



THE ATHENS LAND TRUST 2003 ANNUAL REPORT



Breedlove Farm



Five-Acre Wood

FIVE-ACRE WOOD

The Five-Acre Wood is finally preserved as a natural county park! After years of effort, the Over the River Neighborhood (OTRN) is now assured that this tract of large trees will remain undeveloped. In 2001, OTRN purchased the tract with a loan from Equity Trust, an organization in Connecticut that assists community land trusts and other grassroots groups. One condition of the loan was that a conservation easement would be placed on the tract to ensure permanent protection. OTRN then asked for donations to be sent to ALT to be used to pay off the loan. When Georgia Greenspace money became available, OTRN applied to Athens-Clarke County for funding. The A-CC Commission approved the money to complete the purchase of the tract, making it a natural county park. To complete the transaction, a conservation easement was placed on the tract in June 2003.

The tract is a wonderful urban forest that is home to large pine and hardwood trees and is an important bird habitat. OTRN is working to remove the exotic vegetation and replant rescued native plant species. The tract has walking trails that are accessible to all. The Five-Acre Wood is located off North Avenue on Northside Drive, about one mile north of downtown Athens.

LAND CONSERVATION CONTINUED

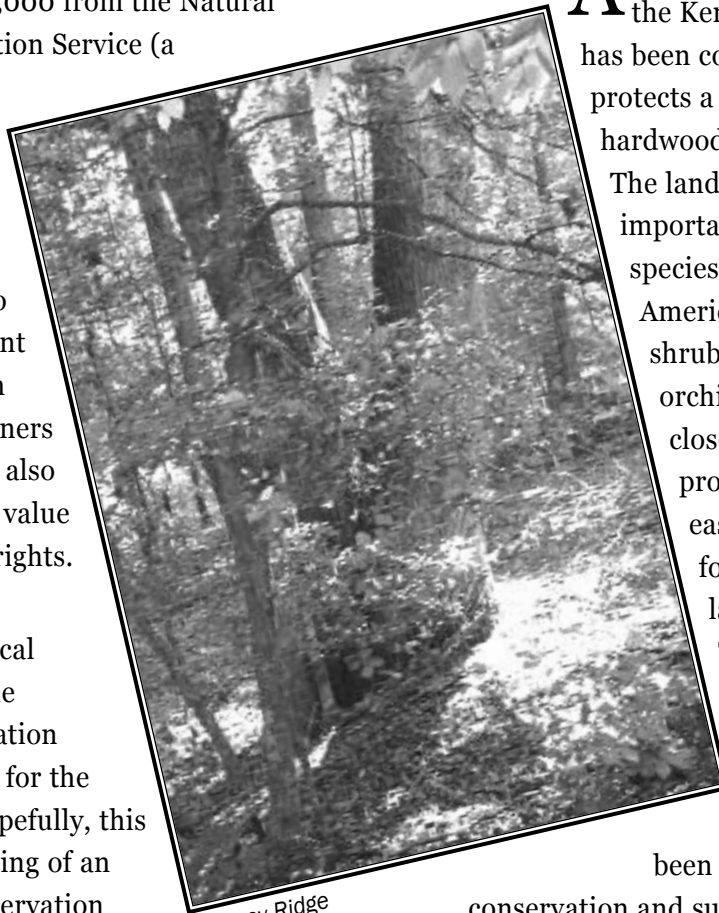
FARM PRESERVATION IN OCONEE COUNTY

Many years of collaboration with the Oconee Partnership for Farmland Protection have guaranteed that 57 acres of prime Oconee County farmland will soon be permanently preserved as farmland with a conservation easement. The tract is part of a 200-acre, fourth-generation family farm that includes a pecan grove, historic farmhouse, and outbuildings. The Athens Land Trust received \$330,000 from the Natural Resources Conservation Service (a division of the U.S. Department of Agriculture), as well as \$165,000 of Oconee County Greenspace funds, to purchase development rights from the Allen and Ann Powers, owners of the farm, who are also donating 25% of the value of the development rights. This combination of federal, state, and local funds to purchase the agricultural conservation easement was a first for the State of Georgia. Hopefully, this project is the beginning of an active farmland preservation movement for Oconee County, which has some of the best agricultural soils in the state and is a viable farming community. If this farmland can be preserved now, before more residential development splits up this agricultural zone, an important resource for local food will be preserved.

At the end of 2003, the conservation easement is being finalized, and it will be complete in early 2004. The members of the Oconee County Farm Protection Partnership were instrumental in putting this grant application together, and they have worked tirelessly for the past two years to educate their community about Farmland Protection.

THIRD KENNEY RIDGE EASEMENT

A third conservation easement in the Kenney Ridge Community has been completed. The easement protects a 17-acre tract of hardwood forest and old fields. The land is home to many important wildlife and plant species, including the native American Holly, buckeye shrubs, and Crane's fly orchids. The open space is close to 21 acres already protected by a conservation easement at Kenney Ridge, for a total of 38 acres. This land is located off Tallasee Road near the edge of Clarke County towards Jackson County. The residents of Kenney Ridge have been very interested in land conservation and supportive of ALT.



Kenney Ridge

In addition to the easement donations, the Kenney Ridge Community Association donated a lot for affordable housing in the neighborhood. Thanks also to the Kenney Ridge Community Association for a donation to our long-term Stewardship Endowment fund for the legal defense of the easement in perpetuity.

AFFORDABLE HOUSING

51 DUBLIN STREET

ALT expanded its affordable housing efforts into East Athens, with the purchase of the home at 51 Dublin Street in November 2003. The house is a three-bedroom, two-bath, brick home that is less than six years old. ALT completed the renovation of the house in December and began showing it to potential homebuyers.

ROCKSPRINGS PROGRESS

By the end of 2003, the rehabilitation of the houses at 235 and 245 Rocksprings were almost complete. The original contractor left the job, and ALT contracted with Garnett Williams Construction to complete the work. These two historic homes, which were vacant and on the county's demolition list, are now assets to the neighborhood. ALT recognizes that historic rehabilitation projects are often more time consuming than new construction, but the long-term benefits to the community make them worth the time and effort. Maintaining the cultural fabric of the neighborhood, taking on projects that many investors have ignored, and giving low-to-moderate income residents of Athens-Clarke County a chance to own a piece of history outweigh the difficulties of historic rehabilitation.



245 Rocksprings: Before and After

FOURTH STREET VILLAGE

On May 6, 2003, the Athens-Clarke County Commission unanimously gave their support to ALT's application for Low Income Housing Tax Credits for a multi-family development called

Fourth Street Village. Located on a 9-acre tract across from Fourth Street Elementary, the development would provide permanently affordable rental housing for 120 working families of Athens-Clarke County. ALT partnered with the Cooperative Resource Center of Atlanta (CRC), an experienced non-profit Community Housing Development Organization (CHDO) with 29 projects throughout 14 counties in Georgia. Their mission is to provide affordable housing and to assist other non-profits with building capacity.

The Athens-Clarke County Commission allocated \$240,000 in HOME funds toward the Fourth Street project. In addition, with the support of First American Bank, ALT received a grant of \$500,000 from the Federal Home Loan Bank.

There are two reasons why ALT is so excited to be part of Fourth Street Village. The first is that we are well aware of the critical shortage of affordable rental housing for families and working people of low-to-moderate income. We have seen firsthand the loss of affordable housing, including the Garden Springs Mobile Home Park and Athens Arms Apartments. Secondly, the project supports neighborhood revitalization. With the land permanently secured for affordable housing, its location close to existing community services and with supportive services provided on the site, the development will positively benefit the entire community. Eighty percent of the apartments in Fourth Street Village will be reserved for low-to-moderate income residents; 69% will be reserved for residents at 50% of Area Median Income (AMI)

HOUSING CONTINUED: PEOPLE OF HOPE OK'D FOR MOBILE HOME PARK

On December 2, 2003 the A-CC Commission voted unanimously to approve a change to the Land Use Plan allowing People of Hope Cooperative, Inc. (PoH) to develop a community-

owned mobile home park on Freeman Drive. This vote indicated a recognition that mobile homes are an important source of affordable housing, and that a well-managed mobile home community, occupied and run by the homeowners, can be an asset to Athens.

In response to voiced opposition, the supporters of the People of Hope project presented research that mobile home communities have no deleterious effect on adjacent land values; that mobile home fire prevention standards exceed those for stick-built homes; and that corporate non-profit status does not mean that the property will be taken off the tax rolls.

The People of Hope Cooperative received an allocation from the A-CC Department of Human and Economic Development that will help them purchase property for their resident-managed

mobile home park. The Athens Land Trust has agreed to accept ownership of this land, providing the mechanism to ensure that the project will be sustained as affordable housing for low-income residents.

The PoH staff—Land Development Coordinator Maureen O'Brien and Outreach Coordinator Juana Gnecco—are working with the Board on fundraising to cover the cost of the park infrastructure and

moving homes again. The land easement agreement between the PoH and ALT will be worked out by March 2004 so that the property can be purchased and development can begin.

Thank you to Watkinsville United Methodist Church & Kurt Reichle for support during 2003.



Graphic design by Patricia Gnecco and Beall Gonnson & Co.

FOURTH STREET VILLAGE CONT. FROM PAGE 3

or less, and 11% of the units will be reserved for residents at 30% of AMI or less.

On September 30, the Georgia Department of Community Affairs announced their funding selections for the 2003 Low Income Housing Tax Credit and HOME multifamily housing program. The score of ALT's Fourth Street Village project was 141, which meant it didn't receive a tax credit allocation, while projects scoring one point higher (142) were funded.

We were most disappointed for the residents of Athens-Clarke County who are in need of affordable rental housing or are currently living in substandard conditions. If it is possible, we hope to apply for next year's allocation of tax credits so that Fourth Street Village may still be built.

NEIGHBORHOOD REVITALIZATION

HANDS ON ATHENS

On the weekend of April 4-6, 2003, ALT Board Members George Wright and Al Pless coordinated materials for Hands On Athens (HOA) so that hundreds of volunteers could paint, repair and landscape 12 homes in low-income Athens neighborhoods.



Volunteers work on exterior house improvements for HOA.

Twelve homes were a threefold increase from previous years in this project which is funded by a Community Development Block Grant (CDBG), and coordinated by the Athens-Clarke Heritage Foundation. Through excellent coordination from all the organizers, and from wonderful volunteer effort by students, civic organizations, individuals and neighbors, the homes were finished in just three days. ALT would like to acknowledge the contributions of Al and George as representatives of ALT in fulfilling our mission of conserving affordable housing and promoting healthy and diverse communities.

HOA is a collaboration of many groups in addition to ALT and the Athens-Clarke Heritage Foundation. Other steering committee members are Athens Area Habitat for Humanity, Athens Housing Authority, A-CC Department of Human and Economic Development, UGA's Office of

Campus Architects and Historic Preservation students, East Athens Development Corporation, Hancock Corridor Community Development Corporation, and Keep Athens-Clarke County Beautiful.

BROOKLYN COMMUNITY GARDEN

The Athens Land Trust has been working with Brooklyn Neighborhood residents and Greenfest members, including Nancy Lindbloom, Students for Environmental Awareness, NE GA Food Bank, and Keep Athens-Clarke County Beautiful, to transform a vacant lot into a community garden. The project is part of a greater effort to help revitalize the Hancock Neighborhood.

A community garden is a park-like space where neighbors garden together to grow food and flowers. This particular garden is exciting because it is located adjacent to several gardeners' homes and was previously being used as a hangout and a place to sell drugs. Eleven residents—especially long-time resident Barbara Sims—worked hard to make this project successful. Ms. Sims organized a ceremony to dedicate the garden on June 12. Close to 60 community members came to the celebration!

In addition to the enthusiastic gardeners, many contributed to the success of the garden, especially landowner Reverend Morton of New Haven, CT, who allowed the use of his land for the project. Other individuals and organizations who helped make this project possible were The Rotary Club, Barron's Rental, Fencesmith, Cofer's, Carl Schnittjer of the "Home Doc," Judge Pat Barron, Jim Corley of A-CC Solid Waste Dept., Gary Duck of A-CC Public Utilities, Roger Cauthen of A-CC Landscape Management Division, Frank Henning of The Cooperative Extension Service, and Athens Academy students.

Please see picture on page 6.

HOUSING, COMMUNITY & EDUCATION

AFFORDABLE HOUSING ROUNDTABLE RETREAT

In August ALT participated in the first retreat of the Affordable Housing Roundtable. Members of the Roundtable include Athens Housing Authority, Athens Area Habitat for Humanity, East Athens Development Corporation, Hancock Corridor Community Development Corporation, NE Georgia Homeless Coalition, and other groups who are working together to provide affordable housing in our community.

VISIT WITH DURHAM, NC COMMUNITY LAND TRUST

In January, ALT Executive Director Jeffrey Dean and Board President Nancy Stangle traveled with the Newtown Florist Club, a community land trust in Gainesville, to visit the Durham Community Land Trust. Funded by the Sapelo Foundation, the peer exchange gave ALT and the Newtown Florist Club an opportunity to learn from land trust personnel, bankers and county government officials about how they have provided affordable housing for over 100 families in Durham.

PARTNERSHIP WITH EAST ATHENS DEVELOPMENT CORPORATION

ALT again signed a Memorandum of Understanding with East Athens Development Corporation to provide housing counseling and homebuyer education for ALT's clients. Barbara Bacon and Lisa Mayweather, Housing Counselors at EADC, provide both classes and individual counseling for ALT's homebuyers.

CDBG & HOME FUNDS

In addition to the grant of \$105,000 in CDBG funds from the Athens-Clarke County Department of Human and Economic Development, ALT was also allocated \$110,000 in



A resident works in the new Brooklyn Community Garden.

HOME funds to use for the acquisition, construction, and/or rehabilitation of affordable housing in the targeted areas, Hancock Corridor and East Athens. With these funds, ALT continued the rehabilitation of 235 and 245 Rocksprings and purchased 51 Dublin Street. These homes are being offered to residents who earn less than 80% of Area Median Income, or \$41,200 for a family of four people.

CLT VISIT IN COLORADO SPRINGS

While on vacation in April, Board President Nancy Stangle visited the Rocky Mountain Community Land Trust in Colorado Springs, Colorado. Director Bob Koenig explained how the RMCLT has provided affordable housing for over 100 people in the past five years.

RURAL DESIGN STUDIO VISIT

In May 2003, ALT Housing Director Alvina Gilham traveled with Mayor Heidi Davison and several UGA students to Tuscaloosa, Alabama to visit the Rural Design Studio of the Auburn University School of Architecture. Known for interesting designs, the Rural Design Studio has provided affordable housing for rural, low-income families with volunteer labor.

NEW LEGAL COUNSEL

ALT would like to express our sincerest thanks to Skipper StipeMaas, a Specialist Attorney in Community Economic Development with Georgia Legal Services and co-founder of ALT, who has served as legal counsel since ALT's beginning.

We are very pleased to have as new legal counsel, Sutherland, Asbill & Brennan, (SAB), a national law firm located in six offices around the U.S. While most of their clients belong to the for-profit sector, SAB has had a long tradition of public service through pro bono legal and non-legal volunteer work in its communities.

Skipper has had a working friendship with SAB for four years, and they have provided legal services for her other clients around the state. Now SAB will bring their considerable resources and expertise to assist ALT with our legal needs.



Some of ALT's 2003 staff, from left to right: Laura Hall Gabriel, Nancy Stangle, Heather Benham & Lizzie Zucker Saltz.

ALT MOVES OFFICE TO BROAD ST.

In late October, ALT moved to more spacious offices at 2109 West Broad Street, at the corner of Magnolia Street. As well as being larger, the location is more accessible to the neighborhoods we serve with our Affordable Housing program in the nearby Hancock Corridor.

ALT STAFF AS OF DECEMBER 2003:

HEATHER BENHAM – PROJECT DIRECTOR (HOUSING)

LAURA HALL GABRIEL – CONSERVATION DIRECTOR

ALVINA GILHAM – HOUSING DIRECTOR

LIZZIE ZUCKER SALTZ – ADMINISTRATIVE ASSISTANT

NANCY STANGLE – DEVELOPMENT DIRECTOR

ALT HIRES FULL-TIME HOUSING STAFF WITH CDBG GRANT

In July 2003, ALT was awarded \$105,000 of CDBG funds for the administration of our Affordable Housing Program. For the first time, ALT was able to hire full-time staff. Alvina Gilham, Outreach Coordinator, was named Housing Director and began working full-time. In addition, ALT hired Heather Benham in August to serve in the new position of Project Director for ALT's Affordable Housing Program. A recent graduate of The University of Georgia, Ms. Benham received her Master's degree in Historic Preservation and her law degree (a.k.a. Juris Doctorate) in May 2003. She received an Equal Justice Fellowship to work at ALT during the summer of 2002, when she impressed ALT's staff and Board.

STAFF CHANGES

In January 2003, ALT hired Jeffrey Dean to serve as Executive Director. Mr. Dean grew up in the Athens community and had experience in mortgage banking. Mr. Dean left ALT in April.

ALT hired Nancy Stangle in July 2003 to serve as ALT's part-time Development Director. Ms. Stangle has been involved with ALT for many years, as a co-founder, Board President, and staff member. Ms. Stangle's new duties will focus on fundraising and fiscal management, as well as developing opportunities such as the tax credit project.

FALL FUNDRAISER

Our Fall Fundraiser was an outdoor concert on September 23, at Ashford Manor featuring The Splitz Band. The Athens Land Trust would like to thank the members of The Splitz Band for their wonderful performance and the owners of Ashford Manor for the superb venue.

We also want to express our sincerest thanks to the following businesses which donated desserts and beverages:

Big City Bread, Cecilia Villaveces' Cakes, Copper Creek Brewing Company, Deborah's Specialty Cakes, Earthfare, Five Points Deli, Normal Brew Shop, Righteous Juice Company, and Starbucks Coffee.

We also want to thank:

The Athens-Banner Herald, Flagpole Magazine, and local radio stations for their publicity.



Board Member Beth Gavrilles & Board President Nanette Nelson serve refreshments.

THANK YOU TO THE FOLLOWING DONORS:

R.E.M.

...for a generous donation toward the preservation of the Five-Acre Wood.

FEDERAL HOME LOAN BANK

...for an Affordable Housing Grant for Fourth Street Village.

FIRST AMERICAN BANK

...for their support of the Fourth Street Village Project by sponsoring the grant application to the Federal Home Loan Bank of Atlanta.

C.F. BRANCH ESTATE

...for a generous reduction of rent at our office, 2109 West Broad Street.

JEFFERSON HOLT

...for providing us affordable office space at 195 Park Avenue from 1998 until October 2003.

SUTHERLAND, ASBILL AND BRENNAN, LLC

...for providing pro bono legal counsel. Special thanks to attorneys Charles Flickinger and Quito Anderson.

A-CC DEPT. OF HUMAN AND ECONOMIC DEVELOPMENT

...for CDBG and HOME funds.

ALT'S DEDICATED VOLUNTEERS:

Kate Blane—Computer Maintenance

Philip Juras—Website

Sue Wilde—Archivist

Toni Carlucci—Moving Assistance

Tom Reynolds—Dublin St. Inspection

Dave Gastley—Kitchen Plumbing

WEBSITE UPDATE IN JUNE

Thanks to the joint efforts of volunteer Website Designer **Philip Juras**, staff member **Laura Hall Gabriel**, and former GA Legal Services volunteer **Delene Porter**, the text, images and links of ALT's website underwent a long overdue revision.

Now PDF files of ALT's past newsletters—from Winter 2000 forward—are available for downloading. The number of hits to the site continues to grow!

CONSERVATION, NETWORKING & EDUCATION

SUBDIVISION GUIDELINES

In January 2003, the A-CC Commission imposed a moratorium on conservation subdivisions and directed the Planning Department to rewrite the ordinances. The Planning Department in turn requested help from ALT and other groups, including Oconee River Land Trust, Athens Grow Green Coalition, Oconee Rivers Greenway Commission and Community Tree Council, as well as developers and land owners in the Agricultural-Residential Zone (AR).

The moratorium was the result of much public concern that the existing regulations were allowing too much development and were not adequately protecting land in the Agricultural-Residential Zone of the county.

On October 7, the A-CC Commission adopted new regulations, which contain nearly all of the group's suggestions and solve most of the problems that plagued the previous rules. For details on the new ordinances, please see the article by Beth Gavrilles in ALT Winter 2003-04 newsletter (Vol. 7, #2, www.athenslandtrust.org).

TOUR DE SPRAWL

The 4th Annual Tour de Sprawl took place on Saturday, October 11, 2003. Organized by BikeAthens and co-sponsored by ALT and other groups, this year's Tour saw approximately 175 participants follow a 13-mile loop by bike and bus, with five stops along the way for refreshments and to listen to a series of speakers.

Stops on the tour included:

the multi-modal transportation center, the redeveloped Chase Street Warehouses that house Canopy Studio and ATHICA, Beechwood Shopping Center, and Ben Burton Park.

Nancy Stangle, ALT's Director of Development, was one of several non-profit representatives who provided additional commentary on the bus ride.

GREENFEST

Athens Land Trust once again participated in Greenfest, a community-wide celebration of the environment held during the month of April. On April 19, ALT Board member Nanette Nelson served on a panel sponsored by the Athens Grow Green Coalition and the Oconee Greenways Commission. The forum featured a discussion of the Georgia Greenspace Program.

GREENPRINTS

In February, ALT Board President Nancy Stangle and Board Treasurer Al Pless attended the 2003 Greenprints conference, sponsored by Southface Energy Institute (www.southface.org). Greenprints features speakers and workshops that address green building, sustainable land-use planning and smart growth projects.

CONSERVATION EASEMENTS

- 30 acres of sloped Oak-Hickory forest, with two creeks and wetlands in eastern Athens-Clarke County
- 17 acres of mature hardwoods, rock outcroppings, and two springs that flow into the Middle Oconee River in western Athens
- 4.6 acres in western Athens-Clarke County with hundred-year-old oaks and old field vegetation
- 17 acres of old field, wooded areas with huge tulip poplars and hollies in western Athens-Clarke County
- half-acre urban open space on Boulevard for a neighborhood park
- 23 acres of Oak-Hickory forest and streams within a planned conservation subdivision in eastern Athens
- 11.5 acres of Oak-Pine Forest within a new subdivision in north Athens
- 5 acres of wooded urban open space close to downtown Athens

2003 MEMBERSHIPS

Thanks to the following members who continue to support our work. Your support is essential!

Anderson, Jim & Lauren	Gavrilles, Beth & Juras, Philip	Nigro, Felix & Edna
Athens Veterinary Clinic	Greathouse, Effie & Benison, Greg	O'Brien, Maureen & Wright, George
Atkinson, Scott & Mabel	Hall, Dr. & Mrs. James D.	O'Neill, Dorothy & Walter
Aubrey, Chris	Hart, Laurie	Parker, Henry
Baggs, Bill	Hawkins, Charles	Pless, Al
Barrow, John & Victoria	Hawkins, Jim	Pomeroy, Lawrence & Janet
Bertsch, Gary & Joan	Heikoff, Joseph	Porter, Karen & James
Bien, Michael	Hinds, Erik & Delene Porter	Rees, Elinor Myers
Boudreau, Kris	Holt, Jefferson	Reichle, Kurt
Briggs, Leafy	Horne, Rebecca	Riley, Elizabeth
Bryant, Elizabeth	Hunt, Howard	Robinson, Ed
Bryant, Lynn	Jameson, Charles	Rosemond, Rick & Amy
Burch, Gregg & Eugenia	Johnson, Rick	Roskie, Jamie & Anderson, Neal
Carlucci, Toni	Kilpatrick, Cardee & Jeremy	Rowland, Lucy
Carter, Charles & Laura	Kleiner, Scott & Heather	Sanders, Sigrid & Clate
Carvalho, Samanta	Koch, George & Ruth	Skelton, Dana Poole
Cederbaum, Sandra	Lindbloom, Nancy	Smith, James Wilfred
Coenen, Sally & Dan	Lindsay, Dave & Suzanne	Sparer, Burton
Conroy, Mike & Liz	MacNair, Ray & Nancy	Steele, Amy
Cowie, Gail	Massey, Katha D.	Steinmetz, Mark
Custance, Sue	McIntryre, Valerie S.	StipeMaas, Jim, Prairie, Valley & Skipper
Dean, O.C. & Manita	McWillie, Judith	Stueck, Lawrence
Drennon, Cassandra	Meltzer, Angela	Tillman, Murray & Dorris
Edwards, Tom & Hunter, Nancy	Moore, Myra & Lynn, David	Van Dyck, Madeline
Everett, Dan & Blane, Kate	Murphy, Susan	Weeks, J.D. & Gene
Floyd, Charles F.	Myers, Don & Susan	Wilkes, Helen
Gabriel, Laura Hall & Russell	Nelson, Nanette	Williford, Betty
Garst, John & Edna	Nielsen, Kristin	Wyld, Sandra & Wright, J.

ALT 2003 BOARD UPDATE:

At the beginning of 2003, ALT had a 16-member Board of Directors:

Chris Aubrey · Michael Bien · Brenda Crawford · Beth Gavrilles · Patricia Huff · Lisa Lott · Ray MacNair, Vice President · Nanette Nelson · Allen Morse · Emily Patterson · Al Pless, Treasurer · Dana Poole Skelton, Secretary · Barbara Sims · Nancy Stangle, President · Ed Vaughan · George Wright

In the summer of 2003, ALT revised the organization's by-laws and decreased the number of Board members. The new Board consisted of:

Brenda Crawford · Beth Gavrilles · Patricia Huff · Allen Morse, Vice-President · Nanette Nelson, President · Al Pless, Treasurer · Dana Poole Skelton, Secretary · Barbara Sims · George Wright

ALT is very proud of the dedication and experience of our Board of Directors in the fields of natural resource protection, affordable housing development, and neighborhood revitalization. Their hard work, commitment, and expertise all make ALT a viable and successful organization. ALT would like to thank our retiring Board members for their countless hours of service.

FINANCIAL REPORT:

EXPENSE

Property Acquisition	95,178.00
Grant Expense	1,527.40
Construction/Rehab	57,254.00
Conference Registration	800.00
Fundraising Events	181.77
Bank Service Charges	86.79
Dues and Subscriptions	498.40
Equipment Rental	100.00
Insurance	7,673.10
Interest Expense	638.51
Miscellaneous	50.00
Postage and Delivery	530.49
Printing and Reproduction	938.23
Professional Fees - 4th St. Village	35,057.08
Rent	4,550.00
Telephone and Communications	2,151.41
Travel to Training	103.73
Utilities	617.93
Utilities - Gas and Electric	47.61
Contract Labor	370.00
Payroll Expenses	62,423.94
Professional Fees - Accounting	861.00
Professional Fees - Consulting	2,527.45
Program Expense	670.04
Supplies - Marketing	459.63
Office Supplies	1,931.89
Advertising	360.72
Legal Fees	82.00
Taxes - Property Expenses	2,186.55
Expenses	810.99
Total Expense	\$280,668.66

INCOME

Event Income	995.00
Donations - Unrestricted	400.00
Contributions - Restricted	
Stewardship	700.00
Over the River	2,215.00
People of Hope	2,669.14
Membership Dues	6,415.00
Grants	
CDBG	66,031.66
HOME	195,669.24
Miscellaneous Income	4,234.53
Program Fees	4,000.00
Interest Income	316.93
Total Income	\$283,646.50

ASSETS

CHECKING / SAVINGS

First American Checking	2,145.06
Cap Trust-Endowment Fund	3,331.33
Vanguard Fund	10,000.00
Housing Escrow	1,790.00
Premium Plus	6,613.30
Total Checking/Savings	\$23,879.69

OTHER CURRENT ASSETS

Domini-Endowment Investment	13,157.65
Due from CDBG	9,221.05
Due From - Miscellaneous	183.46
Total Other Current Assets	\$22,562.16

FIXED ASSETS

Computer	2,504.41
Copier	495.00
Land Donated	31,529.00
Land Purchased	102,296.32
Rocksprings Street	25,184.58
Accumulated Depreciation	-2,220.00
Total Fixed Assets	\$159,789.31

OTHER ASSETS

Construction- 640 Hancock	94,101.00
Total Other Assets	94,101.00
Total Other Assets	\$300,332.16

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

Accounts Payable	440.78
Total Accounts Payable	\$440.78

OTHER CURRENT LIABILITIES

Accrued Salaries	69.75
Payroll Liabilities	3,058.55
Earnest Money	1,790.00
Total Current Liabilities	\$4,918.30

LONG TERM LIABILITIES

Equity Trust	133.72
Total Liabilities	\$5,492.80

EQUITY

Net Assets Unrestricted	253,443.90
Net Assets Restricted	38,417.62
Net Income	2,977.84
Total Equity	\$294,839.36
Total Liabilities & Equity	\$300,332.16



PLEASE JOIN THE ATHENS LAND TRUST

The Athens Land Trust would like to welcome new supporters and thank all of the individuals and organizations who have been supporting our work over the years. Your support is critical to our continuance. We greatly appreciate all donations of time and money.

If you would like to renew your membership or join us for the first time, please complete the following:

PLEASE CHECK ONE OF THE FOLLOWING LEVELS:

Forest \$1,000 _____ **Grove \$500** _____ **Oak \$250** _____ **Seedling \$100** _____

Acorn \$75 _____ **Family \$50** _____ **Individual \$10** _____

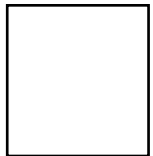
Name _____ **New** _____ **Renewal** _____

Address _____

Telephone # (s) _____ **Email** _____

Would you like to Volunteer? **Skills or Interests:** _____

*Please make your checks payable to the Athens Land Trust, Inc.
ALT is a 501 (c) (3) non-profit corporation. All donations are tax-deductible as provided by law.*



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WWW.ATHENSLANDTRUST.ORG

THE ATHENS LAND TRUST MISSION
The mission of the Athens Land Trust is to promote quality of life through integration of community and the natural environment by preserving land, creating energy-efficient and affordable housing, and revitalizing neighborhoods.