



FALL 2005 / WINTER 2006 ♦ VOLUME 9, ISSUE 2

WHAT & WHY: LAND AS COMMUNITY RESOURCE

Sákeem is 9 years old and has asthma. His father works full-time as an operations technician and his mother works part-time as a manager in a fast-food restaurant while studying for a degree in Early Childhood Education at Athens Technical College. Sákeem's parents are buying one of ALT's houses through our lease-purchase program.

Sákeem and countless others like him living in Athens need a healthy environment with clean air and water and a safe, decent, affordable place to live. His hard-working parents deserve the chance to become homeowners rather than rent their whole lives. Because a community's land use decisions affect everyone's health and economic well-being, it is our goal to provide ways to address both of these needs through the stewardship of land.

Laid out below are some pieces of the land use puzzle that explain how we improve the community Sákeem will grow up in, as well as information that forms the basis of what we do.

LAND FOR PERMANENT GREENSPACE

Natural land improves our environment by filtering pollutants before they reach streams, cleaning our air, and reducing the volume and intensity of storm water run-off, thus decreasing soil erosion and sedimentation of streams and rivers. Undeveloped land can protect our developed areas by absorbing flood waters. Quite simply, protecting open space creates "green infrastructure" benefiting all aspects of our communities.

WHAT WE'RE DOING ABOUT IT

Last year ALT submitted a proposal for Special Local Option Sales Tax (SPLOST) funds to protect just such "green infrastructure" to try and keep pace with recent

rapid development. The ACC voters and Commission approved! As a result our county has 2.1 million dollars available for green space acquisition. We are happy to report that 68 acres of ACC farmland will be one of the first protected properties to benefit from the new SPLOST monies. (Please see page 3.)

LAND FOR HOME OWNERSHIP

A person who rents will spend about \$675,000 over a 50-year period, while a person making the same monthly payments towards a mortgage spends about \$237,090 during the same 50 years, developing equity and the potential to pass a valuable asset on to their heirs. It is an eye-opening fact that the people with the least income will generally pay more for housing over the course of their lifetime, with nothing to pass on to their heirs to help break out of this pattern.

WHAT WE'RE DOING ABOUT IT

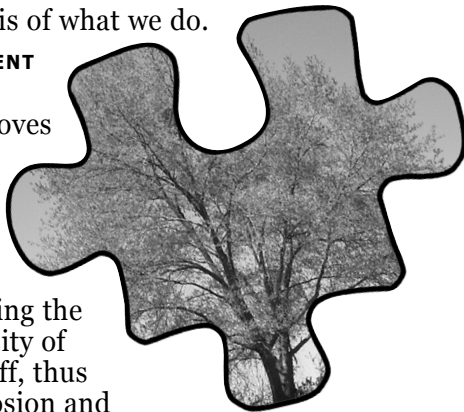
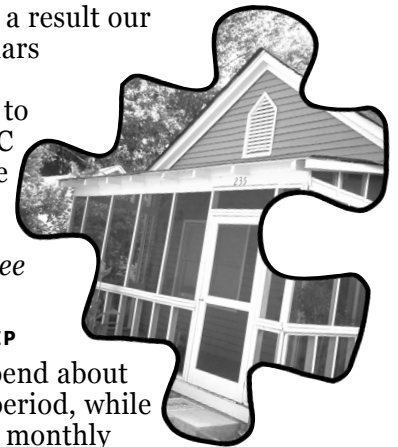
Through our homeownership and lease-purchase program, we make owning a home possible for the very families and individuals who would otherwise be renting their entire lives. We strive to help people who want to own their own home to attain the economic benefits of homeownership. (Please see page 4.)

AN INVESTMENT IN PERMANENTLY AFFORDABLE HOUSING

The community land trust strategy ensures that a particular tract of land will be used permanently for affordable housing, will always be owner-occupied, and will help generations of low-to-moderate income families become homeowners.

WHAT WE'RE DOING ABOUT IT

As a community land trust, ALT can ensure that our local government's investment in affordable housing is not lost, as frequently is the case with non-CLT models. (Please see page 5.)



ARTICLE CONTINUES ON PAGE 8

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OUR 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.

LEGACY CAMPAIGN

ALT is beginning our second decade! As we look back, there are many individuals, businesses, and organizations that deserve the credit for our success. An all-volunteer organization until 1997, ALT accepted our first two conservation easements totaling 21 acres during that year. We first received funding for our housing program in 1999 after receiving two vacant lots as donations. As of 2005, we have over 180 acres protected as open space in perpetuity and seven permanently affordable houses. *With our current projects in the works, we will be close to doubling those numbers over the next year.*

Your support of ALT has made it possible for us to achieve these goals. The need to provide affordable housing and conserve land in Athens-Clarke County is still urgent and critical. Many times during the past ten years the lack of funding has limited ALT's ability to respond or be proactive in meeting these needs. For these reasons, we are beginning our new legacy campaign to increase our effectiveness.

Our major goals are to create a Revolving Loan Fund, an Endowment Fund for operating expenses, permanent office space, and full-time Conservation staff. We hope that you will continue investing in a better future by making a donation to Athens Land Trust.

BOARD NEWS

George Wright is stepping down from ALT's Board of Directors after many years of service. Fortunately, he will continue to assist ALT as a member of our Housing Committee. George's expertise and vision have been instrumental to the success of our Affordable Housing Program. As a volunteer, he was the Project Manager of our early construction projects and he has served as a Logistics Chair of Hands On Athens for the past three years. Thank you, George, for all your countless hours of hard work as a Board member.

STRATEGIC PLANNING

ALT recently completed the Strategic Planning process that we began several months ago. Please check out our new Strategic Plan at www.athenslandtrust.org

2005 Annual Meeting

*A Celebration of our 10th Anniversary
with Musical Entertainment by The Solstice Sisters*

Meet our Homeowners and Learn about our Conservation Accomplishments

**SUNDAY DECEMBER 4TH, 2005
3:00-5:00 P.M.**

~The Classic Center's Empire Ballroom, in the 130 Foundry Street Building~

This year's Annual Meeting serves a dual purpose; not only is it a chance for new and old members to gather and elect Board Members, it also marks our 10th anniversary, and the beginning of our second decade of service in the Athens area. Sponsored by our gracious host—**The Classic Center**—the celebration will be held behind the main building in the inviting **Empire Ballroom**.

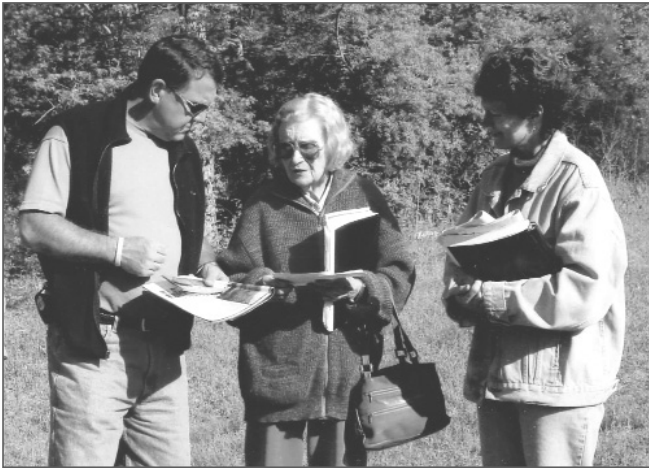


Please join us for delicious Anniversary Cake by **Trump's**, coffee from **Jittery Joe's**, bagels from **Zim's**, fabulous **door prizes** and a **raffle** of prize packages including gift certificates from distinguished eateries such as **Hilltop Grille** and **DePalma's**, desirable items, such as earrings from **JWR Jewelers**, a complimentary month-long membership to the **Omni Fitness Club** and exciting gifts from **Chico's** clothing store, **City Salon**, and **Aurum Studios**.



~Free parking will be available in the Classic Center parking deck.
~Raffle tickets \$5.00. For more information please call (706) 613-0122.

CONSERVATION NEWS



From Left to Right: David Lamm, Asst. State Conservationist, USDA NRCS, Eugenia Langdale & Nancy Stangle on a site visit.

FARMLAND EASEMENTS FUNDING

In May, ALT learned that both of its applications to the Farm and Ranch Lands Protection Program (FRPP) were selected for funding by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). This will enable ALT, working with two landowners, to permanently protect approximately 115 acres of productive agricultural land in Athens-Clarke County and Oconee County. The grants are for one-half of the total appraised value of each easement. The combined easement value is \$484,300.00 and the FRPP share (i.e., the grant amount) is \$242,150.00.

The new properties selected for FRPP funding are the Langdale Farm in Athens-Clarke County and the House Farm in Oconee County. Both applications were supported by local government commitments to provide matching funds equal to at least 25% of the total easement value. The Athens-Clarke County Commission designated \$41,875 of SPLOST greenspace acquisition funds as its match for the Langdale easement while the Oconee County Commission designated \$80,000 for the House easement. Several local donors in Oconee County contributed a total of \$5,600 that was added to the local match for protecting land on the House Farm. In both cases at least 25% of the easement value is being donated by the property owners themselves.

ALT and the USDA finalized a cooperative agreement in July, obligating USDA funds for acquisition of the two conservation easements. Presently, ALT staff is working to complete the easements. Two years ago ALT was successful in securing FRPP funding to acquire a conservation easement on a 57-acre portion of the Breedlove-Powers Farm in Oconee County. This property was ALT's first farmland easement and was achieved

with much help from the Oconee County Partnership for Farmland Protection (OPFP) and Oconee County's Greenspace program.

Farmland protection has always been one of ALT's primary goals. Agricultural land conservation has numerous environmental benefits, including maintaining wildlife habitat, facilitating storm water control, reducing air pollution and lowering ambient air temperatures. And, believe it or not, agriculture remains a vital component of the regional economy despite the rapid development of many rural areas for residential and commercial uses. Farmland protection contributes to economic diversity and provides farmers with a viable alternative to selling their land for development.

EASEMENTS-IN-PROGRESS

ALT recently received several inquiries about new conservation easements. Members of ALT's staff and Conservation Committee have made site visits to several properties in Athens-Clarke County and one in Jackson County. ALT staff also met with a farmers group concerned about the future of a large tract of key agricultural land in Madison County.

—John Kissane

GREENSPACE RECOMMENDATIONS

ALT staff are participating in meetings of the newly formed Greenway Users Planning Group, which will make recommendations for future land acquisitions for the ACC Greenway Network expansion. The acquisitions will be funded by the SPLOST greenspace acquisition program originally sponsored by ALT and adopted by the ACC Commission.

LTA CONFERENCE SCHOLARSHIP

Conservation Director John Kissane attended the annual 'Rally' of the Land Trust Alliance (LTA), held in mid-October in Madison, Wisconsin. The LTA awarded Kissane a \$500 scholarship, funded by the Sapelo Foundation, to defray conference costs. He attended a day-long seminar on LTA's Standards and Practices that gave some attention to future accreditation of land trusts through a voluntary program. He also participated in various workshops such as "conservation easement monitoring," "land use planning and land conservation," "land transaction recordkeeping," and "building a conservation easement program based upon conservation values." The keynote speaker was Robert F. Kennedy, Jr., noted environmental attorney and activist.

HOUSING UPDATE

OPEN HOUSE COOKOUT & NEIGHBORHOOD WATCH MEETING

On June 17th, ALT had a cookout in the Henderson Extension Neighborhood to welcome Paul and Diane Shaw who are lease-purchasing the home at 816 Waddell Street. With rising gasoline prices, Paul has been thankful to live so close to his job at St. Mary's Hospital. We're looking forward to seeing what Paul's green thumb will do with his yard this spring.

The home was rehabbed in an environmentally friendly manner with paint that has no volatile organic compounds (no V.O.C. paint), blown-in cellulose insulation, green flooring, a new high-efficiency heat furnace, a new low-water toilet, and Energy Star appliances. We hope that these features help keep utility costs down and ALT families happy and healthy for years to come.

The cookout was a great success with a number of neighbors, including Mayor Heidi Davison and Commissioner George Maxwell, coming by to welcome Paul and Diane. Katie Jones with Athens-Clarke County Police Department was there to help the residents start up their Neighborhood Watch. Signs should be going up soon to mark the neighborhood as part of the program. Intern Carrie Logan was instrumental in getting the residents together to make it known that crime is not welcome in their neighborhood.

Thanks to Kimberly Alston, Marilyn Adams, and Henry Parker for their amazing donations of food. We're all looking forward to the next cookout!



The Johnson family at their home on Stanelle.



Paul and Diane Shaw on their porch at 816 Waddell Street.

KETCHUP & MUSTARD

ALT is about to start rehabilitation work on two of the most challenging houses we have ever undertaken, 861 and 865 Waddell. The homes, built around 1920, were the crown jewels of the neighborhood. Many residents of the neighborhood remember when the houses were the nicest in the area, but for the past 15 years they have sat vacant and become an eyesore to the community.

We are planning to revive them to their former glory and beyond by doing a great rehabilitation job that includes environmentally friendly practices. We have been working towards these goals in consultation with the Georgia State Historic Preservation Office and with the substantial help of Chris Evans of JBRS Architecture Design Planning, who nicknamed the houses "Ketchup" and "Mustard" to reflect their paint colors. We are grateful to Chris and his colleagues for their donation of time and expertise.

If you are interested in contributing in any way to this undertaking, we are in need of donations of materials, labor, and/or funds. Please help us create beautiful, long-lasting affordable houses.

WELCOME NEW RESIDENTS!

Frankie and Angela Johnson and their sons Sákeem, 9, and Jeremiah, 7, moved into our newest house at 125 Stanelle in August. Angela has worked at Chick-Fil-A for the past 6 years and is a part-time student at Athens Tech studying Early Childhood Education. Frankie has recently been hired on full-time at Power Partners. Angela realized the importance of stability in her children's lives, so she was patient and waited until a house was available that was near their school. We are excited to welcome the Johnsons to our program.

—Heather Benham

THE CLT SOLUTION TO THE AFFORDABILITY GAP

In Athens-Clarke County housing prices are going up at a faster rate than wages are increasing. As a result, many families are priced out of the housing market. With the current median house price of \$185,435 out of reach for many families at the median income of \$52,440, more and more families need assistance getting into their first home. Governments and nonprofits use many different programs to help these families purchase their first home, and more and more local governments and affordable housing providers are establishing community land trusts because of their wise use of government funds.

With house prices expected to rise 5% annually and incomes expected to rise at 2% annually, you can see why it is more important to keep houses permanently affordable than create new houses that don't stay permanently affordable. The following two scenarios will help you assess the advantages of Community Land Trust (CLT) model.

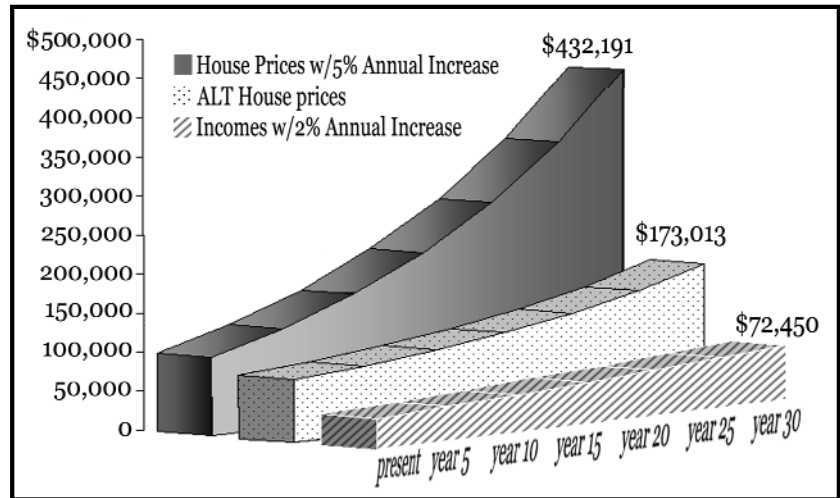
TYPICAL NONPROFIT SCENARIO

Generally, a nonprofit will sell a house for less than market value. The difference between the market value and the sales price is considered a subsidy. The subsidy is often forgiven over a period of time or required to be paid back upon the sale of the house. For example:

- \$100,000 house sells for \$80,000 to an income-eligible family with the requirement that they repay the \$20,000 difference (the subsidy) at resale.
- The family lives in the house for 30 years and then decides to sell.
- The house price will be determined by the market, so assuming that this house increases at the standard rate of 5% annually, then the house would sell for \$412,191.
- The family would receive this \$412,191 plus the \$80,000 that they had paid on their mortgage. They would have to repay the \$20,000 subsidy back to the nonprofit, but they would still be able to walk away with \$472,191.
- The nonprofit would then have \$20,000 that they could use to try and make another house affordable.

CLT SCENARIO

CLTs use the idea of shared equity to ensure that there will always be a stock of permanently affordable housing. When a homeowner decides to sell, they receive back what they've invested in the house plus a percentage of the appreciation (the amount the market has gone up). The percentage of appreciation that they receive goes up the longer they live in the house. By sharing the equity, the homeowner is ensuring that another family will



have the same chance that they had to purchase their first home. For example:

- A community land trust sells the same \$100,000 house for \$80,000 to an income-eligible family.
- If the family sells the home 30 years later, the family will receive their original investment of \$80,000 plus 35% of the increase in equity of the house. This will result in the family receiving \$173,013 total.
- The community land trust would then sell the home to another income-eligible family for \$173,013 plus a small fee for overhead and repairs.
- Assuming incomes continue to rise at the same rate, in 30 years a family making \$72,450, which would be below 80% of Area Median Income, would be able to afford a monthly mortgage payment (not including taxes, insurance, or utilities) of \$1,054.25. This would allow them to affordably purchase a house for \$180,000.

CONCLUSION

Under the Community Land Trust model, there should always be houses available for purchase in this family's price range, while under the typical nonprofit model the \$20,000 that the nonprofit received when the house sold could be used to make the same house available for \$412,191. This would clearly not be affordable for a family making under 80% of Area Median Income.

The CLT method of providing affordable housing is the most efficient use of public funds because the subsidy is never lost—it always remains in the house. The home in the first scenario would no longer have any affordability restrictions and could be sold to an investor for rental property. This affordable house could not be replaced without a significant public investment in the next project. The community land trust model solves these issues by ensuring that the home is owner-occupied and affordable in the long-term.

—Heather Benham & George Wright

See www.burlingtonassociates.com for more information.

HOUSING CONTINUED: FOURTH STREET VILLAGE

Fourth Street Village is a mixed-income multi-family development that will provide 94 affordable apartments for residents making less than 50% of Area Median Income (\$27,150 for a family of four). Of the affordable units, 12 are reserved for people with less than 30% of Area Median Income (\$16,300 for a family of four) and 12 are reserved for people on the Athens Housing Authority waiting list.

Cooperative Resource Center, an experienced non-profit developer in Georgia, is partnering with ALT to build Fourth Street Village. The Athens Housing Authority is also providing technical and financial assistance. Other partners include East Athens Development Corporation, Georgia Department of Labor, Georgia Legal Services, and the Athens-Clarke County Police Department.

Fourth Street Village is funded by the Low-Income Housing Tax Credit Program of the Georgia Department of Community Affairs, a grant from the Federal Home Loan Bank through local member First American Bank, and a loan of HOME funds from Athens-Clarke County Department of Human and Economic Development.

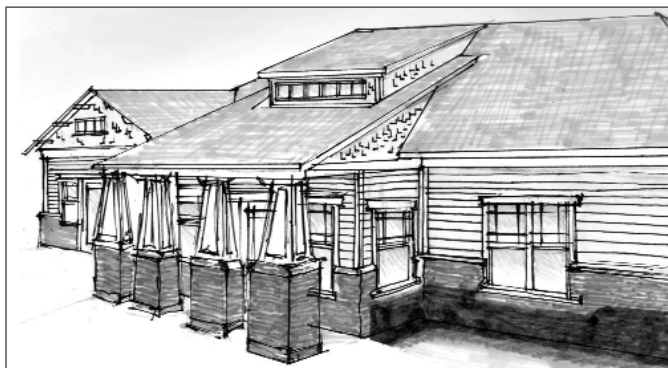
During the past nine months, Pimsler-Hoss Architects, Long Engineering and The Jaeger Company have been designing the project. Southface Energy Institute is providing technical support for energy-efficient design, and we are

hoping that Fourth Street Village will be certified as an Earthcraft project upon its completion. Located on approximately nine acres in East Athens, Fourth Street Village will be under construction for the next year.

Fourth Street Village will have many supportive services that will assist and empower

residents. Amenities include a community center with computer lab, fitness center, meeting room, and laundry, a playground, swimming pool, and a natural area with walking trails along a stream on the property.

—Nancy Stangle



Rendering of Community Center. Courtesy Pimsler-Hoss Architects.

GREENBUILDING CONFERENCE

The Fourth Street Village project was selected as the focus of a workshop on affordable housing during the International GreenBuilding Conference in Atlanta on November 7th. Heather Benham and Nancy Stangle attended the session as guests of the Southface Energy Institute.

The workshop, which was sponsored by the US GreenBuilding Council and the Home Depot Foundation, served as an opportunity to test the new LEED criteria that are being developed for single-family and multi-family housing.

CLT NATIONAL CONFERENCE

In August, Heather Benham and Nancy Stangle traveled to Portland, Oregon to participate in *Building Community, Learning Together: 2005 Community Land Trust Conference*. They attended workshops on green building, fundraising, and buyer-initiated programs among others. While at the conference, Heather was elected to the National Community Land Trust (CLT) Board and is currently serving on the CLT Academy Workgroup which is working with the Lincoln Land Institute to create a training program for organizations and municipalities interested in creating community land trusts.

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.





ACHF GIVES ALT SECOND AWARD

On May 23, 2005 the Athens-Clarke Heritage Foundation awarded ALT a Preservation Award for Outstanding Rehabilitation of 235 and 245 N. Rocksprings Street.

We appreciate the ACHF's recognition of our work. We would also like to take this opportunity to thank retiring Board Member George Wright for his extensive help with this project.

Heather Benham & George Wright accept award at ACHF Annual meeting.
Photo by Marvin Nunnally

PEOPLE OF HOPE UPDATE

People of Hope (PoH) has made significant progress toward creating Georgia's first resident controlled, permanently affordable mobile home park. Beall Gonnsen and Co. has completed construction plans and these plans are currently being reviewed by Athens Clarke County (ACC). ACC is currently working on the plans for the force main which will allow the PoH Mobile Home Park to be connected to the County sewer system instead of a septic system. ACC has also taken steps to construct the sidewalk along the PoH property on Freeman Drive. The sidewalk will make it safer for residents walking to the bus stop and will allow PoH to dedicate the cost of this sidewalk to other projects in the construction.

PoH members have been active in building upon their current skills and promoting their project to a state-wide audience. Dr. Emuel Aldridge is coordinating a computer program which provides members with a donated computer, high speed internet and basic computer training.



From left to right:
Mack Champion, Tina Franklin and Barbara Champion attending the GA Manufactured Housing Symposium in September.

Four computers have been rolled out and PoH members have begun peer to peer training. This program has helped staff deliver information efficiently. PoH Board Member Moises Casales completed an online grant application using the computer and internet service provided by the PoH computer program. As an employee of Carrier Transicold, he selected PoH as a recipient and successfully applied for funding through the United Technologies Volunteer Match Program.

PoH has also added a new board member, Marcos Martínez. Mr. Martínez is bilingual in English and Spanish, works in construction, is a skilled carpenter, mason, tile layer and a well respected leader in the PoH community. Marcos coordinated



Marcos Martínez working on picnic table kits

the construction of 5 picnic table kits which were later assembled on the land.

PoH board members presented at the state-wide symposium *Creating Affordable Homes: The Role of Manufactured Housing in Georgia*. These members gave their insight on how they organized their community and moved to create People of Hope, Inc. They also spoke out during the legislative panel and made policy suggestions to help protect persons living in mobile home communities.

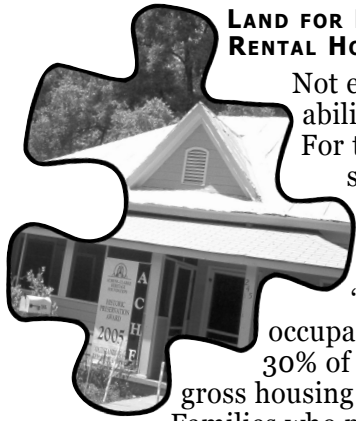
People of Hope members will begin a series of manufactured housing workshops. These workshops will cover topics in the areas of purchasing and maintaining a manufactured home. These workshops will assist People of Hope community members to make decisions on new home purchases or making improvements on their current homes.

PoH continues to receive financial support from the local community and national resources. The Community and Church Challenges continue to grow and we now have over 170 individual supporters and 12 participating churches. On the national level, Corporation for Enterprise Development (CFED) has provided funding to Georgia Community Loan Fund, Inc. to further the construction of the People of Hope Mobile Home Park. Please refer to our website at www.peopleofhope.us for a complete list of supporters, information on PoH projects and information on how you can help.

Please go to www.peopleofhope.us to donate by credit card or for more information.

You can also send your tax-deductible contribution to People of Hope, Inc. 2109 W. Broad Street, Athens, GA 30606.

—Oscar Cárdenas

COVER STORY, CONTINUED FROM PAGE 1**LAND FOR PERMANENTLY AFFORDABLE RENTAL HOUSING**

Not everyone has the income or ability to become a homeowner. For these families, access to safe, decent and affordable rental housing is very important. HUD defines affordable housing as “housing for which the occupant is paying no more than 30% of his or her gross income for gross housing costs, including utilities.”

Families who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. *A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States.*

In Athens-Clarke County, census data from 2000 indicates that close to 40% of renter households here spend over 50% of their income on housing costs. In 2001, a worker needed to make \$10.46 an hour to be able to afford a two-bedroom, market-rate apartment in Athens.

The Garden Springs crisis revealed that land being used for affordable housing could be “lost” or changed at any time if there are no restrictions keeping it affordable. During efforts to assist those displaced from Garden Springs, and later Athens Arms Apartments, we learned about the shortage of rental housing for ACC residents whose income is 50% of the area median, or \$27,150 for a family of four in 2005. The waiting list for public housing available through the Athens Housing Authority is around 200 people and can be up to two years.

WHAT WE'RE DOING ABOUT IT

Fourth Street Village will provide 120 apartments, 80% of which will be reserved for residents making 50% of Area Median Income or less. *(Please see page 6.)* We are also working with People of Hope to ensure that their land is permanently protected for affordable housing. *(Please see page 7.)*

HEALTHIER BUILDINGS

The building industry uses enormous amounts of natural resources and energy, as well as creates large quantities of waste. Green building techniques have been developed to offset these environmental impacts. Houses that are built “green” are more affordable to live in because their utility costs are lower. Green building techniques have traditionally been considered too expensive for application in affordable housing developments, when in fact, the current price difference averages only 3% up-front, while in the long run residents will save 30% on

energy costs. Green buildings also have better indoor air quality and thus better health overall for residents. This is especially important for low-to-moderate income families who generally have less access to health care.

WHAT WE'RE DOING ABOUT IT

ALT is incorporating energy-efficient building techniques in our historic rehabs. *(Please see page 4.)* In addition, Fourth Street Village is being built according to the Earthcraft energy-efficient standards. <http://www.southface.org> *(Please see page 6.)*

REHABILITATION OF HISTORIC HOMES

Many dilapidated and vacant homes are historic and former jewels of the community. Restoring these buildings retains the cultural fabric of the neighborhood. And environmentally, the rehabilitation of historic houses is the ultimate in recycling, reducing large quantities of building materials and waste endemic to new construction.

WHAT WE'RE DOING ABOUT IT

ALT has done major rehabilitation on two houses on Rocksprings and we will soon begin work on two more. We are very appreciative of recognition of our efforts by the Athens-Clarke Heritage Foundation *(Please see page 6.)* ALT is also a partner in Hands on Athens, which provides help for low-income homeowners of historic properties.

COMMUNITY GARDENS

Community gardens can be significant in revitalizing neighborhoods, providing community, and a shared connection to the Earth. Residents in the Brooklyn Community who participated in our first garden project say that their garden is much more than vegetables and flowers—it's the focus of neighborhood activities.

WHAT WE'RE DOING ABOUT IT

ALT has been working with many groups on the establishment of a second community garden in the Hancock Corridor. We are exploring sites for this garden. We expect to have more information in our next issue.

CONCLUSION: LAND AS COMMUNITY RESOURCE

It is our hope that we have made the connections between our wide-ranging activities as clear to you as they are to us. As we are all increasingly aware, land is a limited community resource that needs to be stewarded as carefully as any other valuable resource.

ALT's mission is to improve quality of life for all residents. We work towards this goal in all our efforts by using creative legal tools that ensure that land in our community remains a community resource.

—Nancy Stangle & Heather Benham



NEW & RENEWING MEMBERS & DONORS SINCE APRIL 2005

DONORS & PARTNERS

ACC Department of Human & Economic Development
Athens Housing Authority
Federal Home Loan Bank of Atlanta
Home Depot Foundation
Law Offices of M. Barton Rice
Sutherland, Asbill & Brennan, LLP
Hill and Beasley, LLP
Fortson, Bentley & Griffin, PA
JBRS Architecture Design Planning
UGA School of Forest Resources
Graduate Student Association
Nancy Lindbloom
Amici's Restaurants

FARMLAND PROTECTION

J. Derrell Clarke
L. D. Davol
Rosemary Franklin & Tom Crowley
Theresa Perenich
Chuck Williams-
North Georgia Bank
Vivian Williams
C. Peter Wylie

GROVE

Kathy Prescott & Grady Thrasher

OAK

Manita & O.C. Dean
Heather & Scott Kleiner
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Jeffrey S. Boring
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Jim Creech & Nancy Stangle
Annie Fahy
Jack & Sarah Frierson
Edna & John Garst
The Greenwood School

Charles Hawkins
John Huie
D. Kelley
Dennis Mason
Angela Meltzer
Margaret A. Strahl
Dev & Gene Weeks

ACORN

Nancy Lindbloom
Al Pless

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Neal Anderson & Jamie B. Roskie
Rupert Barber
Sarah & Wilson Barmeyer
John & Victoria Barrow
Marie & Daniel DerVartanian
Daphne Hall
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Elizabeth A. Kramer
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Valerie S. McIntyre
Felix & Edna Nigro
Kara Hope Schwartz
Lauren Marie Thomas
Madeline & Phil Van Dyck
Sandra Wyld & James Wright

INDIVIDUAL

Scott & Mabel Atkinson
Bill Baggs
Lynn Bryant
Andrew Burke & Nancy Lendved
Samanta Carvalho
Jim Hawkins
Dan Matthews
Katha Massey
Peter Norris
Elizabeth Riley
Ed Robinson
Francis & Laura Ruffin
Amy Steele

A SPECIAL THANK YOU TO
KRIS BOUDREAU & KES ROBERTS
FOR SELECTING ALT AS A RECIPIENT OF
THEIR WEDDING DONATIONS THROUGH
JUSTGIVE.ORG.

ALT NEEDS:

A NEWER FAX MACHINE
XEROX PAPER • 8' FLUORESCENT
BULBS • WOOD FLOORING
LANDSCAPING MATERIALS LIKE
FILL DIRT, TOPSOIL & SHRUBS

PLANNED GIVING

ALT recently received our first planned gift from the estate of Betty Williford, who passed away on August 19, 2005. Mrs. Williford will be missed by all of us for her dedication to literacy and her support of ALT and PoH, but her commitment to our work will live on through this legacy.

We invite you to follow Mrs. Williford's example and make an investment in the future through a planned gift of stock, real estate, or financial support to ALT.

THANKS TO OUR UGA INTERNS!

CARRIE LOGAN, HOUSING INTERN

Ms. Logan is a UGA graduate student pursuing a joint degree in Law and Historic Preservation. During the summer she worked closely with ALT's Program Director Heather Benham organizing a neighborhood watch program and researching a variety of Affordable Housing issues, from bat removal to inclusionary zoning. We appreciate all the help she gave ALT!

KATIE FOLKMAN

Katie was a great office intern during spring semester! An undergraduate honors student, Katie did many tasks in the office and helped with the *Spirit of the Land* fundraiser.

RACHEL BRENNER

During the current semester, Rachel, a senior majoring in Advertising, is assisting ALT with our Fall Annual Meeting and the *Spirit of the Land*. Rachel is a great events planning resource, which she plans as her future career.



Carrie Logan

~The Second Annual Wine & Art Benefit for Land Conservation~

Saturday, March 18 ~ Saturday March 25, 2006

Spirit of the Land

BOTANICAL GARDEN SITE IN 2006

ALT and the Oconee River Land Trust (ORLT) will combine forces for the second year to present a wine and art benefit for land conservation.

Proceeds from the event will benefit conservation efforts in the Athens-Clarke, Oconee areas, as well as other parts of northeast Georgia.

This year *Spirit of the Land* will take place at the lovely Botanical Gardens Visitor Center. Also new is the land trusts' hosting of an exhibition curated by Mercury Gallery's Chris Wyrick, which will feature artworks by many well-known local and regional artists whose visions heighten our appreciation of the land. This inspiring exhibit will be on display in the Visitor Center gallery from March 18 through March 25, with an opening reception on Sunday, March 19 from 1:00 to 4:00 p.m.

All works will be on sale for the duration of the exhibit. However, unlike art auctions held by many local groups, sales from the *Spirit of the Land* art exhibit will be split with the artists. This will create a sustainable model to benefit land conservation for years to come, as well as ensuring a fairer deal for our creative community.

On Saturday, March 25, 2006, the celebration will culminate in a terrific event in the Botanical Gardens Conservatory from 7:00 to 10:00 p.m. It will feature live music, hors d'oeuvres and tasting of high-quality wines selected by Gosford Wine, which reflect the 'spirit' of the land that produced them. The tasting will be followed by both a silent and live auction of fine wines, gift certificates from local restaurants and businesses, local craft and gift items and other surprises. Tickets for the Saturday evening *Spirit of the Land* event will go on sale in February.



The auction site will be in Botanical Garden's lovely conservatory.

Please call ORLT at 552-3138 or ALT at 613-0122 to reserve your spot, or for more information. We hope that you will mark your calendars for this week of inspiring art and evening of celebration to benefit our land conservation efforts.

EVENT SCHEDULE:

Art Opening:

Sunday, March 19,
1:00—4:00 p.m.

Art Exhibit:

Saturday, March 18—
Saturday, March 25

**Spirit of the Land
Wine-Tasting,
Live Music,
Silent Auction &
Final Art**

Exhibition Sales:
Saturday, March 25,
7:00—10:00 p.m.

Photo Credit: Jim Strawser

SPIRIT OF THE LAND 2005

The first Spirit of the Land was a tremendous success, raising over \$20,000 for the land conservation work done by both the Athens Land Trust and our partner, the Oconee River Land Trust. More than 150 people attended the event on April 16 to celebrate the beauty and fruit of the land through both beautiful and unique works of art, as well as wonderful and unusual wines.

The success of the event was due to the generous donations of so many artists, wineries, individuals, and local businesses. Special thanks to Nancy Lukasiwicz and the staff at the Lyndon House Arts Center for the beautiful venue and exhibit space, as well as to signature artist Philip Juras for his painting, Rainy Hemlock Forest.

Many thanks to all the artists and donors who made this first event a success! Please see the next page for a complete list of these generous community members.

SPIRIT OF THE LAND CONTRIBUTORS ~ APRIL 2005



Photo Credits this page: Stephen Humphreys

The lovely Lyndon House Atrium, where silent bidders enjoyed the generous offerings of local businesses and artists last April.

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Julie Knowlton casting the winning bid for a vineyard tour.



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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.

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