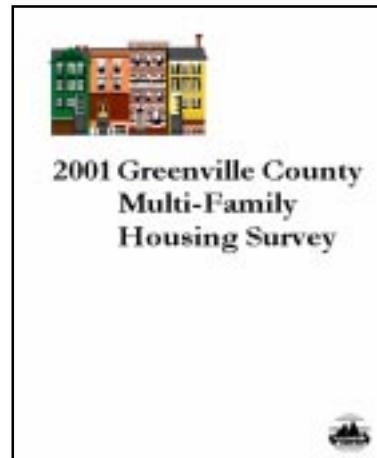


Housing Survey Reveals Continued Growth in Greenville County's Multi-Family Market

The S. C. Appalachian Council of Governments has completed research and production of the *2001 Greenville County Multi-Family Housing Survey*. This unique report 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. This report is now available for purchase from the Appalachian Council of Governments.

The 2001 report reveals an upturn in new construction of conventional apartments, as 434 new units were added to the conventional unit inventory. Another 280 units were in a period of "lease up," having been completed less than 90 days prior to the date of the survey. The overall occupancy rate for conventional apartments was estimated to be 92.9 percent, which represents a 1.4 percent decrease from the 94.3 percent rate reported in 2000. This decrease is most likely due to the addition of units to the market as a result of new construction. At the time of the survey, the total inventory of conventional apartments stood at 20,199 units. Another 1,616 units were either under construction or planned.

Conventional rental rates in Greenville County saw little increase in 2001, due to increased competition in the multi-family market. For Greenville County as a whole, average rental rates for one-bedroom units decreased by 0.1



percent, while average rates for two- and three-bedroom units increased by 2.0 percent and 1.4 percent, respectively.

Funding for the construction of public housing properties continues to be limited. At the time of the survey, there were no public housing properties under construction. The 2001 occupancy rate for public and subsidized housing was 98.9 percent, which is an increase of 3.5 above the 2000 figure. Last year's survey noted a loss of 346 public housing units due to the demolition of Pearce Homes and Woodland Homes. The Greenville Housing Authority now proposes to replace these two properties with a development consisting of 274 single-family, detached homes.

The year 2001 saw a continued trend of unprecedented growth in the townhouse and condominium market. At the time of the survey, 474 new townhouse or condominium units had

(Housing continued on page 6)

Three on COG Staff Graduate From Economic Developer's School



Three staff members of the Appalachian Council of Governments have completed the South Carolina Economic Developer's School (SCEDS) at the College of Charleston. Established in 1991, SCEDS instructs professionals in the concepts and strategies involved in economic development, business-industry recruitment, financing, and community development.

Judith Romano and Dianna Gracely, Project Managers in the Grants Services Division, and Shawn Colin, Community and Regional Planner in the Planning Services Division, completed all four requisite courses for graduation from the program. Judith Romano has been with the COG for eleven years and has a Bachelor's degree from Georgetown University. Dianna Gracely has been with the COG for nine years and is a graduate of Winthrop University. She also has a Master's Degree from Clemson University and the University of South Carolina. As Project Managers, Judith and Dianna are primarily responsible
(EDS Graduates continued on page 2)

ADC Approves Two Loans in Greenville County

At the December Board meeting, the Directors of the Appalachian Development Corporation (ADC) approved the following loan requests:

Orthodontist Timothy Hughes was approved for a \$200,000 loan for use in building a new office on Mills Avenue in Greenville. Dr. Hughes has an established practice that has been operated from leased facilities for a number of years. Regions Bank is providing the primary financing in the amount of \$250,000. Two additional staff positions will be added within two years, and possibly more if Dr. Hughes decides to add another dentist to the practice.

Steve Sims recently purchased Truck Air of the Carolinas from the previous owners, with financing from BB&T Bank of South Carolina. With Mr. Sims' ownership of the multi-state trucking firm, based in Greenville, the business has been adding new customers and expanding services. The ADC was asked to fund \$200,000 to provide funding for this expansion. With the approved funding, eight additional jobs will be added in the next two years, while the current work force of forty-six is retained.

The Appalachian Development Corporation was successful in closing and funding an SBA 504 loan in the amount of \$727,000 for Carolina Medical Center, which is owned by Dr. Ronald Phillips. The project involved a new medical office on Roper Mountain Road, on the east side of Greenville. Dr. Phillips currently has two other doctors on staff, with a fourth doctor expected in early 2002. The Development Corporation funding was used for the permanent financing of the project. BB&T of South Carolina provided the primary financing for the project, which totaled over \$2,000,000. Carolina Medical Center provides an additional health care provider in a rapidly growing area of Greenville.

In Spartanburg the ADC has had an

SBA 504 loan approved by the Small Business Administration to provide permanent funding for a new Zaxby's Restaurant to be located on John B. White Boulevard. The ADC funding of \$540,000 will complement Central Carolina Bank's primary funding of this \$1,300,000 project. The principals own a Zaxby's location in Boiling Springs, and its success has led them to seek this additional location. The project should be complete and ready for funding in the second quarter of 2002.

Enhancement Grants Update



Mark your calendars for January 31, 2002. The South Carolina Department of Transportation (SCDOT) has scheduled an Enhancement Grant Workshop for January 31, 2002, at 10:30 a.m. to be held in the Board Room of the Appalachian Council of Governments. SCDOT officials will explain the enhancement grant application process, identify which organizations may apply for the grants, review the time line for submittal, and answer any questions that participants may have. The SCDOT will send letters reminding jurisdictions of the workshop. For more information concerning the Transportation Enhancement Workshop, contact Shawn Colin or Dan Wagner at the Appalachian COG at (864) 242-9733, Vivian Patterson with the SCDOT at (803) 737-1953, or visit the SCDOT web site at <http://www.dot.state.sc.us/community/>

ACOG Programs Win National Attention

Three ACOG projects were recently recognized in national publications from the Appalachian Regional Commission (ARC) and National Association of Development Organizations (NADO). In a publication entitled *The New Appalachia: Ideas that Work*, ARC acknowledged the ACOG's ongoing *InfoMentum* program and the recently completed *Appalachian Regional Strategic Plan for Economic Development*.

ARC calls *InfoMentum* "an unprecedented partnership of integrated research tools designed to attract industry and create jobs in South Carolina's six Appalachian counties," and "a catalyst for fostering regional data partnerships in coordinating community GIS and planning activities." The Appalachian Regional Strategic Plan was based on the belief that "a knowledgeable and motivated citizenry provides a critical resource for economic development. The plan was characterized by broad community involvement, affording local leaders the opportunity to identify strategies for economic development as well as becoming involved in the implementation of those strategies."

The *NADO News* acknowledges the ACOG's effort of contributing to the Homeland Security effort by providing a series of Terrorism Awareness workshops for over 80 county and municipal elected officials,

(EDS Graduates continued from page 1)
for application development and administration of the Community Development Block Grant Program, as well as Appalachian Regional Commission, HOME, Housing Trust Fund and other state and federal grant programs. Shawn Colin has been employed with the COG for two years and is a graduate of Syracuse University. He also has a Master's Degree from

The S. C. General Assembly - It's Online and Available

The Good News: The following information and much more is available to the general public 24 hours a day at www.scstatehouse.net.

The Bad News: If you don't know what's going on in the General Assembly, it's your own fault...

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General Assembly Homepage and classes on using the Internet, contact Mike Sell at the ACOG office.

Seniors Will Have a Place to Share

Chesnee: Center to provide activities for seniors, children

Right now, Chesnee doesn't have a lot to offer its oldest and youngest residents. A community building that had been used for children's recreational activities had fallen into such bad shape that it stood abandoned for years, and was finally demolished several months ago.

Visiting the nearest senior center requires a drive to Inman, Landrum, or Spartanburg. But this will soon change, thanks to a community center that will be built on East Manning Street adjacent to the city's ball fields. The Chesnee center, to be called the VSP Club Senior Center, will be the first free-standing senior center in Spartanburg County. It will also be unique in that it's designed to serve both young and old.

"It's been needed for a long time by the city as well as the whole community. The city's 100 percent for this project," said Chesnee City Administrator Becki Hood. The building will be about 8000 square feet and cost about \$1.2 million, which is being paid for with a combination of

grants and donations. It will be a place where seniors can go for meals, social activities, health and wellness programs and other services, and where children can go for after-school programs and their parents can take parenting classes.

The project is a community endeavor, with participation by the City of Chesnee, the Chesnee Recreation Commission, the VSP Foundation, the Senior Centers of Spartanburg, and others. It will be jointly governed by the City, the Recreation Commission, and the Senior Centers of Spartanburg.

"The wonderful thing about this project is, no one group is responsible for this," said Nancy Ogle, executive director of Senior Centers of Spartanburg County. What began as a ground roots desire for something to happen has grown over the last four years into this wonderful, wonderful project."

The project is out for bids now. Construction is expected to begin in early 2002 and take 300 workdays to complete. Organizers say the intent is to serve households within a five-mile radius of Chesnee, in order to access needed services. "The main issues you see with seniors are transportation and access," said Terry Cash of Chesnee, founder of the VSP Foundation, a senior citizen-focused nonprofit group after which the new center will be named. "These types of facilities need to be developed in each community," Cash said.

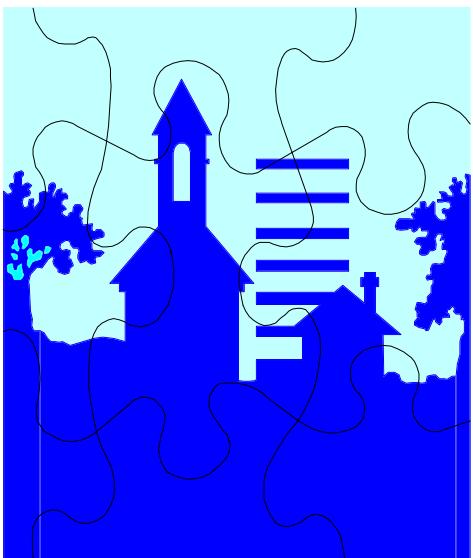
The Chesnee center will be the first of several standalone senior centers in the county. Plans call for another center to be built in Woodruff, Ogle said, with possible other sites in the Campobello-Landrum and Duncan/Lyman/Wellford areas.

(Reprint of an article appearing in the Spartanburg Herald Journal, Nov. 27, 2001, by Susan Orr.)



Landrum Adopts a Design Standards Ordinance

The Town of Landrum recently adopted a design standards ordinance in an effort to preserve the special appearance of their community. The standards serve to recognize and preserve the unique character and integrity of the downtown area and



entry corridors, while also allowing for their active use. They provide a visual definition of the architectural building requirements and are meant to help achieve good design that is respectful of existing neighborhoods, but not a certain stylistic result.

The design regulations are guiding principles that will help preserve the character of the community through imaginative design. The key architectural elements of building type, style and frontage serve as the essential elements of all district provisions. This includes components such as setbacks, height, detailing and use of a building's public facade. The design guidelines can enhance and protect property values, reinforce community identity, and promote development. They will also establish a consistent framework for submitting and assessing proposed development.

This effort was initiated by the Landrum City Council, who identified

preserving the special and unique qualities of Landrum as a priority in their community. The Architectural Review Board took on the challenge of developing the ordinance with assistance from Council of Governments staff. Board members were appointed by City Council, who also took an active part in developing the standards in a cooperative process. For more information, please contact the City of Landrum or Chip Bentley

formation, residents cannot dig new septic tanks that will meet DHEC standards, nor can they afford to replace them. The project will benefit 217 persons, 92 percent of whom are low income.

- **City of Chesnee Mill Village Sewer Project** - \$500,000 to replace and upgrade malfunctioning sewer lines in the Chesnee Mill Village. Although the mill village is outside of the Chesnee city limits, residents have long relied on the city to provide them with services, including sewer service. Undersized and malfunctioning lines causing a health and safety hazard in the neighborhood, will be totally resolved by this project. This project will benefit 227 persons, 80 percent of whom are low income.
- **City of Westminster Water Project** - \$500,000 to extend public water service to two neighborhoods suffering from contaminated and dried up wells. Although both neighborhoods are outside of the Westminster city limits, city officials felt a moral imperative to act. Contamination is so severe that some homeowners have actually been hospitalized because of illnesses they have contracted from their well water. The project will take place in the Cleveland Pike and Ramsey Creek neighborhoods. The project will serve 226 persons, 61 percent of whom are low income.
- **Anderson County Morningside Rehab Project** - \$350,000 to rehabilitate 11 houses in the Morningside neighborhood. This community recently completed a housing rehab project that renovated 16 homes; this project will continue the efforts to revitalize the Morningside neighborhood. Twenty persons will benefit, all of whom are low income.

Upstate Receives Four Community Investment Grants

Governor Hodges and the Department of Commerce recently awarded Community Investment Grants from the Community Development Block Grant (CDBG) Program to four communities in the Upstate. The Grants Services staff of the Appalachian Council of Governments assisted all four communities in developing the projects and submitting the applications and will administer the grants. The projects are as follows:

- **Town of Pacolet Dogwood Circle Sewer Project** - \$500,000 to extend public sewer service to a neighborhood that does not currently have sewer. The Dogwood Circle neighborhood is suffering from malfunctioning septic tanks, which are creating a severe health and safety hazard in the neighborhood. Residents often have raw sewage in their backyards and running down neighborhood streets. Because Pacolet sits upon a huge granite

How Do You Know if Long Term Care is Good or Not So Good?



- Know the extent to which improvement or recovery is possible for the resident.
- What are realistic rehabilitation goals for the resident?
- Know the medication she/he is taking and how they are affecting the resident's rehabilitation.
- Most important, what does the resident want?

Real Life Examples of the Seven Most Common Problems in a Long Term Care Facility:

1. Not being taken to the bathroom when the resident needs to go leads to incontinence.
2. Not getting enough fluids leads to dehydration.
3. Not getting enough to eat leads to malnutrition.
4. No proper grooming care leads to poor hygiene.
5. No preventive skin care leads to pressure sores.
6. No range of motion exercises lead to contractures.
7. No encouragement to retain independence leads to loss of ability to eat, dress, walk, bathe, and get in and out of bed.

Now What? Speak Up, Speak Out, and Advocate for Good Care

Ask yourself the following questions and write down the answers:

- What signs and symptoms do you see?

- What kind of help does the resident need?
- Is the resident getting the assistance he needs?

After collecting the information in writing, then:

- Share your findings with the staff.
- Ask how, and in what time frame, they plan to respond to your information.
- If they do not give you their plan in writing, write it down yourself.
- Be sure the plan is carried out as specified.
- Call for a care planning conference when needed.

WHO TO CONTACT?

The Appalachian Council of Governments' Long Term Care Ombudsman toll free:

Anderson County	225-3268
Cherokee County	489-6960
Greenville County	242-9733
Ocnee County	882-7538
Pickens County	855-0163
Spartanburg County	582-1403

2001 Winn-Dixie Good Citizenship

In 1983 the Winn-Dixie Good Citizenship Awards Program was established by the Davis Family, Winn-Dixie's Founders. The program recognizes the contributions of non-profit organizations in local communities. The Good Citizenship grants are funded by the respective foundations of the Davis Family and Winn-Dixie Stores, Inc.

For the second year in a row, the Senior Centers of Cherokee County, Inc., has been selected to receive a Winn-Dixie Good Citizenship Award

and the accompanying grant check. We congratulate the Senior Centers of Cherokee County on their selection!



Calendar of Events

January 11	Summer School of Gerontology Planning Meeting, 10:00 a.m. – 2:00 p.m., Columbia.
January 11-13	SE4A Board of Directors Winter Meeting, Pigeon Forge, Tenn.
January 15	D H H S / A A A Statewide Meeting, 10:00 a.m. – 3:30 p.m., Columbia.
January 16	Conference on Aging Planning Meeting, 10:00 a.m. – 3:00 p.m., Columbia.
January 18	SC4A Meeting, 10:00 a.m. – 3:00 p.m., Columbia.
January 23	Regional Aging Advisory Committee Meeting, 10:30 a.m. – 1:00 p.m., Council Board Room.
January 24	WIA Board Strategic Planning Retreat, Clemson University.
January 25	COG Board of Directors Meeting, 10:30 a.m., Council

(Housing continued from page 1)

been added to this market, with only 62 units remaining unsold. In addition, there were 2,032 units either planned or under construction. Once completed, the inventory of townhouse and condominium units will increase by approximately 45 percent.

Although Mauldin, Simpsonville, Greer, and Greenville's east side continued to experience the highest rate of growth in terms of new multi-family construction, Greenville's downtown district also appears to be a choice area for construction of upscale townhouse and condominium units.

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 and to purchase this publication, please contact the Information Services Department at (864) 242-9733.

VIEWPOINT

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