

CLAM

Community Land Trust Association
of West Marin

2018 ANNUAL REPORT

The Leyva-Russo Family
Newest owners of a CLAM home



CLAM Board



Back row, left to right - Eric Oldmixon, Susan Scott, Corey Ohama, Pamela Wright, Marshall Livingston, Nancy Vayhinger, Maureen Cornelia, Jorge Martinez. Front row: Laurie Monserrat, Susan Brayton, Myn Adess, Kerry Livingston. Not pictured: Mike Hogan

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Project Manager

Ruth Lopez

Property Manager

Yesenia Martinez

Office Manager

Stephanie Roth

Development Director

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Photography:

Todd Pickering unless otherwise noted

Design:

Laurie MacMillan/Sunfield Design

Road to the Coast Guard

The Coast Guard housing site is a 32-acre property on the edge of downtown Point Reyes Station. It is a hidden gem that previously housed Coast Guard officers and their families. Now decommissioned, it includes 36 town homes, a dormitory and office buildings, dining hall, playground, picnic areas, and tennis courts. In 2015, CLAM led the community's groundswell of actions that led to federal legislation directing the property be sold to Marin County and used for affordable homes. Since then, the County and the federal agency in charge of the property have been negotiating the terms of the sale.

Like a skilled athlete, CLAM is building strength and stamina for the marathon ahead. In 2018 CLAM selected Eden Housing to be our development partner. Eden Housing is a Bay Area leader in affordable rental housing. They have a strong track record on environmental sustainability, and work with communities to provide quality homes that underpin the relationships and connections that can root there. Once the County has possession of the property, it will seek bids for it to be redeveloped as affordable housing. Together, CLAM and Eden Housing will submit a proposal to acquire the Coast Guard housing site from the County and repurpose it for affordable homes.

This marathon will continue to have twists and turns. The property is still owned by the U.S. Coast Guard despite the legislation's 2020 end date, and the opportunity to bid on the project has not yet been announced.

In 2018, we saw the community show up in large numbers at public forums, where local residents and those who have had to relocate spoke out about the urgent need for stable, affordable homes in West Marin. A petition urging completion of the sale has been circulated by Mainstreet Moms, and additional community action is expected if the sale of the property is further delayed.

CLAM continues to collaborate with individuals and community groups in this process. We share a common sense of urgency that our current housing scarcity demands. CLAM is poised to revitalize the Coast Guard neighborhood and together with community support, create homes that will serve West Marin for generations to come.

Turning the Tide Toward a New Future

From Kim Thompson, Executive Director and
Corey Ohama, Board President

At CLAM we sometimes hear, “It’s great what you’re doing, but let’s face it, the tide has turned in West Marin and there is no way that this is going to be an actual community of long-term residents in the coming years. It will be a retirement and vacation community for the wealthy.”

We disagree.

In fact, we think the tide is turning toward a level of stability that makes it possible for people to live and work locally, for businesses to employ local workers, and for those here to make greater personal contributions of time and energy in the community.

Why? Because we personally know 22 people housed affordably in the last two years through a partnership between local property owners and CLAM. And because we personally know 65 people, including 17 children, who live in stable, affordable local homes, including both CLAM-owned and those created by homeowners in CLAM’s Real Community Rentals program. (See page 5.)

But – to extend the metaphor – the number of people housed is just the tip of the wave. These homes are being created by a profound groundswell of community action to ensure West Marin keeps being, well, West Marin – a thriving local and artistic community, a place of agricultural sustainability, and a beautiful natural environment that draws visitors from around the globe.

In an encouraging move, just last November, more than 70 percent of West Marin voters passed Measure W – a proposal that establishes a local fund to create affordable homes and fund emergency services, anticipated to bring in approximately \$1,300,000 annually to be shared among housing providers and first responders. Although we realize this new revenue stream provides only a small amount of the money required to meet the needs, we are thrilled that these funds will be made available into the future.

At the personal level, homeowners are stepping up not only to create rental units on their property, but also to make estate gifts and explore bargain sales of property

to CLAM. This is a direct and powerful contribution toward creating a community that embodies equity, diversity and, we might say, housing justice. Perhaps the best news is that – through a combination of large-scale financing, small and large donations, and gifts of real estate – we are creating community-owned land held in trust for the community’s benefit. That means more property taken off the speculative market and available for the community at a healthy spectrum of rental and sale prices for generations to come.

As CLAM preserves more homes held in trust for the community’s benefit, the community has room to grow instead of being squeezed out, housing choices are available across a spectrum of prices, and individuals and the community enjoy a collective benefit that only grows generation by generation.

Thank you for joining us in turning the tide. We celebrate what we have accomplished together so far, and we absolutely know that with your support, and with strategic partnerships and action, we are living ourselves into the new future of sustainable, thriving communities – an ideal, and a reality – that we cherish.

Kim Thompson *C Ohama*

CLAM Staff



From left: Stephanie Roth, Development Director; Kim Thompson, Executive Director; Stacey Laumann, Project Manager; Yesenia Martinez, Office Manager; Ruth Lopez, Property Manager.

Meet the New Owners of 31 Giacomini Road, Point Reyes Station

From left: Paloma, Annmarie, Massimo, Jacob, Santiago.



In April 2018, Annemarie Russo, Jacob Leyva and their three children, Santiago (age 15), Massimo (age 10), and Paloma (age 7), moved into 31 Giacomini Road in Point Reyes Station, the proud new owners of the second home that CLAM has sold to a young family as part of its affordable homeownership program. The first one, in Inverness, is the home of Eric Oldmixon, Sarah Myers and their two children. After buying that home, Eric joined the CLAM board.

We interviewed Annemarie, Jacob and their kids about how living in this home has changed their lives.

What was your housing situation before you moved into your new home?

Annemarie: We were renting in Bolinas and then Stinson. We had moved three times in the past six years, and we thought about moving out of state to buy our own place.

Jacob: Nuestra situación era muy inestable y estresante, cambiando de casa frecuentemente. [Our situation

was very unstable and stressful, changing houses frequently.]

It has now been almost a year since you moved into your new home. What has it been like to be there? Has being a homeowner changed you? If so, how?

Annemarie: It's provided a sense of relief and ease.

Paloma: Good, we have a better house now.

Santiago: Peaceful

Jacob: Ha sido una experiencia muy buena motivante. La manera en que vemos las cosas es diferente y poco a poco hemos trabajado para tener un mejor jardín y armonía en la casa. [It has been a very good motivating experience. The way we see things is different and little by little we have worked to have a better garden and harmony in the house.]

How are your kids doing in their new home (and school)?

Paloma: My teacher is strict but I have more friends that live near our house.

Santiago: My new high school is smaller but it's ok.

Jacob: Los niños han estado muy contentos, les gustan la casa, en la escuela también han hecho buenos amigos. [The children have been very happy, they like the house, at school they have also made good friends.]

Is there anything you are now able to do that you weren't able to do before?

Annemarie: Walk to work and yoga.

Massimo: Walk to school.

Paloma: Walk home from school.

Jacob: Pensar en el futuro nuestro y el de nuestros hijos además de sentirnos parte de la comunidad. [Think about our future and that of our children, as well as feel part of the community.]

What does being part of West Marin's community mean to you?

Annemarie: Having a place you belong.

Massimo: Feeling a part of a group.

Paloma: Having friends and family around you.

Jacob: The beauty of community is diversity, and working and living in the community, being involved in what happens in the community, and being proud to be a part of it.

What advice do you have for CLAM as we work to create more affordable homes in the community?

Santiago: Don't give up!

Paloma: Keep helping people who don't have a lot of money.

Annemarie: This model of home ownership really worked for us, and I believe it is a sustainable model to preserve the integrity of the community, keep this model alive.



Creative Solutions in a Challenging Environment: Real Community Rentals

CLAM's Real Community Rentals program is creating new solutions to the shortage of affordable homes in West Marin by connecting homeowners who have more house than they need with people struggling to find affordable rentals. The program, begun in 2017, receives support from the County of Marin and the Marin Housing Authority. It has turned out to be a great fit for West Marin.



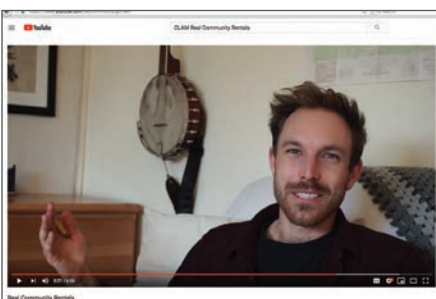
One homeowner came to CLAM after her children had grown up and moved on and her husband had died, leaving her with a house that was bigger than she needed. She wanted to find a way to help with the housing crisis but still remain in her home. CLAM put her together with Laura Natkins, a local architect, who helped her convert a spare bedroom and bathroom into a studio apartment, officially known as a JADU (Junior Accessory Dwelling Unit). The homeowner is now renting to someone who works in a local West Marin business.

In 2017, the Real Community Rentals program created 6 rental units, housing 10 people. During its second year, 2018, the program's growth surprised us all, adding 10 more rental units and housing a total of 22 people by the end of the year.

Individual adults live in most of these new homes, which has been an enormous benefit to the folks on CLAM's wait list, half of whom are individuals. Christine DeCamp, local artist (pictured above), has lived in West Marin for many years. Along with the challenge of finding stable affordable housing was finding a landlord who would accept a pet. In 2018, she and her dog moved into a JADU that was created through the Real Community Rentals program. In addition to small apartments, two of the Real Community Rentals are entire houses, each of which provides housing for a household of four.

Real Community Rentals continues to expand, with more units in the pipeline for 2019. The program has made West Marin the leader in Marin County in creative ways to meet the affordable housing crisis.

CLAM's RCR Program video is online!



CLAM's Real Community Rentals Program produced a new video that features both the homeowner and tenant benefits and points of view. You can find it on our website at clam-ptreyes.org.

Will Hubert, Real Community Rentals resident

New CLAM Home

M. walked into the CLAM office nearly in tears as she described the apartment she was living in, where regular flooding was causing mold, backed-up sewage, and overall unhealthy living conditions.

People can be on CLAM's housing waiting list for several months because there are so few affordable homes in West Marin, but we were fortunate to find M. a new place to live within weeks—with the family who moved into a home on Aberdeen Way in Inverness donated to CLAM last summer.

The Inverness Foundation had received the Aberdeen Way property, which includes a main house, cottage, and an acre of wetlands, from the estate of Leah Crane. The Foundation determined that the best use of the property would be to donate it to CLAM for permanently affordable housing.

Thanks to CLAM's new ownership of the property, the two homes there will remain affordable forever, giving people like M. a place to live where they can put down roots.

This is one more example of the kinds of opportunities we have in West Marin to turn existing properties into permanently affordable homes, transforming our communities.

Victory for Community Housing in West Marin



Across West Marin, efforts are getting more organized, more powerful, and more successful to ensure the next generation of this area’s rural communities. Just last November, West Marin voters approved – by a whopping 73% – Measure W, which creates a new revenue stream to fund affordable housing and emergency/fire services – two critical needs for the sustainability of rural West Marin. The funding will likely begin in 2020 through increasing the hotel tax on overnight stays from 10% to 14% beginning this year. The additional funds are estimated to be approximately \$1,300,000 annually or more. The funds allocated will have local oversight, an annual audit, and will be spent only in West Marin.

The broad support for Measure W showed us the depth of the commitment to making West Marin a place for everyone – local workers, retired people, young families, immigrants – and to mitigate the skyrocketing cost of housing by government support,

among other efforts. The campaign for Measure W also demonstrated the power of collaboration among the housing organizations in West Marin to organize people and build support for the initiative. CLAM, Bolinas Community Land Trust, and San Geronimo Valley Affordable Housing Association followed the lead of Chris Harrington, of the Stinson Beach Affordable Housing Committee, in joint efforts with local fire departments and others to make Measure W visible and to tap into existing local support.

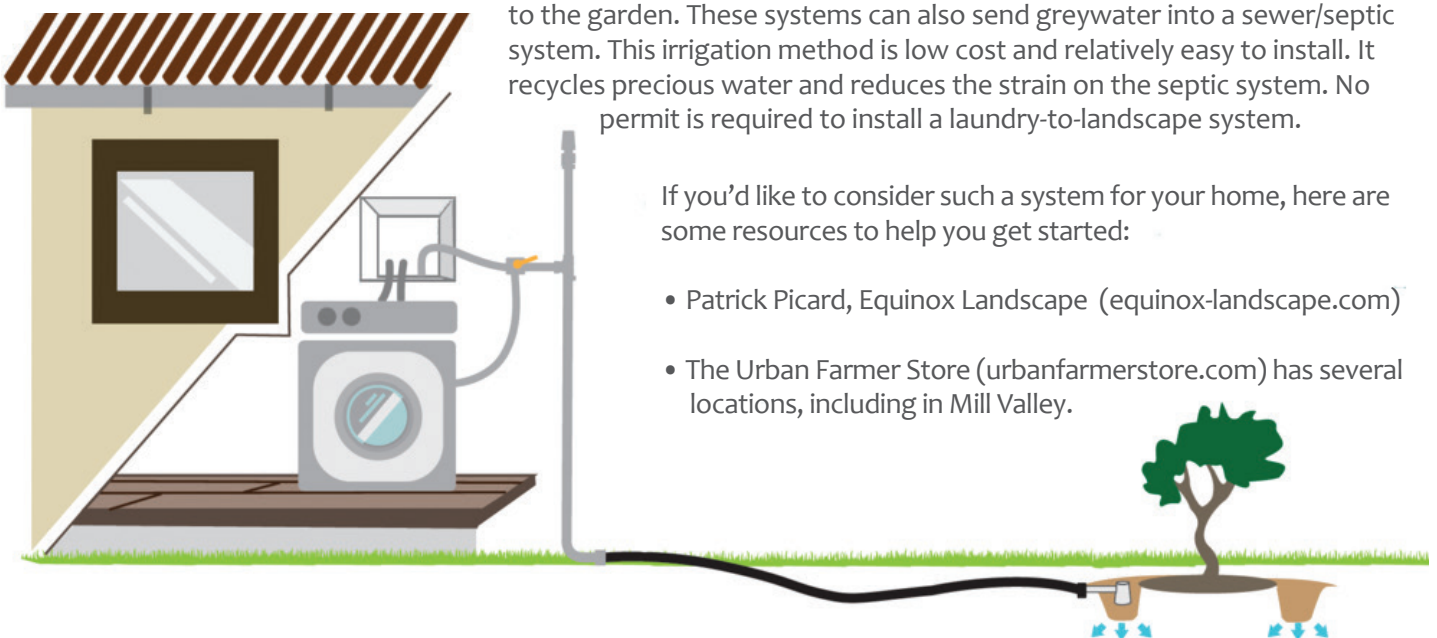
This powerful teamwork on Measure W created stronger bonds across West Marin’s housing organizations, and we are exploring how a more formalized collaboration could help us achieve larger goals than any of us can do alone. We all know that great things can be accomplished when we work together. With Measure W passed, we have entered into a new field of collaboration, organizing, and success for our communities.

Laundry to Landscape at Mesa Apartments

In the Spring of 2018, CLAM tenants and volunteers installed a Laundry-to-Landscape irrigation system at CLAM’s Mesa Apartments in Point Reyes Station to capture greywater from the drain hose of the washing machine and send it out to the garden. These systems can also send greywater into a sewer/septic system. This irrigation method is low cost and relatively easy to install. It recycles precious water and reduces the strain on the septic system. No permit is required to install a laundry-to-landscape system.

If you’d like to consider such a system for your home, here are some resources to help you get started:

- Patrick Picard, Equinox Landscape (equinox-landscape.com)
- The Urban Farmer Store (urbanfarmerstore.com) has several locations, including in Mill Valley.



By the Numbers in 2018:

Who lives in homes created by CLAM and our Real Community Rentals Program?

Total Number of People: 63

Seniors: 8

Children: 17

Anglos: 41

Latino/as: 22

Number of people housed through CLAM:

2013	2014	2015	2016	2017	2018
18	23	24	37	49	63

Where do CLAM residents work?

Residents in CLAM homes (including Real Community Rentals) work in a wide range of occupations that weave together the fabric of our community. They are gardeners, caregivers, biologists, food servers, chefs, educators, retail clerks, yoga teachers, house cleaners, and administrative support staff. Others are retired, with time to contribute to the community in other ways.

Employers include:

Building Supply

Institute for Bird Populations

Inverness Park Market

Palace Market

Point Reyes Library

Point Reyes National Seashore Association

Station House Café

Stinson Beach Market

Stockstill House / West Marin Senior Services

West Marin School



The Leon-Teodoro family has been living in a CLAM home in Point Reyes Station since 2017. Pictured above, L to R, Brayan Teodoro, Guillermo Teodoro, Silvia Leon and Jesse Teodoro.

Thank you, Christa!

Longtime CLAM supporter Christa Burgoyne, who is a stalwart member of CLAM's fundraising committee and provides affordable rental homes in Inverness Park and Point Reyes Station, made an extraordinarily generous donation to CLAM in 2018. After her home on Sunnyside Road in Inverness burned down in the fire of 1995, she moved to Seahaven and arranged to leave the vacant property to CLAM in her will.



Last year, she decided she wanted CLAM to have the land sooner as a way to launch the enormous fundraising campaign that CLAM will carry out when we win the bid to develop the former Coast Guard neighborhood. CLAM has sold the property for just under half a million dollars and designated the proceeds for the Coast Guard project.

Photo: Carlos Porrata

Appreciating Susan Brayton

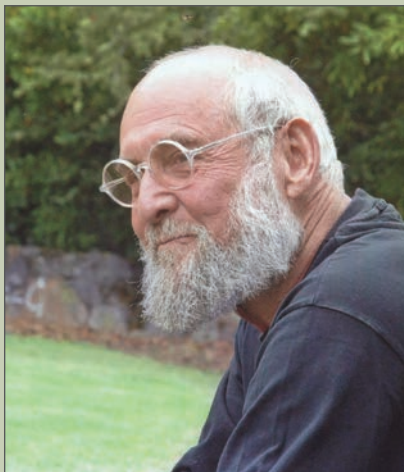
Holder of CLAM history and a founding member of CLAM, Susan Brayton has long been a champion of CLAM and the cause of affordable housing in West Marin. During the last 19 years, she has been a powerful leader and can claim no small credit for helping CLAM become the successful organization it is today. Not only does she seem to know just about everyone in the community, she has been a longtime chair of the fundraising committee, and a dedicated, creative fundraiser. Susan has been responsible for hundreds of thousands of dollars in gifts, large and small, from generous donors to CLAM. From tabling at the Inverness Fair to recruit new members, to updating donors whom she runs into at the post office, to keeping our social media presence alive on FaceBook and Twitter, Susan has done it all. In her most generous act to date, Susan has designated CLAM in her will to receive her home, which includes not only her residence but two units that she rents affordably to long time West Marin community members.



Susan Brayton

Susan’s art decorates CLAM’s offices, and her dog, Grace, often accompanies her to meetings there. “Dedicated” hardly begins to describe the ways that Susan is always thinking – strategically, financially, organizationally – about and advocating for CLAM’s well-being and success.

In Memorium



Richard Kirschman

People touch our community in many different ways, often unseen or unknown, that leave a lasting imprint in our day-to-day lives. Such was the case with Richard Kirschman, who died last November. Richard had an uncanny ability to sense a need and devise a creative approach to address it.

When Richard learned that the Coast Guard Housing site in Point Reyes Station was being decommissioned, he contacted CLAM and offered to go with us to talk to the Commodore. Richard became an active member of the Coast Guard Working Group, helping CLAM devise a course that led to the passage of federal legislation directing the Coast Guard to sell the property to Marin County with affordable housing as its specified use. When that mandate becomes a reality, we’ll have Richard to thank for inspiring us to look ahead, to take action, and to turn dreams into reality.

Bonnie Clarke

Bonnie Clarke was a supporter of CLAM’s work for a decade, and served on the board of directors from 2014 – 2016. She actively supported the creation of affordable homes during and beyond her service on the board. Bonnie was instrumental in the first-ever home to be sold affordably in West Marin: 73 Inverness Way in Inverness. In addition to helping raise funds for the home, she also staged it – including using her own furniture! – and organized volunteers to ensure all of the final touches were in place. Bonnie was one of the original Key Club members (CLAM’s monthly giving circle) and continued to support the organization for the rest of her life.

Whether in a group meeting or one-on-one, Bonnie brought a spirit of generosity and vision to all her conversations. She invited each person and the organization as a whole into wider vistas of possibility, leadership, and community recognition. Her presence unleashed joy, inspired others, and helped us see our way through challenging times. CLAM is indebted to all she brought through her presence, love and generosity.



Bonnie Clarke (right) with Rae Levine, CLAM’s first Executive Director

Support and Appreciation from CLAM Members

Lee Seidner, CLAM member:

Our community needs its workers to be able to live here. That's what creates a "community." That's why I've supported CLAM from the beginning—because it makes housing affordable for our community. Hooray for CLAM!



Jorge Martinez, Board member & CLAM Latino Advisory Committee Leader:

Growing up in Point Reyes, even though it was a small town, I noticed that the different groups of people who lived and worked here (like Latinos & Anglos) didn't have much to do with each other. Through my involvement with CLAM, I see not only how important affordable housing is for building a healthy community, but also the importance of building/strengthening bridges with the different groups in the community and how much stronger the community can be when people really know and trust each other, and work together for common goals.



Denise Rocco-Zilber and Michael Zilber, CLAM members:

Reading the 2001 Point Reyes Community Plan, we came to appreciate the countless hours the community spent thinking of how to preserve the character of our small town. It was clear that access to affordable housing for full-time residents is a crucial component of that. As community members, we feel it's our duty to be a part of the solution by supporting the vital efforts of CLAM.



Members, Friends, and Institutional Supporters in 2018:

CLAM gratefully acknowledges the following for their support:

Norman Ackley
Myn Adess
Valentino & Tamae Agnoli
Mark & Laura Alderdice
Lorraine Almeida
Tom & Tamia Anderson
Anonymous (3)
Laura Leek Arndt
Georgeanne Aston
Scott Atthowe & Patricia Thomas
Rick & Trish Ballantyne
Patsy Bannerman
Harriet Barlow & David Morris
Dave Barnett
Elizabeth Barnet
Hathaway Barry
Julia Bartlett
Suzanne Baty
Anne Baxter
Greg Beato
Gordon Bennett & Kathleen Carolan
Christan Bentley
Nancy Bertelsen
Ann Bertucci
Winston C Black
Lisel Blash
Chela Blitt
Maureen Blumenthal &
Joe Blumenthal, MD
Martha Borge
Sydne & Allan Bortel
Carroll & Eli Botvinick
Barbara Boucke
Molly Bourne, MD
Dave Brast
Susan Brayton
Patti Breitman
Paul & Ann Brenner
Steven Brock & Leah Sirkin
Kris Brown & Scoby Zook
Christa Burgoyne
Susan Byrd & Mark Lampert
Meg & Ramon Cadiz
Jim & Pamela Campe
Sarah Cane
Daniel Carr
Joseph Cerny
Madeleine Ballard & Jim Chapman
Edward Chiera
Bonnie & Rich Clarke
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Linda Jackson
Barbara Jay
Teresa Jennings
Chris & Corinne Jennings
Ellis & Deborah Jones
Sally Jones & Jim Pellegrin
Phil Jonik, in memory of
Patsy Faulkner
Kathleen Kahn
Wendi Kallins
Barbara & James Kinberger
Richard Kirschman
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William Levine & Roberta Anthes
Art & Judy Levit
Leah & Ivan Light
Meg Linden
Barry & Linda Linder
Mark Lipman & Helen Cohen
Toni Littlejohn
Kerry & Dewey Livingston
Main Street Moms
Marshall & Jennifer Livingston
Joshua Luftig & Lucia Chen-Luftig
Jorge Martinez
Estate of Norman Masonson
Katherine Maxwell
Vivian Mazur
Kelsey McCurdy
Kristen McDonald
Wendy McLaughlin
Ulla McLean
Lynn (Mica) & Lloyd Meadow
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Michael & Connie Mery
Natalia Meyerson
Dudley & Sarah Allen Miller
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Selma Mundt Fields & Allen P. Fields
Jim & Esther Munger

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Elizabeth Whitney
Lazuli Whitt & Whitman Shenk
Mary Winegarden & Geoff Hoyle
Pamela Wright

Volunteers & In-Kind Supporters:

Dave Barnett
Katie Beacock & William Barrett,
Seadrift Realty
James Bill
Christa Burgoyne
Brickmaiden Breads
Claire Calvino
Amy Fisher, Realtor,
Point Reyes Living
Tom Gaman
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Patrick Picard, Equinox Landscaping
Todd Pickering
Point Reyes Compost Co.
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David Sherwood
Speedpro Imaging Marin
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Foundation & Government Supporters:

Catholic Campaign for Human Development
Coastal Marin Fund
County of Marin
Grounded Solutions Network Marin
Community Foundation
San Francisco Foundation
Sisters of St. Dominic
Tamalpais Pacific
West Marin Fund

Business Sponsors:

Coastal Health Alliance
Cowgirl Creamery,
Heidrun Meadery,
Hog Island Oyster Co.
Horizon Cable
Lotte & Sarah: McGuire Real Estate
Marsh Cottage
The Marshall Store
Osteria Stellina
Point Reyes Books
Tomales Bay Oyster Co.
West Marin Pharmacy
Zuma

Income and Expense Statement

January - December 2018

INCOME	2018
RCR County Invoices	\$7,366.45
Donations - General Support	\$357,650.46
In-Kind Donations of Property	\$1,413,000.00
Grants for projects & operations	\$363,110.00
Rental & Related Property Income	\$120,439.11
Gross Profit	\$2,262,066.02
EXPENSE	
Personnel	\$303,199.23
Operations	\$124,238.32
Property Stewardship	\$2,126.25
Property Development Expenses	\$173,368.71
Total Expense	\$602,872.51
NET ORDINARY INCOME	\$1,659,193.51
OTHER INCOME/EXPENSE	
Gain (loss) on Sale of Property	(\$80,525.73)
Unrealized Gains/Losses Investment	\$34.25
Interest	\$100.23
Total Other Income/Expense	(\$80,391.25)
Net Income	\$1,578,802.26

Balance Sheet - Prior Year Comparison

ASSETS	Dec. 31, 2018	Dec. 31, 2017
Checking/Savings	\$1,073,517.71	\$637,372.41
Accounts Receivable	\$4,408.47	\$19,710.00
Other Current Assets	\$59,056.00	\$92,791.34
Total Current Assets	\$1,136,982.18	\$749,873.75
Fixed Assets	\$3,463,373.32	\$3,042,696.45
Other Assets	\$41,402.15	\$40,063.29
Total Assets	\$4,641,757.65	\$3,832,633.49
LIABILITIES		
Current Liabilities	\$19,317.52	\$774,576.39
Long Term Liabilities	\$757,284.70	\$780,759.93
Total Liabilities	\$776,602.22	\$1,555,336.32
EQUITY	\$3,865,155.43	\$2,277,297.17
Total Liabilities & Equity	\$4,641,757.65	\$3,832,633.49



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