – Planning Director Chip Bentley and Information Analyst Beth Lewis – recently completed the S.C. Economic Developers School (SCEDS).

SCEDS is a unique partnership of the S.C. Department of Commerce, the S.C. Economic Developers' Association, and the Tate Center for Entrepreneurship at the College of Charleston. The purpose of SCEDS is to educate those who support the economic development professionals in their communities. These supporters come from a wide variety of or-

ganizations including city and county councils, school boards, utility companies, local government, banks and others.

Practitioners and academicians make up the faculty. They focus on the knowledge and tools that will help South Carolina compete in today's tough economic development environment.

SCEDS consists of four sessions each year that cover different aspects of economic development. Graduates receive a certificate for attending all four sessions. SCEDS is funded by registration fees and sponsorships. The sponsorships help keep the registration fees affordable. For registration information, contact The Tate Center for Entrepreneurship, College of Charleston, at 843-953-5628, or please visit their website at <http://www.cofc.edu/~tate/>.

(Neil continued from page 1)

Neil is a 1975 graduate of Clemson, and has a daughter, Laura, who is an elementary school teacher.



(Spartanburg MFHS continued from page 1)

The COG produces this one-of-a-kind survey biennially for Spartanburg and Anderson Counties, and annually for Greenville County. The report is available for purchase in both digital and printed format. For more information, or to purchase a copy of this publication, visit our web site at <http://www.scacog.org/is/onlinepubs/Catalog.htm>, or contact the Information Services Department at 864-242-9733.

Fact:

Campbell's Covered Bridge, one of South Carolina's historic sites of interest, was built in 1909. This landmark was restored in 1964 and was actually relocated to its present home!

Worklink Introduces New Staff



Jimmy Pennell and Jennifer Kelly
join the *Worklink* team in Pendleton.

James (Jimmy) Pennell was recently hired for the newly created position of business services representative. Pennell's duties will include meeting with area companies to enable access to training, employees and other workforce resources in Anderson, Oconee and Pickens counties. Pennell most recently served as academic lab facilitator and adjunct instructor for Gateway to College at Tri-County Technical College, where he instructed and evaluated students who were pursuing their high school diplomas and course credits for college. Pennell earned both a bachelor's degree in biological sciences and a master's degree in human resource development from Clemson University.

Jennifer Kelly was appointed One-Stop services coordinator, where she will manage and interface with the three area One-Stops in Anderson, Oconee and Pickens counties. Kelly most recently worked as WIA Program Coordinator for the S.C. Employment Security Commission in Anderson, where she conducted workshops, administered WorkKeys testing and fostered partnerships with area workforce agencies.



Worklink Operations and Events

Extensive staff training and Board 101 Training are in process as

Worklink moves toward the successful completion of its Strategic Plan by June 2009, in compliance with S.C. Department of Commerce (SCDOC) requirements. Meeting schedules for the Board, as well as all committees, are set for 2009.

In the past few weeks, the *Worklink* staff, the *Worklink* Board of Directors and the ACOG have spent many hours finalizing the Operating and Management Agreement between the ACOG and the *Worklink* Board. This Agreement outlines the responsibilities of both parties regarding *Worklink's* operations and oversight.

Worklink staff is conducting financial and programmatic monitoring with the service providers. The SCDOC will also conduct monitoring with the *Worklink* staff and the ACOG staff at the end of October.

A grant has been awarded by SCDOC for incentives attained during FY '06 totaling \$135,900. A plan has been submitted and approved to receive these funds. Items to be covered include an additional car for staff; staff training; Board 101 Training; apprenticeships, certifications and more.

Events

The Marketing Committee has proposed a State of the Workforce Event for January 2009, with details soon to follow.

A Job Fair is planned for spring 2009. Planning sessions are underway to make this an event that benefits both the region's jobseekers and businesses. By working with businesses, human resource organizations, economic development agencies, chambers of commerce, and others, *Worklink* plans to enlist many exhibitors seeking both adult and youth employees.

(Greene continued from page 2)

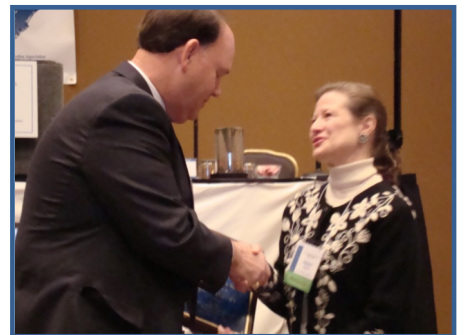
ship team leader for South Carolina during the 2000 census.

The nationwide census that comes every 10 years is used to reapportion the seats of the U.S. House of Representatives among states, to redraw state legislative lines, and to allocate about \$300 billion in federal monies yearly. The U.S. Constitution mandates the census. America conducted its first census in 1790, as U.S. marshals went door-to-door on horseback.

The U.S. Census Bureau has charged Greene, as a partnership specialist, with developing partnerships with local, state and tribal governments, as well as community and faith-based entities, schools, businesses and grassroots organizations. These partnerships will help create a responsive environment when census questionnaires go to households in spring 2010.

(2AM continued from page 2)

panies. Three years ago, Innovative Container of Greenville earned the same honor.



Well-deserved recognition. Dr. Peggy Torrey, S.C. Department of Commerce, received an award from the S.C. Association of Regional Councils as the most valued state employee. Peggy has been extremely supportive of ACOG, Anderson-Oconee-Pickens *Worklink* and the statewide WIA program.

Home Health Care: Another Casualty



Today's tough economy presents caregivers with yet another challenge to providing proper care for loved ones.

Every day there are new reports of cutbacks and restrictions in the funding for care of some of the most physically and financially fragile people in our society. Among the first to be

impacted by these changes will be the 34 million Americans who provide over \$375 billion worth of unpaid care to aging and ailing relatives and friends. Over the coming year, caregivers will have to make some tough decisions.

In good times, there are already plenty of surprises and obstacles impacting caregivers. With the onslaught of the economic downturn, these setbacks become more frequent and the effects harsher. State and local governments are under budget pressure to cut services for older adults and people with disabilities. Caregivers themselves may be faced with the decision of quitting a stable job or moving in order to care for a loved one. Millions of caregivers now have real concerns about their own economic stability.

Already there are signs that the economic downturn is disproportionately affecting vulnerable older

people. An AARP report found that a year ago, homeowners age 50 and over represented almost one-third of all mortgage delinquencies and foreclosures. For older African-Americans and Hispanics, the situation is even worse. In fact, these groups have higher rates of foreclosure than whites of any age.

While times are tough, there are still services and support for family caregivers. The Appalachian Council of Governments can provide information and help tailored to the Upstate. To access this assistance, call (800) 925-4077, or (864) 242-9733 for information related to caring for an aging adult in an informal setting, and other caregiver issues. Debra Brown or Sam Wiley will be available to discuss problems and potential solutions.

Excerpts taken from Carol Levine's article in timesunion.com, published 12/5/2008.

ACOG In Pictures



Changing of the Guard. Oconee County board members (L-R) Bob Winchester and Marion Lyles. Marion will be retiring from the board in January after long service to ACOG and the Upstate.

Classes for board members. ACOG board members Neil Smith, Judy Gilstrap, Ed Elliot, Renee Cariveau and J. Connie Bowers attended a number of excellent seminars on growth management and regional development presented at the annual meeting of the S.C. Association of Regional Councils.



Representing Anderson County. Anderson County councilmember Gracie Floyd, ACOG executive director Steve Pelissier and S.C. Senator Billy O'Dell at the annual meeting of the S.C. Association of Regional Councils.

VIEWPOINT

Appalachian Council of Governments
P. O. Box 6668
Greenville, South Carolina 29606

PRSRT STD
U.S. POSTAGE
PAID
GREENVILLE, SC
PERMIT NO. 1604

Address Service Requested



Merry Christmas to us and Happy 2009! 2008 was a very happy year for the Pelissier family. In February, Steve and Nancy Pelissier finalized the adoption of two beautiful baby girls. Kimberly (left) and Maria Pelissier now reside with their new parents in Greenville.