



Athens Land Trust 2011 Annual Report

2011 was a year of big successes for ALT. The Land Conservation Program more than doubled the number of acres of protected land, the Community Garden program blossomed, and a contest among local designers provided three designs for the first homes in ALT's affordable subdivision.



Beech tree on protected land in Athens-Clarke County

Land Conservation

ALT worked with five landowners to protect 1,650 acres in 2011, bringing the total number of acres to 2,858, and the number of counties where ALT holds easements to ten. A special accomplishment is the protection of 176 acres of mature hardwood forest along the Middle Oconee River in Athens-Clarke County. The owner of the property wanted to sell the 570 acre tract with rich biodiversity, extensive river frontage, and mature forest and he also made it possible to be protected. ALT facilitated the sale of 198 acres with a conservation easement on 176 acres and the remaining 22 acres left for potential development. In addition, due to the efforts of ALT, the remaining 310 acres will be purchased with a combination of Athens-Clarke County Greenspace money and private funding that will result in 310 acres of public greenspace owned by the County.

Read more about land conservation on page 2.

Community Gardens

The Community Garden Program flourished in 2011, as a result of the seeds that were planted in the previous year. At the end of 2011, the Community Garden Network included seven community gardens and 20 school gardens. With the help of our partners including UGA Department of Horticulture, Cooperative Extension Service, Promoting Local Agriculture and Cultural Experiences (PLACE), Athens Community Council on Aging, Keep Athens-Clarke County Beautiful, Clarke County School District, and faithful gardeners, more than 464 Athens residents received fresh, nutritious produce during the first year. Sixty-eight adult gardeners and 151 youth participated in the Community Garden Network. A number of these adults were surveyed and over 90% said they gained new gardening skills, ate more fruits and vegetables, and were better able to provide healthy food for their families as a result of their participation in the Community Garden Network. The program is supported by a grant from the National Institute of Food and Agriculture and is successful largely due to the 5,800 volunteer hours provided by UGA Horticulture students, Master Gardeners, and others.

See page 3 for more information.

Affordable Housing

During 2011 two families realized their dream of homeownership and 68 people attended homebuyer education workshops. In addition, ALT sponsored a charrette for neighborhood residents, held a design contest for new EarthCraft housing, built new affordable housing, renovated two foreclosed homes, and acquired three properties for future homeowners. ALT provided housing assistance for more than 850 people.

See page 4 for more details.

Land Conservation

Land in New Counties

ALT worked with landowners in three new counties to protect their land. These tracts include 1,162 acres of riparian and agricultural land in Jones County that is adjacent to national forest, 125 acres of pasture and forest in Stephens County, and 111 acres of hardwood and pine forest in Towns County.

Protecting More Farmland

ALT continued to be active in protecting our important farmland and received an allocation of \$243,187 from the USDA National Resource Conservation Service to purchase permanent conservation easements. This funding is awarded to organizations on a competitive basis. ALT currently leads the state in the number of farm easements purchased through this program. In 2011, ALT used a portion of this funding to protect another 76 acres of an Oconee family farm. Oconee County provided match funding and the landowners donated a portion of the value.



ALT is one of a few Georgia-based land trusts that are accredited by the Land Trust Accreditation Commission.

Finding Fort Mathews

The Watson-Brown Foundation Junior Board of Trustees awarded a grant of \$6,250 to ALT to explore the site of an 18th century fort in Oconee County. The new owner of the land, Celestea Sharp, is very supportive of the research on the site and is working with farmland conservation advocate Russ Page and others to document and protect the history of the area. Archaeologist Lisa O'Steen is conducting the study.

Five Acre Woods

ALT received a Georgia Urban and Community Forest Grant from the Georgia Forestry Commission for Five Acre Woods. During the fall, UGA Horticulture students under the direction of David Berle conducted a tree inventory to assess the health and condition of each tree. Horticulture students and Landscape Architecture students of Alfie Vick removed invasive species and planted native shrubs provided by the State Botanical Garden of Georgia. Other partners include the Community Tree Council and Athens-Clarke County Community Forester Andrew Saunders.

ALT's Conservation Easements Totaling 2,858 Acres

- Boulevard: A small urban forested property that maintains neighborhood greenspace in Athens
- Bowden Park: 17 acres of hardwoods and old fields in Athens-Clarke County
- Breedlove Farm: two easements protecting 133 acres of farmland in Oconee County
- Bronikowski: 125 acres of pasture and forest in Stephens County
- Bryant property: 59 acres of farmland, forest, and pond in Oconee County
- Burdett Farm: 167 acres of forest land with a historic site in Wilkes County
- Five Acre Woods: 5 acres of forest and neighborhood trails off North Avenue in Athens-Clarke County
- Foxhall Farms: 11 acres of forest land as part of the Foxhall Farms neighborhood
- Green: 1,161 acres of working forest adjacent to Oconee National Forest in Jones County
- Hatmaker: 29 acres of steep slopes and bottomland forest in southeast Athens-Clarke County
- Hiawassee: 111 acres of forest in Towns County adjacent to Chattahoochee National Forest
- Hillsman Farm: 30 acres of a working cattle farm in Oconee County
- House Farm: 92 acres of farmland and pasture near Bishop in Oconee County
- Jordan property: 13 acres of property along the North Oconee River in Athens-Clarke County
- Kenney Ridge: three easements protecting 39 acres of hardwoods and fields in Athens-Clarke County
- Langdale Farm: 64 acres of farmland with a small pond in Athens-Clarke County
- Milford Hills: 23 acres of oak-hickory forest and creeks in Athens-Clarke County
- Mitchell Farm: 188 acres of cattle and hay farm near Farmington in Oconee County
- Mt. Burton: 110 acres of woods adjacent to the Chattahoochee National Forest in Habersham County
- Pinecrest: 30 acres of hardwoods and pines as part of the Pinecrest neighborhood in Athens-Clarke County
- Sheth: 31.5 acres of hardwoods, creek, wetlands, and Burton Lake frontage in Barrow County
- Sheth-Carnesville: 64 acre oak-hickory forest, fields, and wetlands in Franklin County
- Tallassee: 176 acres of mature hardwood forest along the Middle Oconee River in Athens-Clarke County
- Wiley Farm: two easements protecting a 168-acre working family farm in Walton County

Community Gardens

Workdays and Workshops

The Community Garden Network held informational workshops throughout February and March led by Kate Austin and Daniela Adams of ALT and Amanda Tedrow of Cooperative Extension Service. Amanda also presented a workshop on Fall Gardening in September. In March volunteers sorted, counted, organized and recorded over 25,000 packets of seeds for community gardens all over the state. Also in March, Athens Community Council on Aging (ACCA) participants worked with Stephanie Bergamo to sow seeds in ACCA's Community Garden, which became a semi-monthly Garden Club. Global Youth Service Day provided over 60 volunteers to help gardens all around Athens in April.

School Garden Committee

Members of the Community Garden Network Advisory Board created a School Garden Committee to help promote school gardens and engage the community in gardens at local schools. Chaired by Stacy Smith of Keep Athens-Clarke County Beautiful, the committee seeks to serve Athens-Clarke County by maintaining a central database of school garden projects and connecting local schools with the community. At year-end, there were gardens at 15 of the 21 public schools.



Children at ACCA during 2011 Harvest Festival
Photo by W. Bellamy



Volunteer at Hill Chapel Baptist Church Garden

Garden Celebration

ALT's Community Garden Network celebrated its first growing season by dedicating the garden at Hill Chapel Baptist Church in honor of Reverend Bascoe Jackson in August. The garden provided more than 90 pounds of fresh produce for the Hill Chapel members and people they assist through their monthly food pantry.

Garden Grants

- National Institute of Food and Agriculture provided \$71,279 in 2011 as part of the three-year grant.
- Toys 'R Us donated \$5,000 to be used at the Hill Chapel Church Garden for amenities such as benches, picnic tables, a cistern, and a toolshed.
- Junior League of Athens provided ALT a \$2,500 Mini-Grant to increase healthy food for-low income families through community gardening. Junior League of Athens has been working hard on improving childhood nutrition for many years.
- American Community Gardening Association awarded ALT a \$500 grant to be used for the community garden at Garnett Ridge.

List of Community Gardens in 2011

- Athens Community Council on Aging
- Hill Chapel Baptist Church Community Garden
- Pinewoods Mobile Home Park
- Garnett Ridge Boys and Girls Club
- Church and Johnson Foundation
- Riverwood Apartments
- Evergreen Community Garden

Affordable Housing

New Homeowners

Thanks to Athens First Bank and Trust and Synovus Mortgage, two families became homeowners in 2011. Ruth Sims and her son John purchased the newly renovated home at 474 Nellie B Avenue. Ruth had rented the house next door for the past 22 years and is now a homeowner! Addie and Robert Gilham are the proud new owners of the home they had been lease-purchasing at 861 Waddell Street. Addie has the home beautifully decorated and Robert has already planted his garden.

New Homes and Properties

ALT completed a new EarthCraft house at 289 Evans Street in the Hancock Corridor, on the site of a house that had previously burned and was a hazard for the neighborhood. ALT also purchased and renovated vacant homes at 130 Erwin Court and 635 Fourth Street, both of which are now occupied. ALT bought a building lot at 104 Simmons Street and received a donation of the vacant lot at 879 Waddell Street from the Athens Housing Authority. ALT began construction on new affordable EarthCraft homes at 140 Stanelle and 315 Washington.

Cannontown

ALT is the owner of a 15-lot subdivision on Bray Street that will provide permanently affordable housing in a rapidly gentrifying area. ALT conducted a charrette for neighborhood residents with a grant from Community Affordable Housing Equity Corporation (CAHEC) and the help of the UGA Center for Community Design and Preservation. With their input, ALT chose the name "Cottages at Cannontown" to reflect the history of the area. ALT also held a contest for local designers to design homes that are affordable, energy-efficient, and within the site's existing constraints. The winning designers were Lori Bork, Will Townes, and the team of Henry Parker and Kevan Williams.

Fourth Street Village

The CARES Team worked at Fourth Street Village in 2011 to involve residents and build community by sponsoring a variety of events including ice cream socials, children's movie nights, July 4th cookout, lemonade stand, and pool parties. Lara and Solomon Smothers of the CARES Team also assisted with the resident meetings and worked with the staff to increase resident retention.



Ruth Sims and grandsons moving into their new home

Housing Program Funding

In July, ALT received an allocation of \$153,685 of Community Development Block Grant funding from Athens-Clarke County Department of Human and Economic Development. These are federal funds distributed by the County and are used to create permanently affordable housing. ALT also received \$270,000 in HOME funds to help build three new EarthCraft homes in Cannontown, provide down-payment assistance to homebuyers, and provide operating funds for ALT to carry out these functions. In addition, ALT received \$15,000 in federal funds from the Housing Assistance Council to help build affordable homes.

Other Housing Grants

- Emmanuel Episcopal's Mission and Extended Ministries Committee provided a grant of \$5,000.
- Oconee State Bank donated \$3,000 to ALT for homebuyer education.
- Wells Fargo Foundation awarded ALT a grant of \$2,500.

Homebuyer Education

ALT is a HUD-approved Housing Counseling Agency, providing individual assistance and group workshops. ALT provided free eight-hour homebuyer education workshops in January, March, June, August, and October during 2011, with a total of 68 people attending. Mary O'Toole led the workshops, along with guest speakers Molly Talley, Jim Warnes, Laurie Lunsford, and Cici Mercer, attorneys; realtors Shavon Echols, Yasmine Payne, and Heather McElroy; banker Mike Paulk; Jackie Dallas of Cooperative Extension; and Jeremy Field of Energy Improvement Solutions.

List of Properties

- 51 Dublin St.
- 104 Simmons St.
- 115 Three Oak Dr.
- 124 Dallas St.
- 125 Stanelle Dr.
- 130 Andrea Dr.
- 130 Erwin Court
- 140 Stanelle Dr.
- 155 Valleybrook Dr.
- 158 Susan Circle
- 170 Andrea Dr.
- 196 Cabin Lane
- 213 Tara Way
- 215 Colima Ave.
- 219 Colima Ave.
- 235 N. Rocksprings
- 239 Field Ave.
- 245 N. Rocksprings
- 289 Evans St.
- 315 Washington Dr.
- 390 Washington Dr.
- 470 Nellie B Ave.
- 474 Nellie B Ave.
- 635 Fourth St.
- 640 W. Hancock Ave.
- 816 Waddell St.
- 820 Waddell St.
- 853 Waddell St.
- 861 Waddell St.
- 865 Waddell St.
- 868 Waddell St.
- 872 Waddell St.
- 879 Waddell St.
- 883 Waddell St.
- Two lots at 300 Old Winterville Rd.
- 15 lots in Cottages at Cannontown
- 120 mixed-income apartments at Fourth Street Village



Funding made available for these affordable housing 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.

Conferences

- South Carolina Community Land Trust Forum in Columbia, SC: Jeff Bishop of Athens First Bank and Trust and ALT's Nancy Stangle spoke about the mortgage program for ALT homebuyers
- Georgia Small Farm Conference, Athens: Laura Hall explained how ALT works with local farmers to pay them for development rights through USDA's National Resources Conservation Service's Farm and Ranchland Protection Program
- American Community Gardening Association National Conference, New York, NY: Kate Austin and Daniela Adams were able to see the city's great variety of neighborhood gardens
- Community Food Projects Grantees Meeting, Albuquerque, NM: Nancy Stangle attended the conference and learned about community farming and food production throughout the country
- National Community Land Trust Conference, Seattle, WA: Heather Benham and Matt Bowers attended and Heather presented information on ALT's Community Garden Program at a session on urban agriculture.

Board of Directors, Staff, Interns, and Volunteers

During 2011, ALT was led by Angela Johnson, Board President; Lara Mathes, Vice President; Gregg Bayard, Secretary; Neal Anderson, Treasurer; and continuing Board members Jared Harper, Rob Robinson, Alfie Vick, and Dev Weeks. ALT reluctantly said goodbye to Board members Niesha Blasingame, Malcolm Palmore, and Reggie Willis. We are pleased to have Gloria Bizzle, Beth Gavrilles, Elizabeth Jones, and Donna Thurman joining the Board.

Nancy Stangle, co-founder and Executive Director of ALT for many years, became Emerita Director in late 2011. Nancy is moving toward retirement from ALT and is focusing on resource development. Heather Benham, ALT's Housing Director since 2004, is now in charge of the day-to-day management of ALT as Director of Operations. Matt Bowers, an attorney and a former ALT intern, was hired in July 2011 as Program Assistant for ALT's Affordable Housing Program. Funded by a grant, Patty Freeman-Lynde served as ALT's Volunteer Coordinator from February through August. Nathan Shannon continued as ALT's Office and Asset Manager and Laura Hall remained Conservation Director. Community Garden staff Kate Austin and Daniela Adams worked with the Community Garden Network through October. Fenwick Broyard was hired in November to help with the Garden Program. Consultants included Lynda Stipe, Interior Design; Mary O'Toole, Housing Counseling; and Dyan Holt, Conservation. Stephanie Bergamo assisted the Garden program with funding through the Athens Community Council on Aging.

Interns included Natalie Daniels, Greg DeBacker, Kellee Kess, Aaron Moody, Theresa Owen, and Kristin Ward. Volunteers Josh Koons of Koons Environmental and interns Jules Krinsky and Jay Wansley helped ALT greatly with mapping.

Annual Meeting

The 2011 Annual Meeting was held on December 4th at the ALT office. Attendees elected the Board of Directors and heard a presentation of the year's activities.

Renaissance Holiday Concert

Kate Blane and a troupe of merry musicians provided a delightful evening of holiday music for ALT donors. The event was held in December at the home of Shane Aldredge and Allen Jones where guests also enjoyed wassail and delectable desserts. The event raised over \$1,000 for ALT's Conservation Program.

Harvest Moon Dinner

The 4th Annual Harvest Moon Dinner was held on September 16th and raised more than \$10,000 for ALT's Capital Campaign. Guests enjoyed a delicious dinner prepared by Peter Dale and Epting Events under the trees at The Hill, home of Lee Epting. The menu featured local pork prepared by Peter Dale and pralines cooked over an open fire by Daniel Epting. Many thanks also to our sponsors and to Tony Eubanks and Lara Mathes who coordinated the event.

Benevolence Market

ALT participated in the annual event sponsored by First Presbyterian and other local churches. ALT's symbolic gifts included a pack of vegetable seeds, materials for a vegetable garden bed, and a square foot of a permanently affordable home. Thank you to everyone who donated to ALT through the Benevolence Market.

2011 GreenFest Awards

Dev and Gene Weeks were honored as 2010 Donors of the Year at the GreenFest Awards Ceremony in April. They have been very generous with their support throughout the years. Dev has served on the ALT Board for the past few years; they hosted a reception for our Capital Campaign and were donors for the Harvest Moon Dinner.

ALT also honored Nigel Wright and his partners as 2010 Conservation Easement Donors of the Year for their protection of 110 acres in Habersham County adjacent to the Chattahoochee National Forest. Nigel's brother-in-law Russell Bennett received the award on their behalf.

Riding for a Reason

The first annual Riding for a Reason was held on May 21st, with about 40 supporters riding their bikes from the Winterville Marigold Festival to the historic Fitzpatrick Hotel in Washington, GA. The ride raised \$1,500 for ALT's affordable housing efforts. Special thanks to Mike and Christy Todd for hosting this event, to our sponsors, and to Patty Freeman-Lynde for her hard work.



Tables set for the 2011 Harvest Moon Dinner

BCS Grant

In 2011, ALT received an additional \$2,500 from The Building Community Services that Grow Local Economies Program, administered by ACTION, Inc. ALT had received \$15,000 from the program as well as technical assistance from the UGA Institute for Non-Profits during 2010.

Grounded: Nature Writing Group

Led by writer and environmental activist Pat Priest, a group of dedicated writers have been meeting weekly since June at ALT's office to hear from local authors, share their writing, and donate to ALT. Guest speakers included Jeff Jackson, Evan McGown, Betty Jean Craige, Walt Cook, Maggie Hunter, Jeff Fallis, Jim Thompson, Allan Armitage, Victoria Smith, Robert Wyatt, Grady Thrasher, Susie Criswell, Stephanie Bergamo, Judy Long, Deirdre Sugiuchi, and Pat Priest. Many thanks to the participants for your support of ALT!

Many Thanks to our Members and Donors in 2011

Forest

Anonymous
Elena Brown & Jared Harper
Dick & Susan Field
Philip Juras & Beth Gavrilles

Grove

Gail Cowie
Bertis & Katherine Downs
Hubert & Joan Harris
Terry Perenich & Phil Novinger
Mary & Lawrence O'Toole

Oak

Neal Anderson
June Ball
Kevin Barnes
Jeanne Barsanti & C.E. Greene
O.C. & Manita Dean
Rosemarie Goodrum
William & Marguerite Holmes
Elinor Myers Rees
Margaret Spalding
Ed & Susan Wilde

Seedling

Matthew T. Bowers
Sarah G. Barmeyer
Gregg Bayard
Gary & Joan Bertsch
Clay Bryant
Dr. & Mrs. J. Derrell Clark
Sally & Dan Coenen
Martha DeBeaugrine
Marie & Daniel DerVartanian
Delmar Finco
Bill & Marya Free
Dr. & Mrs. James D. Hall

Charles Hawkins
Nina Hellerstein
Cecil & Sandy Hudson
Carl Jordan
Carol & Paul Kurtz
Eugenia Langdale
Nancy Lindbloom
David & Suzanne Lindsay
Dennis Mason & Eleanor Walker
Angela Meltzer
Eric & Jessica Orbock
Gordhan & Virginia Patel
Martha Phillips
Lucy Rowland
Margaret A. Strahl
StipeMaas Family
David Sweat & Kay Giese
Helen Wilkes
George Wright & Maureen O'Brien

Acorn

Kenneth Morneault
Elizabeth Little
Walter Reeves
in honor of David Berle & Nancy Stangle

Family

Margaret Agner
Scott & Scottie Atkinson
O.C. Carlisle
Pratt Cassity
Mike & Liz Conroy
Tony Eubanks & Lara Mathes
David & Jane Kidd
King Family
Tracy Matthews & Neal Crumb

Dorothy & Jim Newland
Jane Okrasinski
Dorothy O'NI
Mark & Margaret Reinberger
Lynda Stipe
Deborah Weiler
John Wightman

Individual

Valerie Aldridge
William Black
Gary Crider

Nelda Parker
Norma Greer Ogden
Tom Rodgers
Rich Rusk
Marci White

Others

Athens-Clarke County Athens Housing Authority
Parker Property & Appraisals
Joanne Claridge in honor of Kelly Girtz

Laurie Hart
Karen & Jim Porter
Helen Plymale
Clela Reed
Madeline Van Dyck
Keith Waterman

In Memory of Jim Creech

Beth Gavrilles
Mary & Lawrence O'Toole
Nelda Parker
Susan Willson

Riding For a Reason Sponsors

Blasingame, Burch, Garrard & Ashley
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Georgia Power
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Mike & Christy Todd
Georgia Cycle Sports
Leon Farmer & Co.

Harvest Moon Sponsors

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Georgia Power
Great Fish Company
Luna Bakery
Northeast Sales
REM
Whitworth Land

Corporation
Winthrop Foundation
WUGA

Harvest Moon Supporters

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Jennifer & Scott Messer
Willow Meyer
Joe O'Brien
Eric & Jessica Orbock
Caroline Pendergrast & Dennis Creech
Delene Porter & Erik Hinds
Kornelia Probst-Mackowiak
Tom & Lori Scott
Rene Shoemaker
Scott Simpson
Pete Smith
Danny Sniff
Ron Thomas
Madeline & Phil Van Dyck
Sarah Wright



Riding for a Reason hosts Christy and Mike Todd and son Jack

Jeanine Collins & John Workman
Carol Downs
Shannon Frank-Ball
Latitia Franklin
Marianne Happek
Peter Hartel
Amber Hilton
Katherine Hoyt
Erika Lewis
Katha Massey
Janice Mathis
Patricia McAlexander

Society of Environmental Engineers
Combined Federal Campaign
Melaleuca
JustGive.org

Holiday Concert

Paul Boumbulian
Stephen & Margaret Cramer
Elena Brown & Jared Harper

Special Thanks

To our anonymous donor!

To the UGA and federal government employees who contribute through Georgia Shares!

To the people who donated through the Benevolence Market!

Financial Statements

Assets		Total Liabilities	1,296,781
Current Assets		Net Assets Unrestricted	160,105
Cash & Investments	294,910	Net Assets Restricted	1,953,636
Cash	130,440	Net Income	119,557
Securities & Investments	154,202	Total Equity	2,233,298
ST Investments	10,268	Total Liability & Equity	3,530,079
Note for Fourth Street Village	733,239		
Note	500,000	Revenue	
Predevelopment Costs	233,239	Grants	481,838
Other Current Assets	2,071,259	Contributions & Event Income	132,225
Other Current Assets	81,528	Program Income	260,101
Other Assets	1,989,731	Other Income	10,413
Total Current Investment	3,099,408	Other Income	6,010
ALT Office Building	311,114	Investment Income	3,553
Total Assets	3,410,522	Housing Rental	850
		Net Unrealized & Realized Losses	(253)
		Total Revenue	884,324
Liabilities & Equity		Disbursements	
Payables & Short Term Notes	150,994	Construction & Housing Rehab	144,327
Long Term Notes	1,145,787	Program Expenses	588,395
Long Term Debt	269,031	Operating Expenses	32,045
Other Liabilities	876,756	Total Disbursements	764,767

Please Join The Athens Land Trust

Our mission 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.

We welcome new supporters and thank all of the individuals and organizations that have supported our work over the years. Your support is critical for our programs. We greatly appreciate all donations of time and money.

Please use this form to join or renew your membership.

Please Check One of the Following Levels:

- Forest, \$1000 + Name _____ New Renewal
- Grove, \$500 + Address _____
- Oak, \$250 + Phone #(s) _____
- Seedling, \$100 + Email _____
- Acorn, \$75 + Would you like to join our listserv? Yes No
- Family, \$50 + Would you like to volunteer? Skills or Interests _____
- Individual, \$10 + _____

Please make checks payable to **Athens Land Trust, Inc.** ALT is a 501 (c)(3) non-profit corporation.

All donations are tax-deductible, as provided by law.

Other Ways to Join or Donate:

Visit www.athenslandtrust.org and click either the Join Us or Donate link.

(online donations may be made through PayPal)