

The primary mission of the Athens-Clarke County Human & Economic Development (HED) Department is to **foster and maintain affordable housing** in the community. Athens-Clarke County has pursued several means of achieving this goal. The most important prerequisite is an adequate supply of reasonably priced homes. Only vacant homes are acquired for rehabilitation and resale in order to avoid relocation and displacement issues.

Existing housing must be free of safety hazards such as lead-based paint, which has a devastating long-term impact on the community. Athens-Clarke County and the various sub-recipient agencies continued to evaluate and abate lead-based paint hazards where necessary.

Funding is provided for affordable housing construction, acquisition, rehabilitation, home repairs, in-fill housing, first-time home buying, fair housing, and housing counseling.

**Affordable Housing Goal:** Provide decent, safe, and accessible affordable housing opportunities.

**Strategy 1:** Promote homeownership by providing area residents with housing counseling services.

**Strategy 2:** Provide down payment assistance, low-interest mortgages and interest rate subsidies to low-to-moderate income residents seeking homeownership.

**Strategy 3:** Build new, quality, affordable housing with an emphasis on construction in existing neighborhoods and areas targeted for revitalization.

**Strategy 4:** Acquire and rehabilitate vacant homes, returning them to the housing stock as quality, affordable, owner-occupied housing. Priority will be given to activities in areas targeted for revitalization.

**Strategy 6:** Develop and implement new housing programs to fill gaps in housing services and move people from subsidized rental housing into self-sufficient housing.

**Strategy 5:** Promote awareness and understanding of housing needs, through housing counseling, outreach and education, and continue to develop strategies to meet those needs.

**July 1, 2001 – June 30, 2002**

**Athens-Clarke Heritage Foundation:** Repaired 7 historic homes

**Athens Housing Authority:** Acquired 4 properties to construct single-family homes

**Athens Land Trust** had 2 single-family rehabs underway

**HED** provided \$100,000 in federal and state funds to relocate 85 renter families from the Garden Springs Trailer Park

**July 1, 2002 – June 30, 2003**

**Athens-Clarke Heritage Foundation:** Repaired 11 historic homes

**Athens Area Habitat for Humanity:** Developed Dorsey Village infrastructure and built 1 house out of 17 planned units

**Athens Housing Authority:** Had four units in East Athens out to bid in August 2003 and a unit under construction in the Hancock Corridor was finished in November 2003.

**Athens Land Trust:** Had 2 units were underway and funds were awarded for 4<sup>th</sup> Street Village; a 120-unit mixed-income, multi-family community consisting of one, two and three bedroom units

**HED:** Demolished 9 dilapidated houses

**HELP, Inc.:** Built 9 single-family homes



Through partnerships with Athens Land Trust and the Athens Housing Authority the East Athens Development Corporation provides housing counseling and first time homebuyer training. Pictured above and to the right are two first time homeowners who participated in the program.

**July 1, 2003-June 30, 2004**

**Athens-Clarke Heritage Foundation:** Repaired of 13 historic homes

**Athens Area Habitat for Humanity:** Built 6 out of 17 houses in Dorsey Village (7 units total.)

**Athens Housing Authority:** Nine homes were built and sold and construction began on three additional homes

**Athens Land Trust:** Completed 2 previous rehabilitations and a third unit and continued securing financing for 4<sup>th</sup> Street Village

**East Athens Development Corporation:** Provided down payment assistance to 1 family; completed repairs on one owner-occupied unit; and completed construction on a single-family home

**HED:** Demolished 2 dilapidated houses

**People of Hope** received funding for a cooperatively owned trailer park



Around 300 volunteers braved the wind and the rain April 1-3 to help repair ten homes in the Hancock and East Athens neighborhoods. Pictured above are two of the homes repaired that weekend.

**July 1, 2004-June 30, 2005**

**ACTION, Inc.:** Repaired the homes of 10 elderly or disabled owners

**Athens-Clarke Heritage Foundation:** Repaired of 19 historic homes

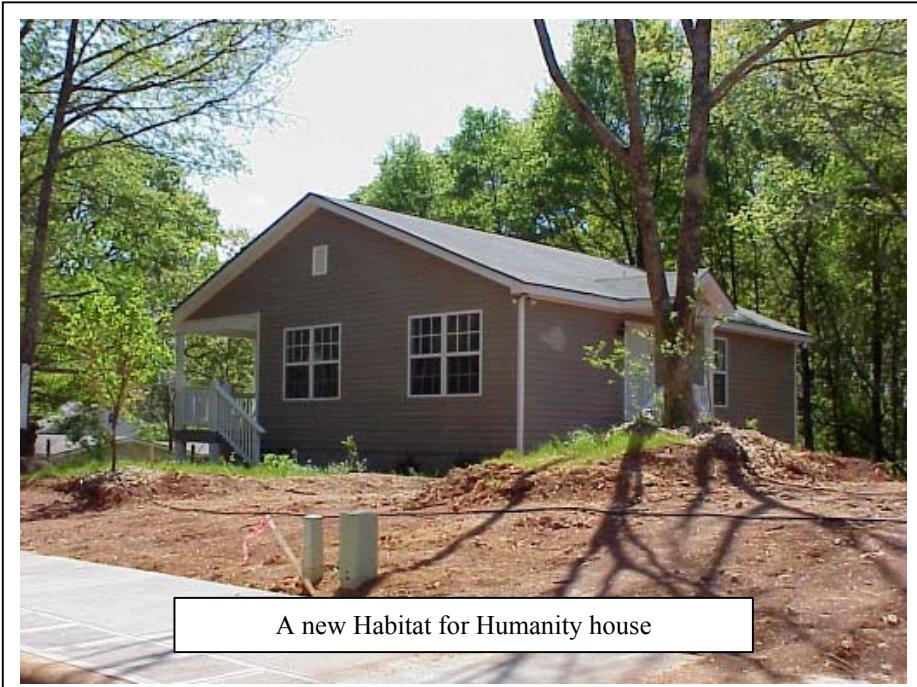
**Athens Area Habitat for Humanity:** Built 4 houses out of 17 houses in Dorsey Village (11 of 17.)

**Athens Housing Authority:** Acquired 11 out of 22 properties; 2 were under contract, 5 in negotiations, and 4 under condemnation. AHA demolished 6 severely dilapidated single-family units. The construction of 5 out of 13 homes was completed with 2 more currently under construction. Work one unit is on hold pending a zoning variance. AHA has sold 5 of the 9 homes completed. These numbers are reflective of the last 2 fiscal years. 5 families are new first time home-owners. 5 once vacant lots have been returned to the tax rolls with values assessed at 8-10 times their original purchase prices. One significant accomplishment is the acquisition of key properties in an area affected with drugs. The demolition and clean-up of 6 units in the same area has assisted police by making the area easier to patrol and safer for the neighborhood residents. 5 additional units were scheduled for demolition by the end of the calendar year.

**Athens Land Trust:** Purchased 2 houses (one on Waddell Street and one on Field Street) and rehabilitated the units for resale to first time homebuyers and continued securing financing for 4<sup>th</sup> Street Village

**East Athens Development Corporation:** Completed the construction of 2 single-family houses and sold 2 homes to first time homebuyers; acquired a vacant lot on Vine Street to build a new single-family house; and acquired a 12 unit rental complex to rehabilitate for affordable rental housing

**HED:** Demolished 2 dilapidated houses



**July 1, 2005-June 2006**

**Athens-Clarke Heritage Foundation:** Repaired of 13 historic homes

Athens Area Habitat for Humanity: Built 3 houses out of 17 at Dorsey Village (14 total units to date.)

**Athens Housing Authority:** Had 4 properties under contract for acquisition and the construction of 2 homes was underway. AHA acquired 2 properties in East Athens and donated them to the East Athens Development Corporation for single-family unit construction. AHA acquired 5 properties, placed 4 under contract, and demolished 6 dilapidated structures in the Hancock Corridor. Two homes were sold and two more were under construction and completed in 2006. The agency also relocated the Mae Willie Morton Community Garden in the Brooklyn Community onto one of the lots that had once been the source of numerous complaints regarding drug trafficking.

**Athens Land Trust:** Owns 15 properties that are permanently affordable single-family housing in the Hancock Corridor and East Athens. As of the end of the fiscal year ALT had contracts on three more properties in the Hancock Corridor and continued securing financing for 4<sup>th</sup> Street Village

**East Athens Development Corporation:** Acquired and rehabilitated two duplex units located 320 Vine Street. EADC also acquired two parcels for new construction; one on Fairview Street and an adjacent lot with frontage on Vine Street. The corporation also received a burned dwelling and lot, 175 Dublin Street, as a donation from the Athens Housing Authority. EADC plans to demolish the unit and construct a new single-family home. Construction of two new homes is underway at 240 and 250 Fairview Street.

**People of Hope:** No progress.



ALT North Rocksprings Street Units