



THE ATHENS LAND TRUST 2004 ANNUAL REPORT



Rockspring Open House was a great success. Left 235, Right 245.

Come Celebrate
THE ATHENS LAND TRUST'S
Rocksprings Open House
Friday, February 13th, 12:00 - 2:00 P.M. • Program at 12:30
Saturday, February 14th, 12:00 - 2:00 P.M.
View the rehabilitated houses at 235 & 245 Rocksprings Street, which are being sold as Affordable Housing. (Please see map on the back.) Everyone from the community is invited! Refreshments will be provided.
FOR MORE INFORMATION PLEASE CALL: 706.613.0122 or visit our website at www.athenslandtrust.org

New Home Acquisitions with the help of the AHA: Top 772 Waddell, Bottom 239 Field Street.

Home Depot's Team Depot volunteers built a porch for 51 Dublin Street in Fall.

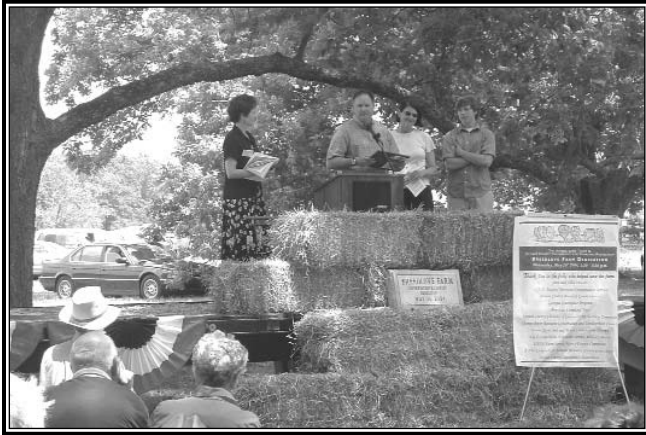
NEW HOMES, NEW FRIENDS

In February, ALT celebrated the completion of 235 and 245 Rocksprings by hosting an Open House. Many commissioners and area residents attended the event. A special surprise was the appearance of Faye Jenkins who lived in 245 when she was a child! The family that moved into 245, who previously rented the house next door, noticed that the street is changing for the better. New resident Earlene Davis said "things are changing over here since you guys fixed up the boarded-up houses." We want to ensure that those living in the neighborhood now will be able to continue to live there as in-town rental prices inevitably increase. The houses are especially attractive to the neighborhood because of the donated landscape materials. A big thank you to Aubry's Arbor, Power Brick, and Classic Groundcovers for their help with the yard project.

ALT expanded its affordable housing efforts in the Hancock Corridor by focusing efforts on the Henderson Extension Neighborhood. Working with the Athens Housing Authority (AHA), we targeted a small area in order to gain maximum impact on the neighborhood (see pg. 3). Two houses were purchased on Waddell Street and two more are under contract. The work is just beginning, but we look forward to seeing the impact in the coming year.

We began working in East Athens as well with a home at 51 Dublin Street that was completed in February. A family occupied the house and in November Home Depot's Team Depot charitable group held a volunteer workday. They built a new front porch and also delivered a brand-new donated refrigerator and stove. A special thank you goes out to Catherine Woods and Jim Arp for their commitment to this project.

LAND CONSERVATION



Nancy Stangle presents the Powers family with a plaque for their contribution to the Breedlove Farm conservation easement.

ALT'S FIRST FARMLAND EASEMENT

Fifty-seven acres of prime farmland located in Oconee County are now permanently protected with funding from the Natural Resource Conservation Service (NRCS) and Oconee County Greenspace Program. The Breedlove Farm conservation easement was the result of years of effort by the Oconee Partnership for Farmland Protection (OPFP) to permanently preserve viable agricultural land in Oconee County. The agricultural conservation easement was purchased with funding from NRCS, a division of the U.S. Department of Agriculture, which provided 50% of the funds and from Oconee County which contributed 25%. The current owners of the fourth-generation hay and cattle farm, Allen and Ann Breedlove Powers, donated the remaining 25% of the value of the easement. A dedication ceremony was held at the Breedlove Farm on May 26, with Tommy Irvin, Georgia Commissioner of Agriculture, as a featured guest. David Lamm of Georgia NRCS was also in attendance.

SPLOST APPROVED BY VOTERS!

ACC voters passed SPLOST 2005 by a wide margin in November. Among many infrastructure and quality of life enhancements was ALT's proposal to set up a county-administered fund for greenspace protection. While SPLOST 2005 is in effect approximately \$2.5 million in sales tax revenues will be set aside for greenspace.

As originally proposed, this fund would have been used to purchase easements on land that served as

"Green Infrastructure" for the county. The term "Green Infrastructure" refers to an interconnected, multi-functional system of significant natural areas (such as riparian buffers, wetlands, steep slopes, forest lands, and farm lands) that conserves natural ecosystem values and functions, sustains clean air and water, and provides a wide array of benefits to people and wildlife. Green infrastructure performs many of the same functions that "gray" (engineered) infrastructure does, but at a fraction of the cost, while also providing other benefits, such as wildlife habitat and recreational opportunities.

County staff made several changes to ALT's proposal, the main one being that the funds may be used to purchase land as well as to create easements. ALT proposed funding only easements because it is more cost-effective and keeps more land on the tax rolls. Nevertheless, we are delighted that the project received such an overwhelming response from the voters and was included in SPLOST 2005.

-Beth Gavrilles

BOWDEN PARK CONSERVATION EASEMENT

A conservation easement on 17.9 acres of forest, old fields, lake and wetlands in the Bowden Park neighborhood was donated to ALT in February by J&V Development. The easement protects open space that has historically been a recreational area for fishing and picnicking.

FIVE ACRE WOOD DEDICATION

This conservation easement signed in 2003, was officially dedicated on April 17, 2004. The easement protects a native plant sanctuary nestled in the Over the River Neighborhood off Northside Drive in Athens. The Five Acre Wood was purchased through the Athens-Clarke Greenspace Program and is an Athens-Clarke County (ACC) natural park. Mayor Heidi Davison acknowledged neighborhood resident Leafy Briggs, and the people and organizations that worked for years to protect this sanctuary through fundraising, public outreach, and manual field work.

ALT's ten easements protect a total of 181 acres. For the locations of our conservation easements please see our NEW clickable easement map on WWW.ATHENSLANDTRUST.ORG

AFFORDABLE HOUSING (CONTINUED FROM PG. 1)



LAND, SEWER & A WEBSITE

2004 was a very productive year for the People of Hope (PoH) as they work to create the first affordable resident controlled mobile home community in Georgia. After beginning the year celebrating the rezoning of the land, the property was purchased. The land is now held in trust with ALT, and PoH will have a 99-year lease, ensuring it will be used for affordable housing in perpetuity. Next came the ACC Commission's approval to allow the property to be hooked to the County sewer system with a force main. This allows a greener buffer around the park, and cuts out the time-consuming state septic system permitting process. With the property and septic secured, construction documents were begun by Beall Gonnsen and Co.

Along with developing the land, the member families continued developing their abilities to run their own park. Racial diversity workshops and Spanish and English classes were arranged for members to expand their knowledge of each other's cultures. PoH also partnered with East Athens Development Corporation (EADC) to offer the first housing and credit counseling classes for Spanish speakers in Athens.

In October, PoH received 501(c)3 tax exempt organization status; now grants and donations can go directly to the organization. (Thanks to ALT and the GA Community Loan Fund for previously acting as PoH fiscal agents.) Fundraising highlights for 2004 were home-styled Hispanic dinner events, yard sales, an event at ATHICA: Athens Institute for Contemporary Art that included salsa dancing lessons, crafts & music, and the kickoff of our Church and Community Challenge. Please go to the new website at www.peopleofhope.us for more information or to make a donation.

-Maureen O'Brien

ATHENS HOUSING AUTHORITY

ALT and the AHA began their partnership in earnest this year! The AHA is acting as a purchasing agent for our rehab program. As a Public Housing Authority they have the ability to clear titles on the very properties we target. When ALT rehabilitates these properties and puts

homeowners in them it helps to eliminate blight in our community. We cannot thank AHA enough for their help with our single-family program and their partnership on Fourth Street Village (see below).



FOURTH STREET VILLAGE IS A REALITY

In September, the Georgia Department of Community Affairs awarded Low Income Housing Tax Credits to ALT and experienced partner Cooperative Resource Center (CRC) to build Fourth Street Village, which will provide workforce housing for 96 low-income families and 24 market rate apartments. The AHA was a partner in the project, providing crucial points in the selection process for the 2004 application. Fourth Street Village received a HOME loan in the amount of \$240,000 from the ACC Commission and the Department of Human and Economic Development. In addition, with the help of sponsor First American Bank, the Federal Home Loan Bank gave a \$500,000 Affordable Housing Program Grant for the project. Many supportive services will be provided to residents including employment programs, literacy classes, health services, homeownership counseling, a safety program, and tenant counseling. These services will be administered in partnership with many local agencies such as the EADC, Georgia Department of Labor, ACC Police Department, and Georgia Legal Services. Fourth Street Village will be located on a nine-acre tract zoned for multi-family housing directly across from the Fourth Street Elementary School. It is on the bus line and is close to a grocery store, pharmacy and other desirable amenities. The property will have a playground, swimming pool, and community building that will include a computer center, meeting room and fitness center.

CDBG FUNDS

In April, the ACC Commission awarded \$105,000 in Community Development Block Grant funds to ALT for the administration of our Affordable Housing Program through the ACC Department of Human and Economic Development (HED). The funding is provided for fiscal year 2005, which began July 1, 2004.

NEIGHBORHOOD REVITALIZATION & NETWORKING



Board Member George Wright brings materials by to help rehabilitate this home at 876 Wadell Street

PHOTO CREDIT:
THE ATHENS-CLARKE
HERITAGE FOUNDATION.

HANDS ON ATHENS

Celebrating its fifth year, Hands On Athens (HOA) organized over 250 area volunteers during the weekend of April 2-4. They rehabilitated 11 homes in the historic Hancock and East Athens communities with paint, carpentry, and landscaping. HOA is a collaboration of over 15 local organizations and many committed individuals. ALT Board members George Wright and Al Pless worked behind the scenes for months to help identify qualified homeowners. As Logistics Chairs they evaluated the needs of each site, recruited house captains and procured materials to repair and revitalize the outside of these lower-income residents' homes.

GARDENS & NEIGHBORHOOD OPEN SPACE

In May 2004, ALT received a grant of \$4,700 from the Fund for Southern Communities (FSC) to increase the amount of open space, neighborhood parks, and community gardens in East Athens and the Hancock Corridor. ALT staff, volunteers, and members had noticed the importance of the community garden in the Brooklyn neighborhood (Hancock) and of the Five Acre Woods natural park in the Over the River Neighborhood (East Athens) and wanted to expand on such efforts.

On June 17th, at the rededication of the Brooklyn Community garden, approximately 60 community residents and leaders joined Barbara Sims, garden organizer and ALT Board member, to celebrate the impact of the garden in the neighborhood.

Formerly a site for illegal activities, the garden is now a source of food, flowers, and fellowship.

During Fall semester, students from the UGA School of Social Work talked with residents of the

Henderson Extension neighborhood and learned that they were very interested in having a community garden. With the help of the FSC grant ALT hopes to assist the community in this as well as work with ACC Leisure Services to utilize existing resources, such as unused pocket parks, to provide open spaces for the neighborhood.

TOUR DE SPRAWL

ALT helped sponsor the 5th Annual Tour de Sprawl, held September 22-25. Organized by BikeAthens and the Athens Grow Green, the tour focused on environmentally-friendly approaches to development and featured Southface Energy Institute's Dennis Creech and Green Street Properties' Walter Brown. The bicycle and bus ride included stops for presentations on managing storm water through rain gardens and porous paving, LEED (Leadership in Energy and Environmental Design) and green building.

STAFF DEVELOPMENT & TRAINING

In May, Heather Benham and Nancy Stangle attended training provided by the Georgia Department of Community Affairs, certifying them to provide individual pre-purchase counseling for first-time homebuyers. In December, Benham and Stangle attended classes on affordable housing development and finance, neighborhood revitalization strategies, and financial management at the Neighborhood Reinvestment Training in New Orleans, LA.

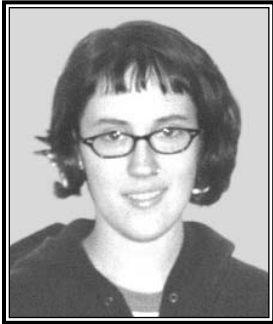
SOUTHEAST COMMUNITY LAND TRUSTS

In April, Benham and Stangle participated in the very first meeting of community land trusts in the southeastern US. The meeting was held in Chapel Hill, North Carolina with representatives from Durham, Davidson, Asheville, and Athens.

The group toured land trust projects in Durham & Chapel Hill and met with the Chapel Hill Planning staff to learn more about their Inclusionary Zoning program which has created close to 100 units of affordable housing in the past five years. Chapel Hill's success is the result of a requirement that every new residential development provide 15 percent of the units as permanently affordable housing.

AROUND THE OFFICE

ALT INTERNS:



Erica Christoph



Stephanie Vanderford

ERICA CHRISTOPH

A graduate student pursuing her Masters of Historic Preservation at UGA, Ms. Christoph worked during summer 2004 organizing housing files, writing educational materials and developing a map of our conservation easements. Presently a law student at UGA, we are grateful for her invaluable assistance!

STEPHANIE VANDERFORD

During Fall semester 2004, Ms. Stephanie Vanderford, a doctoral student in Housing & Consumer Sciences at UGA, researched and wrote a report on Inclusionary Zoning and its possible effects on ACC. She did a splendid job which will be of help to the whole Athens' community.

ALT 2004 STAFF

Throughout the year, ALT's staff included Heather Benham as Housing Project Director, Lizzie Zucker Saltz as Administrative Assistant, and Nancy Stangle as Development Director. Laura Hall Gabriel, Conservation Director since 2001, left during February for the birth of her second child. Jeffrey Boring became the new Conservation Director and brought his experience with The Nature Conservancy and his Masters in Conservation Ecology and Sustainable Development from UGA. He relocated to Colorado in November where he works for Big Thompson Watershed Forum. Alvina Gilham, Housing Director, left ALT in February.

STRATEGIC PLANS

ALT's staff and Board participated in two planning activities. The first focused on updating ALT's existing strategic plan and goals for affordable housing, conservation, neighborhood revitalization,

and organizational development. The second was a retreat with the Oconee River Land Trust (ORLT) funded through a grant from the Land Trust Alliance's Southeast office. Facilitated by Gail Cowie of the Carl Vinson Institute of Government, a June meeting began a formal partnership to strengthen both organizations' capacities to conserve land in our region. A collaborative fundraising event, "Spirit of the Land," was developed for April 2005.

ANNUAL MEETING HELD NOVEMBER 18

ALT held an "Evening of Conversation & Celebration" at the newly restored Little Kings Club. Members elected the Board of Directors and enjoyed comments by President Nanette Nelson and a presentation featuring our recent accomplishments. Thanks to owner Joey Tatum for the use of the Little Kings Club and to Clayton Wilcox for the ample and very delicious spread.

2004 BOARD CHANGES

At the start of the year ALT's 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, and George Wright.** 2004 saw the election of Allen Morse as Vice-President and the departure of long-time members Patricia Huff, Al Pless, who had been Treasurer, and Dana Poole Skelton who had served as Secretary. Beth Gavrilles was appointed interim Secretary until late in the year when new member **Neal Anderson** took it on. He brings years of experience as an architect and volunteer for Habitat for Humanity, and has already done great service as consultant for the Waddell houses purchased in Fall. Other new members include **Laticia Franklin**, who is Secretary for the People of Hope's Board and a tireless advocate for affordable housing, and **Sarah Gaines**, who is pursuing a Master's degree at the UGA's Institute of Ecology in their Conservation Ecology and Sustainable Development program. She represented ALT at several meetings of the newly formed Georgia Alliance of Land Trusts.

ALT welcomes our new Board members and thanks our retiring Board members for their countless hours of service.

THANK YOU TO OUR 2004 MEMBERS & DONORS

MAJOR DONORS

Bertis & Katherine
Downs
R.E.M.
C.F Branch Estate
Home Depot
Sutherland, Asbill &
Brennan, LLP

STEWARDSHIP

Bowden Park Dev.
Equity Trust Fund
Kenney Ridge
Ann & Allen Powers

FOREST

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GROVE

Ray & Nancy MacNair
E. Rees
Amy Rosemond

OAK

O.C. & Manita Dean
Delores & Drenan Kelley
George & Ruth Koch
Pat & Neal Priest
Margaret Strahl
Ed & Sue Wilde

SEEDLING

Neal Anderson & Jamie
Baker Roskie
Milner & June Ball
Anne Fahy
Jean Friedman
Laura Hall Gabriel &
Russell Gabriel
John & Edna Garst
Dr. & Mrs. James Hall
William & Marguerite
Holmes
Rebecca Horne
John P. Huie
Scott & Heather Kleiner
Dennis Mason &
Eleanor Walker
Angela Meltzer
Terri Perenich &
Phil Novinger

Laura & Jimmy Straehla
Murray & Doris Tillman
J.D. & Gene Weeks

ACORN

Liz & Mike Conroy
Charles Hawkins
Charles Jameson
George & Ruth Koch
Amy & John Kissane
Nancy Lindbloom
Don & Susan Myers
Peter Norris
Lawrence & Janet
Pomeroy
Reid McCallister & Mary
Porter
Al Pless
Lucy Rowland
Sigrid & Clate Sanders
Jim, Skipper, Prairie &
Valley StipeMaas
Betty Williford
FAMILY
Scott & Mabel Atkinson
John & Victoria Barrow
Kris Boudreau
Leafy Briggs
Lynn Bryant
Samanta Carvalho
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Gail Cowie
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Cassandra Drennon &
David Bryant
Tom Edwards
Jack & Sarah Frierson
Effie Greathouse &
Greg Benison
Daphne Hall
Lisa Kruse
Valrie S. McIntyre
Dorothy & Walter O'Niell
Clint McCrory &
Sue Custance
Debbie & Stephen
Mitchell

Felix & Edna Nigro

Henry Parker
Scott & Susan Reese
Ed Robinson
Brent Runyon
Nancy Stangle
Chet Thomas &
Gere Warrick
Lauren Thomas
Susan Timberlake

Helen Wilkes

Maureen O'Brien &
George Wright

J. Wright & Sandra Wyld

INDIVIDUAL

Jessica Arent
Bill Baggs
Wilson Barmeyer
Kate Blane & Dan Everett
Andrew Burke
Elizabeth Bryant
Toni Carlucci
Howard Hunt
Jim Hawkins
Brian Koepnick
Nancy Leadved
Katha D. Massey
Kristin Nielsen
Brenda Rashleigh
Francis & Laura Ruffin
Melissa Roberts
Burt Sparer
Dana Skelton
Mark Steinmetz
Lawerence Stueck
Heidi Taylor
Davin Welter

OTHER DONORS

Kate Blane & Dan Everett
Liz & Mike Conroy
Karen & Jim Porter
Nancy Stangle
UGA School of Forest
Resources Graduate
Student Association

IN-KIND

Aubry's Arbor
ACC Recycling Division
Black Forest Bakery
Classic Groundcovers
Gail Cowie
Fortson, Bentley &
Griffin, PA
Power Brick Company
Joey Tatum-Little Kings

VOLUNTEERS

Kate Blane
(Computer Support)
Philip Juras (Website)
Brian Koepnick
(Events/Clerical)
Elizabeth Mazza
(Community Garden)
Melissa Roberts
(Events/Clerical)
Brent Runyon (Events)
Angela Sanders
(Community Garden)
Kara Sedore
(Community Garden)
Sue Wilde
(Archive/Events/Clerical)

PARTNERS

ACC Dept. of Human &
Economic Development
Athens Housing
Authority
Athens-Clarke Heritage
Foundation
East Athens Development
Corporation
First American Bank
Georgia Community Loan
Fund
Hancock Community
Development
Corporation
Land Trust Alliance
People of Hope

**PAYPAL IS NOW ON
ALT'S WEBSITE**

You can join, renew
or donate online!
~Tell your friends!~

FINANCIAL REPORT:

EXPENSE

Advertising	254.24
Bank Service Charges	77.25
Board Development	60.00
Construction/Rehab	20,053.98
Conference Registration	850.00
Dues and Subscriptions	725.00
Grant Expense (POH).	103.91
Insurance	10,748.96
Licenses and Permits.	175.00
Miscellaneous	23.01
Payroll Expenses	82,495.40
Postage and Delivery	1,500.00
Printing and Reproduction	3,290.45
Professional Development	616.00
Professional Fees -Accounting.	5,600.00
Professional Fees -Consulting	1,087.50
Professional Fees - Other.	430.00
Professional Fees - Legal	6,042.08
Program Expense	2,391.77
Property Maintenance	1,472.80
Rent	13,700.00
Taxes - Property.	4,188.05
Telephone and Communications.	3,834.50
Travel to Training	1,431.93
Utilities	2,963.18
Contract Labor	360.00
Repairs - Building.	60.00
Supplies - Marketing	266.61
Office Equipment	1,207.38
Office Supplies	1,560.39
Total Fixed Assets.	\$167,569.39

INCOME

Contributions - Restricted

Affordable Housing	225.00
Conservation.	5,000.00
Stewardship	8,285.00
Over the River	100.00
People of Hope	103.91
<i>Total</i>	13,713.91

Membership Dues	7,807.23
Donations - Unrestricted	23,235.00

Grants

CDBG	95,827.71
HOME.	44,113.83
Fund for Southern Communities	4,700.00
<i>Total</i>	144,641.54

Miscellaneous Income	523.14
People of Hope.	5,240.53
Program Inc-HOME	7,900.00
Interest Income.	292.67
Gifts in Kind (Property Donated)	131,900.00

Total Income. \$335,254.02



Bowden Park
Conservation
Easement

ASSETS

CHECKING / SAVINGS

First American Checking	8,369.24
Cap Trust-Endowment Fund	3,331.33
Vanguard Fund	10,000.00
Housing Escrow	4,190.00
Premium Plus	29,125.97
Total Checking/Savings	\$55,016.54

OTHER CURRENT ASSETS

Domini-Endowment Investment	13,157.65
Due from CDBG	2,174.28
Total Other Current Assets	\$15,331.91

FIXED ASSETS

Computer	2,504.41
Copier	495.00
Property Donated.	131,900.00
Land Donated.	31,529.00
Land Purchased	102,296.32
Rocksprings Rehabilitation	25,184.58
Fourth Street Village.	48,366.36
Accumulated Depreciation	-2,220.00
Total Fixed Assets	\$340,055.67

OTHER ASSETS

Construction- 640 Hancock	94,101.00
Total Other Assets	\$504,505.14

LIABILITIES & EQUITY

Accounts Payable	440.78
Accrued Salaries	69.75
Payroll Liabilities.	2,387.39
Earnest Money.	4,490.00
Total Current Liabilities	\$7,387.92
Equity Trust	133.72
Total Long Term Liabilities	\$7,521.64

EQUITY

Net Assets Unrestricted	291,488.10
Net Assets Restricted.	38,417.62
Net Income	167,077.78
Total Equity	\$496,983.50
Total Liabilities & Equity	\$504,505.14



PLEASE JOIN THE ATHENS LAND TRUST

We welcome new supporters and thank all the individuals and organizations who have supported 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** _____

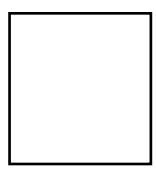
Address _____

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.*

NEW! **YOU CAN NOW JOIN OR DONATE ONLINE USING PAYPAL!**
Go to www.athenslandtrust.org and click on the Join Us or Donate link.



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ATHENS, GEORGIA 30606-3545



TEL: 706.613.0122
FAX: 706.613.0143
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.