



Community Land Trust Association
of West Marin

ANNUAL REPORT 2007

The CLAM Vision: 50 Affordable Homes in 25 Years

In 2007 CLAM took a big leap forward in articulating a feasible vision of creating housing that working people can afford. We envision young families growing here, working members of our community able to live here, and elderly community members remaining in their homes—all contributing to a strong, stable community and a diverse community fabric. That vision has become a goal to create 50 affordable homes in 25 years.

CLAM's vision of 50 homes in 25 years is ambitious—but we're certain it is also doable. We're pleased that we've already played a part in creating four affordable homes in two years, including raising \$175,000 to turn our first purchased house into two affordable rentals.

Now we have a possible scenario for how the community can have 46 more affordable homes using a variety of strategies firmly grounded in the realities of our West Marin conditions. For some of these homes, CLAM will buy existing housing and ensure its affordability by holding the land in trust; for others, CLAM will receive donations of land and/or housing, help families buy property jointly as tenants-in-common, and promote second units becoming affordable rentals.

You can read this vision, the plan that will bring it into being, and our progress so far in "The CLAM Story: Affordable Housing Makes a Rich Community," on the CLAM website: www.clam-ptreyes.org (or call the CLAM office for a copy).

With the continued involvement of CLAM's members, the support of the Tomales Bay community, and additional funding from institutions like the County of Marin, Marin Community Foundation, and the Tides Foundation, which have all funded CLAM, we have no doubt that we can turn our vision into reality.



From the Latino Photography Project photo-essay *Where We Live: Housing Stories of Working Families* Photo by Betty Macias

The Need for Housing: Even Wider Than Imagined

In 2007 CLAM surveyed people who work in the Point Reyes area to gather more specific information on the housing that people need. (You can read the survey results at www.clam-ptreyes.org.) What we learned has surprised even those who already knew that many people need local housing:

- More than half of the 110 local workers who responded to the survey commute an average of 45 miles every day to work in the area.
- Nearly three-fourths of the survey-takers—local workers with a wide variety of occupations and incomes—were either actively looking for housing or stated that they would need housing within the next year.
- Even those who live in the area, regardless of their income level, cited the lack of affordable housing as the most likely reason they would have to move away.

To show even more clearly how important affordable housing is in preserving the viability and character of the Tomales Bay community, we partnered with Gallery Route One's Latino Photography Project to tell the stories of twelve of these working families. The photo-essay exhibit, *Where We Live: Housing Stories of Working Families*, received rave reviews from gallery-goers who saw the photographs of community members they depend on—including a post-office worker, a veterinarian, a community bridge-builder, a pharmacist, and a teacher—and read their stories of housing insecurity and long commutes. The show, which was on display at Gallery Route One for six weeks and was featured for several weeks in the *West Marin Citizen*, and the survey that spawned it helped deepen our community's appreciation of just how important affordable housing is to our future.

First Green Home Tour

CLAM's first Green Home Tour was a big success. On August 26, 82 people viewed green building practices in homes in Inverness and Point Reyes Station. Tour participants were heard saying "Inspiring!" and talking about ways they could use what they saw in their own homes. CLAM's commitment to green building starts with our mission "to provide stable and permanently affordable housing in an environmentally responsible way..." and is demonstrated in the extra steps we took to incorporate green materials in the home we renovated. We believe that it is possible to create housing that is both "green" and "affordable."

We hope you'll join this year's Green Home Tour on September 21, 2008. Watch for an announcement with details later this summer.

And More

Behind these big successes were many small actions and projects that continued to move CLAM forward in 2007. We made presentations to community groups such as the Chamber of Commerce, the Lions Club and the Rotary Club; we partnered with community agencies and businesses; and we participated in the Farmers' Market and other local events. With a special planning grant from the Randy Lia Weil Fund of the Tides Foundation, CLAM board members and staff engaged expert help to plan for the future.

In 2007 CLAM also joined others in the community to advocate on behalf of maintaining the affordable housing at the Olema Campground in the face of tenant evictions. And we continued to look at homes for sale that might be appropriate as CLAM projects.

CLAM 2008 Preview

At the Annual Meeting on April 26, 2008 CLAM is launching a Shared Ownership service to help homebuyers, property owners, and investors create affordable housing through tenants-in-common, shared equity, and other shared ownership solutions.

CLAM will be educating potential participants about the benefits of tenants-in-common (TIC) and shared equity purchases, helping these parties connect with each other and secure properties, and providing useful information resources. With this new service and our dedicated efforts to secure a second property in 2008, we continue moving toward our goal of 50 affordable homes in 25 years.

Board Members & Staff

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

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

Members, Friends, and Institutional Supporters

Support for CLAM's goals has continued to grow in 2007. A very generous challenge gift of \$30,000 was matched by donations from individuals. A huge thanks to our matching angel and to all who contributed to this fundraising success! In all, we raised more than \$130,000 last year to be used for creating housing that working people can afford.

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. We have made every effort to list all CLAM members and friends who made donations in 2007. Please accept our apology and let us know of any errors.

Jane & Chris Adams	Paul Elmore	Jack Kramer & Susan Hayes	Wendy Schwartz & Mark Dowie
Nancy Adess	Mary Eubank	Lee Kreutzkamp	Rishi Schweig
Mark & Laura Alderdice	Bob Evans & Joan Carlson	Jane & Mark Kriss	Laura Scott
Tom & Tamia Anderson	Jules & Meryl Evens	Bob & Mary Kroninger	Susan Scott
Anonymous (2)	Fairfax Lumber	Louise Landreth	Lee Seidner
Scott & Patricia Atthowe	Jody Farrell	Jim & Joyce Law	Gail Seneca
Bank of Petaluma	Patsy Faulkner & Phil Jonik	Jonne LeMieux	Ellen Serber & Jim Ottobre
Peter Barnes	Jeff & Bonnie Felix	Lynne Levine	Julie Shay
Hathaway Barry	Lyons Filmer & Greg DeMascio	Rae Levine	David Sheff & Karen Barbour
Julia Bartlett	Lorraine & Jeremy Fisher-Smith	Banana Levinger	Carrie Sherriff
Anne Baxter	Bonnie Fisk-Hayden	John & Diane Levy	Dave Shuford
Gordon Bennett & Kate Carolan	Sue Flagg & Carl Rocca	Rick Lewis	Herb Sigmond
Bob Berner	Ruth Fleshman	Barry & Linda Linder	Jane Silvia
Nancy Bertelsen	Hope Foote	Lions Club of West Marin	Richard Skinner
Jerry & Carol Block	Sheila Foster	Roger Lippman	Fred Smith
Martin Borge	Carol Friedman	Toni Littlejohn	Bob & Jean Soost
Allan & Sydne Bortel	Wendy Friefeld	Kerry & Dewey Livingston	Tim & Sherry Stanton
Margaret Bourne	George Friemoth & Dale Sorensen	Marshall & Jennifer Livingston	James Stark & Penny Livingston-Stark
Dave Brast	Charles Gay & Pamela Ross	Harry & Suzanne Logan	Station House Cafe
Susan Brayton	Ann Gessert & Raul Gallyot	Carolyn & John Longstreth	Lotte Stein
Laura Bresler & Bruce Johnson	Bob & Dean Giacomini	Kevin & Nancy Lunny	Marj Stone
Charles Broderick	Sharon & James Grant	Cariadne Margaret Mackenzie	Maria Straatman & Rick Johnson
Allan & Muriel Brotsky	Ann Sheree Greenbaum	Marin Community Foundation	Straus Family Creamery
Kris Brown & Scoby Zook	Tamara Greenberg	Vivian Mazur	Dinah & Noah Stroe
Building Supply Center	Steve Hadland & Anneke VanderVeen	Trish McEneany	Murray & Roberta Suid
David Bunnett	Ellen Hamingson	Monte & Beth McIntyre	Charles Sullivan
Christa Burgoyne	Mare Hansen	Kay McMahan	Victoria Swift & Bob Cain
Wiebke Buxbaum	Dick & Ginny Havel	Pamela Mendelsohn	Win Tarpey
Jim & Pam Campe	Pat Healy	Barbara & Jerry Meral	Telescience Networks
Catherine Caufield	Nancy Hemingway & Bruce Mitchell	Michael & Connie Mery	The Old Point Reyes Schoolhouse Compound
Joe & Susan Cerny	Susanna Henderson	Dudley and Sarah Allen Miller	Tor Taylor & Laurie Monserrat
Marna Clarke	David Herbst & Nancy Beck	Dave Mitchell	Tides Foundation, Randy Lia Weil Fund
Cynthia Clarkson	Robert Hildreth	Charlie Morgan	Tides Foundation, Leocha Fund
Eden Clearbrook	David Hobler & Kathleen Paniagua	Dan & Connie Morse	Tomales Bay Oysters
Kay Clements	Wade & Sandra Holland	Jim & Esther Munger	Lew Tucker & Ottavia Bassetti
Coastal Marin Real Estate	John Hope Construction	Kate Munger & Jim Fox	Jane Vait
Sue Conley	Martha Howard	Kathy Munger	Sim Van Der Ryn
Daniel Cordrey	Inverness Association	Louisa Munger	Nancy Vayhinger
Renee Cormier & Tom Gardali	Gary Ireland & Elizabeth Zarlengo	Gordon Murray	Anne Vitale
Maureen Cornelia & Peter Sheremeta	Jeri Jacobson	Terry Nordbye	Devi & Stan Weisenberg
County of Marin	Barbara Jay	Elizabeth & Earle Owen	Nick & Elan Whitney
Cowgirl Creamery	David Jenkins	Betty Pagett	Whole Foods Market Petaluma
Kevin & Susan Daniel	Burt & Carolyn Johnson	Scott Palmer	Betty Woolfolk & Nick Corcoran
Stuart Davidson	David & Roanne Kaplow	Jennifer Pfeiffer	Scott Yancy
Deepvac Inc.	Barbara Khurana	Todd & Gretchen Plummer	
Eleanore Despina & Bing Gong	Velma Kingsbury	Point Reyes Books	
Barbara & Barry Deutsch	Kim Klein & Stephanie Roth	Point Reyes Printing	
Cathleen Dorinson	Paul Korhummel	Carlos & Rebecca Porrata	
Lisa Doron		Martha & Alan Proctor	
Alice & Chuck Eckart		Elisabeth & Gene Ptak	
Ecobrokers		Victor Reyes	
		Kerry and Monika Rose	
		Rosie's Cowboy Cookhouse	
		Jonathan Rowe	
		Shirley Saltzman	

2007 FINANCIAL SUMMARY

Statement of Activity and Changes in Net Assets for the year ended December 31, 2007

	UNRESTRICTED	TEMPORARILY RESTRICTED	TOTAL
SUPPORT & REVENUE			
Grants and donations	\$40,233	\$52,080	\$92,313
Memberships	16,298		16,298
Events	3,244		3,244
Rental Income	29,705		29,705
Interest	8,057		8,057
TOTAL SUPPORT & REVENUE	97,537	52,080	149,617
EXPENSES			
Program services	79,226		79,226
General & administrative	11,471		11,471
Fundraising	3,897		3,897
TOTAL EXPENSES	94,594	0	94,594
CHANGE IN NET ASSETS	2,943	52,080	55,023
NET ASSETS, January 1	589,350	50,520	639,870
NET ASSETS, December 31	<u>\$592,293</u>	<u>\$102,600</u>	<u>\$694,893</u>

Statement of Financial Position, December 31, 2007

ASSETS	UNRESTRICTED	TEMPORARILY RESTRICTED	TOTAL
SUPPORT & REVENUE			
Cash & cash equivalents	\$180,675	\$102,600	\$283,275
Cash in reserve account	22,661		22,661
Prepaid expenses	500		500
Deposits	1,125		1,125
Property & equipment, net	731,172		731,172
TOTAL ASSETS	936,133	102,600	1,038,733
LIABILITIES & NET ASSETS			
Accounts payable	2,522		2,522
Security deposit	2,200		2,200
Notes payable	339,118		339,118
TOTAL LIABILITIES	343,840	0	343,840
NET ASSETS – Unrestricted	571,795		571,795
NET ASSETS, Operating reserve	20,498		20,498
NET ASSETS – Temp. Restricted		102,600	102,600
NET ASSETS	592,293	102,600	694,893
TOTAL LIABILITIES & FUND EQUITY	<u>936,133</u>	<u>102,600</u>	<u>1,038,733</u>