

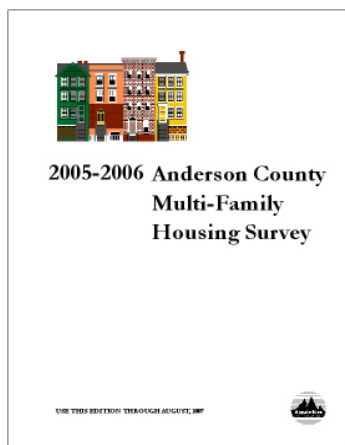
Diversified Growth Revealed in Anderson's Multi-Family Market

The South Carolina Appalachian Council of Governments has completed research and production of the *2005-2006 Anderson 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 housing. Information for this publication is obtained from letters and phone calls to apartment managers, rental agencies, and developers.

The 2005-2006 report reveals construction activity for all unit types. Construction of both conventional and income-dependent units was concentrated in the northeast and west urban portions of Anderson County.

The inventory of conventional units grew by 420 units through the completion of five new properties, while the completion of two Low Income Housing Tax Credit (LIHTC) properties, Oak Place and Parkview, resulted in the availability of 120 new income-dependent units. The Low Income Housing Tax Credit Program (LIHTC) is designed to provide a tax incentive to owners developing low-income, multi-family rental housing. For more information on this program, please visit the South Carolina State Housing Finance and Development Authority's web site at http://www.sha.state.sc.us/Programs/Rental/Tax_Credit/tax_credit.html.

The period between 2003 and



2005 saw widespread construction of Townhouse and Condominium units in the east and west urban portions of Anderson County. Low mortgage interest rates and the tax benefit of home ownership undoubtedly contributed to this trend. The construction of eight new developments resulted in the addition of 437 new units to this category, and another 375 units stand to be added upon the completion of five developments that are either planned or presently under construction.

Units available for Anderson County senior citizens increased in number through the completion of The Legacy of Anderson, which added 102 housing units to this category. Kingston Pointe, a LIHTC development planned for the county's west urban area, will add another 72 units for elderly tenants.

The 2005 occupancy rate for conventional units stood at 92.1 percent, which represented a 1.1 percent increase above the rate reported in 2003. Despite this increase in occupancy

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Celebrating 40 Years of Service to Local Government

On December 9th, the Appalachian Council of Governments will celebrate 40 years of professional service to the municipal and county governments that make up the six-county South Carolina Appalachian region.

Please mark your calendar now and plan to drop by the Council office between 1:00 and 4:00 p.m. for hors d'oeuvres and fellowship.

ACOG Welcomes New Planner



Heather Colin, AICP, has recently joined the ACOG's Community and Regional Planning Services staff. Her areas of emphasis are in Community and Economic Development Planning, as well as in Land Use Planning. Ironically, Heather replaces her husband, Shawn Colin, who left the ACOG after six years of service to accept an opportunity with the City of Greenville Economic Development Department. Prior to arriving at

(Colin continued on page 5)

Emergency Management Training for Public Officials — Before Disaster Strikes

If Hurricane Katrina proved anything, it is that ignorance can kill. Sadly, clueless citizens and officials managed to do many wrong things before, during and after one of the worst disasters in our nation's history. As a result, people suffered and died needlessly.

Better training, planning, preparation and execution would have saved many lives in the Katrina disaster. Fortunately, we have an opportunity to rethink our own plans and readiness to better protect our communities in South Carolina from a range of ever present natural and manmade catastrophes. The Federal government and the State of South Carolina have mandated that governments and responders at all levels adopt and become proficient in the **National Incident Management System (NIMS)**. Also, important training opportunities have been made available to public officials, responders and citizen volunteers.

One method by which responders and local officials can participate in free, convenient and very relevant training is through on-line training programs of FEMA's **Emergency Management Institute**. More than 50 interactive courses in emergency management, response and mitigation are available. All courses have printable materials, interactive videos, tests, credits and diplomas for successful completion of each course. College credit is available. Students can take as few or as many courses as desired, and students have control over how quickly each course is completed. All that is required is a personal computer with Internet access either at home, work or a public library.

The Emergency Management Institute. The U.S. Department of Homeland Security's Emergency Management Institute (EMI) serves as the national focal point for the development and delivery of emergency management training. This training enhances the ca-



Hurricane Katrina. A question for public officials: Could **you** have done a better job of managing this disaster? (FEMA Photo)

pabilities of the Federal, state, and local government, volunteer organizations, and the private sector to minimize the impact of disasters on the American public. EMI curricula, including the Independent Study Program (ISP) courses, are structured to meet the needs of this diverse audience with an emphasis on how the various elements work together in emergencies to save lives and protect property.

The Independent Study Program. The Independent Study Program (ISP) is a distance learning program offered free of charge to the American public. It serves as both an alternate means to deliver valuable training to the professional and volunteer emergency management community, and an opportunity to improve public awareness and promote disaster preparedness nationally. Each year the ISP staff issues more than 200,000 individual course completion certificates.

Program Eligibility. The program is open to all residents with a valid U.S. deliverable postal address including APO and FPO addresses. At the present time, most of the ISP course materials are available for download, free of charge.

How to Get Started. The fastest way to begin taking courses is to visit FEMA's EMI website. You can learn about each course, download materials, and submit your final exams all from the convenience of your home or

office. Go to the website at www.training.fema.gov/EMIWeb/IS/ and click on "Our Courses" on the left-hand side of the page. Choose a course and click on it.

Courses: Over 50 courses are available. Courses are targeted at citizens, volunteers, responders or officials. A few examples include:

- * IS-5.A - An Introduction to Hazardous Materials
- * IS-7 - A Citizen's Guide to Disaster Assistance
- * IS-10 - Animals in Disaster, Module A: Awareness and Preparedness
- * IS-100.LE - Introduction to the Incident Command System, for Law Enforcement
- * IS-230 - Principles of Emergency Management - Professional Development Series
- * IS-235 - Emergency Planning - Professional Development Series
- * IS-242 - Effective Communication - Professional Development Series
- * IS-244 - Developing and Managing Volunteers - Professional Development Series
- * IS-324 - Community Hurricane Preparedness
- * IS-362 - Multi-Hazard Emergency Planning for Schools
- * IS-700 - National Incident Management System (NIMS), An Introduction
- * IS-800 - National Response Plan (NRP), An Introduction

Contact Joe Newton or Mike Sell at ACOG for assistance or questions regarding EMI training or NIMS compliance.



Principles of Professional Practice

People are living longer than ever before, and this is presenting an ever growing need for end-of-life services. There exists a broad spectrum of thought on what constitutes "quality" in providing these services. In an effort to provide the optimum quality of care to those living longer, there has been a national movement to help create standards or principles by which professional practices might be quantified and evaluated.

Fourteen major societies, including the American Medical Association and the Joint Commission on Accreditation of Health Care Organizations, have created policies that incorporate these principles:

- Respect for the dignity of both patients and caregivers
- Sensitivity to and respect for the patient's and family's wishes
- Use of appropriate measures consistent with patient choices
- Alleviation of pain and other physical symptoms
- Assessment and management of psychological, social and spiritual/religious problems
- Offering continuity. The patient should be able to continue to be cared for by his/her primary care and specialist providers
- Providing access to any therapy, which may realistically be expected to improve the patient's quality of life, including alternative or non-traditional treatments
- Providing access to palliative care and hospice care
- Respecting the patient's right to refuse treatment
- Respecting the physician's professional responsibility to discontinue some treatments, when appropriate, with consideration for both patient and family preferences
- Promote clinical and evidence-based research on providing care at the end of life

Now more than ever, we as

consumers must take an active role in learning and applying these principles to the health care providers with whom we trust our loved ones. The process of end-of-life living can be a much smoother one if we are educated and prepared to face it. For more information regarding Hospice and end of life care, please call the Family Caregiver Support Program advocates located at the Appalachian Council of Governments at (800) 925-4077 or (864) 242-9733.

Resource: Today's Caregiver Magazine, Connie Ford, RN, MPA

Long Term Care Ombudsmen Advocate for Residents' Rights

CORNERSTONE OF CARE: Residents' Rights

Why are there Residents' Rights? The Nursing Home Reform law and many state laws contain specific provisions that protect residents' rights — the basic human and civil liberties that most of us take for granted every day. For example: the right to visit with anyone you choose, or the right to get up and go to bed when you wish. Who wouldn't expect to make such decisions? You don't lose any rights when you move into a nursing home.

But nursing home staff tend to focus on routine and efficiency. They must care for large numbers of frail, dependent people. Respect for the rights of individual residents' sometimes gets lost in the drive to operate efficiently as a business.

The nursing home is an institution, with institutional bureaucracy

and management. Residents are physically frail and often mentally confused. These factors help explain why the law places so much emphasis on residents' rights.

Residents' rights are one of the key items state survey agencies must inspect during their reviews of nursing homes, and many states have their own strict laws and regulations to protect individual rights.

Residents and their families generally receive a copy of a nursing home's policy on residents' rights upon admission. This important document can help residents receive the best possible care. It's a good idea for both residents and family members to reread it from time to time. Be sure the nursing home's policy does not violate your rights*.

Who to Contact? Call the Appalachian Council of Governments' Long Term Care Ombudsman:

Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties; phone 864-242-9733.

*Sarah Greene Burger...[et al.] and the National Citizens' Coalition for Nursing Home Reform (1998) Nursing Homes: getting good care there.



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rates, rent paid for these units saw little increase due to ongoing competition with the Townhouse and Condominium market.

This report 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 survey biennially for Anderson and Spartanburg Counties, and annually for Greenville County. For more information, or to purchase a copy of this publication, please contact the Information Services Department at 864-242-9733.

Youth Services Fair

The Pendleton District Workforce Investment Board (WIB) Youth Council is sponsoring a **Youth Services Fair** for Anderson, Oconee and Pickens counties. The Pendleton District WIB Youth Council has been established by the Pendleton District WIB as required through the Workforce Investment Act. The Workforce Investment Act is federal legislation that presents an opportunity for local workforce investment communities to examine the resources available in the community to address the needs of their at-risk youth. The Youth Council realizes that providers of services must work together to achieve the best solutions for our area's youth.



The purpose of the Youth Services Fair is to increase awareness of the resources available for youth in Anderson, Oconee and Pickens counties. The Youth Services Fair will be held on **Wednesday, September 28, 2005**, beginning at **9:00 a.m.** at the **Littlejohn Coliseum at Clemson University**.

This fair is recommended for Youth Service Providers, School Guidance Counselors, Social Workers and anyone who works with youth ages 14 to 21. Admission is free, and we hope that all interested organizations will join us. There will be a limited number of reservable spaces available for organizations to display information. The charge for each space is \$25.00, which includes a table and two chairs. If you are interested in reserving a space, please contact Teri Gilstrap at (864) 646-1828, or email youthservicesfair@pendletondistrictwib.com.



The Appalachian Regional Commission's annual training conference this year will be held at Muskingum College in New Concord, Ohio, on October 5-6. Entitled **WINNING THE ECONOMIC FUTURE: THE RURAL ADVANTAGE**, the conference will explore innovative strategies to help Appalachia's rural communities thrive in the 21st Century's global economy.

Session topics will include: Building Rural Economic Engines; New Market Opportunities for the Region's Natural Resources; Responding to Sudden Economic Crises; Reversing the Trend of Youth Out-Migration; Supporting Rural Entrepreneurial Activity; E-commerce and Export Strategies for Rural-Based Businesses; and Small Town Design.

Speakers include ARC Federal Co-Chair Anne Pope and Ohio Governor Bob Taft. The keynote address will be given by Charles W. "Chuck" Fluharty, Director, Rural Policy Research Institute.

All those working to build vibrant rural economies - including local, regional, and state decision makers, community and economic developers, and representatives from local institutions and non-profit organizations - are invited to attend.

For more information, or to register, go to www.arcfallconference.com, or contact Dirk Reis at the ACOG office.



Did You Know?

The Appalachian COG was the first regional council formed in South Carolina. In 1965 it was known as the Appalachian Advisory Commission, which was created to advise the Governor on the use of Appalachian Regional Commission (ARC) funds.

Development Corporation News

The ADC Board has approved a loan of \$200,000 to Rogers Stereo to locate a new store in Easley. The project involves the purchase and renovation of a three-story building to house a Rogers Stereo retail center on the first floor, commercial rental space on the second floor, and four residential apartments on the third floor. Community South Bank is providing the primary financing for this \$340,000 project, which will create seven to ten jobs.

The ADC Board has approved a loan of \$100,000 to Bates Batteries, Inc., for working capital to increase inventory and accounts receivable capacity so the company can open a new store in Spartanburg. The new store will necessitate the hiring of four to six additional employees.

The ADC is acting as the intermediary for Community Reinvestment Fund (CRF) to provide the construction and permanent funding for The Kee Company to expand its company in Travelers Rest. CRF will provide \$1,163,200 in funding that will be reduced upon completion of the building and equipment expansion to a permanent loan of \$650,000 when the previously approved SBA 504 loan is funded through the ADC.

The Strike Zone, LLC, funding of \$300,000 through the SBA 504 program has been completed for the purchase of their building, providing the business with 20-year fixed rate funds.

The Anna Hospitality, Inc., funding of \$661,000 through the SBA 504 program has been completed for the purchase of the building and equipment with 20-year fixed rate funds.

The loan of \$150,000 to Families First Family Medicine, LLC, in Mauldin has been closed and funded. This ADC loan provides part of the permanent financing on the business's purchase of its facility and equipment, with primary funding through South Carolina Bank and Trust.

VIEWPOINT

Appalachian Council of Governments
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Watershed Leaders Forum Set for November 2nd

The Appalachian and Upper Savannah Councils of Governments have partnered with Upstate Forever to conduct a series of forums that will provide Upstate leaders the information and resources they need to make the region's rivers and lakes work for our communities.

The first forum will be held on November 2nd from 12:30 to 5:00 at Furman University's Younts Conference Center. The topic is one that has been in the news and on everyone's mind lately: the economic and health impact of major floods. Titled "***Weathering the Storm: Are We Ready for the Next Big Flood?***" this event will provide community leaders with the information they need to understand how floods work in the Upstate, what they can do to make their communities safer when a flood hits, and how they can use smart development to reduce the magnitude of floods in the first place.

There is no cost associated with attending the forum. For registration and agenda information, contact Jason Van Driesche at Upstate Forever at (864) 250-0500, Extension 22, or on-line at jasonvand@upstateforever.org

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the ACOG, Heather served for five years as a zoning officer with the City of Greenville and previously worked as a county planner with Pickens County. She is a 1999 graduate of the Clemson University Master of City and Regional Planning Program and earned her undergraduate degree in Environmental Studies from the State University of New York College of Environmental Sciences and Forestry in Syracuse, New York.

Although both are native New Yorkers, Heather and Shawn have become fond of the Upstate. Along with their one-year-old son and two dogs, they now call Greenville home.