



Community Land Trust Association
of West Marin

ANNUAL REPORT 2006

First Home Project Completed—Capital Campaign Promise Fulfilled

Amid a chorus of rave reviews, in 2006 CLAM fulfilled its mission of providing affordable housing, completing construction of a second unit on the Inverness Park house purchased in 2005.

Tenants moved into the two-bedroom home in February 2006. Then CLAM went to work building an attached one-bedroom second rental unit. A special thank-you goes out for the hard work, dedication and financial support of community members who donated money and who built, painted, wired, and plumbed, completing the second unit with a jubilant Open House on June 25, 2006. In July the first tenants moved in. CLAM is proud to be providing affordable rental homes to two families.

At the end of 2006, CLAM reached its capital campaign goal of \$175,000 that enabled us to purchase the property, fund construction of the second unit, and replenish the property acquisition fund for the next project.

Many thanks again to all who made this first project such a big success!

CLAM Assists Tenants-in-Common Purchase

CLAM is working to expand affordable housing in the Tomales Bay area through a variety of methods. In 2006 we had the first opportunity to assist with a tenants-in-common (TIC) purchase. For properties with a house and a second unit, such an arrange-



Kitchen in new second unit of CLAM House

ment enables an affordable purchase by sharing the cost between two parties. In this instance, two local couples—Burton & Jennie Eubank and Daniel Cordrey & Elizabeth O'Brien—were able to purchase the property jointly. These four adults who work locally, three of them at West Marin School, and one child who attends school locally, now have the security of homeownership, enabling them to continue contributing to the community.

CLAM helped by making an offer that was accepted, taking the property off the market during the still hot-bidding times. As a community land trust, we had planned to retain the land and sell the houses affordably. Instead we transferred the purchase contract to the two couples after Burton and Jennie, already tenants on the property, found partners for the purchase. Realtor Dan Morse went the extra mile to help the couples complete their

first home purchase. CLAM continued as an information resource and moral supporter through the purchase process. Although CLAM does not own this property, this is one of the ways CLAM is helping create additional affordable housing.

Home on the Range, the Bay, and the Hillside: Historical Housing in West Marin and Other Community Events

The highlight CLAM event of 2006 was a slide show and talk by local historian Dewey Livingston. An enthusiastic audience of more than 100 people gathered at the Dance Palace to hear Dewey tell about the Miwok Indians and early settlers, and relate stories of the homes and lifestyles on remote ranches, in working towns, wealthy enclaves and summer resorts through the 1950s, using historical photographs to illustrate the evolution of West Marin architecture and townscapes.

We're planning a sequel presentation that will feature homes built from the 1960s to the present. If you'd like to help with photo and historical research for that show, CLAM would love to have your assistance!

CLAM also participated in several community events:

- The Inverness Fair, where a CLAM bake of delicious goodies baked by much-appreciated volunteers helped raise funds and visibility for CLAM.
- The West Marin Sustainability Fair, where we provided information about affordable housing, an important ingredient of sustaining people who work here.
- The Point Reyes Farmers Market, where we greeted shoppers monthly with information about CLAM.

CLAM 2007 PREVIEW

Continuing the momentum established in 2006, CLAM is already in full swing on an active 2007, with a goal of acquiring a second property that will provide housing for local working people.

Housing Survey

At CLAM's 2005 community gathering, "Want to Talk Housing Solutions?" we were encouraged to survey the community in order to understand more specifically the housing needs of our diverse and vibrant population. With the help of a professional survey consultant, CLAM designed and piloted a survey last fall, then collected information from more than 100 local workers from December 2006 through February 2007.

To further illustrate the housing needs discovered in the survey, some of the people who filled out the survey will be interviewed and photographed as part of Gallery Route One's Latino Photography Project, displayed in an exhibit at the Gallery in late 2007.

Expanding Affordable Housing in Multiple Ways

In 2007, CLAM is considering more options to expand affordable housing, including ways to encourage affordable second units during the year of Marin County's Second Unit Amnesty Program. We will also produce a brochure focused on innovative ways to use one's property while making a contribution to the community, including mechanisms to continue to live in one's house, while donating or selling it to CLAM, thereby reducing income and estate taxes.

Board Members & Staff

BOARD: Marshall Livingston, *President*; Susan Scott, *Vice President*; Nancy Adess, *Secretary*; Scott Yancy, *Treasurer*; Kerry Munger Livingston, Terry Nordbye

STAFF: Rae Levine, *Executive Director*; Beth McIntyre, *Program Assistant*

Members, Friends, and Institutional Supporters

CLAM'S membership grew from 189 to 238 in 2006, including 192 members who live, work or volunteer in the communities surrounding Tomales Bay and 46 friends who are local businesses/organizations or individual supporters from outside the CLAM area.

CLAM gratefully acknowledges the following members, friends and institutional supporters, whose financial, moral and practical support and participation enable our work to expand affordable housing in the communities surrounding Tomales Bay.

Anonymous (3)	Lorraine &	Dona Larkin	Toni Rembe
Christopher & Jane Adams	Jeremy Fisher-Smith	Vicki Leeds	Victor Reyes
Nancy Adess	Bonnie Fisk-Hayden	Legal Aid Foundation of	Margaret & Russell Ridge
Mark & Laura Alderdice	Sue Flagg & Carlo Rocca	Los Angeles	Dennis & Judith Rodoni
Tom & Tamia Anderson	Ruth Fleshman	Jonne LeMieux	Andrew Romanoff &
Cecil Asman	Lyons Filmer	James & Sarah Lerer	Inez Storer
Bramman M. Avery	Hope Foote	Lynne Levine	Jonathan Rowe
Bank of Petaluma	Ken Fox	Rae Levine	Shirley Salzman
Peter Barnes	Harvey Freed	John & Diane Levy	Amy & Michael Santullo
Elizabeth Barnet	Carol Friedman	Barry & Linda Linder	Rishi Schweig
Hathaway Barry	Wendy Friefeld	Roger Lippman	Susan Scott
Julia Bartlett	Blair Fuller	Toni Littlejohn	Lelia Seidner
Suzanne Baty	Thomas & Barbara Gaman	Kerry & Dewey Livingston	Moreva Selchie
Anne Baxter	Kaaren Gann	Marshall & Jennifer Livingston	Gail Seneca
Gordon Bennett &	Charles Gay & Pamela Ross	John Luckett	Ellen Serber & Jim Ottebre
Kate Carolan	Ann Gessert & Raul Gallyot	Joe & Joan Lunny	Julie Shay
Nancy Bertelsen	Chris Giacomini	Adrian Lurssen &	David & Karen Sheff
Joe & Maureen Blumenthal	Jill Gillbert	Mary Kennedy	Carrie Sheriff
Ralph & Martha Borge	John Gouldthorpe	Margaret Mackenzie	David Shuford
Sydne & Allan Bortel	Sharon & James Grant	Bill Majoue	Robert & Jean Soost
Dr. Margaret Bourne	Karen Gray	Marin Community Foundation	Dale Sorensen &
Dave Brast	Ann Sheree Greenbaum	Stephen Marshall	George Friemoth
Susan Brayton	Steve Hadland &	Norman Masonson	Sue Stallcup
Laura Bresler & Bruce Johnson	Anneke Van der Veen	Norma Matthias	James Stark &
Allan & Muriel Brotsky	Susan Hall	Sally Mays	Penny Livingston-Stark
Kris Brown & Scoby Zook	Trygve Hansen	Patricia McEneany	Station House Café
Christa Burgoyne	Richard & Virginia Havel	Beth & Monte McIntyre	Lotte Stein
Busy Bee Bakery	Pat Healy	Pam Mendelsohn	Nancy Stein
Wiebke Buxbaum	Susanna Henderson	Barbara & Gerald Meral	Marjorie Stone
Jim & Pam Campe	Robert Hildreth	Michael & Connie Mery	Jane Stringer
Catherine Caufield	David Hobler &	David & Susan Miller	Murray & Roberta Suid
Jim Chapman	Kathleen Paniagua	Dudley & Sarah Miller	Winifrend Tarpey
Cynthia Clarkson	Roger Hoffman	David Mitchell	Ruby Taylor
Kay Clements	Wade & Sandra Holland	Julie & James Monson	Thomas & Pamela Taylor
Daniel Cordrey &	John Hope	Dan & Connie Morse	Telescience
Elizabeth O'Brien	Martha Howard	Hannah Mott	Janet Traub
Maureen Cornelia &	Drayton & Joyce Howe	Kathy Munger	Jane Vait
Peter Sheremeta	Inverness Garden Service	Laura Natkins	Jeanne & John Vilicich
County of Marin	Gary Ireland &	Jennifer Nichols	Tanis Walters
Suzanne d'Coney	Elizabeth Zarlengo	Terry Nordbye	Estate of Randy Weil
Eleanore Despina &	David Isaacs & Juanita Brown	Sheila O'Donnell	Devi & Stan Weisenberg
Bing Gong	Rich Jacobus	Elizabeth & Earle Owen	West Marin Plumbing
Lisa Doron	Robert & Susan Janes	Andrea Parker & Peggy Berry	Dr. Mary & David Whitney
Alice & Charles Eckart	Roy & Teresa Jennings	Point Reyes Farmstead	Nick Whitney
Doug Elliott	Kimmy Johnson	Cheese	Kathleen & Louis Williams
Paul Elmore	Burton & Carolyn Johnson	Carlos & Rebecca Porrata	Betty Woolfolk &
Mary Eubank	Barbara Khurana	Robert Powsner	Nick Corcoran
Robert Evans & Joan Carlson	Jane & Mark Kriss	Ann & Stephen Pring	Scott Yancy
Jules & Meryl Evens	Robert & Mary Kroniger	Martha & Allan Proctor	Joann & Gene Zlatunich
Jody Farrell	Erika & Wulf Kunkel	Elizabeth & Eugene Ptak	
Paula Fava	Herb & Regina Kutchins	Carroll Pursell &	
Jeffrey & Bonnie Felix	Joel Langdon	Angela Woollacott	

2006 FINANCIAL SUMMARY

January 1–December 31, 2006

Statement of Income & Expenses

INCOME:

Estate Donations	10,000
Events	1,359
Grants	27,000
Interest Income	5,576
Membership Donations	15,918
Rental Income	19,579
Rental Reimbursement-PG&E	1,015
Refunds - Property tax, planning fees	7,698

TOTAL INCOME **\$88,145**

EXPENSES:

Bank Charges	165
Education	140
Events	400
Insurance	2,962
Memberships & Subscriptions	251
Office Supplies	201
Postage	78
Printing	1,923
Professional Fees	1,850
Property Acquisition Expense	350
Property Expenses	
Advertising	217
Insurance	1,350
Interest - Mortgage - MCF	16,647
Property Taxes	3,674
Repairs & Maintenance	1,327
Utilities	2,188
Rent - Office	1,625
Staff Salaries	32,210
Payroll Taxes	3,169
Taxes	150
Telephone	254
Website	47

TOTAL EXPENSES **\$71,885**

NET INCOME **\$16,259**

Balance Sheet – December 31, 2006

ASSETS:

Cash in Bank -	
Operations, Property Fund, Reserves	242,956
Notes Receivable	173,753
Office Equipment	941
Property - 12415 Sir Francis Drake Blvd.	755,549
(with second unit construction, less depreciation)	
Rent Deposit (office)	125

TOTAL ASSETS **\$1,173,324**

LIABILITIES & FUND EQUITY:

LIABILITIES:	
Payroll Taxes Payable	2,533
Mortgage Payable - MCF	344,599
Security Deposits (tenants)	2,200

TOTAL LIABILITIES **\$347,132**

FUND EQUITY:	
Fund Equity*	735,156
2006 Property Donations	88,836

TOTAL FUND EQUITY **\$823,992**

**TOTAL LIABILITIES
& FUND EQUITY** **\$1,173,324**

*Includes donations from prior years for property and operations.