

2014 Annual Report

2014 ...in which CLAM sold the first home on a Community Land Trust model in Marin County, and positions itself to take on the Coast Guard Housing Site in Point Reyes Station.....

2014 – SOLD! The First Affordable CLT Home-Ownership in Marin County!

In 2014 CLAM sold its first permanently affordable home on the **Community Land Trust model** and the first such home sale in all of Marin County. As a Community Land Trust, CLAM retains ownership and stewardship of the land, which it leases for a nominal fee to the homeowners. When they wish to sell, the homeowners agree to work with CLAM to resell the home at an affordable price to the next homebuyer so that the home remains permanently affordable. Taking the cost of the land out of the equation makes the three-bedroom, two-bath home much more affordable. Working with a lender with extensive experience with Community Land Trust homes, CLAM accepted applications from interested buyers in the spring of 2014. Two art teachers, along with their two young children, took ownership of the home in September 2014. This shared-equity home both enables the family to have stability and affordability and serves as a long-term asset for community health.

This model of affordable home ownership has been used across the country for more than 30 years. It has proven to enable family economic stability and community wholeness in a housing market that is increasingly at odds with many salaries and wages.



2014 – Positioning Ourselves to Take on the Coast Guard

In early 2014, CLAM heard a rumor that the Coast Guard Housing Site, located at the edge of Point Reyes Station and used for decades as a home base for Coast Guard officers and their families, was being taken out of service, and that Coast Guard officers and their families were being transferred to other places. With a sizeable acreage of townhome-style housing that could be used for affordable homes, CLAM worked to find out whether the rumor was true, and learned from Congressman Huffman's office that indeed, the site had been designated as surplus – and would be sold

on an online auction by the General Services Administration. CLAM gathered together a group of locals with relevant political, legal, development, and zoning experience to discuss and strategize a way forward.

CLAM and the local Coast Guard Working Group began to learn about **everything** – including everything that could be known about the site itself. On approximately 30 acres, it has 36 townhomes and one building with dormitory style housing, in addition to administration buildings, vehicle storage, dining hall, pool, picnic and playground areas, and trails by Lagunitas Creek. CLAM learned about zoning and septic issues, as well as other national precedents for federal land acquired by local communities. CLAM held a community discussion at its Annual Meeting in July 2014 to share the possibilities and challenges posed by the site and by the ambiguity surrounding an acquisition process. CLAM also listened to hopes and concerns expressed by more than 100 community members in attendance.

Simultaneously, CLAM also worked closely with Congressman Huffman and Supervisor Kinsey, both firmly in support of utilizing this site for needed affordable homes in Marin, to explore legislative and negotiating options that would enable the site to be acquired by the County – and ultimately enter into the community's hands. This led to two crucial things: legislation, introduced by Congressman Huffman, to direct the Coast Guard to sell the site to the County of Marin, and a resolution from the County Board of Supervisors that affirms acquiring the site from the Coast Guard, supporting legislative efforts.

With a community leadership group in place, legislation, and a County resolution – the stage was set for a full on advocacy effort. Letters of support from local organizations and individuals began to come into to CLAM, and CLAM forwarded these to Congressman Huffman's staff and relevant Congressional representatives. While legislation could not pass in late 2014, it was reintroduced in 2015 – with the strong political and community relationships that create best possibility for success.



CLAM's 2014 Annual Meeting saw a large turnout in support of the Coast Guard Project

From a bird's eye view (and there are many such views in West Marin), this is a story of a community land trust truly acting as a vehicle for self-determination of a community's present and future. From the earliest CLT in rural Georgia that preserved agricultural land for African-American farmers, to CLTs like those in Madison Wisconsin that have combined affordable homes with community gardens, open space preservation and trails- a CLT is an entity through which the community can voice and vision its development needs. Is CLAM ready to take on such a large project as the Coast

Guard? CLAM has shown leadership in many ways, including the first home ownership on a CLT model in all of Marin County, and the first new construction passive house in the state of California. Yes, with community support, team-work and team-dreams, CLAM is ready!

2014 Putting Organizational Pieces in Place

A small organization that takes on a big idea is a good story. But an even better story is a small organization becoming bigger by taking on a big idea. West Marin truly needs far more affordable homes than it has now. With rental stock dwindling and rental prices rising - many, many families are living on edge. Too many families have received notice of their rental homes being sold, and many who rent are in fear of losing their homes as properties turn over. There is no greater time for a local housing organization to expand what it is able to do.

In taking on the Coast Guard project, CLAM began working on crucial pieces in 2014 that will ultimately expand its organizational strength and total impact in West Marin. At a very basic level, this includes putting organizational policies into place, revising its bylaws to include a greater renter representation, redesigning a website and making plans to conduct its first audit in 2015. This enables CLAM to enter into relationships with other housing organizations and with funders for broader impact housing. Additionally, CLAM has expanded its network with affordable housing and community land trust professionals across the Bay Area and nationally. This enables greater expertise and resources that help CLAM to grow and create more options for those who live or work in West Marin.

2014 – Members Increase Their Support of CLAM’s Efforts.

We are grateful to our community for stepping up their support of CLAM as 2014 saw more than twice the number of new members compared to previous years, and the number of members making monthly donations more than tripled. Overall, we experienced in 2014 a remarkable time of shifting and growth. We are a learning organization, agile and open, able to draw on our own strength in addition to bringing in new resources, and able to remain cohesive in the midst of moving forward. With this momentum, we continue to invite and draw participation from larger circles of those who would like to participate – and thus we expand our ability to serve. Our collective effort recognizes that together we truly can create a place that strengthens our community’s stability.

Members, Friends, and Institutional Supporters in 2014:

CLAM gratefully acknowledges the following members, friends, and institutional supporters whose contributions are vital for CLAM to achieve its goals.

Myn Adess
Laura & Mark Alderdice
Francine Allen
Doris Allen & Nancy Sakellar
Sonja Anderson
Laura Arndt
Georgette & Richard Aston
Brenda Balanda
Patsy Bannerman
Peter Barnes
Dave Barnett
Hathaway Barry
Julia Bartlett
Suzanne Baty
Anne Baxter
Elsie & John Becker
Lillian Benzinger

Ginny Berson & Jackie Dennis
Nancy Bertlesen
Ann Bertucci
Zsuzanna Biran & Jason Yoon
Lisel Blash
Maureen & Joe Blumenthal
Martha Borge
Sydney and Allan Bortel
Joan Bossart
Molly Bourne MD
Dave Brast
Susan Brayton
Ann & Paul Brenner
Kris Brown & Scoby Zook
Christa Burgoyne
Mark Burgoyne
Meg and Ramon Cadiz

Pamela & Jim Campe
Betty Anne Carlin
Catherine Caufield & Terry Nordbye
Susan & Joseph Cerny
Bonnie & Rich Clarke
Sheri & George Clyde
Helen Cohen & Mark Lipman
Renee Cormier & Tom Gardali
Maureen Cornelia & Peter Sheremeta
County of Marin
Debbie Daly & Tim Weed
Dana Davidson
The Deixler family
Eleanore Despina & Bing Gong
Lisa Doron
Alice & Charles Eckart
Evelyn Eisen & Wesley Sokolosky

Ann & Kenneth Emanuels
Mary Eubank
Meryl & Jules Evens
Patsy Faulkner & Phil Jonik
Bonnie & Jeffery Felix
Elizabeth Fenwick
Teresa Ferrari
Lyons Filmer & Gregory DeMascio
Susan Fisher
Lorraine & Jeremy Fisher-Smith
Carol Friedman
Wendy Friefeld
Heather Furmidge
Nancy Galloway & Andy Morse
Barbara & Thomas Gaman
Marlis Gassen
Ann Gessert & Raul Gallyot
Jill Gilbert
Jean Gomez
Jim Grant
Ann Sheree Greenbaum
Martha & Mark Greenough
Lori Griffin
Terry & David Griffiths
Bonnie Guttman
Ellen Hamingson
Kathleen Hartzell
Earlene Hass & Thomas McCoy
Nancy Hemingway & Bruce Mitchell
Cheryl Higgins
Betty Hudson
Nina Huebsch
Barbara Jay
Deborah & Ellis Jones
Carolina & Tom Killion
Richard Kirschman
Karen Kiser
Kim Klein & Stephanie Roth
Mary & Robert Kroninger
Douglas Kundrat
Regina & Herb Kutchins
Dona Larkin & Phil McKee
Rae Levine & Roger Lippman
Kate Levinson & Steve Costa
Judy & Art Levit
Diane & John Levy
Linda & Barry Linder
Toni Littlejohn
Kerry & Dewey Livingston

Jennifer & Marshall Livingston
Bobbi Loeb
John Lockett
Joshua Luftig
Linda & Steve Lustig
Melissa Lyckberg
Vivian Mazur
Barbara & Gerald Meral
Julie & Randall Merk
Connie & Michael Mery
Natalia Meyerson
Sarah & Dudley Miller & Allen Miller
Katherine & Bridger Mitchell
David Mitchell
Julie & James Monson
Nan Moon & Paul Selinger
Mary Morgan
Connie & Dan Morse
Zea Morvitz
Anne Murphy
Cathy Nason
Laura Natkins & Peter Gragjansky
Cynthia Ohama
Corey Ohama & Bill Lee
Norman Ohama
Mary & Jim Olsen
Taira & Ken Otter
Betty Pagett
Kathleen Paniagua & David Hobler
Marvin Pederson
Kristine Petersen
Leslie Plant
Judith Pollock
Lina Jane Prairie
Molly Carol Prier
Martha & Alan Proctor
Deborah Quinn
Amy Rainbow
James Read
Toni Rembe & Arthur Rock
Elizabeth River
Rachel Rivers
Janet Robbins
Pamela Ross & Charles Gay
Carla Ruff
Shirley Salzman
Susan Sasso
Wendy Schwartz & Mark Dowie
Susan Scott

Lelia Seidner
Moreva Selchie
Gail Seneca
Nanci & Jeff & Shapiro
Donna Sheehan & Paul Reffell
Wen Shen
Jean Soost
Dale Sorensen
Suzanne & John Speh, Jr.
Judy Spelman
Sue Stallcup
Nancy Stein
Todd Steiner
Susan Stingle
Susie & Britt Stitt
Marjorie Stone
Melanie Stone
Inez Storer & Andrew Romanoff
Maria Straatmann & Rick Johnson
Tori Strong
Gina & Tim Tanner
Richard Taylor
Pamela & Thomas Taylor
Tor Taylor & Laurie Monserrat
Patricia Thomas & Scott Atthrowe
Jennifer Thompson
Leocha Fund Tides Foundation
Susan Tillet
Janet Traub
Celine Underwood
Jude Vasconcellos
Nancy Vayhinger & Stuart Davidson
Anne Vitale
Tanis Walters
Nonnie Welch
Wells Fargo Housing Foundation
West Marin Fund
Robin White
Carol Whitman & Bob Kubik
Elan & Nick Whitney
Lazuli Whitt & Whitman Shenk
Katherine Williams
Windsong Cottage
Donna Yamaga & Michael Greenberg
Elizabeth Zarlengo & Gary Ireland

Volunteers and In-kind support in 2014

A heart-felt thanks to our volunteers and in-kind support!

Christa Burgoyne
Dave Brast
Mary Olsen
Christian Caiazzo
Bovine Bakery

City Sewer Pumping
Flower Power
Palace Market
Patrick Picard
Toby's Coffee Bar

Special thanks to members of the Coast Guard Working Group, who have contributed hundreds of volunteer hours for this community project!

- Ramon Cadiz
- Steve Costa
- Mark Dowie
- Wendy Friefeld
- Bonnie Guttman
- Wade Holland
- Gary Ireland
- Richard Kirschman
- Michael Mery
- Mary Morgan
- Ken Otter
- Steven Siegel
- Jeff Stump
- Mark Switzer

CLAM Board and Staff

Board

- Maureen Cornelia, President
- Susan Brayton, Secretary
- Eleanore Despina, Treasurer
- Myn Adess
- Bonnie Clarke
- Marshall Livingston
- Alex Macias
- Corey Ohama
- Betty Pagett
- Susan Scott
- Nancy Vayhinger

Staff

- Kim Thompson, Executive Director
- Ruth Lopez, Administrative Assistant

2014 Financial Report

Ordinary Income/Expense

Income

Sale of 73 Inverness Way	15,209.00
Donations	119,128.00
Events Income	5,386.00
Grants Received	21,500.00
Rental Income	96,099.00
Interest & Dividend Income	322.00

Total Income 257,644.00

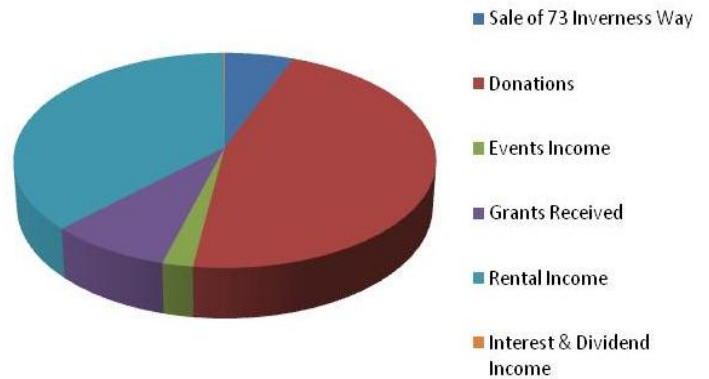
Expenses

Personnel	89,300.00
General Operating Expense	41,857.00
Property Stewardship	123,021.00

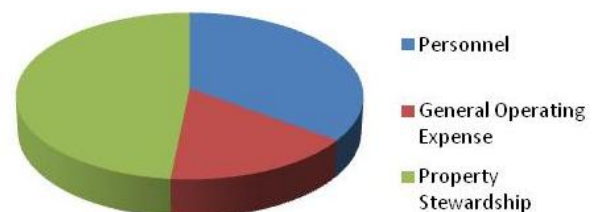
Total Expenses 254,178.00

Net Total Income 3,466.00

INCOME



EXPENSES



2014 Abbreviated Consolidated Statement of Financial Position

ASSETS

Current Assets	
Deposit Accounts	53,358.00
Total Operations Accounts	79,955.00
Total Property Accounts	122,103.00
Accounts Receivable	689.00
Long Term Assets	
73 Inverness Way Land	150,000.00
Property - 988 Mesa	745,896.00
Property - 12415 SFD	675,274.00
Property -11560 Route One	716,752.00
Other Assets	<u>40,604.00</u>
TOTAL CURRENT ASSETS	<u><u>2,584,631.00</u></u>

LIABILITIES & EQUITY

Liabilities	
Current Liabilities	16,669.00
Long Term Liabilities	845,427.00
Total Liabilities	862,096.00
Equity	
Unrestricted Net Assets	1,719,069.00
Net Income	<u>3,466.00</u>
Total Equity	<u>1,722,535.00</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,584,631.00</u></u>