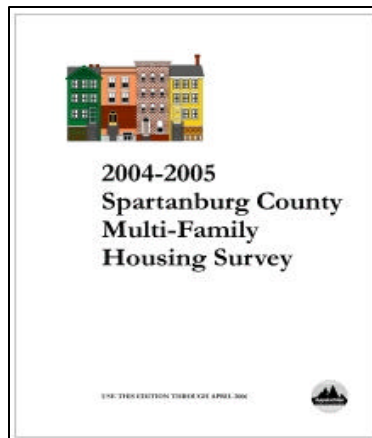


Housing Survey Reveals Diversified Growth in Spartanburg County's Multi-Family Market

The South Carolina Appalachian Council of Governments has completed research and production of the *2004-2005 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. The report also includes 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 2004-2005 report reveals an upturn in the construction of conventional apartment units. Since the 2002 survey, three new conventional developments have added over 700 units to this market. These new properties include Autumn Park Apartments in Boiling Springs, The Haven at Berry Shoals in Duncan, and a new phase of The Haven at Oak Forest in Spartanburg. This influx of new units into the conventional apartment market and an increase in the construction of owner-occupied multi-family units have undoubtedly contributed to the decline in occupancy rates for this unit type. The 2004 conventional occupancy rate was 89.9 percent, down from a 2002 occupancy rate of 90.3 percent.

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



come tax credit units. There is a growing trend in the development and rehabilitation of low income tax credit properties. The Low Income Housing Tax Credit (LIHTC) is designed to provide an incentive to owners developing multi-family rental housing. Owners of and investors in qualifying developments may use the credit as a dollar-for-dollar reduction of federal income tax liability. New construction has added 140 new LIHTC units to this market since 2002. New tax credit properties included Wilson Place Apartments in Boiling Springs and Country Garden Estates in Moore. New tax credit units were also developed through the rehab of the former Fremont School in downtown Spartanburg.

Owner-occupied townhouse and condominium properties are also addressed in the report. Although the 2002 survey revealed no such units under construction, the 2004 survey indicated a resumption of construction activity in this market. A total of 83 new

(Housing continued on page 3)

ACOG to Implement 208 Water Quality Review Fee

Beginning July 1, the Appalachian Council of Governments will implement a new fee for con-

formance reviews for the 208 Regional Water Quality

Plan. ACOG, as designated by the S. C. Department of Health and Environmental Control, is responsible for all water



quality management, planning and conformance certification activities in the six-county Appalachian region. As such, the ACOG is charged with a variety of tasks, including preparing and maintaining the Regional Water Quality Management Plan (RWQMP); conducting conformance reviews for all wastewater projects; and maintaining a tracking system for project conformance reviews. In addition, ACOG works with service providers to resolve the increasing conflicts associated with wasteload allocations, service provider coordination, and technical assistance. As ACOG has taken on a greater role in the oversight of the program over the past five years, funding levels have become increasingly inadequate to meet the cost of management.

Funding for managing the RWQMP program is currently provided in part through a SCDHEC contract, ranging from \$15,000 to \$20,000 each year, and regional funds that subsidize the remainder of program costs. ACOG staff has worked for many years to secure additional funding from DHEC to

(Fee continued on page 4)

Local Regulation of Tattoo Parlors

Since the adoption of the Tattoo Authorization Bill by the General Assembly in June, the Council of Governments has received several questions on the authority of local governments to regulate tattoo parlors. The State law imposes some locational restrictions on these activities. Specifically, parlors cannot be located closer than 1,000 feet to a church, school, or playground. Also, they cannot be co-located with a body piercing business. Prior to receiving a State license to operate a tattoo business, the owner must run an advertisement identifying the location of the business in a newspaper of general circulation in the community once a week for a period of three weeks. In addition, the State law requires DHEC to establish regulations addressing sterilization, sanitation, and safety standards for these businesses. Until the regulations are established, no tattoo licenses can be issued.

It is noteworthy that the State law contains a provision stating that, as part of the process to obtain a tattoo license, the operator must submit to DHEC "a certified copy of an ordinance passed by the local governing body where the business will be located which authorizes the tattooing of persons within its jurisdiction." This clause grants substantial authority to local governments. Unless a city or county passes an ordinance specifically allowing tattoo parlors, such businesses cannot be located within its area of jurisdiction. If a local government does pass an ordinance to allow tattoo establishments, they can be regulated through the zoning ordinance in the same manner as any other business activity. One item local governments should take note of is that many zoning ordinances permit "Personal Service Businesses" within their less intense Neighborhood Commercial or Neighborhood Business districts. If it is desired that these activities be limited to more intense General Commercial districts, language in the zoning ordinance



may have to be tweaked.

For additional information or assistance in developing regulations for tattoo parlors, please contact Steve Pellissier with the ACOG's Planning Services Department.

Family Caregiver Staff Changes

For those who are unaware, Ms. Pauline West, Family Caregiver Assistant, is retiring from the Family Caregiver Support Program, effective June 23, 2004.

Ms. West started working part-time at the Appalachian Council of Governments in October 1999 as an Employment Specialist for the Title V Senior Employment Program. In October 2002, she continued working as the Employment Specialist and also started assisting the Family Caregiver Support Program. In April 2003, Ms. West began to work only with the Family Caregiver Support Program as the Family Caregiver Assistant.

She has been an invaluable asset to the Family Caregiver Support Program. Once retired, Ms. West is planning to spend time traveling to visit friends and family. We will miss her, and we wish her well!

The Family Caregiver Support Program would like to take this time to introduce Ms. Jean Stegall, who will be replacing Ms. West as the new Family Caregiver Assistant. She has worked at

(Staff continued on page 3)

Asbestos Renovation and Demolition Workshop—Avoiding Costly and Dangerous Mistakes



The South Carolina Department of Health and Environmental Control, in cooperation with the Appalachian Council of Governments, is conducting a workshop on state and federal asbestos regulations on **Thursday, July 15, 2004, from 10:30 a.m. to 12:30 p.m.** in the ACOG Boardroom in Greenville.

Lynn Barnes, Asbestos Section Manager, will present an overview and update of state requirements for asbestos renovations and demolitions occurring at regulated facilities. She will review definitions, the applicability of state regulations, and the overall regulatory requirements. Following the presentation, Ms. Barnes and DHEC district staff will be available to answer questions. Light refreshments will be served.

This is an excellent opportunity to learn more about this important issue, and to find out how you can assist your residents and local contractors by sharing information about state and federal asbestos requirements.

Please contact Claire Prince with DHEC at (803) 896-1132 for workshop registration and details.



Family Caregiver Support Program

Can you define yourself as a family member who provides assistance to someone else who is in some degree incapacitated and needs help? For instance, do you provide care for a husband who has suffered a stroke, maybe a wife who suffers from Alzheimer's disease, a father-in-law who has cancer, or a grandmother who has so many health problems that you would not even have enough time to begin to write down all of her medications. If so, then you may consider yourself as a caregiver.



Caregivers, whether family or informal, are individuals who provide family members, friends, and/or neighbors with care without being compensated. A caregiver can be a primary caregiver or a secondary caregiver. A caregiver can live with the person needing care or may even live several states away. No matter how you define it, a caregiver is an individual who rises to the occasion no matter what the cost, no matter what sacrifices they have to endure to ensure that their love one is receiving the best care that a person can receive.

According to the Family Care Alliance (FCA) of the National Center on Aging, 5.8 to 7 million people (family, friends, and neighbors) are providing care to individuals age 65 and older. FCA also reports that women make up approximately 75 percent of the caregivers who are providing care to an older family member. Did you know that studies have shown that the person who is most likely to provide care for an older adult is the daughter, at 26.6 percent? FCA also reports that the wife makes up 13 percent, husband 10 percent, son 14 percent, other female relatives 17.5 percent, other male relatives 8.6 percent, and other non-related individuals (male and female) make up 7.5 percent of caregiving. FCA has re-

ported that half of caregivers age 50 and older are employed full time, and approximately two thirds of caregivers are employed either full or part-time.

If these numbers seem overwhelming, that is because they are. More and more people are finding themselves in caregiver roles. The sobering fact is that being a caregiver can put one at risk of developing physical and/or mental/emotional problems. Also, caregivers find themselves encountering financial burdens due to the overwhelming cost of services. Whether you have been a caregiver for years or for minutes, you are not alone. There are programs and resources that have been established to assist a person providing care for an individual.

In the state of South Carolina, the Family Caregiver Support Program has been developed to help assist caregivers in a variety of ways to ease the stress a caregiver undergoes when caring for another. If you would like more information on the Family Caregiver Support Program, contact Debra Brown or Sam Wiley at ACOG to gain more information on caregiving programs in your community.

(Housing continued from page 1)

townhouse or condominium units had been added since the last survey, and construction is ongoing. Low interest rates, along with the tax benefit of home ownership, have encouraged growth in this market.

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

ARC Develops Local Economic Assessment Package

Seeking to help ensure that local economic development practitioners and state agencies are equipped with the tools that they need to maximize economic opportunities, ARC contracted with Economic Development Research Group, Inc., to develop a *Local Economic Assessment Package* (ARC-LEAP). Consisting of a software tool, user guide, and accompanying handbook, the ARC-LEAP package enables local practitioners to evaluate current economic conditions and likely future trends, target industries that can provide the most appropriate basis for economic development, and assess potential economic development consequences of future policy initiatives. The user instructions and handbook are available on ARC's website at www.arc.gov (click: regional data & research; research reports; tools). The software that accompanies the Handbook is available free of charge for government and non-profit agencies based within the Appalachian region by written request from the Appalachian Regional Commission. Inquiries should be made to the attention of: Greg Bischak, Senior Economist, Appalachian Regional Commission, 1666 Connecticut Avenue, NW, Washington, D.C. 20009-1068.

(Staff continued from page 2)

the Appalachian Council of Governments since April 2003 as the Employment Specialist. We are excited to have Ms. Stegall join the Family Caregiver Support Program.

Development Corporation News

At the South Carolina Chamber of Commerce's 2004 Small Business Awards luncheon held in Columbia in May, the Appalachian Development Corporation was presented a Top Lender Award by Nuby Fowler, the SBA's Regional Administrator, and Elliott Cooper, District Director for South Carolina. The Appalachian Development Corporation earned the award by having the second largest number of loans approved in South Carolina by number and dollar amount in 2003. To date, the Appalachian Development Corporation has funded 20 SBA 504 loans totaling in excess of \$8 million.

A loan to Filtra Fry, located in Greenville, was approved for \$55,000. These funds are for equipment to increase the number of customers the business can serve in the Upstate. The company provides oil filtration and cleaning for deep fat fryers. The funding will assist in adding three to four additional employees.

The ADC Board approved a loan to Curves of Moonville, Greenville County, in the amount of \$16,000 to be used to assist in opening a franchise site of this operation in the Moonville area. The business will employ two people.

The Board also approved a loan to CleanSite Services, Inc., of Greer in the amount of \$100,000 to assist in the purchase of equipment to collect waste debris from residential building sites throughout the Upstate. When the business is fully operational, it will employ up to ten people.

A loan in the amount of \$546,000 to Tewell Industries in Greenville was funded through the ADC's SBA 504 program, assisting in the purchasing of a cabinet installation business. The assets of this business were combined with Tewell's Cabinet-making to create a fully integrated business. The combined business will provide employment for up to 40 employees.

A loan in the amount of \$1,300,000 was funded to Premier Hos-



pitality in Spartanburg. This loan was funded through the ADC's SBA 504 program. The loan proceeds were part of the long term financing arranged for a change in ownership of the Fairfield Inn in Spartanburg. The business will employ up to 20 people.

Heart Memories

By Louise M. Eder

I remember you with my heart;
My mind won't say your name.
I can't recall where I knew you,
Who you were or who I was.

Maybe we worked together;
Or did we bowl together yesterday?
There's something wrong with my
memory.
But I do know you—I know I know
you—

I know how you make me feel.
I remember the feelings we had to-
gether.

My heart remembers.
It cries out in loneliness for you, for the
feelings you give me now.

Today I'm happy that you have come.
When you leave, my mind will not re-
member that you were here,

But my heart remembers.
It remembers the feeling of friendship
and love returned;
It remembers that I am less lonely and
happier today
Because of the feeling—Because you
have come.

Please don't forget me.
Please don't stay away because of the
way my mind acts.

I can still love you—I can still feel
you—

I can remember you with my heart.
And a heart memory is maybe the most
important memory of all.

This poem is for the family
and friends of individuals in long term
care facilities. We sometimes do not
want to visit our loved ones because we
feel it's a "waste of time" or we don't
want to see them "that way." We all
must remember that companionship is

(Heart Memories continued on page 5)

(Fee continued from page 1)

perform these functions, but has been
unsuccessful. Additional regional and
state resources used to subsidize the
program have also been limited. As a
result, projected revenue for operation
of the program is increasingly inade-
quate to ensure an effective program.
The operational deficit has reached a
level that brought on the decision to
implement the new fee.

The ACOG is committed to
providing quality leadership in the Re-
gional Water Quality Management Pro-
gram. To ensure continued progress of
the program, additional funding is vital.
After considering several options, the
ACOG Board of Directors voted to im-
plement the water quality review fee at
its May meeting. The fee will be \$265
for each review, which is consistent
with the manner in which other COGs
across South Carolina fund their pro-
grams. Public entities such as local
governments, school districts, and spe-
cial purpose districts will not be as-
sessed fees. The COG will work to en-
sure that the new system will not cause
delays in reviewing permits. We will
provide a range of options for making
payment, including invoicing, deposit-
ing money on account, and the option
of making credit card payments on-line
through Pay Pal. If you have any ques-
tions regarding the program, please
contact Chip Bentley at the ACOG of-
fices at (864) 242-9733.

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 Correction Requested

Pendleton District Workforce Investment Board Offers Technology-Driven ESL Training and Education Program

Pendleton District Workforce Investment Board (WIB), along with **Adult Education in Anderson County**, is launching a **technology-driven English as a Second Language (ESL)** training and education program for Anderson County residents who are limited English speakers.

"The Southern United States is now one of the **fastest growing regions for immigration and refugee population growth**. This initiative is designed as the foundation for the delivery of ESL Survival and Occupational English training to **meet the demand** on our resources," said Ms. Julia Sermons-Hoyle, Workforce Program Director, Pendleton District Workforce Investment Board.

An **experienced staff of ESL instructors** from Anderson County Adult Education will use the "**English on the Job**" voice recognition training software from Language Solutions, LLC (LS) to assist adults with the acquisition of English language skills specific to the workplace. The intent is to better enable these adults to **obtain employment** in the local area.

Language Solutions, LLC, under a contract services agreement, is providing the "English on the Job" with Job Search, Employment Basics, and Worker Safety Ebook (electronic) curriculum - complete with on-site administrator training and support. The Pendleton District Workforce Investment Board purchased a mobile computer lab to enable delivery of the e-curriculum across their service area, which includes **Anderson, Oconee, and Pickens Counties**.

Individuals should contact the Anderson One-Stop Workforce Center to take advantage of this program. The Anderson One-Stop Workforce Center is located at 309 West Whitner Street, Anderson, and the phone number is (864) 226-6273.

(Heart Memories continued from page 4)

the best medicine for the soul. So, take time to visit and hold the hand of your loved one today. They are waiting for you!

From your Local Ombudsman Representatives: Nancy Hawkins, Jamie Guay, Celia Clark, Rhonda Monroe and Sandy Dugan; phone (864) 242-9733