

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

2006 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.

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 workforce 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.

B. Research Projects & Grants

Atiles, J.H. Natural Gas Education, Georgia Public Service Commission & Atlanta Gas Light, 11/01/06 – 04/30/07, \$536,778.

Atiles, J.H. Healthy Homes for Georgia, USDA-CREES, 04/01/06 – 03/31/07, \$4,000.

Atiles, J.H. Healthy Indoor Air for America's Homes, USDA/CSREES/EPA, 09/01/05 – 08/31/06, \$3,500.

Atiles, J.H. Promoting Environmental Health for Georgia's Children, U.S. EPA Region 4, Office of Children's Environmental Health, 12/31/05 – 12/31/06, \$18,010.

Atiles, J.H. Lead Outreach Education Program, U.S. EPA Region 4, 12/31/05 – 12/31/06, \$20,000.

Atiles, J.H. Educating Georgia About the Pre-Renovation Lead Information Rule, Environmental Protection Agency - Region 4, 12/31/05 – 12/31/06, \$15,000.

Atiles, J.H. Radon, Georgia Department of Natural Resources, 10/01/06 – 09/30/07, \$192,000.

Atiles, J.H. Radon, Georgia Department of Natural Resources, 03/01/06 – 12/31/06, \$137,626.

Atiles, J.H. & Chapman, S. Family Connection Community Collaboratives, Family Connection Partnership, 7/01/06 – 06/30/07, \$17,000.

Atiles, J.H. & Worley, J. Energy Efficiency in Rural Housing (Energy Conservation in Agriculture), Georgia Environmental Facilities Administration (GEFA), 10/01/06 – 09/30/07, \$16,645.

Carswell, A.T. & Bachtel, D.C. Demographics of mortgage fraud, Interthinx Corporation, 6/01/2006 - 12/31/2006, \$14,707.

Carswell, A. T., & Copeland, C. W. Determining effectiveness of United Way IDA for homeownership program, United Way of Metro Atlanta, 08/2005 – 08/2006, \$41,803.

Rodgers, T. & Tinsley, K. City of Moultrie Housing Employee Survey, Southwest Georgia Regional Development Center, 11/2006 – 04/2007, \$8,000.

Rodgers, T. & Tinsley, K. Sanderson Housing Survey, Georgia Department of Community Affairs, 03/2005 – 05/2006, \$5,000.

Sweaney, A.L. Barriers facing manufactured housing as an acceptable form of affordable housing, U.S. Department of Agriculture, 12/1/05 – 12/1/08, \$137,787.

Tinsley, K. Georgia Initiative for Community Housing, Wachovia Foundation Community Needs Grant, 08/03/2005 – 08/03/2006, \$15,000.

Tinsley, K. & Rodgers, T. Georgia Initiative for Community Housing, Rural Community Development Initiative Grant, USDA Rural Development, 10/05 – 10/08, \$75,000.

Turner, P. ECHO (Education, Counseling and Housing Outreach), U.S. Department of Housing and Urban Development, Housing Counseling Grant, 10/01/2006 – 09/30/2007, \$24,807.

Tinsley, K., Rodgers, T., & Warren Jr., R. S. Barriers to Workforce Housing and Economic Self Sufficiency in the Rural South, Office of Vice President for Public Service and Outreach, Poverty and the Economy Initiative, 01/01/2006 – 05/30/2007, \$17,000.

C. Theses, Reports, Publications, and Presentations

Atiles, J.H., Aull, L. & Neuharth-Pritchett, S. (2006, October). Asthma beyond the home setting: researching issues and policy recommendations. Proceedings of the 2006

Housing Education and Research Association (HERA) Conference. Ithaca, NY. pp. 3-6.

Atiles, J.H., Jayaratne, K.S.U & Chenhall, R. (2006, October). Evaluating the Economic Impact of a Radon Education Program. [Poster Presentation]. Proceedings of the 2006 Housing Education and Research Association (HERA) Conference. Ithaca, NY. pp. 100-101.

Atiles, J.H. (2006, March 2-3). The Forces of Immigration, Globalization and Imminent Change of the Rural South: How Rural Georgia Communities are Responding. Navigating the Global American South Conference: University of North Carolina-Chapel Hill. Abstracts available online:
<http://www.ucis.unc.edu/globalsouth/conference06/abstracts.html>

Atiles, J. H. & Vanderford, S. (2006, March). Manufactured Housing Education for Consumers. (HACE-E-61-1). Manufactured Housing Education for Consumers Series. Athens, GA. The University of Georgia Cooperative Extension.

Atiles, J. H. & Vanderford, S. (2006, March). Manufactured Housing Education for Consumers: Consumers Guide. (HACE-E-61-2). Manufactured Housing Education for Consumers Series. Athens, GA. The University of Georgia Cooperative Extension.

Atiles, J. H. & Vanderford, S. (2006, March). Manufactured Housing: How and Where to File a Complaint. (HACE-E-61-3). Manufactured Housing Education for Consumers Series. Athens, GA. The University of Georgia Cooperative Extension.

Atiles, J. H. & Vanderford, S. (2006, March). Manufactured Housing: Items to Discuss With a Retailer. (HACE-E-61-4). Manufactured Housing Education for Consumers Series. Athens, GA. The University of Georgia Cooperative Extension.

Atiles, J. H. & Vanderford, S. (2006, March). Manufactured Housing: Checklist for Homebuyer's Initial Inspection (HACE-E-61-5). Manufactured Housing Education for Consumers Series. Athens, GA. The University of Georgia Cooperative Extension.

Atiles, J. H. & Zurn, L. (2006, July). Tips for Saving Energy at Work (HACE-E-60-5). Household Energy Savings Series. Athens, GA. The University of Georgia Cooperative Extension.

Atiles, J. H. & Zurn, L. (2006, July). Choosing a New Water Heater (HACE-E-60-6). Household Energy Savings Series. Athens, GA. The University of Georgia Cooperative Extension.

Atiles, J. H. & Zurn, L. (2006, July). Energy Efficient Water Heating (HACE-E-60-7). Household Energy Savings Series. Athens, GA. The University of Georgia Cooperative Extension.

Atiles, J. H. & Zurn, L. (2006, July). Maintaining Your Heating and Cooling Systems

(HACE-E-60-8). Household Energy Savings Series. Athens, GA. The University of Georgia Cooperative Extension.

Atiles, J. H. & Zurn, L. (2006, April). Saving Energy in Your Older Home (HACE-E-60-3). Household Energy Savings Series. Athens, GA. The University of Georgia Cooperative Extension.

Atiles, J. H. & Zurn, L. (2006, April). Buying an Energy Efficient Home (HACE-E-60-4). Household Energy Savings Series. Athens, GA. The University of Georgia Cooperative Extension.

Carswell, A.T. (2006). Determining satisfaction outcomes for counseled first-time home buyers. *Housing & Society*, 33(1), 49-60.

Carswell, A.T. (2006). Living history: Tracking the housing industry's development through the daily calendar. In Memken, J. (Ed.), 2006 Annual Housing Education and Research Association Conference Proceedings (pp. 113-115). Ithaca, NY.

Carswell, A.T. (2006). Older Americans and residential stability: Maintaining livable communities through the 21st century. In Bachtel, D.C. (Ed.), 2006 University of Georgia Conference on Aging. Pp. 17-22. Athens, GA: University of Georgia.

Carswell, A.T., & Copeland, C.W. (2006). The key to foreclosure prevention: An analysis of the United Way of Metropolitan Atlanta's IDA homeownership program. In Memken, J. (Ed.), 2006 Annual Housing Education and Research Association Conference Proceedings (pp. 21-24). Ithaca, NY.

Carswell, A.T., & Copeland, C.W. (2006, July). Research report for the United Way of Metropolitan Atlanta. Atlanta, GA: United Way.

Carswell A.T., Merrill, J.L., Sweaney, A.L. & Tremblay, Jr. K.R. (2006). Housing challenges for the twenty-first century. In J.L. Merrill (Ed.), *Introduction to housing* (pp. 327-335). Upper Saddle River, NJ: Pearson Education, Inc.

Carswell, A.T., & Phillips, D. (2006). Gauging stakeholder interest in residential property management programs. In Memken, J. (Ed.), 2006 Annual Housing Education and Research Association Conference Proceedings (pp. 12-14). Ithaca, NY.

Carswell A.T. & Sweaney, A.L. (2006). The housing industry. In J.L. Merrill, S.R. Crull, K. R. Tremblay, Jr., L.L. Tyler, & A.T. Carswell (Eds.), *Introduction to housing* (pp. 87-112). Upper Saddle River, NJ: Pearson Education, Inc.

James, R.N., III (2006). Multi-family housing, social capital, and charitable behavior: Does spatial connectedness influence social connectedness? *Housing and Society*, 33(2), 73-86.

James, R.N., III. (2006, November). Multi-family housing, social capital, and charitable behavior: Are apartment residents more “connected”? Association for Research of Nonprofit Organizations and Voluntary Action (ARNOVA) 35th Annual Conference Proceedings, November 16-18, 2006, Chicago, Illinois, USA

Merrill, J. L., Crull, S., Tremblay, K., Tyler, L., & Carswell, A.T. (Eds.) (2006). *An introduction to housing*. Housing Education and Research Association. Upper Saddle River, NJ: Pearson Education, Inc.

Opoku, A., Mauldin, T., Sweaney, A., Bachtel, D.C., Atilas, J., & Eaves, C. (2006). Predisposing, enabling, and need predictors of community versus institutional long-term care. *Journal of Housing for the Elderly*, 20(1/2) 133-154.

Sweaney, A.L, Dorfman, J., Atilas, J., Kriesel, W., Rodgers, T.R, and Tinsley, K.L. (2006). *The Economic Impact of Low-Income Housing Tax Credits in Georgia*. Report submitted to the Georgia Affordable Housing Coalition.

Syal, M., Hastak, M., Mullens, M., & Sweaney, A.L. (2006). U.S. - India Collaborative Research Directions in Urban Housing and Supporting Infrastructure. *Journal of Architectural Engineering*, 12(4), 167-167.

Tinsley, K. & Rodgers, T. Housing Needs and the Demand for Housing in Moultrie, GA. (05/06). <http://www.fcs.uga.edu/hace/hdrc/news.html>

Turner, P. R. (2006, December). Steps on the Path to Home Ownership (UGA Extension Publication No. HACE-E-63).

Turner, P. R. (2006, December). Home Maintenance Checklist (UGA Extension Publication No. HACE-E-64).

Vanderford, S.E. (2006). *Family Homelessness in a Southern City: An Event History Analysis*. Unpublished doctoral dissertation, University of Georgia, Athens.

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 sixteen communities (six in the third year of the program and five in each of the first and second years) to fashion solutions to their community’s housing needs. The centerpiece of the Initiative is a series of facilitated retreats. In 2006 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 and is expected to continue donating \$25,000 annually. Matching these funds, HDRC continues to administer a three-year (FY 2006 – FY 2008) USDA Rural Community Development Initiative grant, totaling \$75,000. The Wachovia Foundation donated \$15,000 in 2006 for GICH.

Housing and energy education programs expanded in 2006. Working with community partners, FACS Extension Agents provided counseling and education for potential home buyers in ten counties across the state. In some counties, home buyer education is provided in both English and Spanish. For the first time, a HUD housing counseling grant was received to support pre-purchase, renting and home maintenance education. Several new publications and materials on energy use and conservation were developed in 2006. This program area is expanding in the area of natural gas education through funding support from the Georgia Public Service Commission and Atlanta Gas Light. These Extension programs along with programs on radon, indoor air quality, water quality, waste management and lead, provide thousands of Georgia consumers with the information and resources to make informed decisions.

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 hosting the David Pressly, President of the NAHB and Bob Young, Regional Director of HUD to a day long visit (each) to the Department of Housing and Consumer Economics. These visits included class lectures as well as individual and group discussions about their career development and goals of their organizations. The members designed and produced a shirt to wear during their service projects. Club members contributed to the annual FACS fundraiser, FACS Bingo Night, by collecting in donations from area merchants. A number of the graduate students earned scholarships to attend the Magnolia Awards sponsored by the Georgia Department of Community Affairs.

F. Other Activities

The HDRC is partnering with the U.S. Department of Housing and Urban Development to convene a one-day *affordable housing conference* to educate the public about the adverse impacts of specific local regulations on the cost and supply of workforce housing, to identify solutions to common regulatory barriers, and to challenge state and local governments to break down these barriers. The conference is scheduled during national homeownership month on June 7, 2007 and will be held in Athens on the University of Georgia campus. About 250 people from the state of Georgia are expected to attend.