



THE ATHENS LAND TRUST 2001 ANNUAL REPORT

During 2001, ALT continued its work to promote quality of life in Athens-Clarke County. Issues of open space protection and affordable housing were both in the forefront of community discussions of sustainable land use in our community. ALT believes that for Athens to achieve a healthy environment, the community must also address affordable and energy efficient housing as well as open space preservation. ALT's housing program provides affordable housing in areas appropriate for infill using the Community Land Trust Model. Infill housing helps prevent sprawl because housing is constructed on vacant lots which are close to community services and accessible to public transportation.

ALT sponsored a forum entitled ***Balancing Land Preservation and Affordable Housing***. Selena Mack and Muna Mujahid from the Durham NC Community Land Trust explained how their organization has preserved land for permanently affordable housing for over 100 families.

The event, which was also ALT's Annual Meeting, was held on April 23, as part of Greenfest, a

community-wide celebration of Earth Day.

About 100 people including county officials attended the program. During their visit to Athens, Ms. Mack and Ms. Mujahid also met with representatives of the Hancock Corridor, Larry Fort and Allen Morse; Rick Parker of the Athens Housing Authority; HED officials; local bankers; residents of the Hancock Corridor, and ALT Board members.

ATHENS-CLARKE HERITAGE FOUNDATION COMMUNITY REVITALIZATION AWARD

The Athens Land Trust received the Athens-Clarke Heritage

Foundation's 2000 Community Revitalization Award for "historically sensitive infill" for the design and construction of the house at 640 W. Hancock, in the nationally designated historic Hancock neighborhood.

Designed by Van Strickland and Henry Parker, the house was built on a vacant lot which was donated to ALT by Jefferson Holt, a longtime ALT supporter.



LAND CONSERVATION

During 2001, the objectives and strategies of ALT include: (1) development of an active conservation program through the hiring of staff, (2) a formal partnership with Athens-Clarke County Planning Department, and (3) outreach/education to the local community about land conservation.

In September 2001, ALT hired a part-time

FARMLAND PROTECTION

ALT is a part of the Oconee Farmland Protection Partnership that is working to preserve farmland in Oconee County (adjacent to Athens-Clarke County). The mission of this group is to have a county funded Purchase of Development Rights Program for local farmland. With support of the Sapelo Foundation, ALT funded a survey that showed 95% of Oconee County voters support a farmland protection program. ALT is working with an Oglethorpe County farmer to put his land under conservation easement. This has involved educating the Oglethorpe County officials about conservation easements. (Oglethorpe County is also adjacent to Clarke County.) During January, ALT presented information on local easements at a presentation which featured Wayne McGinnis, a Maryland farmer who is involved in state and local farmland protection programs. Close to 200 farmers and residents attended the event. The program was sponsored by the Oconee Farmland Protection Partnership with the assistance of the American Farmland Trust. ALT co-sponsored a statewide conference in October with the Oconee Farmland Protection Partnership entitled *Strategies for Protecting Farmland in Rapidly Growing Counties*. Over 100 people attended and heard from local farmers, state and federal agencies, and Land Trusts about conservation easements, Purchase of Development Rights Programs and other tools for farmland preservation.

Conservation Coordinator, Laura Hall Gabriel. Laura is a Landscape Architect with ten years experience with environmental land planning and native plant restoration.

CONSERVATION EASEMENTS

To date ALT has 77 acres under conservation easement. These protected tracts include the following:

1. In the Kenney Ridge neighborhood, ALT holds easements protecting 21.64 acres. One tract is 17.03 acres of mature hardwoods, rock outcroppings and two springs that run into the Middle Oconee River. A second tract of 4.61 acres has heritage oak trees and old field habitat.
2. In eastern Athens-Clarke County, an easement protects 29.63 acres with steep slopes of oak-hickory forest, two creeks, and wetlands.
3. ALT holds easements on two small intown lots in the Boulevard Historic District. One lot is planned as neighborhood open space with native plant species. A second lot is wooded and preserved for bird habitat.
4. In Milford Hills, 23.77 acres of mature oak-hickory forest, two streams, and rock outcroppings are preserved through an easement completed in late 2000.

ALT completed its annual monitoring of all six easements. With staff coordination, many board members participated in the monitoring. Several projects have been initiated on the various easements, including a neighborhood park installation, exotic plant removal near a wetland, trail blazing, and signage to educate the public about conservation easements.

ALT assisted the Over the River Neighborhood Association in acquiring a 5-acre parcel located in an older, low-income neighborhood adjacent to downtown Athens. The Association is planning to preserve the entire tract of hardwood forest as a neighborhood park with a conservation easement held by ALT.

AFFORDABLE HOUSING

The construction of ALT's affordable house at 640 W. Hancock Avenue is almost complete.

Construction was halted for several months during the year for various reasons, but by the year's end, the house is close to completion. Volunteers have provided hundreds of hours of labor on the house to lower the cost of construction. Funding for the project included the HOME funds from the Athens-Clarke County Department of Human and Economic Development and a construction loan from First American Bank.

During 2001, ALT took applications for the purchase of the house. The eligibility criteria for homebuyers are an annual income of 80% of the median income for Athens-Clarke County and the ability to obtain a mortgage based on sufficient income and good credit history. Additional preferred criteria include current residents of the Hancock Corridor who are presently renters, and first-time homebuyers. The house will be sold with a 99-year ground lease, which is renewable and inheritable. ALT's retaining the ownership of the land lowers the initial purchase price, and the limited equity resale requirement in the ground lease ensure that the house will be perpetually affordable for future generations.

235 and 245 Rocksprings: ALT purchased these two vacant, dilapidated houses also located in the Hancock Corridor. These historic houses were on the county's demolition list and ALT plans to rehabilitate them with a loan from Equity Trust, a HOME grant from Athens-Clarke County Human and Economic Development, and volunteer labor. ALT has prepared work plans which were approved by the State Historic Preservation Office and the Athens-Clarke County Historic Preservation Commission. Most recently, ALT has removed the lead-based paint and asbestos from the houses.

The Athens-Clarke County Commission has approved grants of \$35,000 in Community Development Block Grant (CDBG) funds and

\$100,000 in HOME funds from the Department of Human and Economic Development for fiscal year 2002 (July 1, 2001-June 30, 2002). These funds are for ALT's affordable housing program.

GARDEN SPRINGS CRISIS

In June, over 100 families living in the Garden Springs Mobile Home Park learned that they would need to move because the land under their homes had been sold to be developed for "luxury student housing." Many families in the park owned their mobile homes, but many of the mobile homes were too old to be moved due to a county ordinance. The residents of the park included white, African-American, and Latino immigrants, many of whom have been long-term residents of the park.

ALT has been involved in the activities of a coalition of social service agencies and faith-based groups to assist the residents of the Garden Spring Mobile Home Park. With the help of these organizations and legal assistance from Georgia Legal Services and an Atlanta law firm, the residents have organized. An offer to purchase the land was made to the developer but was turned down. The legal team negotiated an extension of the eviction deadline until March 1, 2002.

ALT has been working with the Garden Springs community to help them develop their own property as a cooperative or community land trust. Currently, the residents are looking for a tract of land, determining their development plan, setting up their organizational structure, and raising funds.

In addition, ALT was asked to serve as fiscal sponsor for the fundraising efforts to help residents with relocation and development of a new park. At the end of 2001, ALT had received \$56,000 in contributions for the Garden Springs residents.

LAND CONSERVATION EDUCATION & OUTREACH

ALT has been very involved in educating the community about smart land-use planning, especially land conservation. The following are some of the efforts ALT participated in this past year.

- ALT is working with Athens-Clarke County officials to preserve land using conservation easements. After months of discussion, the county commissioners passed a Zoning Plan that requires developers to preserve 50% open space if developing in the Agriculture Zone. The County Planning staff has referred developers to ALT to encourage protecting these lands with conservation easements.
- ALT was included as a partner in the Athens-Clarke County Greenspace Program, which will use state revenue toward the goal of protecting 20% of the undeveloped land in the county.
- ALT completed a Master Plan for Open Space in Athens-Clarke County. This map identifies important land for preservation to enable ALT to actively acquire conservation easements. This map will facilitate a major goal of connecting open space.
- ALT was a partner in the Athens Grow Green Coalition and acted as the fiscal sponsor for the group, whose mission is to educate the community about land-use issues.
- ALT was a sponsor of the second annual Tour de Sprawl on October 11-13. The Tour de Sprawl is a collaboration of Bike Athens, Athens Grow Green Coalition, and many other environmental groups whose goal is to educate the community about the effects of sprawl and some potential solutions. During the 2001 tour, Andres Duany, nationally known "smart-growth" urban planner, made a presentation to over 500 people and participated in several events over the weekend.
- ALT was mentioned often in the local paper for its land preservation activities and continues to reach out to the community about how they can help with land conservation efforts.
- ALT published and mailed 300 newsletters during Fall 2001.
- Conservation Coordinator Laura Hall Gabriel and Executive Director Nancy Stangle attended the national Land Trust Alliance (LTA) Conference which was held in Baltimore, MD, on October 2-4, 2001. The conference provided ALT with important information, especially about acquiring and drafting conservation easements, and farmland protection. ALT received organizational development funding from the Sapelo Foundation to send staff members to the conference.
- ALT is collaborating with the Oconee River Land Trust, the Georgia Land Trust Service Center, and the Broad River Watershed Association on a fund-raising effort to produce a publication and a presentation using actual examples of local conservation easements and their value to the landowners. The purpose of these materials would be to educate residents of Clarke, Oconee, Barrow, Walton, Oglethorpe, and Madison counties about the benefits of protecting land through conservation easements.
- ALT and the Oconee River Land Trust submitted a collaborative grant to the Land Trust Alliance requesting funds to share a consultant to help both groups with membership development and fund-raising. Even though the grant was not awarded, both groups are committed to working together to collaborate on fund-raising.
- In February, ALT staff members Laura Hall Gabriel and Nancy Stangle attended the annual Greenprints conference, which was sponsored by the Southface Energy Institute in Atlanta.
- Executive Director Nancy Stangle also attended an Executive Directors' retreat sponsored by the Georgia Land Trust Service Center.

NEIGHBORHOOD REVITALIZATION

HANDS ON ATHENS

ALT was a founding partner of the Hands On Athens project which assists elderly low-income homeowners repair and maintain their historic properties. During the first weekend of April, over 100 volunteers did carpentry, painting, and landscaping on five historic houses in the Hancock Corridor. ALT staff and volunteers provided food for the volunteers during the weekend. ALT Outreach Coordinator Marilyn Lumpkin chaired the selection committee for the houses to be repaired.

Other Hands On Athens partners are the Athens-Clarke Heritage Foundation, the Athens Housing Authority, Habitat for Humanity, Athens-Clarke County Department of Human and Economic Development, and the University of Georgia School of Environmental Design.

PARTNERSHIP WITH HCDC

ALT continued to partner with the Hancock Corridor Advisory Committee and the newly

staffed Hancock Community Development Corporation. ALT and both of these organizations are working together to revitalize the Hancock Corridor.

JOB TRAINING PROGRAM

The Georgia Department of Labor awarded funds for a Job Training and Community Revitalization Program, where ALT provided on-site construction training for participants in the Welfare to Work program. As a pilot project, ALT taught construction skills to 15 individuals in Sparta, Georgia. The group did renovation work on a school building as part of the training program.

T.R.U.S.T.

A group of University of Georgia graduate students began an initiative to redirect Tax Relief for America's Workers checks in order to "make a difference" in the community. Over \$5,000 was contributed to T.R.U.S.T., or "True Relief with U.S. Taxes." The money will be used to start a non-profit loan fund for the people of Georgia. The goal of this fund is to provide low interest loans to people and groups in Georgia who are normally underserved by traditional lending sources. Investing in natural and social capital at the grassroots level will be the focus of the loan fund. ALT assisted this effort by collecting the funds for T.R.U.S.T.

ALT STAFF AND BOARD

CONTINUING BOARD MEMBERS were Jennie Alvernaz, Chris Aubrey, Frank Burdette, Patricia Huff, Charlie Jameson, Lisa Lott, Ann McDaniel, Ray MacNair, Shirley Merritt, Allen Morse, Al Pless, and George Wright.

NEW BOARD MEMBERS: Joining were Michael Bien, Beth Gavrilles, Emily Patterson, Dana Poole, and Ed Vaughan. Ann McDaniel was the liaison with the Oconee River Land Trust and served on their Board also. Regretfully, Ms. McDaniel left the ALT Board when she relocated to Virginia.

STAFF: Karen Zurzolo joined the ALT staff as Administrative Assistant. Nancy Stangle continued as Executive Director and Marilyn Lumpkin served as Outreach Coordinator until September 2001.

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.

2001 DONORS

AFFORDABLE HOUSING

Athens Clarke Heritage Foundation

ATHENS GROW GREEN

Carter, Nancy

Darby, Ann

Gaines, Dr.

Gavrilles, Beth

Historic Cobham Foundation

Middendorf, Karen

Ray, Janisse

R.E.M.

Roskie, Jamie

Segrest, Robert

Smith, Judy

OVER THE RIVER NEIGHBORHOOD

Andrews, Lance & Amelia

Atwater, Luther

Briggs, Betty

Briggs, Willa

Davison, James & Heidi

Hall, Daphne

Hanson, debra

Huie, John P.

Kruse, Lisa

Welter, Davin

GARDEN SPRINGS

Abercrombie, Lindsay

Alexander, B.

Allen, Patrick & Gaile

Bailey, J.

Bailey, Sheila

Beam, Kenni B.

Borowski, Bruce

Briggs, Leafy

Burger, David

Catholic Center at UGA

Catholic Social Services

Causby, M.

Commeyras, Elizabeth

Covenant Presybyterian Church

Darby, Ann

Dauenhauer & Friedman

Desrosier, J.

Dunn, Ann & Delmer

Epperson

First Baptist Church

First United Methodist Church

Giddens, Joel

Gratzek, J.

Hall, Daphne

Hall, Leigh

Hammitt, F.

Hatton, Annette

Hicks, Ken

Hollander, E. & B.

Holmes, William & Marguerite

Huie, John P.

Johnson, B & McDaniel

Kelley, D.

Kleiner, Scott & Heather

Kowalewski & Saindon

Land, Kathleen

Langdale, George & eugenia

MacNair, Ray & Nancy

Martin, M.

Massey, Katha D.

Mauldin, Charles

McIntyre, Valrie S.

Miller, Theodore & Gay

Mock, Stanley & Jan Rong

Moore, Carolyn

Moore, R.

Morton, Clay & Gail

Nielsen, K.

North United Methodist

Northeast Georgia Presbytery

Ostic, Charles & Jessica

Pavlak, Christine

Rees, Elinor Myers

Rees, Mary Elinor

Reeves, Dr. SE

Rosenbaum, S & Soper, S.

Rosenthal, Samuel C.

Rowan, Robert & Katherine

Russell, L.

Scarborough, Bart & Victoria

Seaman, Judy

Segrest, Anne

Sloan, E.

Smith, Allison

St. Gregory's Episcopal Church

St. Jospeh's Church

Strahl, Margaret

Stroer, James

Thompson, Fred

Tillman, Murray & Dorris

Todd, Christine & Jon

Trumbull, Patricia

Tso, Yihsuan

Verrastro, P.

Wallace, William & Judith

Ward, P.L.

Weeks, J.D. & Gene

Wheeler, Mark & Jan

Wigley, Rev. Grady

Wilde, Ed & Susan

Wyld, Sandra & Wright, J.

SPECIAL THANKS
TO JEFFERSON HOLT

MESSAGE TO OUR MEMBERS, DONORS & VOLUNTEERS

ALT would like to thank everyone who has contributed to ALT's accomplishments during 2001. The staff and Board welcome your input. Please let us know how we can continue to work together to promote the quality of life in our community.

FINANCIAL REPORT: EXPENSES & INCOME

EXPENSE

Grant Expense to People of Hope	4,006.70
Construction/Rehab	3,449.98
Property maintenance	135.00
Conference registration	895.00
Bank Service Charges	87.67
Depreciation Expense	501.00
Dues & Subscriptions	325.00
Insurance-ALT	981.50
Workers Compensation Insurance for Job Training Program	10,658.00
Interest Expense	0.00
Postage and Delivery	1,743.41
Printing and Reproduction	1,031.78
Professional Fees - Legal	419.50
Rent.	3,000.00
Telephone & Communications	2,328.39
Travel to Training.	3,274.74
Travel—Meals.	120.16
Utilities.	326.60
Contract Labor	779.64
Payroll Expenses—ALT staff	31,076.17
Payroll Expenses (Provided by DOL grant for job training participants)	43,212.89
Professional Fees—Accounting	1,258.75
Professional Fees—Consulting	2,275.00
Program Expense	984.05
Supplies - Marketing	221.24
Office Supplies	812.85
Taxes—Property	1,030.65
Taxes—Local and State	15.00
Grow Green Coalition Expenses	2,883.69
Total Expense	117,834.36

INCOME

Event Income	921.67
Donations (Unrestricted)	8.50
Office Rental.	187.50
Contributions Restricted.	67,058.18
<i>ALT Affordable Housing</i>	54.37
<i>T.R.U.S.T.</i>	5,374.80
<i>Garden Springs</i>	56,000.26
<i>Over the River/Five-Acre Wood</i>	1,595.50
<i>Athens Grow Green</i>	4033.25
Membership Dues	3,119.00
Grants	55,347.98
<i>Community Development Block Grant</i>	33,661.53
<i>Turner Foundation</i>	5,000.00
<i>Sapelo Foundation</i>	2,206.45
<i>HOME Grant</i>	14,480.00
Unrealized Gain/Loss	-1,597.17
Job Training Funds from DOL	61,193.92
Interest & Other Income	1,531.02
Total Income.	186,239.58
NET INCOME	70,036.24

2001 MEMBERSHIPS

Jim Anderson	Scott & Heather Kleiner
Milner & June Ball	L. C. Fort & Associates
Kathleen Blane	Nancy Lindbloom
Kathryn Braungart	Ann McDaniel
Leafy Briggs	Angela Meltzer
Charles & Laura Carter	Myra Moore & David Lynn
Mary Clark	Maureen O'Brien & George Wright
Gail Cowie	Neal & Pat Priest
Sue Custance	Henry Parker
Mr. & Mrs. Charles Floyd	Dana Poole
Edna & John Garst	Susan Schaffer
Beth Gavrilles & Philip Juras	Marti Schimmel
Laura Hall	Chet & Gere W. Thomas
Joe Heikoff	Madeline Van Dyke
Tom Edwards & Nancy Hunter	Winfrey's Funeral Home
D. Kelley	Ed & Susan Wilde
John & Amy Kissane	Betty Williford

FINANCIAL REPORT: BALANCE SHEET

ASSETS

Cash.....	78,085.00
Money Market Funds	1,156.00
Grants Receivable	1,5187.00
Marketable Securities & Other Investments	19,813.00
Property & Equipment:	
Land	78,829.00
Office Equipment	2504.00
Less Accumulated Depreciation ...	-1,719.00
<i>Total</i>	79,614.00
Others Assets	92,775.00
<i>Total Current Assets</i>	\$286,630.00



LIABILITIES & NET ASSETS

LIABILITIES

Accounts Payable	11,699.00
Accrued Expenses	2,599.00
Accrued Interest.....	1,453.00
Note Payable Equity Trust	58,500.00
<i>Total Liabilities</i>	\$74,251.00

NET ASSETS

Unrestricted	128.123
Temporarily Restricted:	
ALT Defense Endowment.....	15,764.00
Athens Grow Green.....	1,444.00
Over the River/Five Acre Wood....	1,595.00
Garden Springs	51,993.00
T.R.U.S.T.	5,405.00
Farm Land Preservation(Sapelo) ..	8,355.00
<i>Total</i>	84,256.00
<i>Total Net Assets</i>	\$212,379.00

TOTAL LIABILITIES

& NET ASSETS 286,630.00

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