

## **CLAM has facilitated the development of 10 units of housing, and owns 8 units of housing, right in step with our current vision of 50 homes in 25 years.**

2010 was CLAM's most productive year in housing development and acquisition. We started the year with 4 homes – including 2 units on Sir Francis Drake, and the development of a tenants-in-common purchase, allowing two working families in our community to realize their dream of homeownership. In 2010 we completed the “Blue House Project”, which included a thorough green retrofit of the main house and new construction of a second unit. This second unit is California's first, new construction, Passive House! We ended the year with acquisition of Mesa Apartments (across from Whale of a Deli) – a four unit complex, housing 5 senior citizens.

### **The Passive House**

On August 1, 2010 a young family with a newborn child moved into CLAM's Passive House. Completion of this project raised CLAM's profile nationally as an important contributor to the movement for environmentally responsible housing development.

Energy bills in this home are 83% less than average energy bills for homes in the area, and this significantly improves affordability for families with the benefit of living in environmentally responsible housing. The average cost of energy in our community is \$180/month or \$2,160 per year. The average cost of energy in this CLAM home is \$360 per year. What could you do with an extra \$1,800 per year? The savings in energy costs alone amounts to close to two months rent in a smaller size affordable CLAM home.



Mesa Apartments at 988 Mesa Road

### **Mesa Apartments**

CLAM acquired Mesa Apartments on October 2, 2010, adding four more units to our community's permanent supply of affordable housing

### **CLAM Leadership**

Rae Levine, an amazing facilitator of our community, and who played a most key role in increasing our membership base while helping our community successfully generate more affordable housing in West Marin, moved to Seattle in July. She gave the Board notice of her impending move in 2009, just to make sure there was ample time for a good transition.

The Board worked very diligently to recruit and hire a new Executive Director. After an exhaustive and exhausting process – the Board hired Sam Leguizamon Grant as the new Executive Director on June 1, 2010. He and Rae had the month of June to support Sam's transition into this challenging role, and Rae got to stick around to enjoy the grand opening of our new homes at the Blue House Project.

Sam has now been in the leadership role for almost a year, and oh boy! He has learned, in the fire, just how difficult and complex a task it is to increase the supply of permanently affordable housing in West Marin.

## 2010 Highlights

CLAM hosted its 4<sup>th</sup> Annual Green Home Tour

CLAM celebrated the grand opening of the first Passive House in CA

CLAM purchased Mesa Apartments

CLAM brought in a new Executive Director

CLAM increased hours of our Program Assistant

engaging our community on two-fronts: a) engaging our tenants and others in the

## CLAM 2011 Preview

CLAM's primary focus in 2011 is on developing and strengthening our property management capacity, building up capital for development of new initiatives, and educating and engaging our community on two-fronts: a) engaging our tenants and others in the community in financial literacy training to prepare them for resilience in our turbulent economy and help them establish and work toward long-term financial goal, including homeownership; and b) engaging our membership and friends in an educational and strategic campaign to better understand the severity of challenges to affordable housing in West Marin and to identify the most viable and robust ways in which CLAM can help more of our workers afford to live locally.

We have identified 9 parcels for development in 2011 and beyond. Our development criteria:

# 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.

Donations in Memory of Kathy Munger	Martin Borge	Ismael Gutierrez	Marin Community Foundation,
Joe and Maureen Blumenthal	Allan & Sydne Bortel	Bruce Hamilton	Rand Montgomery Fund
Jim and Pamela Campe	Molly Bourne, M.D.	Ellen Hamingsen	Marin Sunshine Realty
Betty Woolfolk and Nick Corcoran	Dave Brast	Nancy Hemmingway & Bruce Mitchell	Marks Family Creamery, LLC
Mark and Martha Greenough	Susan Brayton	Susanna Henderson	Marsh Cottage
Charles and Marion Hovden	Brickmaiden Breads	Stephen Henderson	Norman Masonson
Jeanne Kehoe	Kris Brown & Scoby Zook	Wade & Sandra Holland	Kathy Maxwell
Vivian Mazur	Building Supply Center	Katy Hollbacher, P.E.	Sally Mays
Kathy Munger Estate	Christa Burgoyne	John Hope Construction	Vivian Mazur
Julie and Jonathan Sick	Jim & Pamela Campe	Martha Howard	Marci McCormick & Arnon Hadar
Rolphe and Judith Sick	Joseph & Susan Cerny	Steven Hurwitz	Patricia & Michael McEneaney
Margo W. Wing	Judith Ciani	Inverness Foundation	Monte & Beth McIntyre
Kris Brown and Scoby Zook	Marna Clarke	Inverness Gardening Service, Inc.	Ewell McIsaac
	Cynthia Clarkson	Inverness Secret Garden Cottage	Pamela Mendelsohn
Donations in Honor of Rae Levine	Kay Clements	Gary Ireland and Elizabeth Zarlengo	Barbara & Gerald Meral
Sydne and Allan Bortel	Renee Cormier & Tom Gardali	Graham Irwin	Michael & Connie Mery
Susan Brayton	Maureen Cornelia & Peter Sheremeta	Jeri Jacobson	David & Susan Miller
Maureen Cornelia and Peter Sheremeta	County of Marin	Robert and Susan Janes	Dudley Miller & Sarah Allen Miller
Eleanor Despina and Bing Gong	Cowgirl Creamery	Barbara Jay	Miriam Landman Eco-Consulting & Communications
Gary Ireland	Dan Morse Real Estate	Roy and Teresa Jennings	Bridger & Katherine Mitchell
Dan and Connie Morse	Dance Palace Community Center	Ellis and Deborah Jones	Julie & James Monson
Elizabeth Zarlengo	David Gerstel Builder	JSF Company	Motel Inverness
Kris Brown and Scoby Zook	Eleanore Despina & Bing Gong	Velma Kingsbury	Lowell Moulton
	Barry & Barbara Deutsch	Kim Klein & Stephanie Roth	Jim and Esther Munger
Donations in Honor of Sam Leguizamon Grant	Cathleen Dorinson	Jack Kramer & Susan Hayes	Kathy Munger
Sydne and Allan Bortel	Paul Elmore	Marge Krause	Laura Natkins & Peter Gradjansky
	Renee Emunah	Jane & Mark Kriss	Jennifer Nichols
Donation in Honor of Terry Nordbye	Mary Eubank	Robert & Mary Kroninger	Terry Nordbye and Catherine Caufield
Anne W. Baxter	Jules & Meryl Evens	Carrie & Stuart Kutchins	North Coast Native Nursery
	Fairfax Lumber & Hardware	Louise Landreth	Corey Ohama & Bill Lee
All Other Donations	Jody Farrell	Jon Langdon	Pacific Slope Tree Cooperative, Inc.
Nancy Adess	Jeffery and Bonnie Felix	Ken Levin	Andrea Parker & Peggy Berry
Alden and Leslie Adkins	Jon Fernandez	Sam Levin	Perry's Deli/Inverness Park Grocery
Mark and Laura Alderdice	Prudence Ferreira	Lynne Levine	Leslie Plant
Doris Allen and Nancy Sakellar	Andy Fessel	Rae Levine	Point Reyes Books
Sonja Anderson	Lyons Filmer & Gregory DeMascio	Eric Levine & Sophie Bray	Point Reyes Country Inn & Stables
Tom and Tamia Anderson	Lorraine & Jeremy Fisher-Smith	Margery Levine	Point Reyes Nation
Anonymous (4)	Bonnie Fisk-Hayden Graphic Design	Rick Lewis	Point Reyes Printing
Jack Anthony and Dakota Whitney	Randy Fleming & Chris Reding	Meg Linden	Kim Pollak
Cecil Asman	Ruth Fleshman	Barry & Linda Linder	Judith Pollock
Scott Atthowe and Patricia Thomas	Carol Friedman	James & Kathryn Lino	Carlos & Rebecca Porrata
Axel Nelson Construction	Wendy Friefeld	Lions Club of West Marin, Inc.	Priscilla's
Brenda Balanda	Blair Fuller	Roger Lippman	Martha & Alan Proctor
Madeleine Ballard and Jim Chapman	Thomas & Barbara Gaman	Toni Littlejohn	Elisabeth & Eugene Ptak
Peter Barnes	Charles Gay & Pamela Ross	Kerry and Dewey Livingston	Regenerative Design Institute
Elizabeth Barnet and Rufus Blunk	Ann Gessert & Raul Gallyot	Marshall Livingston	Rodoni Construction Co.
Hathaway Barry	Marge Genolio	Carolyn & John Longstreth	Roundstone Farm Bed & Breakfast
Lillian Benzinger	Bob & Dean Giacomini	John Luckett	Jonathan Rowe & Mary Jean Espulgar Rowe
Robert Berner	Jill Gilbert	Dennis Luftig	Shirley Salzman
Nancy Bertelsen	Jim Grant	Kevin & Nancy Lunny	Wendy Schwartz & Mark Dowie
Joe & Maureen Blumenthal	Ann Sheree Greenbaum	Melissa Lyckberg, Realtor	Susan Scott
Carol Bolter	Greenbelt Alliance/Marin County Housing Action Initiative	Cariadne Margaret Mackenzie-Hooson	
Martha Borge	Gail Greenlees		

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 2010 volunteers who worked on everything from key committee work to the construction of our Passive 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 McEneany  
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

## 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, Marshall Livingston

Staff: Sam Leguizamon Grant, *Executive Director*; Bonnie Guttman, *Program Assistant*

## 2009 FINANCIAL SUMMARY

CLAM Income and Expenses, January - December 31, 2010

	UNRESTRICTED	TEMPORARILY RESTRICTED	TOTAL
NET ASSETS, January 1, 2010	<u>858,351</u>	107,600	749,167
<b>Support and Revenue</b>			
Grants and donations	\$66,174.51	494,850.00	550,863.51
Release of restricted funds	494,850.00	-494,850.00	0
Events	3,894.89		3,894.89
Rental Income	45,940.00		45,940
Membership (new and renewal)	760		760
Laundry Profits	52		52
<b>Total Support and Revenue</b>	<b>611,671.40</b>	<b>-0</b>	<b>611,671.40</b>
<b>EXPENSES</b>			
Program Services	76,617		76,617
General & administrative	8,631		8,631
Fundraising			8,209
Depreciation & Amortization	93,824		93,824
<b>Total Expenses</b>	<b>187,281</b>		<b>187,281</b>
CHANGE IN NET ASSETS (2010)	216,784	-42,145	174,639
<b>NET ASSETS, December 31, 2010</b>			<u><b>494,656.45</b></u>

Statement of Financial Position, December 31, 2010

	UNRESTRICTED	TEMPORARILY RESTRICTED	TOTAL
<b>ASSETS</b>			
<b>SUPPORT &amp; REVENUE</b>			
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
<b>TOTAL ASSETS</b>	<b>1,438,203</b>	<b>65,455</b>	<b>1,503,658</b>
<b>LIABILITIES &amp; NET ASSETS</b>			
Accounts payable	0		0
Security Deposit	2,850		2,850
Notes Payable	577,002		577,002
<b>TOTAL LIABILITIES</b>	<b>579,852</b>	<b>0</b>	<b>579,852</b>
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
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<u><b>1,438,203</b></u>	<u><b>65,455</b></u>	<u><b>1,503,658</b></u>

