

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

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## **2007 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. *Family Connection Community Collaborate*. Family Connection Partnership, Inc. 07/01/07-06/30/08. \$20,000.

Atiles, J.H. *Radon Education Program*. Georgia Department of Natural Resources, Pollution Prevention Assistance Division. 10/01/06 - 09/30/07. \$192,000.

Atiles, J.H. *Healthy Homes for Georgia*. U.S. Department of Agriculture (USDA), Cooperative State Research, Education, and Extension Service (CSREES). 04/01/06 - 03/31/07. \$9,999.

Atiles, J.H. *Healthy Housing Training Grant*. National Center for Healthy Housing. 10/01/06 - 09/30/07. \$5,000.

Atiles, J.H. *The President's Venture Fund*. University of Georgia Partners Program. For participation in *Leadership Georgia* Program. 01/01/07 – 12/31/07. \$2,500.

Atiles, J.H. *Natural Gas Education*. Georgia Public Service Commission & Atlanta Gas Light. 11/01/06 - 04/30/07. \$536,778. (First year funding of a \$1.9 million, four year budget).

- Atilas, J.H. and Turner, P.R. *Eliminating Lead Poisoning in Underserved Rural Communities in the United States*. National Center for Healthy Housing. 09/14/07-08/31/08. \$27,190.
- Atilas, 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.
- Bachtel, D.C. *Community Assessment: An Early Head Start Perspective*. Clarke County Early Head Start. 01/01/07 - 03/27/07. \$2,500.
- Bachtel, D.C. *Habersham County Community Assessment*. Habersham Board of Education. 02/01/06 - 06/18/07. \$3,000.
- Bachtel, D.C. *Chatham County Demographic Projections Analysis*. Chatham County and Savannah City Board of Education. 10/01/07 - 10/31/08. \$45,000.
- Bachtel, D.C. *Addressing the Changing Demographic Profile of Georgia*. Website. University of Georgia, Office of the Vice President for Public Service and Outreach. 05/01/07 - 09/31/07. \$4,500.
- Carswell, A.T. & Bachtel, D.C. (2006). *Demographics of mortgage fraud*. Interthinx Corporation, 06/01/06 – 02/15/07. \$14,707.
- Carswell, A., Turner, P., & Green, L. (2007). *Consumer Credit Counseling Service grant*. Consumer Credit Counseling Service, 05/15/07 – 05/15/08. \$1,000.
- Fertig A.R. & Bachtel, D.C. *Exposing Persistent Health in Georgia*. 01/01/20 -12/31/08. \$25,690.
- Glass A.P. & Bachtel, D.C. *Public Health and Older Georgians: Health Disparities*. University of Georgia, Institute of Gerontology. 03/01/20 - 05/01/07. \$3,500.
- Guillebeau, P. and Atilas, J.H. *IPM in Multi-Family Housing*. National Center for Healthy Housing. 09/14/07 - 02/22/08. \$4,000.
- James, R. N., III. *Causes and correlates of charitable giving in estate planning: A cross-sectional and longitudinal examination of older adults*. Association of Fundraising Professionals Foundation for Philanthropy - Legacy Leaders Planned Giving Research Grant Program. 10/07 – 03/09. \$4,200.
- Johnson, L., Carswell, A., Palmer, L., Leonas, K., Moss, J., Mauldin, T., Mullis, R., & Bower, D. (2006). *Life skills literacy: Designing an intervention for families with limited resources*. UGA Poverty Initiative Grant, Georgia Department of Human Resources, Athens-Clarke County Office. 01/01/07 – 12/31/07. \$15,000.
- Johnson, L., Carswell, A., Palmer, L., Leonas, K., Moss, J., Mauldin, T., Mullis, R., & Bower, D. (2006). *The effectiveness of Life skills Literacy: A pilot study*. University of

Georgia, Poverty and the Economy Faculty Grants Program. 01/01/07 – 12/31/07. \$20,808.

Rodgers, T. & Tinsley, K. City of Moultrie Housing Employee Survey. Southwest Georgia Regional Development Center. 11/06 – 07/07. \$8,000.

Sweaney, A.L., Rodgers, T., Tinsley, K. Manufactured Housing: Expanding Housing Options for Georgian's Families – Office of Vice President for Public Service and Outreach – 2007 Poverty and the Economy UGARF grant program. 01/07 – 05/08. \$16,754.

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 – 2006 Poverty and the Economy UGARF grant program. 01/06 – 05/07. \$17,000.

Sweaney, A.L., Rodgers, T., Tinsley, K. Co sponsorship agreement in support of the Housing for All Georgian's: A Call to Action symposium U.S. Department of Housing and Urban Development Atlanta Regional Office. 05/07 – 09/07. \$1,000.

### **C. Theses, Reports, Publications, and Presentations**

Anglyn, A. L. (2007) *Incidence of Home Modifications Among Younger Old Adults and Older Old Adults Using Longitudinal Analysis*. Unpublished master's thesis. University of Georgia, Athens.

Atiles, J.H. and Vendrell, P. (2007, January 28-February 1). Housing and Environment Educational Circulars: Your Household Water Quality. [Poster Presentation]. *Proceedings of the 2007 United States Department of Agriculture (USDA) and Cooperative State Research, Education, and Extension Service (CSREES) Water Quality Conference*. Savannah, GA.

Bohon, S., Atiles, J., and Stamps, K. (2008). Transportation and migrant adjustment in Georgia. *Population Research and Policy Review*, 27(3), forthcoming.

Carswell, A.T., & Bachtel, D.C. (2008, forthcoming). Mortgage fraud: White-collar crime with long-standing community effects. *Public Administration & Management*.

Carswell, A.T., & Bachtel, D.C. (2007, March 23). What we know about mortgage fraud and its community implications. Paper presented at the Georgia Association of Family & Consumer Sciences Conference, St. Simons Island, GA.

Carswell, A. T., & James, R. N., III. (2007). Virtual property manager: Providing a simulated learning environment in a new university program of study. *The Journal of Systemics, Informatics, and Cybernetics*, 5(4), 34-40.

Colson, M. (2007) *Affordable Housing Barriers in Georgia according to local Homebuilder Association Members*. Unpublished master's thesis, University of Georgia, Athens.

Green, L., Turner, P.R. and Carswell, A.T. (2007). Pre-Purchase Housing Counseling and Education: A Means of Building Human Capital. In J. Laquatra (Ed.), *Bringing Back the City: Housing & Neighborhood Renaissance* (pp 60-62). Ithaca, NY: Cornell.

James, R. N., III. (in press). Tenant time preference as a barrier to homeownership. *Applied Economics Letters*.

James, R. N., III. (2007). An econometric analysis of household political giving in the USA. *Applied Economics Letters*, 14(15). Advance online publication: doi:10.1080/13504850601032131

James, R. N., III. (2007). Multifamily housing characteristics and tenant satisfaction. *Journal of Performance of Constructed Facilities*, 21(6), 472-480.

James, R. N. III. (2007). Tenant satisfaction and structural characteristics of multifamily housing in the U.S. [Abstract]. In P. Boelhouwer, D. Groetelaers, & E. Vogels (Eds.), *European Network of Housing Researchers Sustainable Urban Areas International Conference, Rotterdam, Netherlands, Book of Abstracts* (pp. 88). Delft, Netherlands: Delft University of Technology.

James, R. N. III. (2007). The household, metropolitan, and international impact of public housing on residential satisfaction [Abstract]. In P. Boelhouwer, D. Groetelaers, & E. Vogels (Eds.), *European Network of Housing Researchers Sustainable Urban Areas International Conference, Rotterdam, Netherlands, Book of Abstracts* (pp. 88-89). Delft, Netherlands: Delft University of Technology.

James, R. N., III. (in press). Tithing: An examination of religious charitable giving in America. *Proceedings of the Association for Research of Nonprofit Organizations and Voluntary Action (ARNOVA) 35th Annual Conference*, Atlanta, GA.

James, R. N., III. (2007). Can residential satisfaction be increased for everyone? How rent subsidization and public housing affects individual, regional, national, and international satisfaction levels [poster session] [Abstract]. *Proceedings of the 2007 Annual Conference of the Housing Education and Research Association, Charlotte, NC*, 222-230.

James, R. N., III. (2007). Barriers to affordable housing: A "big picture" overview [PowerPoint]. In K. Tinsley (Ed.) *Housing Opportunities for all Georgians: A call to action [CD-ROM]*. Athens, GA: UGA Housing and Demographics Research Center

James III, R. & Atilas, J.H. (2008). The transitioning nature of Hispanic renters. *Housing Policy Debate*, 19(1), forthcoming.

James, R.N. III and Atilas, J.H. (2007, October 23-26). Hispanic Renters and the Transition to Homeownership in the Survey of Consumer Finance. [Oral Presentation]. *Proceedings of the 2007 Annual Conference of the Housing Education and Research Association*. Housing Education and Research Association (HERA) Annual Conference. Charlotte, NC.

James, R.N., III, Carswell, A.T., & Phillips, D. (2007). Tenant and homeowner expenditures: Uncovering the true costs of homeownership. In Laquatra, J. (Ed.), *2007 Annual Housing Education and Research Association Conference Proceedings* (pp. 72-80). Charlotte, NC.

James, R. N., III., Carswell, A. T., & Sweaney, A. L. (in press). Sources of discontent: Residential satisfaction of tenants from an internet ratings site. *Environment & Behavior*, 40.

James, R. N., III., & Moorman, D. C. (2007). Bringing an emerging consumer issue to the classroom: The Bisphenol-A (BPA) controversy. *Journal of Consumer Education*, 25, 53-62.

James, R. N., III., & Sharpe, D. L. (2007). Retirement savings and expenditure patterns of renters and homeowners: Different resources or different views? [Abstract]. *Consumer Interests Annual: American Council on Consumer Interests Annual Conference, St. Louis, MO*, 53, 169.

James, R. N., III., & Sharpe, D. L. (2007). Is time running out? Savings and investments of renters nearing retirement age. *Financial Counseling & Planning*, 18(2), 61-72.

James, R. N., III., & Sharpe, D. L. (2007). The nature and causes of the U-shaped charitable giving profile. *Nonprofit and Voluntary Sector Quarterly*, 36(2), 218-238.

James, R. N., III., & Sharpe, D. L. (2007). The “sect-effect” in charitable giving: Distinctive realities of exclusively religious charitable givers. *The American Journal of Economics and Sociology*, 66(5), 697-726. Mimura, Y. (In press March 2008). *Housing cost burden, poverty status, and economic hardship among low-income families with children*, *Journal of Family and Economic Issues*.

Mimura, Y., Eaves, C.P., & Sweaney, A.L. (2007). Assessing the pride of owning manufactured housing among young adults [Abstract]. In Laquatra, J. (Ed.). *2007 Annual Housing Education and Research Association Conference Proceedings*. Pp. 144-148.

Nielsen, R. B., James, R. N., III, & Garasky, S. B. (2007). Do housing expenditures crowd-out medical out-of-pocket expenditures? [Abstract]. *Proceedings of the 2007 Annual Conference of the Housing Education and Research Association, Charlotte, NC*, 154-160.

Palmer, L., Carswell, A., Johnson, L., Pimentel, L.G., Mauldin, T., & Koonce, J. (2007). Assisting families in poverty: A holistic approach. In *2007 Annual Association for Financial Counseling and Planning Education Conference Proceedings*. Tampa, FL.

Phillips, D., & Carswell, A.T. (2007). Analyzing off-campus housing preferences of “echo boomer” college students. In Laquatra, J. (Ed.), *2007 Annual Housing Education and Research Association Conference Proceedings* (pp. 169-176). Charlotte, NC.

Robinson, K., Carswell, A.T., & James, R.N., III. (2007). The residential satisfaction of military households in privatized apartment communities. In Laquatra, J. (Ed.), *2007 Annual Housing Education and Research Association Conference Proceedings* (pp. 177-183). Charlotte, NC.

Sweaney, A., Dorfman, J., Atilas, J., Kriesel, W., Rodgers, T., & Tinsley, K. (2007, October 23-26). The Economic Impact of Low-Income Housing Tax Credits in Georgia. [Poster Presentation]. *Proceedings of the 2007 Annual Conference of the Housing Education and Research Association*. Housing Education and Research Association (HERA) Annual Conference. Charlotte, NC.

Tinsley, K., Cude, B., Rodgers, T. & Sweaney, A. (Forthcoming) Partnering with Local Employers to Meet Housing Needs. *Journal of Extension*.

Turner, P., Tinsley, K., Cude, B., & Sweaney, A. An Analysis of Workforce Housing in Rural Georgia. *Consumer Interests Annual Volume 53*. The proceedings of the 53<sup>rd</sup> annual conference. St. Louis, MO. April 18-21, 2007.

Vanderford, S., Mimura, Y., Sweaney, A., & Carswell, A. (2007, forthcoming). An analysis of tenure and house structure type by household composition. *Family & Consumer Sciences Research Journal* 36(2), 93-109.

#### **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 third year of the program, GICH is helping fifteen communities to fashion solutions to their community’s housing needs. The centerpiece of the Initiative is a series of facilitated retreats. In 2007 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 \$100,000 over four 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 and AGL Resources have donated funds for next year.

Housing education programs expanded in 2007. Working with community partners, *FACS Extension* Agents provided counseling and education for renters, home buyers and homeowners in ten counties across the state. In some counties, home buyer education is provided in both English and Spanish. For the second year in a row, a U.S. Department of Housing and Urban Development (HUD) housing counseling grant in the amount of \$23,615 was received to provide ongoing support of our education efforts. A new curriculum on home maintenance was developed with a variety of lessons, including seasonal maintenance, managing mold, budgeting for homeowners and healthy cleaning. The Water, Energy, and Waste program area expanded to include a focus on natural gas education, that is funded through 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 necessary 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>. The 2007 Georgia County Guide (25<sup>th</sup> edition) was published in February.

#### **E. Student Association Activities**

The Student Chapter of NAHB has completed a year of activities that began with a number of members attending the International Builders Show in Orlando. Student club members sponsored an activity (Bob the Builder) at the College of Family and Consumer Sciences annual South Campus Tailgate. Members contributed to the annual FACS fundraiser, FACS Bingo Night, by collecting donations from area merchants to be used as bingo prizes. The chapter members benefited from many guest speakers in their housing classes.

#### **F. Other Activities**

The HDRC partnered with the U.S. Department of Housing and Urban Development to convene Housing for All Georgians: A Call to Action conference on Sept. 25<sup>th</sup>, 2007. UGA is the only institution of higher education that has signed on to HUD's Call to Action and with the success of this conference, will be cited as a national leader in the effort to remove regulatory barriers to the development of affordable housing. The conference featured three panel sessions, 20 speakers and moderators, and 221 attendees. The information shared has been made public by a website developed by the HDRC staff <http://www.fcs.uga.edu/newfacs/hace/hdrc/symposium.html>.

Dr. Sweaney, HDRC Director, received the Affordable Housing Champion of the Year

Award at the Georgia State Trade Association of Nonprofit Developers (GSTAND) annual meeting in October. GSTAND is a statewide organization whose mission is to promote the development of quality, affordable housing by Georgia's not-for-profit housing developers.