

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

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## **2009 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 Customer Education*. Georgia Public Service Commission. 11/1/06 – 4/30/10 \$2,013,050.

Atiles, J.H. *Radon Education Program*. Georgia Department of Community Affairs. 10/1/08 – 3/31/10 \$302,200.

Atiles, J.H. *Weatherization Monitoring/Education Program (Arra)*. Georgia Environmental Facilities Authority (DOE). 10/1/09 – 3/31/10 \$892,977.

Atiles, J.H., & Chapman, S.W. *Family Connection Community Collaboratives*. Family Connection Partnership, Inc. 7/1/08 – 6/30/09 \$18,000.

Atiles, J.H., & Chapman, S.W. *Family Connection Community Collaboratives*, Family Connection Partnership, Inc. 07/01/09 – 06/30/10 \$18,000.

Atiles, J.H., Turner, P.R., & Guillebeau, L.P. *Healthy Housing Training for Practitioners – 2007*. National Center for Healthy Housing (EPA). 3/1/07 – 2/28/09 \$40,987.

Bachtel, D. *Georgia Demographic Research*. United Way of Metro Atlanta. 09/25/08 – 03/25/09 \$12,000.

Cude, B.J. *Georgia Peer Financial Counseling Program*. Georgia Governor's Office of Consumer Affairs. 6/1/05 – 7/31/10 \$59,022.

Cude, B.J. *Georgia Peer Financial Counseling Program*. Georgia Governor's Office of Consumer Affairs. 9/1/08 – 8/31/10 \$31,900.

James, R.N., III. *Between Intention and Final Distribution: An Examination of the Barriers to Charitable Estate Transfers*. Association of Fundraising Profession. 10/1/08 – 3/1/10 \$5,100.

James, R.N., III. *Causes and Correlates of Charitable Giving in Estate Planning*. Association of Fundraising Profession. 10/1/07 – 3/1/09 \$4,200.

James, R.N., III. *Philanthropic Estate Distributions for Non-Taxable Estates*. Indiana University. 11/1/08 – 6/1/09 \$4,500.

Johnson, L.N., Palmer, L., Bower, D.W., Carswell, A.T., Koonce, J., Mauldin, T.A., & Mullis, R.M. *Life Skills Literacy: Working To Alleviate Family Poverty*. Clarke County DFACS. 5/1/07 – 6/30/09 \$15,000.

Tinsley, K.L. *Georgia Initiative for Community Housing*. United States Department of Agriculture. 11/3/08 – 10/31/11 \$85,000.

Tinsley, K.L. *Georgia Initiative for Community Housing*. Wachovia Wells Fargo Foundation. 12/15/09 \$17,000.

Turner, P.R. *Education and Housing Counseling and Outreach*. United States Department of Housing and Urban Development. 10/1/08 – 9/30/09 \$36,848.

Turner, P.R. *Healthy Homes Project*. Auburn University (USDA). 7/1/08 – 6/30/10 \$9,500.

Worley, J.W., Speir, R.A., Atilas, J.H., Sumner, P.E., Czarick, M., Hawkins, G.L., & Harrison, K.A. *Energy Conservation in Georgia 2009*. Georgia Environmental Facilities Authority (DOE). 10/1/08 – 9/30/09 \$106,000.

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

Carswell, A.T. (2009). Does housing counseling change consumer financial behaviors? Evidence from Philadelphia. *Journal of Family and Economic Issues*, 30(4), 339-356.

Carswell, A.T. (2009). Effects of mortgage fraud on property tax assessments. *Journal of Property Tax Assessment and Administration*, 6(2), 5-17.

Carswell, A.T., & Bachtel, D. (2009). Mortgage fraud: A risk factor analysis of affected communities. *Crime, Law and Social Change*, 52(4), 347-364.

Carswell, A.T., & James, R.N., III. (2009). In R. P. Hein (Ed.), *Government-assisted affordable housing programs in the apartment industry* (pp. 5:1:1-5:1:17). Atlanta, GA: Georgia Apartment Law Book - Atlanta Apartment Association.

Carswell, A.T., James, R.N., III, & Mimura, Y. (2009). Examining the connection between housing counseling practices and long-term housing and neighborhood satisfaction. *Journal of the Community Development Society*, 40(1), 37-53.

Carswell, A.T., Seay, M.C., & Nielsen, R.B. (2009). Predictors of rental ownership using the Survey of Income and Program Participation (SIPP) data set. *2009 Annual Housing Education and research Association Conference Proceedings*, 52-63.

Carswell, A.T., & Smith, S.W. (2009). The greening of the multifamily residential sector. *Journal of Engineering, Design and Technology*, 7(1), 65-80.

Cude, B.J. (2009). In L. Johnson (Ed.), *Engaging students in public policy analysis*. Athens, GA: University of Georgia.

Cude, B.J., & Kabaci, M.J. (2009). In D. L. (Ed.), *Financial education for college students*. Springer Science.

Gibson, S.M., Marable, A.B., Chapman, S.W., Cantrell, M.B., & Turner, P.R. (2009). *Gone Green: Transferring Environmental Conservation and Environmental Health Knowledge from Youth to Parents*. Available at <http://www1.cyfernet.org/cyfar2009/workshops.html>

Green-Pimentel, L.E. (2009). *The relationship between housing cost burden and health status of older adults in the United States*. Unpublished doctoral dissertation, University of Georgia. Anne Sweaney, Major Professor.

James, R.N., III. (2009). An econometric analysis of household political giving in the USA. *Applied Economics Letters*, 16(5), 539-543.

James, R.N., III. (2009). Customer satisfaction with apartment housing offered by Real Estate Investment Trusts (REITs). *International Journal of Consumer Studies*, 33, 572-580.

James, R.N., III. (2009). Health, wealth, and charitable estate planning: A longitudinal examination of testamentary charitable giving plans. *Nonprofit and Voluntary Sector Quarterly*, 38(6), 1026-1043.

James, R.N., III. (2009). Tenant time preference as a barrier to homeownership. *Applied Economics Letters*, 16(10), 1073-1077.

- James, R.N., III. (2009). The myth of the coming charitable estate windfall. *The American Review of Public Administration*, 39(6), 661-674.
- James, R.N., III. (2009). Wills, trusts, and charitable estate planning: A panel study of document effectiveness. *Financial Counseling & Planning*, 20(1), 3-14.
- James, R.N., III. (2009). Recreating neighborhoods for successful aging. *Journal of the American Planning Association*, 75(30), 376.
- James, R.N., III, & Atilas, J.H. (2009). Homeownership plans among Hispanic renters: Ethnic differences or geographic differences? In C. Earhart (Ed.), *Proceedings of the 2009 Annual Conference of the Housing Education and Research Association* (pp. 83-86). Santa Fe: Housing Education and Research Association.
- James, R.N., III, & Atilas, J.H. (2009). The private rental sector and immigrant populations: The case of homeownership plans among Hispanic renters in the U.S. *Changing Housing Markets, Integration and Segmentation: European Network of Housing Researchers 2009 International Conference*, 58.
- James, R.N., III, Carswell, A.T., & Sweaney, A.L. (2009). Sources of discontent: Residential satisfaction of tenants from an internet ratings site. *Environment & Behavior*, 40.
- Mimura, Y., Sweaney, A.L., & Eaves, C.P. (2009, forthcoming). Assessing the pride of owning modern manufactured housing among young adults. *Housing and Society*.
- Peek, G.G. (2009). *Better Citizens? The relationship between homeownership and religious and political volunteerism*. Unpublished doctoral dissertation, University of Georgia. Anne Sweaney, Major Professor.
- Robinson, K., Carswell, A.T., & James, R.N. (2009). Residential satisfaction of military households in privatized apartment communities. *Housing and Society*, 36(1), 95-114.
- Tinsley, K., & Massey, J. (Forthcoming). The Georgia Initiative for Community Housing. *Housing and Society*, 36(2), 203-219.
- Tinsley, K.L., & Rodgers, T. (2009). *Comprehensive Planning and Affordable Housing*. Grant report for Georgia State Trade Association for Nonprofit Developers.
- Tinsley, K.L., Sweaney, A.L., & Mimura, Y. (2009). Happiness with housing and desire to move among public employees in rural Georgia. In C. Earhart (Ed.), *Proceedings of the 2009 Annual Conference of the Housing Education and Research Association* (pp. 10-14). Santa Fe, NW: Housing Education and Research Association.
- Turner, P. R. (2009). Sustaining water conservation after the rains come. In C. Earhart (Ed.), *Proceedings of the 2009 Annual Conference of the Housing Education and Research Association*. Santa Fe, NM: Housing and Education Research Association.

## **D. Outreach Activities**

### Georgia Initiative for Community Housing

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 fifth 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 which community housing teams came together for facilitated work sessions and targeted assistance. In 2009 retreats were held, in St. Simons and the other at the Georgia Baptist Center in Toccoa, GA. The program has sixteen "alumni" communities and increased networking opportunities through the GICH listserv, which has more than 300 subscribers.

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 \$130,000 over six years and is expected to continue donating \$30,000 annually. Matching these funds, HDRC has a three-year (FY 2008 – FY 2011) from USDA Rural Development, the Rural Community Development Initiative grant, totaling \$85,000. The Wachovia Foundation has also donated funds for next year (2010), \$17,000. <http://www.fcs.uga.edu/hace/hdrc/gich.html>

### Success with Georgia Peer Counseling Program

Dr. Brenda Cude has reached over 12,000 students with the innovative Georgia Peer Counseling Program, a financial counseling program for Georgia college students. She has helped over 5,000, at nine participating Georgia campuses, in the past two years. This program has seven modules which educate Georgia college students on budgeting, credit use, student loans, and savings and investments. One of its keys to effectiveness is that it is a peer program, making the subject less intimidating. The seminars arm students' with the knowledge they need to keep from incurring too much debt with tools such as handouts, group discussions, and internet resources. <http://www.fcs.uga.edu/pfc>.

## **E. Student Association Activities**

The University of Georgia Student Chapter (55 active members) has completed a year of activities. The leadership team officially registered the club with the University of Georgia Student Activities office and was granted funding from the student fund. Student club members sponsored a resume writing workshop and conducted a membership drive. A number of the members attended the Athens Area Home Builder monthly meetings at the Holiday Inn Express and networked with the members in this area. Numerous students located and completed internships via the connections they made at these monthly meetings. The chapter members benefited from many guest speakers in their housing classes.

## **F. Other Activities**

### Statewide housing conference

In the wake of the ongoing foreclosure crisis, the Real Estate Solutions: Best Practices for Today's Housing Market was held on December 17, 2009. The second statewide housing conference hosted by the HDRC in three years, 165 people attended to learn about strategies for getting properties back on the tax roll. Thirty expert speakers participated, as well as Senator Isakson, Deputy Regional Director U.S Department of Housing and Urban Development (HUD), and Georgia State Director U.S. Department of Agriculture (USDA) Rural Development. The conference agenda and speaker presentations are posted to the HDRC website. <http://www.fcs.uga.edu/hace/hdrc/news.html>