



The Newsletter for Members and Friends of CLAM

www.clam-ptreyes.org 415 663-1005 P.O. Box 273 Point Reyes Station CA 94956

May 17, 2007

CLAM Terminates Property Escrow

Last month we sent you the exciting news that CLAM was in contract to purchase another property. We received support and encouragement from many members. Unfortunately, we have concluded that CLAM would have to provide excessive subsidy (more than \$400,000) to be able to offer these units as affordable for rental or homeownership. The Board has therefore decided not to complete this purchase. Fortunately, there are other property possibilities percolating. We'll keep you informed as they move forward.

Report on Tomales Bay Area Housing Needs

We all know that there's a need for housing for local workers. The results of CLAM's survey paints a much clearer picture of what these needs are. The executive summary of CLAM's report, "Housing Needs of People Who Work in the Tomales Bay Area," is attached. You can download the full report at www.clam-ptreyes.org. If you would like to receive the report by email or on paper, call the office at 663-1005.

CLAM Vision of 50 Units in 25 Years

How will we address this need for housing? CLAM has a practical vision for creating 50 units of affordable housing in 25 years. CLAM executive director, Rae Levine, presented this vision along with the housing needs revealed by our survey at the CLAM membership meeting in March and to the West Marin Chamber of Commerce and Lions Club in May. Responses have been very favorable, with people appreciating the clearer understanding of the need and the feasible approach to address it. Rae will happily bring this half-hour presentation to any group, formal organization or informal gathering. Just call the office to set a date.

Save the Date — CLAM Green Home Tour: Sunday, August 26

Here's a great opportunity to tour and hear about green building practices applicable to West Marin homebuilding and remodeling. We'll visit four local homes with a variety of green features and talk with their owners and builders. If you want to help with this event, volunteer on that day, or sign up to attend, please call 663-1005.

Olema Campground Update

More than 600 people signed a petition generated by CLAM protesting the eviction of low-income residents from the Olema Campground. In the past month all but two families have found other housing and the owner has offered financial support to help the remaining local workers and their households relocate: a family of 3 (1 adult, 2 children) and a single person. If you know of anything available—from a single room in a house to a 2-bedroom house/apartment or a site for a trailer—please call the office: 663-1005.

If you have e-mail, we'd appreciate being able to send these newsletters to you electronically to save paper. Please send your e-mail address to beth@clam-ptreyes.org. Thanks!

Housing Needs of People Who Work in the Tomales Bay Area

Report of Survey Results, April 2007

EXECUTIVE SUMMARY

In early 2007, 110 local workers in the Tomales Bay Area responded to a survey about housing needs. This survey, which was distributed to 82 local organizations by representatives of the Community Land Trust Association of West Marin (CLAM), was targeted toward individuals who do not own their homes.

Approximately 60% of those who completed the questionnaire were Anglo and 37% were Latino. Nearly half the respondents earn less than \$35,000 a year, and for one-quarter, it is less than \$24,000 a year. In striking contrast, the median household income for the area reported by the 2000 Census was \$53,992. Just over half the respondents to the survey — approximately 54% — commute an average of 45 miles, roundtrip, five days a week to work in the Tomales Bay area.

The purpose of the survey was to assess housing needs. Major findings include the following:

- Of the 54% of survey respondents who do not live in the area, 63% state that they cannot afford local housing.
- Even those who do live in the area, regardless of their income level, cite the lack of affordable housing as the most likely reason they would have to move from the area.
- At the time of the survey 70% of the respondents were either actively looking for housing or stated that they would need housing within the next year. The majority of these individuals earn less than \$35,000 a year.
- Most respondents would like a single-family home or a detached second unit, cabin or cottage. The largest need is for housing with one and two bedrooms.

The primary conclusion to emerge from this survey is that Tomales Bay workers need local affordable housing. While this general conclusion comes as no surprise, the findings document the extent and severity of the problem. Without more affordable housing, some workers who live locally will likely move away and others who commute will find work closer to where they live. Local businesses and organizations may have difficulty finding workers to replace them, leaving the community without needed services. The call to create more affordable housing in the Tomales Bay area is crystal clear.

Survey conducted by: Community Land Trust Association of West Marin (CLAM)

Report prepared by: William Vesneski, Applied Research and Evaluation Consulting

Full report available at www.clam-ptreyes.org or 415-663-1005.