

**Housing and Demographics Research Center
The University of Georgia**

2005 Annual Report

A. Center Overview and Organization

The University of Georgia (UGA) Housing and Demographics Research Center (HDRC) is located within the Department of Housing and Consumer Economics (HACE) in the College of Family and Consumer Sciences (FACS). The HDRC has established itself as a highly resourceful program. It is noteworthy that the HDRC does not receive any intramural resources of any kind to support its existence or operations. No faculty or staff lines are provided to the HDRC. No UGA budget support or physical plant is given to support the HDRC. In June 2004, a membership campaign was initiated and to date 15 donations have been received, totaling \$4,200.

Given its complete dependence on external funding, the achievements of its affiliated faculty are both noteworthy and laudable. Valuable contributions to UGA's research, teaching and outreach missions are being made by the HDRC not only to Georgia's citizens but also to vitally important sectors of the Georgia economy such as the housing industries, the manufacturing industries which rely heavily upon the availability of affordable work-force housing to compete in the global marketplace, and the agricultural industries that have suffered because of the lack of adequate housing in rural areas of Georgia.

In October 2005, a planning retreat for the Center was held. The work session focused on identifying the Center's strengths and challenges and visioning for a five-year period. The retreat discussion was facilitated and eight faculty members from the Department of Housing and Consumer Economics participated. The consensus of opinion was that a first step with the group should be to prepare a statement of intent for the Center that would include realistic staffing and minimum funding requirements.

B. Research Projects & Grants

In June, the Center was awarded a 2005 Regional Innovator Award by the Southern Growth Policies Board at the *Rising Together: The Summit on the Rural South* conference. This award recognized the Latino Home Ownership Partnership in Ellijay, GA as an exemplary initiative in rural development.

Atiles, J.H. *Radon Education Program*. Georgia Department of Natural Resources, Pollution Prevention Assistance Division. 01/01/05 - 12/31/05. \$127,000.

Atiles, J.H. *Educating Georgia About the Pre-Renovation Lead Information Rule*. Environmental Protection Agency - Region 4. 07/01/04 - 12/31/05. \$19,427

Atilas, J.H. *Healthy Homes for Georgia*. USDA-CREES. 04/01/05 – 03/31/06. \$3,500

Atilas, J.H. *Healthy Indoor Air for America's Homes*. USDA/CSREES/EPA. 09/01/04-8/31/05. \$3,300.

Atilas, J.H. & Worley, J. *Energy Efficiency in Rural Housing* (Energy Conservation in Agriculture). Georgia Environmental Facilities Administration (GEFA). 10/01/05 - 09/30/06. \$16,645.

Bachtel, D., Atilas, J.H., & Bohon, S.A. Hispanic Poster. University of Georgia Venture Fund. 10/04-current. \$6,500.

Carswell, A. Assessing tenant and industry needs within the property management profession in Georgia. The University of Georgia Research Foundation. Awarded in November 2004 for 2004-2005. \$4,215.

Carswell, A. Determining Effectiveness of United Way IDA for Homeownership Program. United Way of Metro Atlanta, August 2005 – August 2006. \$41,803.

Dorfman, J., Nelson, N., Atilas, J.H., Fowler, L., & Baker Roskie, J. *Transferable Development Rights (TDRs) Feasibility Study for Athens-Clarke County, GA*. A quality growth grant from Georgia Department of Community Affairs. 01/01/04 - 05/30/05. \$44,250.

Henken, K. B, Atilas, J.H., & McKinley, L.A. Creating Mercury Safe Homes, Schools and Communities in the Southeast. USDA-CSREES. 04/01/04 - 03/31/05. \$9,995.

Sweaney, A.L. An Analysis of Manufactured Housing in Georgia: How can we House More Georgians? U.S. Department of Agriculture. 11/1/02-10/31/05. \$138,365.

Sweaney, A.L. How Proud Would Elderly Individuals be of Living in Manufactured Housing? Assessing the Psychology of Owned Housing Options Among Georgia's Elderly. University of Georgia Gerontology Center. 12/1/04-11/30/05. \$2,000.

Tinsley, K & Rodgers, T. Housing Needs and the Demand for Housing in Moultrie, GA. Georgia Department of Community Affairs. 07/05 – current. \$5,000.

Tinsley, K & Rodgers, T. Housing Needs and the Demand for Housing in Moultrie, GA. University of Georgia Office of the Vice President for Public Service & Outreach. 05/05 – 06/30/05 \$22,000.

Tinsley, K & Rodgers, T. Rural Community Development Initiative grant, in support of Georgia Initiative for Community Housing. USDA. 10/05 – current. \$75,000.

C. Theses, Reports, Publications, and Presentations

Atiles, J.H. (2005). Educational circulars and private well owner resources: Providing drinking water information to the public. [Abstract]. In H.J. Hatcher (Ed.) Proceedings of the 2005 Georgia Water Resources Conference, p.38. Available online www.ga.water.usgs.gov/gwrc

Atiles, J.H. (2005, March 15). Consumer economics. Gwinnett Senior Leadership and Regional Relationships Day. Gwinnett Chamber of Commerce, ARC Atlanta, GA. 30 minutes, 50 senior leaders

Atiles, J.H., & Vendrell, P. (2005, December). 2 new titles to the *Household Water Quality Series*. Athens, GA: The University of Georgia Cooperative Extension.
Arsenic, Circular No. 858-12
Mercury, Circular No. 858-13

Atiles, J. H. & Zurn, L. (2005, December). 2 titles to the new *Household Energy Savings Series*. Athens, GA. The University of Georgia Cooperative Extension.
Your Manufactured Home, Circular No. HACE-E-6-1
What Renters can Do, Circular No. HACE-E-60-2

Bohon, S.A., Macpherson, H., & Atiles, J.H. (2005). Education Barriers for New Latinos in Georgia. *Journal of Latinos and Education*, 4(1), 43-58.

Carswell, A.T. (2005). *Using GIS technologies to help track and decipher patterns in mortgage fraud*. Presentation before the GA Real Estate Fraud and Prevention Coalition, September 7, Atlanta, GA.

Carswell, A.T. (2005). *The mortgage industry unlocked: What's new in residential finance*. Presentation before the GA Cooperative Extension Service Financial Counseling Seminar, June 27, Columbus, GA.

Carswell, A. T. & Sweaney, A.L. (2005). The housing industry. In Housing Education & Research Association (eds.), *Introduction to Housing* (pp. 87-111). Upper Saddle River, NJ: Prentice-Hall Publishing.

Carswell, A.T., Sweaney, A.L., & Merrill, J. (2005). Housing challenges for the 21st century. In Housing Education & Research Association (eds.), *Introduction to housing* (pp. 327-335). Upper Saddle River, NJ: Prentice-Hall Publishing.

Carswell, A.T. & Vanderford, S. (2005). Residential property management and fair housing laws. *Georgia REALTOR*, 43(2), 7-8, 47.

Goss, R.C. & Carswell, A.T. (2005). *Developing a research agenda for residential property management programs*. Co-moderators for symposium conducted at the HERA annual meeting, Denver, CO.

Marlowe, J., & Atilas, J.H. (2005). Consumer fraud and Latino immigrant consumers in the United States. *International Journal of Consumer Studies*, 29(5), 391-400.

Merrill, J.L., Crull, S., Tremblay, K., Tyler, L., & Carswell, A. T. (Eds.). (2005). *Introduction to Housing*, Upper Saddle River, NJ: Prentice-Hall Publishing.

Mimura, Y. How housing cost burden and poverty status relate to economic hardship among Black, Hispanic, and White families with children? Presented at *Population Association of America 2005 Annual Meeting*, Philadelphia, PA. March 31- April 2, 2005.

Parrott, K., Atilas, J.H., & Vogel, M. (2005). Home environments and health (Chapter 3). In Housing and Education Research Association (eds.), *Introduction to Housing*. Prentice-Hall.

Sweaney, A.L. University of Georgia Institute of Gerontology Seed Grant Final Report "How Proud Would Older Persons be of Living in Manufactured Housing? Assessing the Psychology of Owned Housing Options Among Georgia's Older Individuals." October 2005.

Sweaney, A.L. & Carswell, A.T. (2005). *The state of Georgia's families and finances*. Community Lending Symposium, May 23-24, Lake Lanier Islands, GA.

Sweaney, A.L., Vanderford, S.E, Mimura, Y. & Carswell A.T. (2005). An analysis of homeownership and type of dwelling by household composition [Abstract]. In Tremblay, K. R. Jr. & S.D. Kirby (Eds.). 2005 Annual Housing Education and Research Association Conference Proceedings. Pp. 87-89. Denver, CO. October, 2005.

Sweaney, A.L., Vanderford, S.E, Mimura, Y. & Carswell A.T. An analysis of homeownership and type of dwelling by household composition. Co-Presented by A.L. Sweaney and A.T. Carswell at Housing Education and Research Association 2005 Annual Meeting, Denver, CO, October 5-8, 2005.

Vanderford, Stephanie E., Y. Mimura, & Sweaney, A.L. (2005). A hedonic price comparison of manufactured and site-built homes in the non-MSA U. S., *The Journal of Real Estate Research*. 27(1). 83-104.

D. Outreach Activities

The Center is continuing to partner with the Georgia Department of Community Affairs (DCA) and the Georgia Municipal Association in offering the **Georgia Initiative for Community Housing** (GICH), a three-year housing education and technical assistance program for cities in Georgia. In the second year of the program, GICH is helping eleven communities (six in the second year of the program and five in the first year) to fashion solutions to their community's housing needs. The centerpiece of the Initiative is a series of

facilitated retreats. In 2005 two retreats were held, in which community housing teams came together for facilitated work sessions and targeted assistance.

The Initiative is primarily supported through in-kind time contributions of faculty and staff from the three partnering organizations. The Georgia Power Company is the main financial sponsor of this program, contributing \$75,000 over three years. The third \$25,000 installment is anticipated this month. Matching these funds, HDRC has received a three-year (FY 2006 – FY 2008) USDA Rural Community Development Initiative grant, totaling \$75,000. The Wachovia Foundation has previously donated financial resources for GICH.

Dr. Atilas, the Associate Dean for Outreach and Extension, continues to spend some time developing and supporting programs to teach Georgians how to reduce exposure to environmental contaminants in the home. Dr. Pamela Turner, the new Extension Housing Specialist, is working with Dr. Atilas on indoor air quality, as well as developing educational and informational resources and programs to help consumers purchase and maintain housing. Programs include: Housing Education, Indoor Air Quality and Managing Water, Energy and Waste. On April 7, 2004, the College of Family and Consumer Sciences Cooperative Extension received approval from the U.S. Department of Housing and Urban Development as a *Housing Counseling Agency*. Currently eleven County Extension offices provide housing education, mostly in rural Georgia communities. In 2005, 100 individuals attended housing seminars on money management, credit or homeownership.

The Georgia County Guide, co-edited by Dr. Doug Bachtel, continues to be one of the most used resources in the state. It includes over 1000 variables of current and historical demographic, educational, agricultural and economic data for all of the state's counties. These data are also now available on the Georgia Facts website: <http://www.fcs.uga.edu/hace/gafacts/index.html>

E. Student Association Activities

The Student Chapter of NAHB has completed a year of activities that included a “Home Makeover” project for an elderly Athens resident at the conclusion of Spring Semester 2005. At the conclusion of 2005, a total of eight club members had signed up to attend the International Builders’ Show in Orlando. Club members contributed to the annual FACS fundraiser, FACS Bingo Night, by collecting in donations from area merchants. A number of the students earned scholarships to attend the Magnolia Awards sponsored by the Georgia Department of Community Affairs.

F. Other Activities

The HDRC continues to meet regularly with the Board of Advisors established in 2004. During the two meetings held this past year, the Board decided collectively to focus on a research and outreach project regarding the Barriers to Workforce Housing in Georgia. With the help of State Senator Brian Kemp and others, we plan to propose to the Governor that a Housing Commission be established to identify, address and reduce the barriers to workforce housing in Georgia.

As a first step, in August 2005, the Center surveyed members of the Home Builders Association of Georgia at their annual meeting, asking them to provide information on the barriers to developing workforce housing in Georgia. Local home builder membership will be surveyed next.