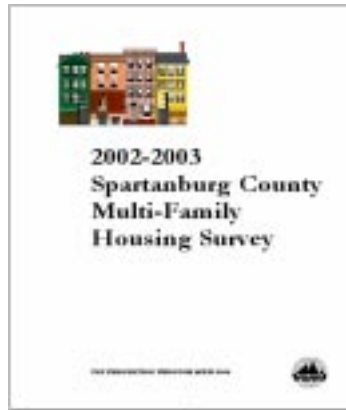


## Housing Survey Reveals Diversified Growth in Spartanburg County's Multi-Family Market

**T**he South Carolina Appalachian Council of Governments has completed research and production of the *2002-2003 Spartanburg County Multi-Family Housing Survey*. This unique report contains an inventory and analysis of all known conventional and public/subsidized apartment properties with 24 or more units, and townhouse/condominium properties with 15 more units. The report also includes a subcategory for elderly housing. Information for this publication is obtained from letters and phone calls to apartment managers, rental agencies, and developers.

The 2002-2003 report reveals construction activity in all unit categories. New construction added 64 units to the inventory of conventional units through the completion of Timberlake Apartments, in Inman. The completion of the Tobias Booker Hartwell Campus of Learners resulted in the addition of 118 new public housing duplexes to the central urban portion of the county. The townhouse/condominium inventory gained 79 units through the completion of Weston Townes in Moore. The report also reveals construction activity in the elderly housing market, as evidenced by the completion of Mason Manor (98 conventional elderly units) and Pleasant Meadow (48 subsidized elderly units), both located in northern Spartanburg County. This varied construction activity suggests a possible trend toward diversification of housing types to better address the needs of a



broader range of residents.

Occupancy rates for all unit types remained stable in 2002. The occupancy rate for conventional units was 90.3 percent, while the rate for public/subsidized units was 95.9 percent. Conventional and public/subsidized occupancy rates for elderly housing units were 89.7 percent and 99.2 percent, respectively. These figures all represent a change of less than one percent from their respective rates revealed in the previous survey. The rate of sold townhouse/condominium units remained high at 99 percent. It should be noted, however, that only the initial sale of these units is reflected in this report.

This report also contains unit counts and rental rates, broken down by bedroom composition, for each multi-family property. Year of construction, amenities, and contact information are also included.

The Appalachian Council of Governments produces this one-of-a-kind  
(SCMHS continued on page 2)

## Successful Local Government Symposium



More than 50 city and county officials attended the recent 2002 Local Government Symposium at the Palmetto Expo Center. Attendees listened to an expert panel discussing property **tax legislation**, county-wide **reassessment**, the impact of **business incentives**, and **school taxes**. Speakers included: Howard Duvall, Executive Director of the Municipal Association;



Keith Cole, Chairman of the Anderson County Board of Education; Scott Case, Vice Chairman of the Greenville County Council; Wesley Crum, Bond Attorney for the Haynesworth, Sinkler, Boyd Law Firm; and Doctor Holley Ulbrich, Senior Fellow with the Strom

(Symposium continued on page 3)

## SCDOC Announces 2002 Annual Action Plan for Housing and Community Development

**T**he Department of Commerce, as the designated lead agency for the State, has prepared the 2002 Annual Action Plan as part of the Consolidated Plan for Housing and Community Development. The 2002 Action Plan, which covers the period April 1, 2002 – March 31, 2003, must be submitted to HUD in order for the State to receive approximately \$43 million in funding for the four HUD programs covered by the Plan: Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA).

**The CDBG Program** is administered by the State Department of Commerce - Division of Community Grant Programs. CDBG eligible activities include infrastructure (water, sewer, drainage, etc.), public facilities such as senior centers, housing rehabilitation, and homeownership activities. In the 2002 program year, the Department of Commerce expects to receive approximately \$28.2 million in CDBG funding for use in the state's non-entitlement areas.

**The ESG Program** is administered by the Governor's Office - Division of Economic Opportunity (DEO). This program assists individuals and families in the transition from homelessness to independent living by promoting housing with supportive services. ESG eligible activities include renovation/rehabilitation/conversion of buildings for use as emergency shelter for the homeless, provision of essential services for the homeless, payment of operational costs for homeless providers, and developing and implementing homeless prevention activities. The Governor's Office expects to receive approximately \$1.4 million in ESG funds in 2002.

**The HOME Program** is administered by the State Housing Finance and Development Authority (SHFDA). The



program targets activities and policies aimed at expanding the supply of affordable housing and increasing the number of families with access to affordable housing. Eligible activities include homeownership assistance, rental housing, tenant-based rental assistance, and owner-occupied replacement housing. The SHFDA expects to receive approximately \$12.3 million in HOME funds in 2002.

**The HOPWA Program** is administered by the Department of Health and Environmental Control (DHEC) - STD/HIV Division. This 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 AIDS cases. DHEC expects to receive approximately \$1.04 million in HOPWA funds in 2002.

The full text of the Plan is available for review at the Council of Governments or at the state agencies identified above during normal business hours. In addition, the Plan is available on the Internet at <http://www.callsouthcarolina.com/grant/s/pdf/actionplan.pdf>.

*(SCMHS) continued from page 1)*

survey biennially for Spartanburg and Anderson Counties, and annually for Greenville County. For more information, or to purchase a copy of this publication, please contact the Information Services Department at 242-9733.

## Development Corporation Update

During April, the Appalachian Development Corporation (ADC) Board approved a loan to Atchinson Transportation Company of Spartanburg. This company's previous location was destroyed by fire, and they needed a facility that could be quickly occupied to minimize the interruption of business. The owner, Charles Atchinson, decided to purchase the property formerly used by United Parcel Services (UPS). Atchinson Transportation Services, Inc., operates 18 charter buses from the Spartanburg location. It also operates the limousine and shuttle service for Greenville-Spartanburg (GSP) airport, and has vans and other vehicles for hire in the Upstate area. The UPS property is well suited to the needs of the business. The property is over two acres, with a metal building that contains three service bays to accommodate large vehicles. The second floor of the building is office space. In addition to the UPS building, Mr. Atchison is purchasing an adjoining 1.61 acres adjacent to the frontage road that parallels Business I-85 at Exit 1 in Spartanburg. The ADC has closed its loan for \$190,000 of the \$475,000 project. The First South Bank, Spartanburg, agreed to finance \$240,000 as the primary lender. With the new location, it is expected that all fifty-eight current employees will be retained and up to another eight employees could be added in the next two years.

The ADC also closed the revolving loan approved to Booker Building Corporation in West Union, Oconee County, South Carolina. The \$75,000 loan was part of the funding of a new physician's office built in West Union for Dr. Ted Booker, Jr. and his wife, Dr. Christina Booker. The practice will operate under the name of Golden Corner Family Practice and will create up to 12 new jobs for the area. Principal funding was provided by Community First Bank of Walhalla, with Oconee Memorial Hospital also providing financing.

## Long Term Care Ombudsman Program

### How Does the Long Term Care Ombudsman Handle Your Complaint?

First and foremost, remember that you control the complaint process. You determine the extent to which we become involved in solving your problem. When a resident cannot speak on his/her behalf, the ombudsman may assist the consumer's legal representative, family member, or sponsor on behalf of the resident. The ombudsman works with you to identify the problem or to break a big problem down into smaller, more manageable pieces. The ombudsman also tries to determine whether this is a problem throughout the facility.

The ombudsman first investigates your complaint to determine whether it is valid. If valid, the ombudsman works with you to resolve the complaint. If not valid, the ombudsman will explain his findings to you. The ombudsman will then follow up to ensure that any agreement reached to solve the problem is actually carried out.

In all cases, your complaints are handled confidentially. The ombudsman does not disclose your identity without your permission, unless ordered to do so by a court. Even if the ombudsman cannot resolve your complaint without revealing your identity, you make the choice as to whether he/she proceeds.

### Know Long Term Care Resident's Rights

Your rights as a resident in a long-term care facility are in part:

- To be informed of your rights, rules and policies of the facility;
- To be told of all services available and all costs, including those charges covered or not included in the basic rate;
- To be informed of your health condition and to be in control of your treatment plan and to participate in or refuse any treatment;
- To be transferred or discharged only for specific reasons and under guidelines as outlined in the resident's bill of rights;

- To be encouraged to exercise your rights as a resident and citizen; to complain and make suggestions without fear or coercion or retaliation;
- To manage your personal finances, or if this is delegated to receive a regular accounting;
- To be free of mental and physical abuse and of chemical and physical restraints;
- To have your personal and medical records treated as confidential;
- To send and receive personal mail unopened;
- To participate in social, religious, and community activities, as often as possible;
- To have your own clothing and possessions and be allowed to use them as space permits; and
- To have privacy for visits and telephone calls with your spouse, relatives, friends and others.

### Who to Contact

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

Anderson County	225-3268
Cherokee County	489-6960
Greenville County	242-9733
Oconee County	882-7538
Pickens County	885-0163
Spartanburg County	582-1403

*(Symposium continued from page 1)*

Thurmond Institute and the USC Center for Governance.

ACOG sponsors the annual Symposium providing an educational forum for policymakers and administrators from across the Upstate. Previous topics have included video poker, sexually oriented businesses, alternative revenue sources, and a number of other political, financial and administrative issues of interest to our local governments.

## Job Creator Awards



Pictured with Governor Jim Hodges is Joyce Wagoner and Lee Cain of Electroflux.

Governor Jim Hodges distributed awards to 45 South Carolina companies at the annual 2002 Employer Workshops and Job Creator Award Presentation held recently in Columbia. The annual ceremony honors employers who have contributed to the state's economy during the previous year. "The annual Job Creators Ceremony always gives me a chance to deliver a personal thank-you to the business leaders who help keep our economy strong,"



Pictured with Governor Jim Hodges is Andy Tunstall of Engelhard.

Governor Hodges said. The Governor said annual investment and job creation figures "demonstrate a point I never get tired of making – that investing in South Carolina simply makes good business sense."

In 2001, a total of \$5.28 billion was invested in South Carolina. There were 21,937 new jobs created, and 1,132 companies announced investments.

The annual Job Creator Awards are based on contributions to the state's

*(Awards continued on page 5)*

## Six-Year Extension of the Appalachian Regional Rural STIP



The six-year extension to the Appalachian Regional Rural Transportation Improvement Program includes \$36 million worth of projects across the region.

At its April 26, 2002 meeting, the ACOG Board of Directors recommended an extension to the Appalachian portion of the Rural State Transportation Improvement Program (STIP), which is the primary funding program for system improvement projects in non-urban areas. The extension includes \$36 million worth of projects and covers a six-year period, beginning in 2007.

Project	Location	Description	Years	County
SC 101	SC 417 to US 221	Widen to 5 Lanes	FY 2007	Spartanburg
Sheep Farm Road - Phase 1	US 123 to SC 28	Widen to 5 Lanes	FY 2007 - FY 2009	Oconee
SC 153	US 123 to SC 183	Preliminary Engineering and Right-of-Way Acquisition	FY 2007 - FY 2008	Pickens
Interstate 85	Exits 19, 21, 27	Lighting of Exits	FY 2008	Anderson
US 29	SC 8 to SC 20	Widen to 5 Lanes	FY 2009 - FY 2010	Anderson
US 29 Connector	US 29 to SC 105	New Multi-Lane Route	FY 2009 - FY 2011	Cherokee
TBD	Greenville Project	TBD	FY 2010 - FY 2011	Greenville
SC 183	SC 135 to Saluda River	Preliminary Engineering and Right-of-Way Acquisition	FY 2011 - FY 2012	Pickens
SC 9	SPATS Line to Lake Bowen	Preliminary Engineering and Right-of-Way Acquisition	FY 2011 - FY 2012	Spartanburg
Old Post Road	SC 105 to SC 11	Widen to 5 Lanes	FY 2011 - FY 2012	Cherokee

Projects included in the funding program were identified by transportation advisory committees in each county. Priorities are based on traffic volume to capacity ratios, safety, future land use plans, and economic development objectives. For additional information on the Rural Transportation Improvement Program, please contact Dan Wagner or Steve Pelissier at the ACOG.

## New Website Will Help in the Search for Assistance for the Elderly

U.S. Senator Larry Craig, ranking member of the Special Committee on Aging, says a new site on the Internet will help the public identify federal programs that offer assistance. The site should be of special interest to seniors and their family members, students, farmers, ranchers, veterans, and others.

"GovBenefits.gov is a brand new online screening tool that is free and simple to use. It's completely confidential – you don't have to identify yourself in any way. All you need to do is answer a series of questions asked on the computer screen and GovBenefits.gov returns a list of government programs you may be eligible for. The program also tells you how you can apply for help. If you want to check for possible benefits for a loved one, you can do that too," Craig said.

The website is a partnership of many federal agencies, including the Social Security Administration, the De-

partments of Agriculture, Education, Energy, Health and Human Services, Housing and Urban Development, Labor, State, Veterans Affairs, and the Federal Emergency Management Agency.

"We spend billions of dollars on programs to help people, but oftentimes the public doesn't know where to begin to look. GovBenefits.gov is a great place to start," Craig said. While the GovBenefits system currently provides screening for only a portion of the programs administered by federal agencies, the computer website will eventually provide information for all government assistance. The new computer program was launched on April 29 by the U.S. Department of Labor, and the Office of Management and Budget. For more information, log on to <http://www.govbenefits.gov/>

*(Awards continued from page 3)*

economy during the previous year. Recipients may be nominated by the six sponsoring agencies or the twelve local Workforce Investment Boards for employing large numbers of people with the state's Employment Service and local One-Stop Career Centers, capital investment in industry or tourism, supporting the state's public and technical college system, or community improvement.

The Pendleton District Workforce Investment Board, serving Anderson, Oconee, and Pickens counties, and the local S. C. Employment Security Commission offices, nominated two of the forty-five recipients. The Pendleton District area recipients were Electrolux Home Products of Anderson and Engelhard Corporation of Seneca.

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## VIEWPOINT

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

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