

Progress Toward 50 Homes

CLAM is making steady progress toward our goal of creating 50 affordable homes in 25 years. At the beginning of 2008, we had created or helped create four affordable homes—two in a CLAM-owned rental property and two in a tenants-in-common homeownership purchase by local families. We also had a plan for how the community can have 46 more affordable homes by 2030 using a variety of strategies firmly grounded in the realities of our West Marin conditions.

Throughout 2008, we continued to look at available properties for their potential as affordable homes. After exploring a number of properties on the market and negotiating seriously on four of them, we ended the year with contracts to purchase two properties—a home with a second unit near West Marin School in Point Reyes Station and a buildable lot. In February 2009, we closed escrow on the first project. It has a two-bedroom house and a second unit, both in need of renovation. It's in walking distance to workplaces, transportation, and services in downtown Point Reyes Station. We are in escrow for the purchase of the second project, a buildable lot, also close to town.

These two purchases will enable CLAM to create two new rentals and two for-sale homes in the next two years.

Shared Ownership Services

At the Annual Meeting on April 26, 2008 CLAM launched its Shared Ownership Services to help homebuyers, property owners, and investors create affordable housing through tenants-in-common, shared equity, and other shared ownership solutions. Sixty workshop participants learned how families and individuals can purchase properties as tenants-in-common. At a second workshop in October, co-sponsored by Bolinas Community Land Trust and West Marin Community Services and conducted in collaboration with Wells Fargo Bank, twenty participants learned how to prepare to buy their first home. Resources from these sessions are available at CLAM's website under "Creative Solutions" (www.clam-ptreyes.org). In December 2008 CLAM received a grant from the Wells Fargo Foundation to support its Shared Ownership Services in 2009.



CLAM's new 2-bedroom home

Photo by Jim Campe

Support for County Fee to Fund Affordable Housing

With member support, CLAM endorsed a county proposal to raise sorely needed funds for developing and preserving affordable homes in Marin. The mechanism is a "housing impact fee" ordinance that would be applicable in the unincorporated areas of the County. The fee would be levied when large single-family homes are built or result from major remodeling. CLAM spoke in favor of the ordinance at the Board of Supervisors hearing, where it passed.

Second Green Home Tour

At CLAM's Second Annual Point Reyes Green Home Tour, eighty tour-goers were pleased with the range of homes and variety of green features they learned about, staying engaged in conversation over ice cream at the Dance Palace after returning from the tour.

A favorite of many was seeing Steve Potts mill lumber from downed trees onsite for a home under construction in Point Reyes.

This year's Green Home Tour is on Sunday, October 4, 2009.

CLAM 2009 Preview

For 2009 our primary focus is on completion of the renovation of CLAM's second property—the home and second unit in Point Reyes Station—so that two families can move into affordable homes this year. We're exploring options for upgrading the energy efficiency of the two-bedroom house and replacing the second unit with a green and affordable home that effectively produces net-zero carbon emissions.

Our major fundraising goal for 2009 is to raise the \$138,000 needed to complete the renovations. By the end of 2008, with tremendous help from CLAM members who matched a \$50,000 donation pledge, we had raised \$600,500 in donations and loans.

Once escrow closes on the buildable lot, we'll begin the process of designing and building two green, affordable homes for sale in 2010.

In Shared Ownership Services, CLAM will offer two workshops to help interested people prepare to purchase property as tenants-in-common.

Members, Friends, and Institutional Supporters

Support for CLAM's goals has continued to grow in 2008. Donations from individuals helped us meet a very generous challenge gift of \$50,000 at the end of year. Thanks to all who contributed to this fundraising success! In all, we raised more than \$140,000 last year to be used creating housing that working people can afford.

CLAM gratefully acknowledges the following members, friends, and institutional supporters whose 2008 contributions were vital for CLAM to achieve its goals.

Anonymous	Christa Burgoyne	Lorraine & Jeremy Fisher-Smith	Burton Johnson
Nancy Adess	Nick Burgoyne	Bonnie Fisk-Hayden	Barbara Khurana & Dave Barnett
Sonja Anderson	Wiebke Buxbaum	Sue Flagg & Carlo Rocca	Kim Klein & Stephanie Roth
Tom & Tamia Anderson	Jim & Pam Campe	Ruth Fleshman	Paul Korhummel Design & Construction
Scott Atthowe & Patricia Thomas	Joseph & Susan Cerny	Hope Foote	Jack Kramer & Susan Hayes
Axel Nelson Construction	Marna Clarke	Carol Friedman	JSF Company
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Peter Barnes	Kay Clements	Charles Gay & Pamela Ross	Robert & Mary Kroninger
Hathaway Barry	Coastal Marin Real Estate	Bob & Dean Giacomini	Carrie & Stuart Kutchins
Gordon Bennett & Kate Carolan	Katharine Cook	Jill Gilbert	Louise Landreth
Bob Berner	Daniel Cordrey & Elizabeth O'Brien	Jim and Sharon Grant	Joel Langdon
Nancy Bertelsen	Maureen Cornelia & Peter Sheremeta	Green Girl Events	Jon Langdon
Zsuzsanna Biran	Cowgirl Creamery	Ann Sheree Greenbaum	Dona Larkin & Phil McKee
Joe & Maureen Blumenthal	Kevin & Susan Daniel	Golden Point Produce	Jim & Joyce Laws
Carol Bolter	Eleanore Despina & Bing Gong	Robert Hildreth	Robert Laws & Beatrice Challiss-Laws
Allan & Sydne Bortel	Barbara & Barry Deutsch	David Hobler & Kathleen Paniagua	Vicki Leeds & Ben Mosley
Margaret Bourne, M.D.	Cathleen Dorinson	Sarah Hobson	Melinda Leithold
Dave Brast	Drakes Bay Oyster Company	Wade & Sandra Holland	Eric Levine & Sophie Bray
Susan Brayton	Caroline Dutton	John Hope Construction	Lynne Levine
Laura Bresler & Bruce Johnson	Mary Eubank	Indian Peach Catering Company	Rae Levine
Brickmaiden Breads	Fairfax Lumber & Hardware Co.	Inverness Association	John & Diane Levy
Steven & Lia Brock	Jody Farrell	Gary Ireland & Elizabeth Zarlengo	Rick Lewis
Allan & Muriel Brotsky	Patsy Faulkner & Phil Jonik	Jeri Jacobson	Meg Linden
Kris Brown & Scoby Zook	Lyons Filmer &	Rob & Sue Janes	Barry & Linda Linder
Building Supply Center	Gregory DeMascio	Barbara Jay	

Supporters (continued)

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Marshall Livingston
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Sim Van der Ryn
Nancy Vayhinger
Tanis Walters
Devi & Stan Weisenberg
Nonnie Welch
Wells Fargo Bank
West Marin Real Estate
David Wheelan
Patrick White
Nancy Wolf
Betty Woolfolk & Nick Corcoran

Volunteers

CLAM succeeds with a small part-time staff and extensive volunteer contributions of time, talent and effort. Huge thanks to all our 2008 volunteers:

Nancy Adess
Julia Barlett
Dave Brast
Susan Brayton
Christa Burgoyne
Jim Campe
Pam Campe
Daniel Cordrey
Maureen Cornelia
Cathleen Dorinson
Lisa Doron
Mark Dowie
Burton Eubank
Lorraine Fisher-Smith
Bonnie Fisk-Hayden
Dick & Gini Havel
David Herbst
Madeline Hope
Martha Howard
Rick Lewis
Roger Lippman
Trish McEneaney
Stephen Marshall
Beth McIntyre
Dan Morse
Kathy Munger
Kerry Munger Livingston
Marshall Livingston
Terry Nordbye
Steve Potts



Rishi Schweig
Susan Scott
Murray Suid
Mark Switzer
Tor Taylor
Nancy Vayhinger

Scott Yancy
Elizabeth Zarlengo
Soby Zook

2008 FINANCIAL SUMMARY

Statement of Activity and Changes in Net Assets for the year ended December 31, 2008*

	UNRESTRICTED	TEMPORARILY RESTRICTED	TOTAL
NET ASSETS, January 1, 2008	592,293	102,600	694,893
SUPPORT AND REVENUE			
Grants and donations	99,912	5,000	104,912
Memberships	11,875		11,875
Events	3,062		3,062
Rental Income	27,006		27,006
Interest	6,389		6,389
TOTAL SUPPORT AND REVENUE	148,244	5,000	153,244
EXPENSES			
Program Services	67,741	0	67,741
General & administrative	6,821		6,821
Fundraising	6,771		6,771
Depreciation & Amortization	17,637		17,637
TOTAL EXPENSES	98,970	0	98,970
CHANGE IN NET ASSETS (2007/2008)	49,274	5,000	54,274
NET ASSETS, December 31, 2008	<u>\$641,567</u>	<u>\$107,600</u>	<u>\$749,167</u>

Statement of Financial Position, December 31, 2008*

ASSETS	UNRESTRICTED	TEMPORARILY RESTRICTED	TOTAL
SUPPORT & REVENUE			
Cash and Cash equivalents	\$74,620	\$107,600	\$182,220
Cash in Reserve Account	0		0
Prepaid expenses	0		0
Deposits	17,125		17,125
Property & Equipment, NET	715,164		715,164
TOTAL ASSETS	806,909	107,600	914,509
LIABILITIES & NET ASSETS			
Accounts payable	5,002		5,002
Security Deposit	2,200		2,200
Notes Payable	333,460		333,460
TOTAL LIABILITIES	340,662	0	340,662
NET ASSETS - Unrestricted	571,795		571,795
NET ASSETS - Operating Reserve	69,772		69,772
NET ASSETS - Temp. Restricted		107,600	107,600
NET ASSETS	641,567	107,600	749,167
TOTAL LIABILITIES & FUND EQUITY	<u>\$982,229</u>	<u>\$107,600</u>	<u>\$1,089,829</u>

*Amended May 26, 2009

CLAM Board Members and Staff

BOARD: Susan Scott, *President*; Kerry Munger Livingston, *Vice-President*; Nancy Adess, *Secretary*; Daniel Cordrey, *Treasurer*; Maureen Cornelia; Jon Fernandez; Lorraine Fisher-Smith; Terry Nordbye; Rishi Schweig; Tor Taylor; Nancy Vayhinger

STAFF: Rae Levine, *Executive Director*; Bonnie Guttman, *Program Assistant*