



THE ATHENS LAND TRUST 2009 ANNUAL REPORT

2009 IN REVIEW

A HOME OF OUR OWN

In 2009, Athens Land Trust achieved the long-held goal of owning a home of our own. In September, ALT moved into our new office space in the historic cottage at 685 North Pope Street that was generously donated by Emmanuel Episcopal Church and beautifully rehabilitated with the help of many donors.

Our capital campaign **A HOME OF OUR OWN** raised \$63,746 in 2009 in donations and pledges toward the costs of renovating and expanding the cottage, with generous grants from the Frances Wood Wilson Foundation, the Winthrop Family Foundation, and the Newland Foundation, as well as many individual donations and benefit events. Thank you to all who have participated! (Please see the complete list on p. 5.)

PROGRAM SUCCESSES

ALT increased both the number of acres we protect with conservation easements and the number of our affordable homes by 17%.

CONSERVATION

At year end, ALT held permanent conservation easements on 981 acres in five north Georgia counties, including 557 acres of working family farmland. We received our first conservation easement in Wilkes County, protecting 167 acres of forests, creeks, and riparian areas. Once again, we

met our annual goal of monitoring 100% of the conservation easements that we hold.

HOUSING

As of December 31, 2009, ALT had 126 units of permanently affordable housing in Athens for more than 300 low-income residents. Six families closed on their homes during 2009.

SPREADING THE WORD

Our combined mission of housing and land

conservation is increasingly being seen as a national model for community land stewardship.

The Land Trust Alliance, the national organization for conservation land trusts, highlighted ALT's dual mission in the most recent issue of their magazine *Saving Land*. In October, the National Community Land Trust Network, which serves as the national umbrella group for housing land trusts, held its annual conference in

Athens and featured a number of well-attended sessions on land conservation led by ALT Board and staff members. (See more on page 4.)

ALT homeowners also spoke out about how homeownership has positively impacted their lives. Pat Smith, who purchased the home at 130 Andrea in August, was a spokesperson for the UGA Campaign for Charities, in which ALT participates. Pat, who has worked at UGA's McPhaul Center for 15 years, told her story at the Campaign kickoff breakfast, and was profiled in UGA's *Columns* newspaper.



Original watercolor of ALT's home at 685 North Pope Street donated by artist Jamie Calkin.

CONSERVATION

BURDETT EASEMENT



In December 2009, the Burdett family placed a permanent conservation easement on 167 acres just east of historic Washington in Wilkes County. The land sits along Upton Creek, a major tributary to the Savannah River, and has been in the Burdett family since the early 1800s. In addition to a working forest, the farm contains the grave site of Revolutionary War veteran Abram Simon. The Burdett family's goal is to practice ecological forestry management on the property, which has previously been managed for loblolly pine in a more conventional manner. The Burdett easement is ALT's first in Wilkes County and brings the total number of acres protected by ALT to 981.

FIVE ACRE WOODS RESTORATION

Melissa Caspary of the State Botanical Garden of Georgia led students from the UGA College of Environment & Design and neighborhood volunteers in clearing invasives, re-establishing walking trails, and creating master plan designs

for Five Acre Woods, an Athens-Clarke County (ACC) park with a permanent ALT conservation easement. Thank you to Melissa and all the volunteers!

LAND TRUST ALLIANCE HIGHLIGHTS ALT

ALT was featured in the Winter 2010 issue of the Land Trust Alliance's quarterly magazine *Saving Land*. The article, "Community Ties: Athens Land Trust's Dual Mission," explains ALT's land stewardship ethic, where land is valued as a community resource rather than a commodity, and is used to create a healthy community for all citizens, regardless of income, ethnicity, or background.

GREENFEST

ALT participated in the Athens GreenFest Environmental Awards ceremony in April. Dale Wiley, who protected his 168-acre farm in Walton County, was our 2008 Easement Donor of the Year. Emmanuel Episcopal Church was our 2008 Donor of the Year for their gift of the Pope Street Cottage to serve as our office home.

GREENSPACE USER GROUP

ALT is a member of ACC's Greenspace User Group, which makes recommendations about greenspace acquisition using SPLOST 2005 and other funds. As of 2009, nine parcels protecting farmland and river frontage have been acquired. In December, ALT submitted a SPLOST 2011 proposal to continue the program on behalf of the group.

ALT'S CONSERVATION EASEMENTS TOTALING 981 ACRES

- **Boulevard:** A small in-town forested property that maintains neighborhood greenspace
- **Bowden Park:** 17 acres of hardwoods and old fields as part of the Bowden Park neighborhood
- **Breedlove Farm:** 57 acres of hay and cattle farmland in Oconee 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 Wood:** 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
- **Hatmaker:** 29 acres of steep and bottomland forest in southeast Athens-Clarke County
- **Hillsman Farm:** 30 acres of a working cattle farm in Oconee County
- **House Farm:** 50 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 springs
- **Langdale Farm:** 64 acres of farmland with a small pond in Athens-Clarke County
- **Milford Hills:** 23 acres of oak-hickory forest and creeks as part of the Milford Hills neighborhood
- **Mitchell Farm:** 188 acres of cattle and hay farm near Farmington in Oconee County
- **Pinecrest:** 30 acres of hardwoods and pines as part of the Pinecrest neighborhood
- **Sheth:** 31.5 acres of hardwoods, creek, wetlands, and Burton Lake frontage in Barrow County
- **Wiley Farm:** two easements protecting a 168-acre working family farm in Walton County

For conservation easement locations, please visit our clickable easement map at www.athenslandtrust.org.

HOUSING

NEW HOMES & HOMEOWNERS IN 2009

Six families closed on their homes during 2009, thanks to the commitment of Athens First Bank and Trust. The new homeowners are Gloria Bizzle at 219 Colima, the Givens family at 215 Colima, Delrey Faison at 640 W. Hancock, Pat Smith at 130 Andrea, and Sharhonda Johnson and Robert Robinson at 853 Waddell. Two of these homes (219 Colima and 853 Waddell) were built by the Athens Housing Authority (AHA) and are now permanently affordable through ALT. Reginald Willis also closed on his home, built in collaboration with Athens Area Habitat for Humanity (AAHH), at 883 Waddell. Several other families are lease-purchasing ALT homes while they prepare for their mortgages.

We also increased the number of properties for future ALT homes. These include a burned-out house at 289 Evans Street, a vacant lot at 868 Waddell, and a dilapidated house at 872 Waddell.

ALT bought back the home at 239 Field Avenue when the owner needed to sell in order to move to another city.

At year end, an EarthCraft house was underway at 155 Valleybrook Drive in the Forest Heights neighborhood.

HOUSING PROGRAM FUNDING

ALT received CDBG and HOME funds for our energy-efficient, affordable housing through Athens-Clarke County Department of Human and Economic Development (HED). In addition, ALT received several grants in 2009. For the third year, Oconee State Bank donated \$5,000 to increase homeownership. ALT also received \$3,500 from Bank of America and \$1,680 from Wachovia Foundation.

HOMEBUYER EDUCATION

ALT's Homebuyer Education Program was certified as a HUD Approved Counseling Agency, and ALT is now an affiliate of the National Community Reinvestment Coalition (NCRC), a newly designated HUD Housing Counseling intermediary. The Homebuyer Education Program, led by certified housing counselor Cathianne Watkins, had 124 participants in 2009. Classes included homebuyer education topics and CreditSmart clinics. Funding for the program came from the Georgia Department of Community Affairs and local banks BB&T, First American, and Athens First. Many financial professionals volunteered their time to help make these classes a success.

FOURTH STREET VILLAGE

Fourth Street Village, ALT's mixed-income apartment complex, was home to 102 families as 2009 drew to a close. ALT works with our partner Ambling Management to provide enrichment activities, including homebuyer education and credit classes for residents. ALT was thrilled that a family from Fourth Street Village became homebuyers in 2009.

STATE HOUSING CONFERENCE

ALT Executive Director Nancy Stangle served on a panel on alternative housing recovery strategies at the 8th Annual Fall Affordable Housing Conference in Atlanta. Community land trusts were featured on the program; CLT homes have proven to be six times less likely than other homes to go into foreclosure during the housing crisis.

MOVE TO IMPROVE

The annual Move to Improve Festival, a partnership between ALT, AAHH, AHA, Athens-Clarke County Police Department, Evans Street Neighborhood Association, and HED, took place in June on the Waddell Street neighborhood. Highlights were the ribbon-cutting ceremony for Niesha Blasingame's new home at 124 Dallas Street and an inspiring musical performance by ALT Board member and homeowner Reggie Willis.

PERMANENTLY AFFORDABLE PROPERTIES

- 130 Andrea Dr.
- 170 Andrea Dr.
- 196 Cabin Ln. Ext.
- 215 Colima Ave.
- 219 Colima Ave.*
- 124 Dallas St.
- 51 Dublin St.
- 289 Evans St.
- 239 Field Ave.
- 470 Nellie B Ave.
- 474 Nellie B Ave.
- 235 N. Rocksprings
- 245 N. Rocksprings
- 2 Lots on Old Winterville Rd.
- 125 Stanelle Dr.
- 140 Stanelle Dr.
- 158 Susan Circle
- 213 Tara Way
- 155 Valleybrook Dr.
- 816 Waddell St.
- 820 Waddell St.
- 853 Waddell St.*
- 861 Waddell St.
- 865 Waddell St.
- 868 Waddell St.
- 872 Waddell St.
- 883 Waddell St.*
- 315 Washington Dr.
- 390 Washington Dr.
- 640 W. Hancock

* Denotes collaboration with AHA and/or AAHH.

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



PARTNERSHIPS & COLLABORATIONS

NATIONAL CLT NETWORK CONFERENCE

Over 150 representatives of community land trusts from across the country converged on Athens for three days of classes, workshops, and tours as the National Community Land Trust Network held its annual conference at the Foundry Park Inn in October, with ALT as the local host. The theme of the conference was "Growing Sustainably: From the Roots Up," and speakers and panelists brought a historical and environmental perspective to the work of CLTs. A highlight was the keynote address by Shirley Sherrod, the new U.S. Department of Agriculture Director of Rural Development for Georgia. Shirley recounted her



Scenes from the National CLT Network Conference.

experiences helping to create the

first community land trust in the U.S., located on 6,000 acres of land in Southwest Georgia, in the 1960s.

ALT Board and staff members served on panels and helped lead workshops on land use, incorporating green building techniques into CLT projects, building successful partnerships between CLTs and local Habitat affiliates, and conservation and CLTs. ALT also hosted a reception for conference goers at the Lyndon House, featuring a wonderful Southern-style buffet by Epting Events, music by Kyle Dawkins, and an aerial dance performance by Canopy Studio. Conference

participants took advantage of every break to explore downtown Athens, enjoying many of our restaurants and music venues, and thoroughly enjoyed Athens' own brand of southern hospitality.

HANDS ON ATHENS

ALT participated in Hands On Athens, with long-time ALT volunteer George Wright again serving as logistics chair.

ONE ATHENS

ALT Housing Director Heather Benham and Homebuyer Educator/Housing Counselor Cathi Watkins continued to serve on the OneAthens Housing Team in 2009. The Team worked on several initiatives this year. One, led by Cathi, was the development of a strategic plan for the creation of a county-wide comprehensive housing and financial counseling service. The Team also worked on identifying institutional barriers to the creation of affordable housing and researching strategies to eliminate or overcome them.

MADRIGAL DINNER

ALT supporters Kate Blane and Tina Tinsley organized a Renaissance Holiday Dinner and concert in December to benefit ALT and the Athens Area Homeless Shelter. The dinner featured hot wassail, delicious local fare, and a troupe of musicians performing madrigals and dressed in early 16th century costumes by Jennie Alvernaz. The event raised over \$1,000 for ALT's capital campaign.



TEENS IN ACTION

Teens in Action, a program of the Athens-Clarke County Department of Leisure Services that gives interested youth the opportunity to volunteer for a variety of local nonprofits, visited ALT to help with our affordable housing program.

GEORGIA SHARES

ALT is now a part of Georgia Shares, a workplace giving program that allows employees of participating agencies and businesses to donate a portion of their paycheck each month to one or more of the Georgia Shares member organizations. The University of Georgia's annual Campaign for Charities includes Georgia Shares agencies, and this year ALT was highlighted at the Campaign kickoff breakfast with ALT homeowner Pat Smith as the featured speaker.

A HOME OF OUR OWN CAPITAL CAMPAIGN

HARVEST MOON DINNER



The Second Annual Harvest Moon Dinner took place on September 5 on the grounds of our new home at 685 North Pope Street. Renowned chefs Hugh Acheson of Five and Ten and The National and Peter Dale of The National prepared a four-course family style dinner for 120 guests.

The delicious dinner included fresh locally-grown ingredients, paired with fine wines selected from the portfolio of Northeast Sales, and beer from Athens' own Terrapin Beer Company. The



setting was designed by Epting Events to evoke the turn-of-the century period of the cottage's construction. Thanks to the more than 30 volunteers who helped prepare for and host the event, which raised \$10,000 toward our capital campaign to fund the cottage's renovation. Many, many thanks to event coordinator Tony Eubanks and volunteer coordinator Lara Mathes!

HARVEST MOON SPONSORS: Presenting Sponsor Epting Events; Aurum Studios; Carson Advisory; Bertis and Katherine Downs; Five and Ten; The National; Northeast Sales; R.E.M.; and WUGA.

THANK YOU TO OUR CAPITAL CAMPAIGN DONORS IN 2009!

| | | | |
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| Charles Apostolik | Marie & Daniel derVartanian | David & Jane Kidd | Wilma Pittard |
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| Pete Crane | Cecil & Sandy Hudson | Adele Patrick | Winthrop Family Foundation |
| Dennis Creech & Callie | John P. Huie | Peregrine D, LLC | Marie Woods |
| Pendergrast | Paul Irvine | Teresa Perenich & Phil | Sarah Wright |

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THANK YOU TO OUR MEMBERS AND DONORS DURING 2009!

FOREST

Anonymous
Elena Brown & Jared Harper
George & Ruth Koch

GROVE

Gail Kurtz
Eugene Malcolm
Mary & Laurence O'Toole

OAK

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Gail Cowie
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Bart King
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Norma Greer Ogden
Nelda Parker
Helen Plymale
Tom Rodgers
Katie Throne
Clayton Wilcox
Maria Camila Pardo in honor of Adele Patrick
Lenore Chase in honor of Adele Patrick
Rhys May
Jeannette Rankin Foundation



Leaders of the National CLT Network with keynote speaker Shirley Sherrod (2nd from left) and Nancy Stangle (right.)

Lisa Knighton & Mark Huber
Katha Massey
Jennifer & Scott Messer
Sigrid & Clate Sanders
Kathleen Sawyer
Elizabeth Sheerer
Nancy Stangle & Jim Creech
Amy Steele
Gere Warrick & Chet Thomas
Sandra Wyld & and J. Wright

INDIVIDUAL

Doug Atkinson

FUNDERS, PARTNERS & IN-KIND DONORS

Athens Area Habitat for Humanity
Athens First Bank & Trust
Athens Housing Authority
Athens-Clarke County Department of Human & Economic Development
Aubry's Arbor
Bank of America
Ben & Jerry's
Emmanuel Episcopal Church
Federal Home Loan Bank of Atlanta
First American Bank
Fortson, Bentley & Griffin
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Hotel Indigo
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Oconee State Bank
Kesler Roberts
Sherwin Williams
Southface Energy Institute
Sutherland, Asbill, & Brennan
Terrapin Brewery
Mike & Christy Todd
Cecilia Villeveces Cakes
Wachovia Foundation

ANNUAL MEETING

Over 50 people attended ALT's 2009 Annual Meeting in December. Attendees toured our new office, enjoyed refreshments, and learned about ALT's 2009 accomplishments. Special thanks to Elisa Vick for providing delicious home-baked cookies for the meeting!

FIND US ON FACEBOOK!

Be our friend! Keep up with all the latest ALT news at www.facebook.com/athenslandtrust.

YOUTUBE VIDEO

ALT is on TV! Well, not quite, but on YouTube. John Hadden, one of the amazing crew from Darius Goes West, put his talents to work on our behalf with a short video about ALT's housing and conservation programs. The video features interviews with ALT homeowners and farmer Dale Wiley (our Conservation Easement Donor of the Year). You can find it on our Web site at www.AthensLandTrust.org.

STAFF, BOARD, INTERNS

During 2009, ALT was led by Angela Johnson, Board President; Lara Mathes, Vice-President; Gregg Bayard, Secretary; and Neal Anderson, Treasurer. Continuing Board members are Stephen Cramer, Jared Harper, Malcom Palmore, Alfie Vick and Dev Weeks. ALT said goodbye to several Board members, including Brenda Crawford, Latitia Franklin, Cleo Givens, Antwon Givens, Beth Blalock Allgood, Beth Gavrilles, and Shirley Smith. New Board members are ALT homeowners Niesha Blasingame, Reginald Willis, and Robert Robinson.

At the beginning of the year, ALT staff included Heather Benham as Housing Director, Sabrina Cuadra as Administrative Assistant, Laura Hall as Conservation Director, Dyan Holt as Project Assistant, Nancy Stangle as Executive Director, and Cathianne Watkins as Homebuyer Educator/Housing Counselor. In the fall, Beth Gavrilles joined the ALT staff as Outreach Coordinator. ALT is also contracting with Jack Hudson for construction oversight and project management, Mary O'Toole for homebuyer education and counseling, and Robin Linck for accounting services.

Several students from local colleges served as volunteers and interns during 2009. Aubrey Miller and Jennifer Jones of UGA's Department of Housing and Consumer Economics assisted with workshops on credit repair and homebuyer education. Lynda Stipe was our first intern from Athens Technical College, and she provided assistance with interior design.

Sutherland, Asbill & Brennan provided invaluable pro bono legal assistance to ALT during 2009.

ALT offers thanks to Kate Blane and Dan Everett for IT assistance.



New homeowner Sharhonda Johnson and Housing Director Heather Benham at the Annual Meeting.

FINANCIAL STATEMENT AS OF DECEMBER 31, 2009

ASSETS

CURRENT ASSETS

| | |
|--------------------------------|---------|
| Cash and Investments | 212,990 |
| Note for Fourth Street Village | 500,000 |
| Other Current Assets | 30,313 |

TOTAL CURRENT ASSETS 743,303

LAND, PROPERTY, EQUIPMENT 2,186,761

TOTAL ASSETS 2,930,064

LIABILITIES AND EQUITY

| | |
|-------------------------------|-----------|
| Payables and Short-Term Notes | 62,294 |
| Long Term Notes | 1,458,670 |

TOTAL LIABILITIES 1,520,964

| | |
|-------------------------|---------|
| Net Assets Unrestricted | 886,921 |
| Net Assets Restricted | 522,179 |

TOTAL EQUITY 1,409,100

TOTAL LIABILITIES AND EQUITY 2,930,064

REVENUES

| | |
|------------------------------------|---------|
| Grants | 363,410 |
| Contributions and Event Income | 62,853 |
| Program Income | 485,190 |
| Other Income | 14,913 |
| Net Unrealized and Realized Losses | 9,951 |
| Gifts In Kind | 44,000 |

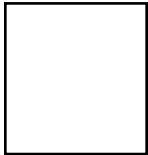
TOTAL REVENUES 980,317

DISBURSEMENTS

| | |
|--------------------------------|---------|
| Construction and Housing Rehab | 474,633 |
| Program Expenses | 297,628 |
| Operating Expenses | 17,329 |

TOTAL DISBURSEMENTS 789,590

NOTE: The above figures are taken from ALT's annual audit by Royals and Associates. The complete audit is available at ALT's office.



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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.

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PLEASE JOIN THE ATHENS LAND TRUST

We welcome new members and thank all the individuals and organizations who have supported our work over the years. Your support is critical to our work! We greatly appreciate all donations of time and money.

If you would like to renew your membership or join us for the first time, please complete the following:

PLEASE CHECK ONE OF THE FOLLOWING LEVELS:

Forest \$1,000+ _____ **Grove \$500+** _____ **Oak \$250+** _____ **Seedling \$100+** _____
Acorn \$75+ _____ **Family \$50+** _____ **Individual \$10+** _____

Name _____ **New** _____ **Renewal** _____

Address _____

Phone _____ **Email** _____

Would you like to join our listserv? **Yes** **No**

Would you like to Volunteer? **Skills or Interests:** _____

Please make checks payable to the Athens Land Trust, Inc.
ALT is a 501 (c) (3) non-profit corporation. All donations are tax-deductible as provided by law.

YOU CAN JOIN OR DONATE ONLINE USING PAYPAL:

Go to www.athenslandtrust.org and click on the Join Us or Donate link.