

What did CLAM do in 2017?

CLAM is growing in many ways. During 2017:

- CLAM acquired an 8-unit apartment building in Stinson Beach, doubling the number of CLAM rental homes.
- CLAM acquired a three-bedroom, two-bath home that will become the second permanently affordable homeownership in West Marin. The home is located in the Point Reyes Affordable Homes (EAH) property. It was one of the 7 homes that were originally slated to be affordable but had to be sold at market rate when the EAH project ran into financial difficulties.
- CLAM more than doubled its staff by adding 3 new part-time staff in 2017, including a talented project manager to help guide CLAM through acquisition of the Coast Guard neighborhood and other properties.
- CLAM rolled out its Real Community Rentals program, which to date has created 7 new, affordable rental units in less than a year, with two more in development.

What about the Coast Guard? Does CLAM own the Coast Guard neighborhood?

No. The property is still under Federal ownership, with sale being negotiated to the County of Marin.

CLAM *was* critically instrumental in organizing community support to prevent an auction sale of the Coast Guard neighborhood. CLAM supported federal legislation that was successfully passed in 2016 requiring the Coast Guard to convey the property to the County of Marin to be used as affordable homes.

As of January 2018, Marin County is working on acquiring the property from the Coast Guard. Within the next few months, the County of Marin will hold a community meeting about the property. Later, they will issue a Request for Proposal (RFP) for potential groups interested in rehabilitating and managing the property. CLAM will submit a proposal and bid to work with a partner on the redevelopment project.

In what ways has CLAM been preparing to take on the Coast Guard neighborhood?

For the past several months, CLAM has been talking with potential development partners for the Coast Guard site. CLAM will choose a partner that has the expertise that best aligns with our mission, including having the skills necessary for the construction and rehabilitation work that will be needed before homes at the Coast Guard property can be offered.

We have also expanded our staff, adding a project manager to guide CLAM through property acquisition and development, and a Development Director to help us reach our fundraising goals.

When will the homes in the Coast Guard neighborhood be available?

Because so many decisions still need to be made by the County, CLAM cannot yet forecast a timeline for redevelopment of the Coast Guard property. We do know it will take a few years. Some of the homes are in great shape, but others need renovation. And crucially, a community septic system must be installed on site before anyone can move in.

Can I get on a wait list for the Coast Guard homes?

Not at this time. A wait list can be opened up once there is site control of the property.

Will the homes be rentals or homeownership?

The County's community process will help shape a vision for the types of housing the project will offer. CLAM plans to conduct a housing needs assessment that will provide data specific to West Marin housing needs over the next generations. This will help shape our view of the types of housing that will be offered. It is likely to be a combination of rental and homeownership.

Who will get to live there?

Anyone who qualifies for reasonably priced housing will be able to apply for one of the homes. People who need affordable homes are everyday people. They work as teachers, retail clerks, restaurant staff, medical technicians, farmers, and bank tellers. Because of the high home prices in West Marin, many people are in need of lower-priced housing. Affordable homes can reduce financial pressures so residents can be community members with the time and stability to give back to the community. Our hope is that the Coast Guard neighborhood serves as an anchor for West Marin communities for generations to come.

How will the dining hall and commercial kitchen be used?

Current non-residential facilities on the Coast Guard property hold many possibilities and constraints. These issues will be discussed at the workshops Marin County plans to host. Be sure to participate in the discussion! If CLAM becomes the Coast Guard owner, we will seek community input about the many possible uses of not only the dining hall and kitchen, but also the pool, tennis court, riparian lands, office, and work spaces. Our hope is that these spaces will serve both residents of the neighborhood and the larger community.

A final word:

As your local **community land trust**, CLAM acquires property to create community assets – and stewards those assets in perpetuity. As a local organization, we seek community participation to inform how we implement our mission of sustaining a vibrant West Marin. We also make concerted efforts to organize and empower tenants and provide opportunities for tenants to build savings and improve their lives. You can read about some of [our successes here](#).

CLAM wants to acquire the Coast Guard property so that the homes *and* land stay affordable and in local control for the long term. We will likely have competition in our bid to the County to do so. Your input to the County on the need for strong local control of the Coast Guard neighborhood will be important.

Please come to the meetings the County will be hosting this spring and voice your concerns.

We welcome your input and questions on our work related to this new neighborhood. And we look forward to more conversations within the community as we further our work. For questions, please call 415-663-1005, or go to: www.clam-ptreyes.org.