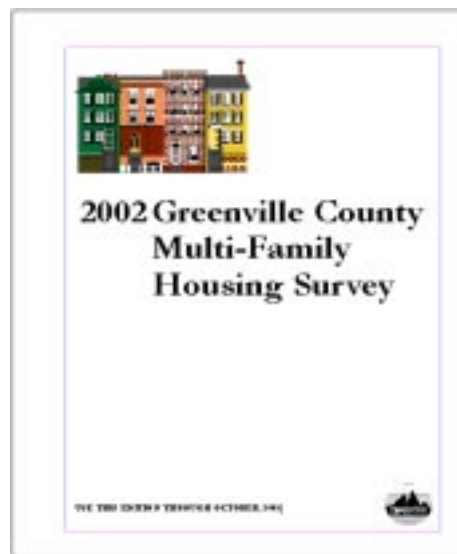


Housing Survey Reveals Continued Growth in Greenville County's Multi-Family Market

The South Carolina Appalachian Council of Governments has completed research for the 2002 *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, developers and realtors. The report divides multi-family properties into three categories: Conventional Apartments (Type A), Public and Subsidized Apartments (Type B), and Townhouses and Condominiums (Type C).

A continued trend of unprecedented growth in the townhouse and condominium (Type C) market could be considered the "headlines" of the 2002 report. Mauldin, Simpsonville and Greer continue to lead other areas of the county in terms of new construction. Although these areas lead with regard to the number of units planned and under construction, downtown Greenville is now considered a prime location for upscale multi-family developments. A number of high-end developments are either under construction or planned in the vicinity of Greenville's central business district. Among these is 400 North Main, a 19-unit high rise, currently under construction near Springwood Cemetery. Park Avenue East, to be developed near McPherson Park, will consist of 13 units to be priced at approximately one-half million dollars each.

Conventional (Type A) units maintained an occupancy rate of 92.5



percent, virtually unchanged from last year's rate of 92.9 percent. Market Area 5, in the southwest portion of the county, showed the highest occupancy with a rate of 96.0 percent. Market Area 4, the area consisting of Mauldin, Simpsonville and Fountain Inn, also showed a higher than average rate of 94.3 percent.

Funding for the construction of public housing (Type B) properties continues to be limited. At the time of the survey, there were no public housing properties under construction. There appears, however, to be a growing trend in the development and rehabilitation of tax credit properties. The Low Income Housing Tax Credit Program (LIHTC) is designed to provide an incentive to owners developing multi-family rental housing. Owners of and investors in qualifying developments may use the

(Housing continued on page 5)

ACOG Welcomes New Long Term Care Ombudsman

Sandy Dunagan has recently been named as the new Long Term Care Ombudsman for the Appalachian Council of Governments Long Term Care Ombudsman Program. As an advocate for residents in nursing homes, residential/assisted living facilities, mental health facilities, and mental retardation facilities, she will be working to enhance the quality of life and care provided. Her job responsibilities include investigation, advocacy, in-service training of facility staff, and community education.

Sandy welcomes the new challenge, as she has worked with the Long Term Care Ombudsman Program for four years and has been certified as an Assistant Long Term Care Ombudsman for the past two years. She has served at the Appalachian Council of Governments for over 15 years in various programs, and her experience is an asset to the Ombudsman Program.

Sandy has been involved in advocacy issues as an Assistant Long Term Care Ombudsman and looks forward to the additional responsibilities in being a Long Term Care Ombudsman.

Sandy is a member of the National Association of Long Term Care Ombudsmen. She also participates as a volunteer for her church's outreach for the elderly.



Nominations Sought for South Carolina Housing Achievement Awards



The State Housing Finance and Development Authority is accepting nominations for its annual South Carolina Housing Achievement Awards program. Now in its eighth year, the awards program celebrates the work of individuals and organizations making exceptional contributions to the state by providing and advancing affordable housing for South Carolinians.

Nominations may be made in one of seven categories: *Public Sector*, *Private Sector-nonprofit*, *Private Sector-for profit*, *Housing Development*, *Elected Official*, *Volunteer*, and *Creative Partnerships*. Nominees must have been instrumental in creating or supporting affordable housing, implementing housing-related programs, or assisting others in solving housing problems. Any group or individual may submit one or more nominations, but nominees are limited to one category only. The work honored does not have to include State Housing Authority funding or program involvement, but it must have resulted in affordable housing for South Carolina.

Entries should be made on the official nomination form. Supporting documentation, such as additional testimonials or photographs, may be submitted but cannot be returned. There is no entry fee. All nominations must be received by Friday, November 15, 2002.

Please call the State Housing Authority at (803) 734-2176 to request an entry form, or for additional information. Nomination forms may also be completed online: www.sha.state.sc.us/awards.html. The 2002 South Carolina Housing Achievement Awards honorees will be announced January 9, 2003, at

the Palmetto Housing Forum to be held in Columbia at the Adam's Mark Hotel.

Development Corporation News

During the month of July, the Appalachian Development Corporation approved two loans through the Revolving Loan Fund.

A loan of \$60,000 was approved for Pro-Tec International, doing business as Enviro-Tek, which is owned by Mark Saville. Funds will be used in conjunction with primary financing from First Piedmont Federal Savings Bank to purchase and renovate a building in the northern part of Gaffney to be used as a production facility. Pro-Tek makes automotive additives for distribution through dealers. The loan will allow Mark to add three additional people to his staff of two during the next two years.

A loan of \$40,000 was approved for Dr. Arthur L. Smith, doing business as Upstate Neurology. Dr. Smith is opening his own neurology practice in Greenville. Primary financing is being provided by Carolina First. The loans will allow Dr. Smith to establish an office and create at least three jobs over the next two years.

During the month of September, one SBA 504 loan was closed for Golden Corner Family Practice in the amount of \$425,000 for permanent financing of its new building in West Union, Oconee County.

Living Will Witness Training

Living Will Witness Training is scheduled for Tuesday, October 29, 2002, 10:30 a.m. at the Central-Clemson Library Meeting Room.

A Living Will (Declaration of a Desire for a Natural Death) is a written declaration directing the doctor to withhold or withdraw life-sustaining treatment should an individual be diagnosed as having a terminal condition or be in a state of permanent unconsciousness, and lack the capacity to make the decision. The S. C. Death with Dignity Act requires:

- ⇒ In order to be valid, the living will must be signed by a notary public and two witnesses not related in any way by blood, marriage, or ancestry; not directly financially responsible for the person's medical care; not entitled to any portion of the individual's estate; nor an employee of a health facility in which the declarant is a patient, etc.
- ⇒ If the declarant is a patient in a hospital or institution, one of the witnesses has to be certified to act as an Ombudsman witness.

This training is to certify individuals to act as an Ombudsman Witness when living wills are executed in hospitals and nursing homes. Volunteers are needed in Pickens, Anderson and Oconee counties. For additional information and to register, call Beverly Allen at 242-9733 by October 25.



ARC Assistance for Small Towns

Four additional communities participate in pilot program



Four new communities have been approved for participation in a technical assistance program targeted at small municipal governments. The municipalities of **Iva, Inman, Liberty, and Belton** have been added to a handful of existing participants. The program, in its second year, is being sponsored by the Appalachian Regional Commission and will be managed by the Appalachian Council of Governments (ACOG).

Five initial jurisdictions were identified in FY 2002 based upon need, size, and willingness to participate. The initial jurisdictions included **Reidville, Pelzer, West Pelzer, Norris, and Six Mile**. ACOG provided services including computer programming, council training, land use planning, a utility rate study, budgeting assistance and other much needed help.

The project is designed to provide a number of services specifically tailored to the needs of small municipal governments. ACOG will offer training, technical consulting and other forms of hands-on municipal administration. Over the next few weeks, a work program will be developed for each new jurisdiction.

If the program continues to be successful, additional communities will be added next year. The Small Towns Technical Assistance Program is being coordinated by ACOG's Governmental Services Department. Contact Joe

Newton at ACOG for further information.

Pendleton District WIA Board Member Honored

Charan Lee was honored by the South Carolina Association of Adult Education Directors, a division of the S. C. Association of School Administrators (SCAAED), as the Adult Education Director of the Year for 2001-2002. SCAAED recognized Lee's accomplishments on the local, state, and national levels.

Locally, the adult education program at the Career & Technology Center in Williamston is recognized as a model program. Adult students in Anderson School Districts 1 & 2 receive quality training in GED and high school diploma programs, pre-requisite training to prepare them for college or technical college, and general upgrading. Additionally, the program's workplace courses train students in professional child care, substitute teacher and teacher's aide training, ESL, computer literacy, and basic skills used in a variety of workplace settings.

(WIA continued on page 5)

Natural Hazard Mitigation Planning Effort Initiated

As the need for federal disaster assistance continues to increase, the Federal Emergency Management Agency and the State of South Carolina have placed renewed emphasis on reducing disaster losses through the implementation of hazard mitigation programs. To ensure the state is prepared for future disasters and to meet new federal regulations, each county is required to develop a local disaster mitigation plan. To accomplish this task, the



South Carolina Emergency Management Division (SCEMD) has enlisted the help of the Appalachian Council of Governments to facilitate the development of these plans for each county in our region.

Every county in South Carolina is vulnerable to natural and technological hazards. To target available resources for hazard mitigation, the region must identify potential hazards and assess their associated consequences. We must also understand what areas and sectors of our region can be affected by specific hazards, and how our critical facilities may be impacted. The premise of the county hazard mitigation plan is to lay the foundation for individualized county, hazard-specific, mitigation measures that ensure local jurisdictions are in the best possible position to minimize damage, expedite the recovery process, and take advantage of federal assistance to individuals and/or

(Planning continued on page 5)

SILVERxCARD—What's New

The Centers for Medicaid Services recently announced that the South Carolina SILVERxCARD waiver has been approved. This waiver will enable South Carolina to use Medicaid funds to expand and enhance coverage under the SILVERxCARD program. The S.C. Department of Health and Human Services, the agency that administers the Medicaid program, estimates that as many as 90,000 additional elderly South Carolinians could be eligible for this expanded coverage.

SILVERxCARD will now expand to serve seniors with incomes between 175-200% of the federal poverty level. In the past, SILVERxCARD has only served seniors with incomes up to 175% of this level. Eligible individuals must have an annual income between \$8,861 and \$17,720, if single, or \$11,941 and \$23,880, if married. Citizens earning less than these amounts may be eligible for Medicaid. SILVERxCARD participants must be 65 or older and a citizen of South Carolina, have no other prescription drug coverage (including Medicaid) and meet the income guidelines. There is no longer a 6-month residency requirement for eligibility. Participants in SILVERxCARD will continue to pay an annual deductible and co-payments for prescriptions once the deductible is met.

On January 1, 2003, the over 41,000 current SILVERxCARD members will be automatically re-enrolled in the expanded SILVERxCARD program.

Enrollment is no longer limited to the month of October and will now be held year round. Citizens may apply for the SILVERxCARD on-line at www.silverxcard.com by clicking on "apply now." After completing the on-line application, an applicant will know immediately whether or not they qualify. The applicant will have to print the signature page of the on-line application, sign it and then mail it to ACS, the SILVERxCARD contractor. Applications will be available around mid-

October and will be available at local pharmacies, libraries, legislative delegation offices, Department of Health and Human Service offices and local Councils on Aging (COA). The COA has trained staff available to assist seniors in filling out applications.

If you need assistance, please contact the ACS SILVERxCARD Hotline at (877) 239-5277.

(Note: Portions of article reprinted from ACS website.)

Senior Helpings 2002/2003 Notification of Funding Availability



The **National Meals on Wheels Foundation** is pleased to announce the availability of funds through Philip Morris Companies, Inc., for the **2002/2003 Senior Helpings Initiative**, which will **launch in early October**.

Senior Helpings is, and has been since its inception in 1996, dedicated to supporting local programs that effectively address hunger among the homebound elderly.

In addition, we are pleased to announce that this year's grant application will be available and processed online. Organizations wishing to receive an application may do so

online through either website: www.philipmorris.com/philanthropy, or www.nationalmealsonwheels.org. There will be a brief online registration process that creates a file for your application to be processed against later. This process will streamline the procedure for both applicants and reviewers. FYI – the application will not be mailed. If your organization is not currently connected to the Internet, you may wish to use your home computer or those available at your local library or school system. If you do not find access, **please call or fax after October 7 to request the application to be mailed or faxed to you.**

The *Senior Helpings* application for the 2002/2003 program will be offered in two parts:

Individual Organizations:

Available to 501c3 Meals on Wheels providers in order to eliminate waiting lists for home-delivered meal service for frail, homebound seniors. *FYI: The application has been simplified to reflect the streamlined process and turnaround time.* **THE DEADLINE FOR RECEIPT IS OCTOBER 28.**

Community Coalitions:

Available to a coalition of hunger-relief organizations who have/wish to develop a local partnership to improve service, increase efficiencies, strengthen advocacy or improve other meaningful outcomes to effectively address the long-term hunger needs of at-risk seniors in their community. **THE DEADLINE FOR RECEIPT IS NOVEMBER 22.**

We encourage you to apply in either or both grant categories. Please note, **the application will be available for downloading by October 7 at: www.philipmorris.com/philanthropy.**

Thank you for your participation in *Senior Helpings*, the nation's premier corporate partnership to support Meals on Wheels programs across the United States. If you have any questions, please call **National Meals on Wheels Foundation at 319-358-9362**, Central Standard Time; or fax anytime to 319-358-9369.

VIEWPOINT

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(Housing continued from page 1)

credit as a dollar-for-dollar reduction of federal income tax liability. Allocations of credits are used to leverage public, private and other funds in order to keep rents to tenants affordable.

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

(WIA continued from page 3)

On the state and national levels, Lee developed a management system to be used with Steck-Vaughn's GED textbook series. Lee has presented this management system to adult education programs around the state, and to a national audience at the Council on Adult Basic Education National Conference in Charleston in May 2002. The management system is being adopted by Steck-Vaughn for use with their nationally distributed textbooks.

Lee earned this same honor in 1998-1999, a time of transition and complex legislative activity.

(Planning continued from page 3)

public entities.

The Council of Governments staff will be working with local Emergency Preparedness Directors and other key officials to produce the plans. Mitigation strategies will target appropriate resources and prioritize actions necessary to reduce the impacts and losses of future disasters. These plans will then be incorporated as an annex into each county's emergency operations plan.

For more information, please contact Chip Bentley at the COG.