

Winter 2000



The Athens Land Trust Newslet-

195 Park Avenue Athens, Georgia 30601
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Athens Land Trust Annual Meeting

Monday, February 28, 2000

7:00 pm

Athens-Clarke County Library

Come, bring a friend, and hear what we're doing and how we are addressing sustainable development, land preservation, and affordable housing. Highlights of the past year include newly acquired conservation easements and plans for the construction of our first house. Also provided will be information on both community land trusts and conservation land trusts. Find out how we are preserving land within your community while at the same time revitalizing neighborhoods through affordable housing. No RSVP is required, but we always like to hear from you.



ALT's 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.

ALT is a private, non-profit 501(c)(3) corporation established in 1994 with the dual goals of land preservation and affordable, energy efficient housing. ALT believes in a holistic approach to sustainable development which combines environmental, economic and community needs.

Affordable Housing

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**195 Park Ave.
Athens, Georgia
30601**

**Monthly Board
Meetings held on
the second
Thursday of the
month, 6:30 pm,
at the office of
the Athens Land
Trust.**

The Athens Land Trust is building its first house! During this fiscal year, ALT was awarded HOME funds to construct a house for a low-to-moderate income family. Located on a lot at 640 W. Hancock which was donated to ALT, the house will be constructed to be as energy-efficient as possible. While the house is considered infill housing, the design was chosen to ensure the house will fit into the historic character of the neighborhood. Construction on the house should begin by mid-February.

Under the community land trust model, ALT will continue to own the land while selling the house to an eligible family. Retaining ownership of the land lowers the initial cost of homeownership and keeps the house affordable for future generations by limiting speculative gains. In addition, the energy-efficient construction of the house will result in lower utility bills since it will be less expensive to heat and cool.



The house is ALT's first project as a community land trust. ALT is committed to the revitalization of the Hancock Corridor and hopes to provide many future opportunities for homeownership for people who are least served by the prevailing market.

ALT will be accepting application from eligible families during the spring. For more information about community land trusts or our new house, contact us at 613-0122.

Neighborhood Revitalization

Hands On Athens is a coalition of organizations dedicated to assisting Athens-Clarke County homeowners in historic neighborhoods to maintain, repair, and restore their properties as part of overall neighborhood revitalization. The goal of Hands On Athens is to provide assistance to elderly, disabled, and low-income homeowners in historic neighborhoods who may otherwise not be able to maintain and care for their historic properties.

The first annual Hands On Athens project is scheduled for April 7 and 8, 2000, in the Hancock Corridor between Broad and Finley Streets. This area was selected for its historic properties, its active neighborhood revitalization organization, and its visibility as a gateway to downtown Athens. Exterior work will be completed for the homeowners, free of charge, for up to three homes which will be chosen through an application process. Private funds and in-kind donations are being raised for the materials needed. All labor will be volunteer.

Please consider donating your time, services, or other talents. Your support is needed to make this extremely important effort successful in its initial year. For more information, contact the ALT office at 613-0122 or Laura Straehla, Executive Director of the Athens-Clarke Heritage Foundation at 353-1801.

ALT's wish list includes a microwave, hot-pot, cleaning supplies, office supplies, and office chairs. If you have anything you think ALT could use, please give us a call at 613-0122.

Conservation Easements

The Athens Land Trust presently holds five conservation easements throughout Athens-Clarke County. Our latest acquisition is a conservation easement on Satula Avenue, in the Boulevard District. This conservation easement protects a stand of hardwoods and limits development of any kind while providing a piece of greenspace in the cityscape.

ALT has consulted with numerous land owners about the possibility of placing a conservation easement on their property. We presently have two additional easements in process.

Under the preservation land trust model, ALT accepts conservation easements from property owners as a means to protect land from development. In return for the donation of a conservation easement, land owners might have tax benefits ranging from reduction of estate taxes, property taxes and/or an income tax deduction.

To date, donors of conservation easements to ALT have received tax benefits. For more information and to discuss the particulars of your property and what might be done to protect it, please contact us at 613-0122.



Drawing by Jim StipeMaas

Greenfest 2000 Forum

Greenfest is a community-wide celebration providing citizens with the opportunity to increase their awareness of and interest in improving the environment of their home, yard, business, and community. On April 17th, ALT will co-sponsor a forum with the Athens-Clarke Federation of Neighborhood and Community Associations and the Oconee Citizens for Responsible Growth on the topic of preserving greenspace and farmland. Governor Roy Barnes has proposed a goal of 20% open space in urban areas, and this forum will address the ways this goal could be achieved.

The forum will feature Rand Wentworth of the Trust for Public Land and Lonice Barrett, Commissioner of the Department of Natural Resources, who will address the open-space initiative on the state level, UGA professor John Bergstrom who will discuss the preservation of farmland, and a representative of ALT who will present local initiatives and resources for preserving land. The forum will be held from 7:30 to 9:30 at the Athens-Clarke Library Auditorium.

Another important event of Greenfest is the third River Rendezvous which will be held on April 22, at Sandy Creek Nature Center. Volunteers will be able to learn how to assess the quality of our local rivers and streams and how to become involved on an ongoing basis.

A complete listing of Greenfest events will be available at a later date. For more information, contact the ALT office at 613-0122.

The Athens Land Trust, Inc.
195 Park Avenue
Athens, Georgia 30601

Upcoming Dates

- **Cane Creek Presentation**
(Informational flyer enclosed)

February 9, 7pm, A-C Library

- **Athens Land Trust's**
Annual Meeting

February 28, 7pm, A-C Library

- **Hands on Athens**

April 7-8, Contact ALT for location

- **Greenfest Presentation on Open**
Space Planning

April 17, 7:30 pm, A-C Library

- **River Rendezvous**

April 22, Sandy Creek Nature Center
