

THE ATHENS LAND TRUST NEWSLETTER



SUMMER 2008 ♦ VOLUME 11, ISSUE 2

320 ACRES OF FAMILY FARMS IN PROCESS TO BE PROTECTED

Athens Land Trust was recently awarded 1.1 million dollars by the Natural Resource Conservation Service (NRCS) to protect local farms. The funds go directly to pay landowners to give up subdivision and development rights on their farms and encourage them to keep farming. Two of the three farms are located in Oconee County and the third is in Walton County. All three of these landowners are third and fourth generation landowners having lived and worked with their parents and grandparents as children on these farms.



Dale Wiley Farm in Walton County

Each of the Oconee County farms already has 50-60 acres protected, so if these projects have successful applications (we still need match funds for this 1.1 million), each farm will then have a total of approximately 120 acres of farmland just south of downtown Watkinsville. These farms are important because they protect scenic viewsheds in rural areas and also protect soils for existing and future farming. All of the farms have free range cattle production, riparian buffers along the creeks and rivers, and adhere to strict conservation plans. The Walton County farm protects a historic log house and agricultural outbuildings. The family puts a lot of energy into the land and buildings so that the public can come and see an earlier 19th century homestead with a smokehouse

and corn crib. Visitors can experience spinning, weaving, candle making and butter churning.

The projects have been submitted by ALT and Oconee and Walton Counties to the Georgia Land Conservation Program (GLCP) to request matching funds for the NRCS funds. They are currently under review by the Georgia Land Conservation Program's council. If you are interested in sending your support to GLCP for more farmland protection, contact them at glcp.org or call ALT for more details.

GRANTS INCREASE HOMEOWNERSHIP

Oconee State Bank awarded a \$5,000 grant to ALT to support homeowners in obtaining mortgages. The grant is part of a three-year, \$15,000 commitment to be used "to help homebuyers in the process of securing financing for a home and to ensure that your clients are successful in homeownership," according to President and CEO Amrey Harden. With these funds, ALT has contracted with Cathianne Watkins, a Certified Housing Counselor, to provide counseling for potential homebuyers. We are very grateful to Oconee State Bank for its commitment to increase homeownership for low-to-moderate income, first-time buyers!

ALT was also provided with a grant of \$5,000 to increase homeownership opportunities for families making less than 80% of Area Median Income (\$39,100 for a family of three) by Bank of America. Northeast Georgia Market President, Bill Bland, awarded the grant which will be used to support ALT's Affordable Housing Program. Thank you, Bank of America, for your support of our affordable housing efforts!

In other good news, the Athens-Clarke County Mayor and Commission awarded \$90,000 of Community Development Block Grant funds to ALT to help fund our housing staff. The grant is administered by the Department of Human and Economic Development (HED). Currently, ALT has 15 single-family homes. During the coming year, ALT will begin construction on 12 infill homes in Athens that will have monthly payments (including taxes) of \$650 or less. Thanks, Mayor, Commissioners, and HED!

BOARD OF DIRECTORS

President:
Jonathan Biron
Vice-President:
Lara Mathes
Secretary:
Gregg Bayard
Treasurer:
Neal Anderson

Beth Blalock
Stephen Cramer
Brenda Crawford
Tina Franklin
Beth Gavrilles
Antwon Givens
Cleo Givens
Jared Harper
Angela Johnson
Malcolm Palmore
Robby Roberts
Barbara Sims
Alfie Vick
Dev Weeks

STAFF

HOUSING DIRECTOR
Heather Benham
CONSERVATION DIRECTOR
Laura Hall
EXECUTIVE DIRECTOR
Nancy Stangle
ADMINISTRATIVE ASSISTANT
Nelda Parker

PHONE/FAX

706.613.0122/613.0143

STAFF E-MAILS

heather@athenslandtrust.org
conservation@athenslandtrust.org
nancy@athenslandtrust.org
admin@athenslandtrust.org

WEBSITE

www.athenslandtrust.org

ADDRESS

2109 W. Broad Street
Athens, GA 30606-3545

Monthly Board Meetings

Our monthly meetings are held on the third Monday of the month at 5:30 pm in our offices and are open to the public.

BOARD & STAFF NEWS

ALT is very pleased to welcome several new Board members!

Beth A. Blalock is originally from Savannah, GA. She graduated from the University of Georgia with her B.A. and J.D. degrees, both cum laude. She is a member of the State Bar of Georgia and the Gwinnett County Bar Association. Since graduation, Beth has worked with Mahaffey Pickens Tucker, LLP, in Lawrenceville and the Southern Environmental Law Center.

Antwon Givens is a recent graduate of Georgia Southern College with a degree in Sports Medicine. He is currently working as a paraprofessional in special education at Clarke Central High School. He also helps out with the football team, where he played as a high school student.

Malcolm Palmore is an attorney and former public defender, who currently has a private practice specializing in criminal law. He moved to Athens to attend law school at UGA (as a classmate of board member, Beth Blalock and staff member, Heather Benham) and has since stayed in Athens.

Dev (J. Devereaux) Weeks retired from the faculty of the Carl Vinson Institute of Government in 1994 where as chief research attorney, he helped state and local governmental officials solve problems. Dev is active in many community service organizations, has been an ALT volunteer since 2003, and has helped with Hands On Athens since its beginning. Dev and his wife, Gene, a retired public school teacher, enjoy their 1912 house in Five Points and circa 1830 log house on their farm in Oglethorpe County. They also enjoy traveling to elderhostels and visiting their three children and their families in Brooklyn, N.Y., and Lawrence, Kansas.

Katie Kandalec has stepped down from the ALT Board. We will greatly miss Katie's energy and enthusiasm. Thanks for your service to ALT, Katie.

ALT staff, Heather Benham and Nancy Stangle attended a workshop on Financing Community Land Trust in Atlanta on May 20. The course was sponsored by the National Community Land Trust Network and was taught by former Athens-Clarke County HED Director Julie Brunner, who is now the Housing Manager of OPAL community land trust on Orcas Island in Washington State.



ALT summer interns from l - r, Law student Ben Walters, Masters in Housing Consumer Science student Timera Temple, and Law student Matt Bowers.

WATSON BROWN GRANT

ALT received a grant of \$6,250 from the Watson Brown Foundation for the restoration efforts of the Fort Hudson site in Oconee County. The grant was selected by the Athens Area Watson Brown Foundation Junior Board of Trustees to fund an archaeological survey of a fort located on the western boundary of the U.S. during the late 1700s. Russ Page, an advocate of Oconee County farmland protection, submitted the grant and has obtained required matching funds from an anonymous donor.

For more information, go to the following articles:
http://onlineathens.com/stories/050908/news_2008050900567.shtml in the Athens Banner-Herald or <http://www.oconeeenterprise.com/articles/2008/05/08/news/doc4821e5c85bdaf530849738.txt> in the Oconee Enterprise.

CONSERVATION UPDATE

JORDAN RIVER FRONTAGE

A beautiful tract of land along the North Oconee River has been permanently protected by a conservation easement. Carl and Carmen Jordan have placed an easement on 13 acres of sloping oak and hickory forest with riparian areas in Athens-Clarke County. This land is surrounded by subdivisions so it is especially important habitat to have protected.



Jordan tract in Eastern Clarke County

BRYANT PROPERTY

Clay Bryant has donated a conservation easement to protect 59 acres of forest and farmland in Oconee County. The property has a small pond and diverse habitat. This property has some diverse sloped forest filled with many large hardwood trees and native woodland species. The land is only a couple of properties from the House Farm which has 50 acres protected for farming. One of ALT's goals is to connect greenspace for the benefit of wildlife and water quality. We are currently working with the UGA Land Use Clinic to map existing greenspace and important natural resources to target for protection.

WILEY FARM

Dale Wiley's family farm of 166 acres in Walton County will soon be protected with agricultural conservation easements.

Fifty acres of prime farmland will be protected through funding from the Natural Resource Conservation Service and the Georgia Land Conservation Program, with Dale donating 25%. Dale is generously



Dale Wiley in his barn

donating an easement on an additional 120 acres. He has worked and lived on this farm his entire life, installing fence posts with his grandpop when he was 10 years old. Dale collects traditional farm tools and wagons that he restores and displays in his barn. He has every copy of the Farmer's Almanac except for one year and many historic photos documenting the history of this farm. Dale says, "If I can preserve this (land) as a farm I will be able to leave this world with a peace in my heart".

INCOME TAX BENEFITS EXTENDED AND INCREASED

An extension has been passed that allows a conservation easement donor to take a federal income tax deduction of 50% of adjusted gross income and it provides a carry-forward period of 15 years. The extension will be in effect until December 31, 2009. In addition, the Georgia Income Tax Credits now allow for a carry forward of 10 years. Please go to www.athenslandtrust.org for more information.

Public Notice: Athens Land Trust is Applying for National Accreditation

The national land trust accreditation program recognizes land conservation organizations that meet national quality standards for protecting important natural places and working lands forever. The Athens Land Trust is pleased to announce it is applying for accreditation.

The Land Trust Accreditation Commission, an independent program of the Land Trust Alliance, conducts an extensive review of each applicant's policies and programs. The Commission invites public input and accepts signed, written comments on pending applications. Comments must relate to how the Athens Land Trust complies with national quality standards. These standards address the ethical and technical operation of a land trust. For the full list of standards, see www.landtrustaccreditation.org/getting-accredited/2008-indicator-practices.

To learn more about the accreditation program and to submit a comment, visit www.landtrustaccreditation.org. Comments may also be faxed or mailed to the Land Trust Accreditation Commission, Attn: Public Comments: (fax) 518-587-3183; (mail) 112 Spring Street, Suite 204, Saratoga Springs, NY 12866.

HOUSING UPDATE



The exterior of 470 Nellie B Avenue after rehab

470 NELLIE B REHABILITATED

The rehabilitation of 470 Nellie B Avenue is close to completion. Contractor Garnett Williams and ALT Housing Director Heather Benham were able to restore the beautiful features in the interior of this historic home. The home has hardwood floors, built in china cabinets, a fireplace, and is sited on a large lot in East Athens. It is being purchased by Liquita Parks, who is employed by the Athens-Clarke County Sheriff's Department. Liquita and her daughter, Jalaylia, are very excited about their beautiful, energy-efficient, and healthy home!

NEW PROJECTS: EARTHCRAFT INFILL HOUSING

ALT is about to begin construction on two new infill houses that will be Earthcraft certified. These permanently affordable homes are being built on vacant lots in the Hancock Corridor with Traditional Southern Homes, an Earthcraft-certified builder, as the contractor. The homes will have energy-efficient and low-maintenance features to ensure their continued affordability for the homeowners. When construction is complete, each home will be sold to a low-to-moderate income family who is a first-time homebuyer.

SAVE THE DATE: MOVE TO IMPROVE BLOCK PARTY

On Friday, June 27, please join us in a celebration of Homeownership Month and the revitalization of the Jacksontown Neighborhood, with food provided by Food for the Soul and JB Ribs & BBQ, music by Reggie Willis (the new ALT/Habitat homeowner at 883 Waddell Street), games, ribbon cuttings, and tours of affordable homes on Waddell Street. The party is hosted by ALT, Athens-Clarke County Department of Human and Economic Development (HED), Habitat for Humanity, Athens Housing Authority, and the Evans Street Neighborhood

Association. We hope to see you there from 4:00-7:00 p.m. on Waddell Street, between Rocksprings and Minor Streets.



The remodeled kitchen at 470 Nellie B Avenue

COMMUNITY DEVELOPMENT TOUR

ALT properties were among those featured on the Community Development Week tour on March 28th. Tour participants visited Fourth Street Village and the houses at 861 and 865 Waddell Street that we recently rehabilitated. At the luncheon, Fourth Street Village received the 2007 Multi-Family Development Award from the Athens-Clarke County Department of Human and Economic Development (HED).

FOURTH STREET OPEN HOUSE

On May 29th, ALT hosted an Open House for residents at the Fourth Street Community Center. About 40 residents attended the event. Pat Hale and Melody Hopp of Athens Transit provided information on bus schedules and ACC Recycling Coordinator Suki Janssen gave green bags for recyclables. Fourth Street is participating in a pilot recycling program with the support of ACC Recycling Division, Rolloff Systems, and Ambling Management.

HANDS ON ATHENS

The home of Ms. Fannie Jordan at 650 W. Hancock was ALT's 2008 HOA house. Ms. Fannie is a long-time homeowner and resident of the Hancock Corridor. Volunteers made repairs, painted the house, and landscaped the yard under the direction of Mike and Christy Todd, Heather Benham and David Berle. Once again, ALT representative George Wright served as logistics chair for the work on the 13 historic homes that were repaired.

*Funding made available for these projects by
Athens-Clarke County Department of Human and
Economic Development (HED) HOME and CDBG Programs
of the Unified Government of Athens-Clarke County,
an Equal Opportunity Employer.*



ALT RECOGNIZES DONORS AT GREENFEST

For the first time, ALT presented awards during Greenfest to recognize individuals who have provided significant financial support for the work of ALT. The Donor of the Year award was presented to Elena Brown and Jared Harper and to Robby Roberts. Elena and Jared are new to ALT, and they found a new way to donate by setting up a generous automatic monthly donation. Robby is also new to Athens and to ALT and he has provided financial



The historic Bryant property

support and donations for several projects. Since ALT is funded totally through donations, grants, and special events, donors such as these are so important and we want to acknowledge their generous support. Thank you, Elena, Jared, and Robby!

ALT also presented an award for "Conservation Easement Donor of the Year" to Clay Bryant, who voluntarily and permanently protected 59 beautiful acres in Oconee County through an easement with ALT. While income tax deductions and credits are available to easement donors, land conservation is dependent on landowners such as Clay who care about protecting open space. All the donors received a framed photograph taken by Conservation Director Laura Hall on Clay's property.

FIVE ACRE WOODS CLEANUP

On April 19th as part of Greenfest, ALT sponsored a volunteer workday at the Five Acre Woods. Neighborhood residents and UGA Environmental Design students of Dr. Alfie Vick cleared the trail and spread mulch. Special thanks to all the volunteers, Diana Werling for refreshments, Keep Athens-Clarke County Beautiful for providing tools, and Gloria Shorter for opening her home for a neighborhood planning meeting. Thanks also to the Athens-

Clarke County Recycling Division, Leisure Services and Landscape Management. Five Acre Woods is located just north of downtown Athens and is protected with a conservation easement held by ALT. This forest and trail are for the enjoyment of the surrounding low-to-moderate income neighborhood.

FOURTH STREET VILLAGE RECEIVES AWARD

During the Greenfest Awards Ceremony, Fourth Street Village received the award for the Best New Development from the Athens Grow Green Coalition. The green/sustainable features of Fourth Street Village

include its location on the bus route and proximity to services, porous paving in the parking lots to reduce stormwater runoff, rain gardens and bio-swales to infiltrate stormwater onsite, playground equipment made of recycled plastics, landscaping with native, drought resistant plants, retaining walls of natural stone,



Beth Gavrilles and Patrick O'Brien of Athens Grow Green present a Jamie Calkin watercolor to Nancy Stangle.

construction using brick, stone and Hardieplank construction, and energy-efficient appliances. We are especially proud to receive this Award because of our commitment to sustainable development. Thank you, Athens Grow Green!

4TH ANNUAL SPIRIT OF THE LAND

The Athens Land Trust and the Oconee River Land Trust are partnering for the fourth annual Spirit of the Land, which serves as the major fundraiser for our conservation work. This year's Spirit of the Land began with an art opening on June 8, 2008, at the State Botanical Garden Visitors Center, from 1 to 4 p.m. The art exhibit and sale will remain open to the public for two weeks.

We are very pleased to have June Ball as the featured artist for this year's Spirit of the Land. René Shoemaker of the Circle Gallery, College of Environment & Design, University of Georgia, is again donating her time to curate the art exhibit. In order to support our local artist community, artists will receive a portion of the sale price, with the rest going to support the Land Trusts' conservation work.

The closing event will take place on **Saturday, June 21, from 7 to 10 p.m.** This gala will feature lively music by Quarteto Grogus, wonderful wine-tasting by Gosford Wine, and delicious hors d'oeuvres by Five and Ten. A silent auction will feature unique items such as a dinner at Earthsong accompanied by beautiful Celtic music, a



June Ball, Breedlove Farm Pond, oil on canvas

consultation with interior designer Andrew Downs, jewelry from Aurum Studios, a week in a North Carolina mountain home, Ashford Manor Concert tickets, restaurant gift certificates, and much, much more. Ticket prices for the gala event will be \$40 in advance and \$50 at the door. Tickets are on sale at Homeplace Gifts, Gosford Wine, the offices of Athens Land Trust and the Oconee River Land Trust, and online at www.athenslandtrust.org. We hope to see you there!

HARVEST MOON DINNER

On Saturday, September 13, the Athens Land Trust is hosting the First Annual Harvest Moon Dinner with award-winning Hugh Acheson (Five and Ten, The National) serving as our inaugural chef. Hugh will be preparing a four-course family style meal for 100 guests in the pecan grove at the Breedlove-Powers Farm, a fourth generation working farm in Oconee County, protected in perpetuity under an ALT conservation easement. We invite you to join us in celebration of the land with delicious food and wine in a beautiful setting as the Harvest Moon rises beyond the trees.

Sponsorship opportunities offer a range of options. To become a sponsor, contact Event Coordinator Tony Eubanks at 706-548-1748.

We hope you can join us for what will surely become Athens' newest "must attend" event.



THANK YOU TO OUR MEMBERS & DONORS SINCE DECEMBER 2007

FOREST

R.E.M.
Elena Brown & Jared
Harper
Bertis & Katherine Downs
George & Ruth Koch
Adele Patrick

GROVE

Neal Anderson & Jamie
Baker Roskie
Gail Kurtz
Herky & Joan Harris

OAK

O.C. & Manita Dean
Neal & Pat Priest
Kathy Prescott & Grady Thrasher
Alex Sams
Nancy Stangle & Jim Creech
Murray & Doris Tillman
Dev & Gene Weeks

SEEDLING

Milner & June Ball
Sally & Dan Coenen
Pete Crane
John & Edna Garst
Charles Hawkins
Bill Loughner
Cecil & Sandy Hudson
David & Suzanne Lindsay
Margaret Strahl
Helen Wilkes

ACORN

Charles Apostolik
North Georgia Bank
Amy Steele



Board President, Jonathan Biron (l) recognizes Elena Brown and Jared Harper as donors of the year.

FAMILY

Doug Atkinson
Sarah & Wilson Barmeyer
Mike & Liz Conroy
Jack & Sarah Frierson
Charlie Jameson
Carl Jordan
Paul & Carol Kurtz
Nancy Lindbloom
Elizabeth Little
Don & Phyllis Nelson
Peter Norris
Norma Greer-Ogden
William & Jackie Pierson
Sigrid & Clate Sanders
Kathleen Sawyer
Chet Thomas and Gere Warrick

INDIVIDUAL

Valerie Aldridge
Daphne Hall
Tracy Mathews & Neal Crumb

FARMLAND PROTECTION

John & Barbara Ruby
Joanna Schultz
Vivian Williams

SPECIAL THANKS TO:

Laurie Hart for in-kind donations
Donors of Gift memberships
Charlie & Patricia Cook in honor of Nancy Stangle
Megan Cattau & Allyson Mann in honor of Melissa Roberts & Kevin Keel
The Sams Group for staff of the UGA Press

PARTNERS AND IN-KIND DONORS

Athens-Clarke County Department of Human and Economic Development
Athens Area Habitat for Humanity
Athens Housing Authority
Bank of America
Federal Home Loan Bank of Atlanta
First American Bank
Upshaw Bentley
Kesler Roberts, Attorney
Law offices of M. Barton Rice
Cecilia Mercer of Timmons, Warnes and Anderson
Oconee State Bank
Sherwin Williams
Sutherland, Asbill and Brennan

FRIEND OF EARTH FARE

ALT was very pleased to be the Friend of Earth Fare for the month of April; each time an Earth fare customer brought a bag to use, \$.10 was donated to the Athens Land Trust. On April 12, Earth Fare hosted a cookout providing delicious food with wonderful music by Tammy Reeves, Jenny Woodward, and Daniel Ray. Earth Fare donated \$89 in cookout proceeds. At the end of the month, ALT received \$1,387 from Earth Fare for the bag donations. Thanks to Earth Fare Community Coordinator Michael Perkins and Manager Gere Warrick for their support! Thanks also to everyone who provided their own shopping bags!



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.



2109 W. BROAD STREET
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.