

One New Affordable Home and Five More in View at Year End!

CLAM entered 2009 with contracts to purchase two properties—a home with a second unit near West Marin School, and a buildable lot, both in Point Reyes Station. After much negotiation, the property owners cancelled the contract on the lot in June. But CLAM made up for that loss by completing the acquisition of the two-unit property in February and securing an option to purchase a four-unit apartment building in December.

The Blue House Project

On February 18, 2009 CLAM completed the purchase of 11560 Highway One in Point Reyes Station, fondly known as the Blue House Project. Contractor Terry Nordbye and his fantastic crew and volunteers completed a super-energy-efficient renovation, using Passive House methods, on the two-bedroom main house in October, and tenants took occupancy the next month.

With this project we fully applied CLAM's mission "to create environmentally responsible affordable housing," using the most rigorous building standard available to achieve a reduction in climate-changing carbon emissions. A sweet by-product is that the tenants have the lowest utility bills possible. You can see a photo-journal and video documenting this exciting project at the "Blue House Project" at www.clam-ptreyes.org.

The second unit on this property was too dilapidated to renovate, so in February 2010 we broke ground to construct a new one-bedroom home where it had stood. Because we could build from the ground up, we have designed this house to be the first new-construction, certified "Passive House" in California, based on the Passive House model pioneered in Europe. This house, too, will achieve a high standard of energy efficiency to reduce carbon emissions and result in very low utility bills for the tenants. You can follow the construction process at <http://clam-bluehouseblog.blogspot.com>.



Testing the
Blue House
for air leakage



Blowing insulation into the Blue House retrofit

Mesa Apartments

In December 2009, CLAM signed an Option to Purchase Agreement with the owners of the Mesa Apartments, a four-unit building at the southern end of Mesa Road in downtown Point Reyes Station. The purchase option gives CLAM until September 2010 to arrange financing for the acquisition. As of early April, CLAM has applied for a total of more than \$400,000 from government programs as well as private foundations to finance this purchase. The first funder decision, for \$250,000, will be finalized in early May 2010.

Shared Ownership Services

CLAM's Shared Ownership Services help homebuyers, property owners, and investors create affordable housing through tenants-in-common, shared equity, and other shared ownership solutions. In 2009 we continued to promote affordable shared homeownership by providing information to interested tenants-in-common (TIC) homeowners.

At CLAM's shared homeownership workshop in March, Inverness Park resident Burton Eubank told the inside story of becoming a homeowner, with CLAM's help, by creating a successful tenants-in-common relationship. CLAM is developing a database of interested TIC buyers that can help potential partners find each other and enable us to contact people when opportunities arise. TIC resources are available at CLAM's website (www.clam-ptreyes.org) under "Creative Solutions." CLAM's Shared Ownership program is supported with grants from Wells Fargo.

Third Green Home Tour

CLAM's Third Annual Point Reyes Green Home Tour in early October showcased four very different homes with a variety of green and energy-efficiency features. At CLAM's newly renovated Blue House, contractor Terry Nordbye delighted the crowd with a wall assembly demonstrating the extensive energy efficiency measures used in the renovation.

Mark your calendar for the 4th Annual Point Reyes Green Home Tour: Sunday, August 29, 2010. Three interesting and inspiring homes will be on the tour with demonstrations and resources to help attendees apply the learning to their own homes.

CLAM Leadership

In 2009 founding board members Susan Scott and Nancy Adess completed their second terms and transitioned to key roles on CLAM's Property and Fundraising Committees, respectively. Marshall Livingston, who completed his second board term in 2008, continued to serve as chair of CLAM's Property Committee. Other founding board members who continue their active participation are Susan Brayton, who serves on the Fundraising Committee, and Bonnie Fisk-Hayden, who designs most of CLAM's written materials.

Four new board members were elected in 2009: Maureen

Members, Friends, and Institutional Supporters

Thanks to all who contributed to CLAM's work in 2009! Donors contributed and pledged more than \$200,000 to be used creating housing that working people can afford.

CLAM gratefully acknowledges the following members, friends, and institutional supporters whose 2009 contributions were vital for CLAM to achieve its goals. These gifts from individuals and institutional grants are making it possible to create two new affordable homes in Point Reyes Station.

Abalone Inn
Nancy Adess
Alden and Leslie Adkins
Sonja Anderson
Tom and Tamia Anderson
Anonymous (4)
Ann Asman
Axel Nelson Construction
Peter Barnes
Dave Barnett & Barbara Khurana
Hathaway Barry
Anne Baxter
Kevin Beck
Lillian Benzinger
Nancy Bertelsen
James Bill
Joe & Maureen Blumenthal
Allan & Sydne Bortel
Molly Bourne, M.D.
Dave Brast
Susan Brayton
Brickmaiden Breads
Steven Brock & Leah Sirkin
Kris Brown & Scoby Zook
Building Supply Center

Christa Burgoyne
Nick Burgoyne
Jim & Pamela Campe
Joseph & Susan Cerny
Judith Ciani
Mama Clarke
Cynthia Clarkson
Kay Clements
Renee Cormier & Tom Gardali
Maureen Cornelia & Peter Sheremeta
County of Marin
Cowgirl Creamery
Dan Morse Real Estate
Dance Palace Community Center
David Gerstel Builder
Eleanore Despina & Bing Gong
Barry & Barbara Deutsch
Cathleen Dorinson
Paul Elmore
Renee Emunah
Mary Eubank
Jules & Meryl Evens
Fairfax Lumber & Hardware
Jody Farrell

Cornelia (secretary), Jon Fernandez, Lorraine Fisher-Smith, and Rishi Schweig (treasurer). They joined continuing members Kerry Livingston (president), Nancy Vayhinger (vice president), Daniel Cordrey, and Tor Taylor.

Thanks to all these dedicated CLAM leaders who contribute extensive time, talent, and commitment to making CLAM go!

CLAM 2010 Preview

CLAM's primary focus in 2010 is on our two property projects and staff leadership transition. The second unit of the Blue House Project, Blue2, is scheduled for completion in June, and we expect the acquisition of the Mesa Apartments to be completed by the end of the year. With these two projects completed, CLAM will have created 10 affordable homes in 5 years, right on track to meet our goal of creating 50 affordable homes in 25 years! Thanks to all CLAM members for making this possible.

Also in June, Rae Levine will step down after seven years as CLAM Executive Director to move to Seattle. CLAM received 41 applications in response to a widely posted job announcement for a new director. We expect to fill the position by the end of May to allow for overlap of outgoing and incoming executive directors as part of a smooth transition in June.

Jon Langdon
Ken Levin
Sam Levin
Lynne Levine
Rae Levine
Eric Levine & Sophie Bray
Margery Levine
Rick Lewis
Meg Linden
Barry & Linda Linder
James & Kathryn Lino
Lions Club of West Marin, Inc.
Roger Lippman
Toni Littlejohn
Kerry and Dewey Livingston
Marshall Livingston
Carolyn & John Longstreth
John Luckett
Dennis Luftig
Kevin & Nancy Lunny
Melissa Lyckberg, Realtor
Cariadne Margaret Mackenzie-
Hooson
Marin Community Foundation,
Rand Montgomery Fund
Marin Sunshine Realty
Marks Family Creamery, LLC
Marsh Cottage
Norman Masonson
Kathy Maxwell

Sally Mays
Vivian Mazur
Marc McCormick & Arnon Hadar
Patricia & Michael McEneaney
Monte & Beth McIntyre
Ewell McIsaac
Pamela Mendelsohn
Barbara & Gerald Meral
Michael & Connie Mery
David & Susan Miller
Dudley Miller & Sarah Allen Miller
Miriam Landman Eco-Consulting &
Communications
Bridger & Katherine Mitchell
Julie & James Monson
Motel Inverness
Lowell Moulton
Jim and Esther Munger
Kathy Munger
Laura Natkins & Peter Gradjansky
Jennifer Nichols
Terry Nordbye and Catherine
Caufield
North Coast Native Nursery
Corey Ohama & Bill Lee
Pacific Slope Tree Cooperative, Inc.
Andrea Parker & Peggy Berry
Perry's Deli/Inverness Park
Grocery
Leslie Plant

Point Reyes Books
Point Reyes Country Inn & Stables
Point Reyes Nation
Point Reyes Printing
Kim Pollak
Judith Pollock
Carlos & Rebecca Porrata
Priscilla's
Martha & Alan Proctor
Elisabeth & Eugene Ptak
Regenerative Design Institute
Rodoni Construction Co.
Roundstone Farm Bed & Breakfast
Jonathan Rowe & Mary Jean Espulgar
Rowe
Shirley Salzman
Wendy Schwartz & Mark Dowie
Susan Scott
Scott Leslie Designs
Lee Seidner
Moreva Selchie
Gail Seneca
Julie Shay
David Sheff & Karen Barbour
David Shuford
Dale Sorensen & George Friemoth
Spirit Matters
Timothy and Sherry Stanton
James Stark & Penny Livingston Stark
Station House Cafe

Lotte Stein
Melanie Stone
Maria Straatmann & Rick Johnson
Straus Family Creamery
Dinah & Noah Stroe
Victoria Swift & Robert Cain
Mark Switzer & Jenefer Merrill
Alan Tabor
Tamalpais Bank
Winifred Tarpey
Telescience Networks
Tor Taylor & Laurie Monserrat
Tides Foundation, Leocha Fund
Tides Foundation, Randy Lia Weil
Fund
Tomales Bay Oyster Company
Paul Torikian, P.E.
Lew Tucker & Ottavia Bassetti
Celine Underwood
Van Van der Maten
Sim Van der Ryn
Andy Wahl
Tanis Walters
Peter Waring
Devi & Stan Weisenberg
Wells Fargo
West Marin Chamber of Commerce
West Marin Community Events Library
West Marin Massage Therapy
Nick Whitney

Volunteers

CLAM succeeds with a small part-time staff and extensive volunteer contributions of time, talent and effort. Huge thanks to all our 2009 volunteers who worked on everything from key committee work to the renovation of the Blue House to organizing the Green Home Tour and much more. This hands-on involvement makes it possible for CLAM to accomplish so much.

Nancy Adess
Alden and Leslie Adkins
Sonja Anderson
Kevin Beck
James Bill
Sydne Bortel
Dave Brast
Susan Brayton
Christa Burgoyne
Jim Campe
Pam Campe
Catherine Caufield
Maureen Cornelia
Barry Deutsch
Mark Dowie
Burton Eubank
Jennie Eubank
Jon Fernandez
Prudence Ferreira
Andy Fessel

Lorraine Fisher-Smith
Carol Friedman
Ismael Gutierrez
Bruce Hamilton
Wade Holland
Graham Irwin
Colleen King
Miriam Landman
Ken Levin
Sam Levin
Rae Levine
Barry Linder
Roger Lippman
Toni Littlejohn
Kerry Livingston
Marshall Livingston
Kathy Maxwell
Trish and Michael McEneaney
Beth McIntyre
David Miller

Dan Morse
Lowell Moulton
Terry Nordbye
Carlos Porrata
Rishi Schweig
Susan Scott
Julie Shay
Peter Sheremeta
Suzanne Speh
Nancy Stein
Murray Suid
Mark Switzer
Tor Taylor
Nancy Vayhinger
Van Van der Maten
Andy Wahl
Peter Waring
Amy Whelan
Elizabeth Zarlengo



Volunteers painted the Blue House, inside and out.

CLAM Board Members and Staff

Board: Kerry Livingston, *President*; Nancy Vayhinger, *Vice-President*; Maureen Cornelia, *Secretary*; Rishi Schweig, *Treasurer*; Daniel Cordrey; Jon Fernandez; Lorraine Fisher-Smith; Tor Taylor

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

2009 FINANCIAL SUMMARY

CLAM Income and Expenses, January - December 31, 2009

	UNRESTRICTED	TEMPORARILY RESTRICTED	TOTAL
NET ASSETS, January 1, 2009	641,567	107,600	749,167
Support and Revenue			
Grants and donations	142,988	75,455	218,443
Release of restricted funds	117,600	-117,600	0
Note principal and interest	107,808		107,808
Events	5,834		5,834
Rental Income	27,950		27,950
Interest	1,885		1,885
Total Support and Revenue	404,065	-42,145	361,920
EXPENSES			
Program Services	76,617		76,617
General & administrative	8,631		8,631
Fundraising	8,209		8,209
Depreciation & Amortization	93,824		93,824
Total Expenses	187,281		187,281
CHANGE IN NET ASSETS (2009)	216,784	-42,145	174,639
NET ASSETS, December 31, 2009	<u>858,351</u>	<u>65,455</u>	<u>923,806</u>

Statement of Financial Position, December 31, 2009

	UNRESTRICTED	TEMPORARILY RESTRICTED	TOTAL
ASSETS			
SUPPORT & REVENUE			
Cash and Cash equivalents	197,265	65,455	262,720
Cash in Reserve Accounts	25,000		25,000
Prepaid expenses	0		0
Deposits	125		125
Property & Equipment, NET	1,215,813		1,215,813
TOTAL ASSETS	1,438,203	65,455	1,503,658
LIABILITIES & NET ASSETS			
Accounts payable	0		0
Security Deposit	2,850		2,850
Notes Payable	577,002		577,002
TOTAL LIABILITIES	579,852	0	579,852
NET ASSETS - Unrestricted	788,718		788,718
NET ASSETS - Operating Reserve	69,633		69,633
NET ASSETS - Temp. Restricted		65,455	65,455
NET ASSETS	858,351	65,455	923,806
TOTAL LIABILITIES & FUND EQUITY	<u>1,438,203</u>	<u>65,455</u>	<u>1,503,658</u>