

# CLAM

Community Land Trust Association  
of West Marin

## 2019 ANNUAL REPORT



Natalia & Sabrina Meyerson,  
CLAM's first residents



Sheltering at home! Top Row: Corey Ohama, Myn Adess, Pamela Wright, Marshall Livingston. 2nd row: Elvira Xaxni, Susan Brayton, Maureen Cornelia, Kerry Livingston. 3rd row: Mike Hogan, Nancy Vayhinger, Eric Oldmixon, Susan Scott. 4th row: Natalia Meyerson, Jorge Martinez, Diego Chavarria, Laurie Monserrat.

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**Welcome to CLAM's 2019 Annual Report**

Kim Thompson, Executive Director & Corey Ohama, Board President

Our heartfelt thanks to our members and supporters for stepping up in ever-increasing numbers to make CLAM's work possible. Not only has CLAM's membership grown – now at more than 500 members—but members' engagement and activism on a wide variety of fronts has made a significant difference in moving the work forward—and has touched us all deeply.

We're writing in the midst of the worldwide Covid-19 pandemic. By the time you read this, the situation will likely have shifted. Our first thoughts were for the housing stability of our residents. During the first few weeks of the Shelter-in-Place orders we ensured that each of our renters and homeowners would have the support they needed to stay in their homes. Help from many parts of the community made that possible. In the long run, however, loss of income for many others because of the shutdown may result in more local homelessness or housing instability.

The shutdown to combat the virus also delayed the County Board of Supervisors' final decision about who would redevelop the former Coast Guard Neighborhood site in Point Reyes Station for affordable homes. CLAM, with its partner, Eden Housing, was one of two applicants to bid on the project. The week before sending this report to print, the Supervisors met virtually and, with the CLAM board looking on via its own Zoom call, unanimously chose the CLAM/Eden partnership to steward the property. This is a remarkable win for the community – and the direct result of years of community advocacy! Turn to page 4 to learn more about our proposal.

These pages showcase the Community Land Trust movement and CLAM's work during 2019. We hope you will find the same inspiration here that we feel every day to maintain affordability and community in West Marin.

*Kim Thompson CD Ohama*



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

## The Growth of a Movement: The View from Here

From Kim Thompson, Executive Director

We're growing, people. We're growing the strength of communities. Across West Marin, the Bay Area, and throughout California and beyond, the view from here is that community land trusts—organizations that create community-owned affordable homes—are growing in number and in strength. Community land trusts (CLTs) are preventing the displacement of families and gentrification of neighborhoods. With each purchase, they have ensured that property remains in the hands of their communities, stewarded for generations to come. Through the work of CLTs, the soul of community is on full display.

Here in West Marin, several CLTs and local housing organizations are pushing back against the forces that are hollowing out our communities. Their work is helping local workers and retired people stay local, and ensuring the viability of our rural, historic coastal communities. CLAM has been a leader in bringing these organizations together in the West Marin Housing Collaborative, which includes, along with CLAM, the San Geronimo Valley Affordable Housing Association, Bolinas Community Land Trust, and the Stinson Beach Affordable Housing Committee. Each organization is creating new homes with strong community support. Together, we are creating something greater than the sum of our parts.

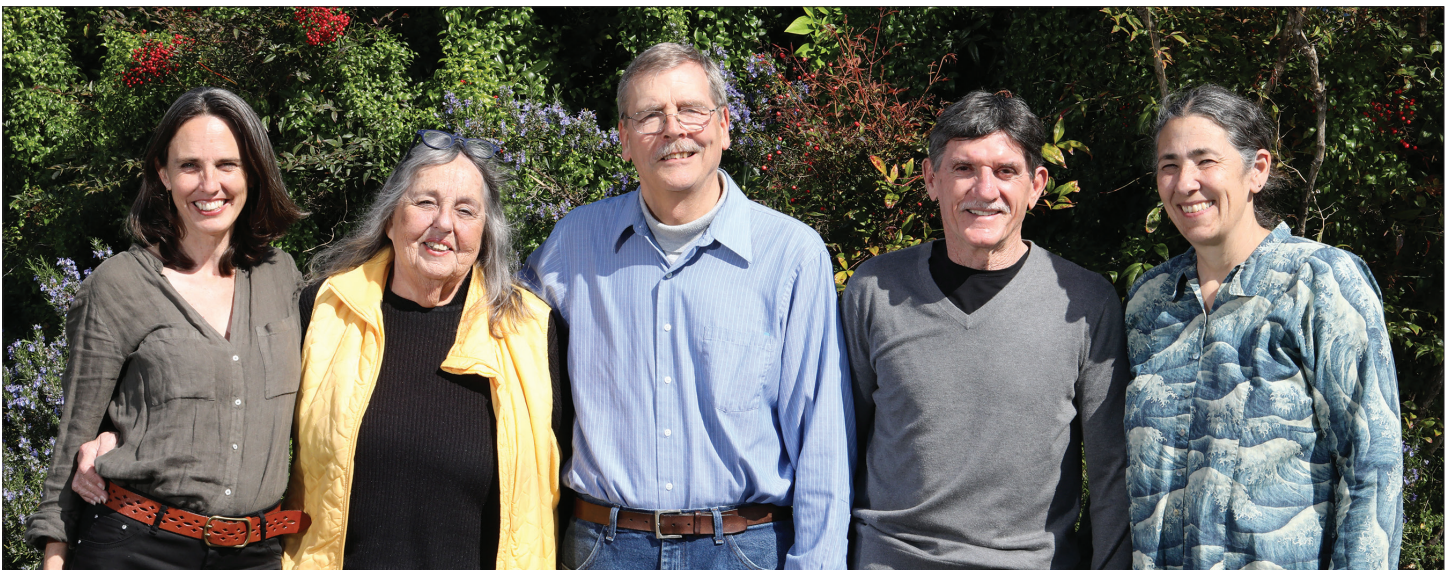
Similarly, on the state level, CLTs are also growing, reaching into more racially and economically diverse

communities to respond to their needs for affordable housing. More than 20 of these organizations are now part of the California CLT Network. The network has already helped win a key housing policy that supports CLT efforts to create affordable homeownership. Nationally, too, interest in and formation of CLTs is steadily increasing. With this growth comes more visibility, bringing more impact and more success in serving diverse populations.

Why so much growth and local activism? Mounting inequality, coupled with rising land and home prices that make having a stable home a distant dream for too many people, is one factor. Amidst the threat of displacement and loss of cohesion that many communities are feeling, there is an emerging realization that land should not be a commodity, that housing is a human right, and that community control and stewardship of land and housing will lead to greater equity and to homes for people of all races and income levels.

The remarkable six-year effort surrounding the former Coast Guard Housing site in Point Reyes Station is a powerful example of community organizing for social change. More than 600 community members, local organizations, and businesses came together to advocate for CLAM to own and manage this property for the community's benefit. That widespread support was a key factor in the County's decision to choose CLAM and Eden Housing to be the developers of the new neighborhood.

The view from here is indeed breathtaking, as we see hundreds of inspiring examples of people taking action



Members of West Marin Housing Collaborative, left to right: Kim Thompson, CLAM; Suzanne Sadowsky, San Geronimo Valley Affordable Housing Association (SGVAHA); Kit Krauss, SGVAHA; Chris Harrington, Stinson Beach Affordable Housing Committee; Arianne Dar, Bolinas Community Land Trust.

and of communities stepping into their power to dream, and to turn those dreams into reality to own and to steward land and homes for the common good. Each CLAM member and each CLAM-supporting business or organization is interwoven into this movement, contributing directly to creating homes and stabilizing our communities.

The view from here is a spreading light upon one land, one community, one home.

## Bringing the Coast Guard Property to Life

By Stacey Laumann, Project Manager

On April 14, 2020, in a meeting held in virtual space due to the COVID-19 pandemic, the County of Marin met and selected the development team to bring the former Coast Guard Housing Site in Point Reyes back to life as a new neighborhood of affordable homes. Their choice of the CLAM/Eden partnership was the culmination of a six-year process for CLAM, the West Marin community, and the County; it truly marks a thrilling moment. We're eager to begin the next phase of work, which will likely take at least another 18 months before the first residents can move in.

In late 2019, the County of Marin completed purchasing the property from the federal government. Many locals and county officials celebrated that \$4.3 million acquisition with a gathering on the property, hosted by Supervisor Dennis Rodoni.

Marin County then requested proposals from developers to win the redevelopment project. In December, CLAM and Eden Housing, our nonprofit housing partner, submitted our joint proposal in response.

Our winning proposal includes a two-phased approach. Phase 1 prioritizes moving families into the 36 existing townhomes as quickly as possible, reconfiguring the old dormitory building to provide new one-bedroom apartments, and constructing a new septic system.

Phase 2 will develop other potential uses on the site. We will gather more input from the community for a final plan; some possibilities mentioned so far are affordable ownership housing, more robust sports facilities for the community, a larger community center and meeting spaces, places for outdoor recreation, gardening, and gatherings, creek restoration, and re-use of the existing commercial kitchen.



We look forward to holding community conversations about both Phase 1 and Phase 2 in the Summer of 2020.

### A Brief History of CLAM's Involvement

Since 2015, CLAM members and community supporters have consistently advocated with the federal government and the County Board of Supervisors for the Coast Guard property's next life being guided and delivered by local efforts. Here are just a few of the collective actions taken by the community to bring this project home.

**2015** Community efforts with local and federal government officials, including hundreds of supporting letters from residents and businesses, led to federal legislation H.R. 4188, which passed in 2016, mandating that the housing be designated as future affordable housing and Marin County be given the opportunity to purchase the property.

**2019** Mainstreet Moms of West Marin delivered 476 petition signatures to Marin County, encouraging the completion of the County's purchase before the opportunity window expired in early 2020. Following the conclusion of the sale, the County issued its request for proposals.

**January-April 2020** The community's consistent and overwhelming confidence was demonstrated in hundreds of letters to the Board of Supervisors in support of the CLAM/Eden proposal. Supervisor Kate Sears' comment at the April 14th meeting captured the sentiment of the entire board of supervisors: "How fantastic is it to have a community that is so supportive and enthusiastic about affordable housing?" She joined Supervisors Dennis Rodoni, Judy Arnold, Katie Rice and Damon Connolly in unanimously selecting the CLAM/Eden team.

# Innovative Approaches to Stable, Affordable Homes

By Ruth Lopez, Property Manager

Across the country, the high cost of housing is causing people to rethink living arrangements. Here in West Marin, residential zoning laws favor single-family homes, with the benefits of limiting housing density and growth. However, people who can't afford to buy property or to rent at market rate are often left out. One solution people are turning to, and for which we see a new and growing demand, is home sharing. CLAM has responded by using its Real Community Rentals program to further home-sharing opportunities.

The Real Community Rental Program connects people and homes. The program offers financial and other incentives for homeowners to create an independent rental home on their property, and set rents at reasonable levels to increase availability for workers, seniors, and others.

The program also helps facilitate home-sharing arrangements by reducing the risks inherent in finding a housemate. As the matchmaker, CLAM gets to know the homeowner, then qualifies prospective housemates through interviews, background and reference checks. Once a match it made, CLAM provides agreements that can help people successfully live under one roof, and follows up to help smooth the way.

In 2019, half of the ten new units of affordable housing the Real Community Rentals program added in West Marin were home shares (the other half were stand-alone second units). Using these innovative approaches to shared housing, CLAM is expanding housing options and helping more people stay in the community they love.

In another innovative 2019 project, CLAM and the Bolinas Community Land Trust partnered on a project funded by the West Marin Fund. The two land trusts held community conversations in Point Reyes and Bolinas on "Housing solutions through a woman's lens," which explored the ways in which women are leaders in addressing women's housing needs and finding creative solutions.

We explored how women's housing needs change across generations, and the various ways women across the globe are leading change through housing design and policy advocacy.

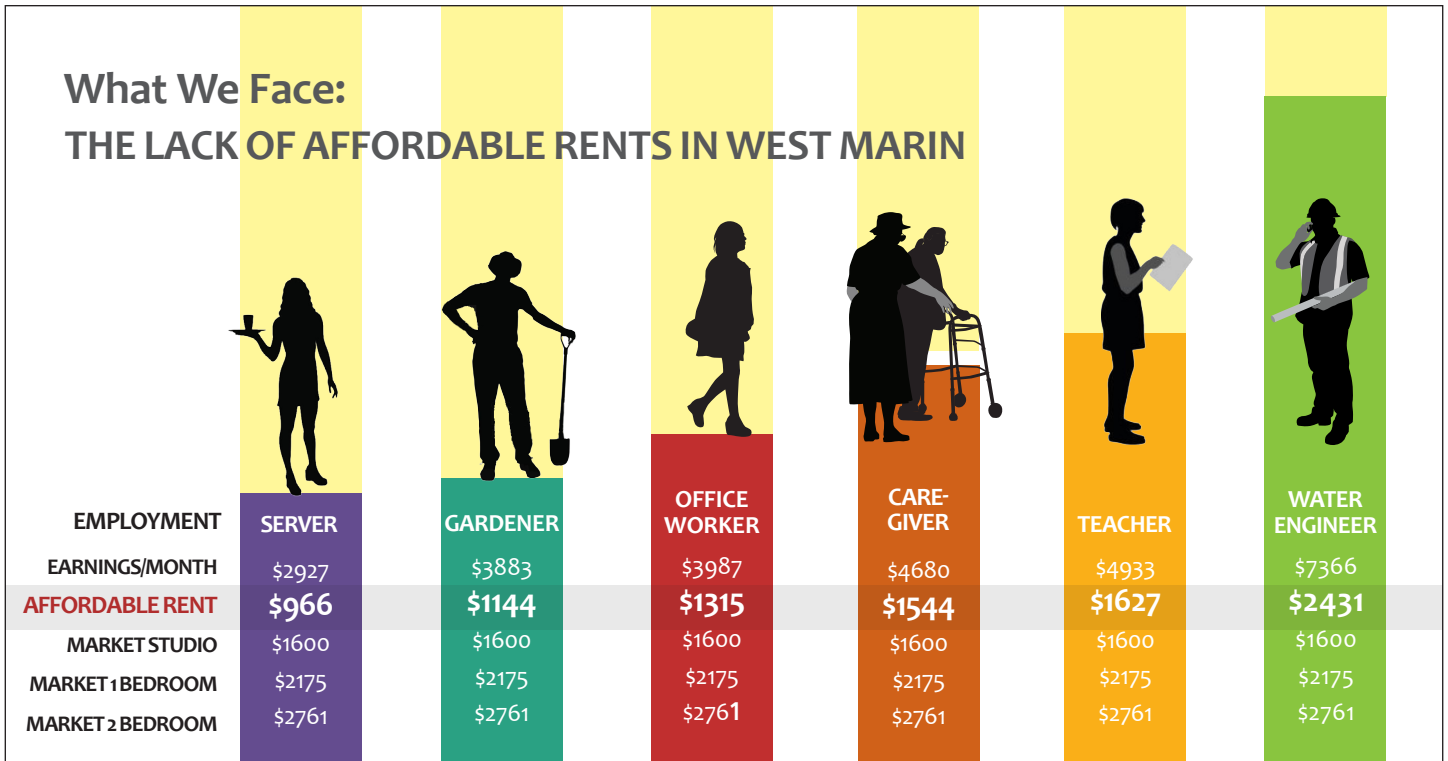
What emerged from the women who attended was a clear and strong desire for living in community, through multi-generational housing and co-housing solutions. (Co-housing is a model of intentional community where individuals or families live in their own homes, but with a larger common space – that usually includes a large kitchen, dining room and other shared spaces).

It turns out that women want to live in community. Did you know that the traditional co-housing demographic is 70% women?! In a first next step from these meetings, CLAM participated in an online conference on Affordable Co-Housing, learning about various models of affordability of this communal living arrangement. Next we will explore how we can facilitate further multi-generational and co-housing solutions in West Marin.



Jessica Taylor (left) and Maricela Barajas (right) share a home with an unusual floor plan and a language barrier. Jessica speaks very little Spanish and Maricela speaks very little English, but they don't see it as a big problem because they both value friends, family, music, cooking, cleanliness, and the beauty of West Marin. And while unusual, the floor plan affords each of them a great deal of private space.

## What We Face: THE LACK OF AFFORDABLE RENTS IN WEST MARIN



Many local workers do not earn enough to afford market rate rents.

## What We Do:

CLAM work falls into three key areas:



### Create Homes

- CLAM Homes: CLAM now owns and manages 18 rental homes and stewards two homes owned by local working families.
- Planned Giving: In 2019, three homeowners made plans in their wills to leave their homes to CLAM.
- Real Community Rentals: Our work with homeowners has created 24 units of housing, now home to 30 people.
- In the Pipeline: 40-50 affordable homes at the former Coast Guard Neighborhood.



### Advocate for Policy Change

- Measure W, which passed in 2018, will provide \$600,000 in 2020 from new tax revenue for affordable housing in West Marin.

- Coast Guard Advisory Group: Local leaders provide input on strategies and take action to bring the Coast Guard housing site back to life with new affordable homes.

- Housing Needs Study: CLAM is leading a research effort that will guide policies and funding for future housing in West Marin.



### Educate and Develop Community Leadership

- CLAM Membership: More than 500 members strong—and growing—help guide and support CLAM’s work.
- Latinx Advisory Council: Council members bring Latinx perspective and involvement in CLAM’s work.
- West Marin Housing Collaborative: CLAM’s work with affordable housing groups in Bolinas, San Geronimo Valley and Stinson Beach has built a strong voice and vision for housing that benefits all of West Marin.
- CLT Education: CLAM helps expand community awareness of housing solutions offered by the Community Land Trust model.

## An Employer's Perspective: Donna Faure, Point Reyes National Seashore Association

By Stephanie Roth, Development Director

Although we've long known that West Marin businesses can have trouble hiring and keeping employees because there's not enough local housing their workers can afford, the same is true for the approximately 35 local nonprofit organizations that have paid staff.

I recently spoke with Donna Faure, Executive Director of the Point Reyes National Seashore Association (PRNSA), about her perspective on the need for local homes that her staff can afford, and the effect that housing scarcity has on her organization. Here is an excerpt from our conversation.

### How many people work at PRNSA?

If you count all of the staff, including seasonal employees who work at our summer camp or are part of our conservation team, we have a total of close to 50 full- and part-time people at PRNSA. Fourteen of those are our core team, who work year-round.

### Where do your full-time permanent staff live?

We're lucky right now that 10 of our core staff live locally. Two of them found their homes through CLAM's Real Community Rentals program. Three others live within a 30-minute commute, and just one lives further away, in Santa Rosa. However, we've been through periods where people couldn't find housing they could afford, as well as situations where staff have lost their housing and had to move out of the community.

There's a value in hiring people who can live close by because we have programs that need attention on week-ends and overnights; also, the cost of commuting can be a deterrent to applicants.

### What are the housing challenges you see in West Marin, whether specifically with PRNSA staff or in the broader community?

It's hard for people to hang on here. Even if they manage to find a place to live locally, they don't have stability. Most of our staff rent, and that can be precarious. Many of our staff have had to move because a landlord decided to sell, or use the space for another family member, or raise the rent beyond what staff can afford. Buying a home at market rate is out of the range of staff on a non-profit salary. This really makes the workforce unstable.

### What should CLAM be doing beyond working to bring the former Coast Guard neighborhood back to life with homes that are affordable to our local workforce?

Given that home ownership is out of reach for so many, continuing to find sympathetic landlords who will provide housing at a more affordable rate and who value the stability of a renter who has a good job and contributes to the community is so helpful. I often wonder what can be done about the number of second and third homes that sit vacant much of the year. Finding a way to share these underutilized homes would make West Marin more equitable, while building a stronger workforce, including nonprofit-sector staff, who are so committed to social good.

### What housing policy should CLAM be working on?

More regulation around short- and long-term rentals would be helpful. Some limits on short-term rentals and incentives to stay in the long-term rental business would be stabilizing.



Donna Faure, Executive Director of the Point Reyes National Seashore Association

Establishing and monitoring minimum standards for rentals would be useful. I've seen some pretty terrible rentals in West Marin—and heard about worse. Continuing CLAM's work on affordable home ownership is also great, even if the impact is one family at a time.

### What gives you hope in the face of these enormous challenges?

I've had two staff move recently to West Marin and they were able to find housing. This is encouraging! Additionally, my 17-year-old son recently joined "Next Gen," a group organized by the San Geronimo Valley Affordable Housing Association to involve young people in taking action on housing issues in the San Geronimo Valley. I love that youth who have seen the impacts of the housing crisis are speaking up. I also appreciate how the community rallies around those in need of housing.

Note: This interview was conducted prior to the pandemic. Staffing levels now are temporarily lower.

## Profile: CLAM Resident and Board Member, Natalia Meyerson

By Stephanie Roth, Development Director

Natalia Meyerson and her family moved into the first home CLAM purchased, in Inverness Park, in 2006. Employed at West Marin Senior Services in Point Reyes Station, Natalia was thrilled to be able to live close to her workplace. She recalls, “I happened to notice an ad for a CLAM Affordable Home in the post office in 2006. I don’t know how my family was so lucky, but our application was chosen. There are so few homes to rent in West Marin.”

Natalia works at Stockstill House, West Marin Senior Services’ assisted living facility in Point Reyes Station. Living close by makes an enormous difference to her. She explains, “In a crisis, I can be there in a few minutes and then home again when the situation is resolved.”

In her management role at Stockstill House, Natalia sees firsthand how the housing situation in West Marin adds to the challenges of finding and retaining staff there. “It’s very hard to retain employees when the cost of living is so high,” she says. “And it’s hard to pay people enough to keep up with housing costs, in particular.”



Natalia Meyerson

CLAM’s board welcomes and is designed to include residents of our homes, as well as community members and people with expertise in the field of affordable housing.

Natalia was invited to serve on the CLAM board several years ago, but, as a native Spanish speaker, she didn’t feel her English was good enough at that time. In 2019, she felt ready and joined the board. This is her first experience as a board member of a nonprofit organization, and she is happy to be able to support CLAM in this way. She is also eager to learn and grow in her new role.

Natalia understands the importance of having CLAM residents represent CLAM and speak to the cause of affordable housing at various community meetings. “They need to hear our voice,” she says, and is working up to being ready to speak in large groups. Even with her self-described lack of confidence, through her willingness to talk about CLAM with her friends, family members, and co-workers and to ask them to join CLAM, Natalia recruited several new members within the first few months of joining the board. She has set herself a goal of bringing three new members a month to CLAM, and she is proving to be totally up to the task. Welcome, Natalia!

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## Leaving a Legacy of Affordable Homes for Generations to Come

By Kiki La Porta, Communications Consultant, and Stacey Laumann, Program Manager

Generosity to CLAM and the community takes many forms. One form is called legacy giving, which usually means providing a gift—of an asset such as property, or cash—to a nonprofit in a person’s will, to be given after the person’s death. Here are two examples of community members who have made plans in their wills to leave their homes to CLAM for the long-term sustainability of Point Reyes Station.

**Ruth Fleshman** - Point Reyes resident Ruth Fleshman had a long career as a community health nurse, educator, researcher and founder of a nonprofit. She has made plans for her property to benefit the community through CLAM when she dies. Ruth recently shared the story of how her little house in Point Reyes Station was the birthplace of CLAM, and the satisfaction it gives her to know that when she dies, it will help to fulfill CLAM’s mission.



Ruth Fleshman



“When I first bought this house, my retirement plan was to live off the rental income. I lived up on the Mesa at the time. My first tenants were my long-time friends Cynthia Clark and her family. One day, Cynthia and her friends Ann Sheree Greenbaum, Penny Livingston and James Stark sat down here,” she gestured toward a table in the modest living room. “Not at the kitchen table, because the kitchen is not big enough! They went through the whole process of developing a community land trust that would provide affordable housing for the community. That was how CLAM started, in 2000.

“When my eyesight failed, I moved down from the Mesa into this house. One day, one of my walkers took me out, and as we strolled around town we ran into three people who said they had jobs out here but no place to live, and did we know of anything? We didn’t. I’ve heard this over and over. There’s work but no housing.

“I’d been following CLAM from the get-go. I decided to use my property to help to support the local community. I have a niece on the East Coast and I want to leave some money to her, but it was pretty simple to work out. When I pass away, I have arranged that the proceeds of the sale of my house – at a below-market-rate price – will go to my niece, but CLAM will have right of first refusal on the purchase. If CLAM can buy the house at that reduced price, it will remain affordable in perpetuity.... YESSSS!”

- Ruth Fleshman

“This is a little house. It will make a little dent. Every little dent helps.”

**Patsy Bannerman** - Patsy Bannerman worked as a nurse in San Francisco in the 1980s and visited Point Reyes Station often, dreaming of someday having her own place here. One sunny day in 1984 she came out to Point Reyes to have lunch and saw a plot of land for sale on the Point Reyes mesa. She fell in love with it, was able to purchase it, and over the next 11 years, while still working in San Francisco, designed and built a house and a second unit on the property.

In 1995, Patsy moved into her Point Reyes home full time. She recognizes that not everyone has such good fortune, so when she moved here and saw the “appallingly” high rents out of reach of local workers, she rented the second unit on the property to a local worker. She has had a long-term tenant living there at an affordable rent for many years.

Patsy has followed the work of CLAM since it began. Now 86 years old, she has decided that the best way to share her good fortune is to add housing for local workers to the community by leaving her home to CLAM so that someone else can benefit after she is no longer able to live there.

Patsy’s gift is both specific and creative: she has willed her home to a local service worker she knows, who will own it in collaboration with CLAM. As with CLAM’s other land trust homes, the new owner will own the house itself while CLAM will own the property, leasing it to the homeowner for a nominal annual fee. In this way, Patsy’s home will be owned by a local working person who could not otherwise afford to own a home in Point Reyes, and the home will remain affordable forever through the community land trust model of homeownership, in which each successive owner buys the home at an affordable price through CLAM. The second unit on the property will continue to be rented affordably, in perpetuity, when the property is transferred to CLAM.

We are enormously grateful to Patsy to be able to steward her lovely property for the community’s benefit over the next generations.



Patsy Bannerman

# Members, Friends, and Institutional Supporters in 2019

CLAM gratefully acknowledges the following for their support:

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Doris Ober  
Cynthia Ohama  
Norman Ohama  
Eric Oldmixon & Sarah Myers  
Irlanda Orozco  
Andrea Osgood  
Jim Ottobre & Ellen Serber  
Ken & Taira Otter  
Betty Pagett  
James Parsons & Julie Schablaske  
Ann & Jim Patterson  
Claire Peaslee  
Leslie & Marvin Pederson  
Cristina Perez  
Kristine Petersen  
Cheri Pies  
Mairi Pileggi  
Leslie Plant  
Point Reyes Light  
Carlos & Rebecca Porrata  
Rosie Powell  
Lina Jane Prairie  
David Press & Hez Renz  
Molly Prier  
Martha Proctor  
Elisabeth Ptak  
Lila Purinton  
Deborah Quinn  
Tony Ragona  
Ana Maria Ramirez  
Paul Arthur Rampel  
Abbie Ann & James Read  
Paul Reffell (deceased)  
Toni Rembe  
James Reynolds  
Cathy & Rob Richards  
Jim & Suzanne Ritchie  
Elizabeth River  
Rachel Rivers

Janet & Matthew Robbins  
Charles Roberts  
Jillian Robinson  
Denise Rocco-Zilber & Michael Zilber  
Arthur Rock  
Andrew Romanoff & Inez Storer  
Greg Rosenberg  
Robin Rudderow  
Carla Ruff  
Kathy Runnion  
Annemarie Russo  
Suzanne Sadowsky  
Shirley Salzman  
Susan Sasso  
Lisa Schiff  
Amy Schlifftman  
Michael Schwarz  
Laura Scott  
Susan Scott  
Karen Seidman  
Lelia Seidner  
Moreva Selchie  
Emmanuel & Gwen Serriere  
Noreen Shanahan  
Barbara & Skip Shapiro  
Jeff & Nance Shapiro  
Ellen Shehadeh  
David Sherwood  
Pamela Shrader  
Whitman Shenk & Lazuli Whitt  
Stanley Siddle  
Don Smith  
Dale Sorensen  
Suzanne & John Speh, Jr.  
Judy Spelman  
Sue Stallcup  
Sherry & Timothy Stanton  
Kegan Stedwell  
Bob & Suzy Stephens  
Britton & Susan Stitt  
Steve Stombler  
Deanne Stone  
Elizabeth & Larry Strain  
Albert Straus  
Dinah & Noah Stroe  
Jeff Stump  
Murray & Roberta Suid  
Pam Taylor  
Judith Teichman  
Jennifer Thompson  
Joan Thornton  
Susan Tillett  
Janet Traub  
Rick Trono  
Frank Truttman  
Sim Van der Ryn  
Joseph Veit  
Anne Vitale  
Tanis Walters  
Marion Weber  
Robin White  
Catherine & Mark White  
Elan & Nick Whitney  
Elizabeth Whitney  
Katherine Williams  
Pamela Wright  
Patty & Jack Wright Foundation  
Elvira Xaxni

## Foundations, Donor-Advised Funds & Government

County of Marin  
Mechanics Bank  
Sisters of St. Dominic  
Walnut Fund  
West Marin Fund

## In-Kind Donors & Volunteers

Bovine Bakery  
Dace Brast  
Brickmaiden Breads  
Christa Burgoyne  
Cowgirl Creamery  
Hiroki Coyle  
Rick Didia  
Lorraine Fisher-Smith  
Ann Sheree Greenbaum  
Juan Jimenez  
Kim Klein  
Oliver Lee  
Bill Lee  
Amie Lepisto  
Bill Logan  
John Lopez

Lunny Grading & Paving  
William Majoué  
Jim O'Hara  
Osteria Stellina  
Betty Pagett  
Palace Market  
Point Reyes Farmstead Cheese  
Point Reyes Living  
Carlos Porrata  
David Rodríguez  
Angel Rodriguez  
Linda Shalabi  
David Sherwood  
Melanie Stone  
Mark Switzer  
Toby's Feed Barn  
Linda Vanzant  
Dino Williams

## Latino Advisory Council

Beatriz Gomez  
Jesus Martinez  
Jorge Martinez  
Ana Maria Ramirez  
Maria Reynoso  
Elvira Xaxni

## Business Sponsors

Coastal Health Alliance  
Cowgirl Creamery  
Heidrun Meadery  
Hog Island Oyster  
Horizon Cable  
Lex Ultima  
LotteandSarah.com  
Marin Momma  
Marsh Cottage  
Osteria Stellina  
Point Reyes Farmstead Cheese Co.  
Seadrift Realty Inc.  
Straus Family Creamery  
Tomales Bay Oyster Company  
West Marin Real Estate  
ZUMA

## Gifts Made in Honor of

Myn Adess & Jim O'Hara (9 gifts)  
Patsy Bannerman  
Susan Brayton (20 gifts)  
Christa Burgoyne  
Ann Gessert  
Laurie Monserrat  
Cindy Ohama

## Gifts Made in Memory of

Biruta Balanda  
Peter Brock  
Bonnie Clarke (18 gifts)  
Lillian Hinds  
Richard Kirschman  
Lubov Kissina  
Virgil Levinger  
Lloyd Meadow  
Michael Mery  
Carl Munger

## Income and Expense Statement

January - December 2019

INCOME	2019
Donations - General Support	\$394,733
Donations - Restricted	\$114,000
Grants for Projects & Operations	\$38,580
Rental & Related Property Income	\$147,668
<b>Total Income</b>	<b>\$694,981</b>
<b>EXPENSE</b>	
Personnel	\$349,298
Operations	\$123,874
Property	\$121,972
<b>Total Expense</b>	<b>\$595,145</b>
<b>NET ORDINARY INCOME</b>	<b>\$99,836</b>
<b>INTEREST &amp; OTHER INCOME</b>	<b>\$2,739</b>
<b>Net Income</b>	<b>\$102,575</b>

## Balance Sheet - Prior Year Comparison

ASSETS	Dec. 31, 2019	Dec. 31, 2018
Checking/Savings	\$1,144,425	\$1,073,643
Accounts Receivable	\$2,406	\$4,408
Other Current Assets	\$120,340	\$126,611
<b>Total Current Assets</b>	<b>\$1,267,171</b>	<b>\$1,204,662</b>
Fixed Assets, net	\$3,472,814	\$3,463,373
Other Assets	\$47,321	\$41,402
<b>Total Assets</b>	<b>\$4,787,306</b>	<b>\$4,709,438</b>
<b>LIABILITIES</b>		
Current Liabilities	\$39,000	\$39,201
Long Term Liabilities	\$732,778	\$757,285
<b>Total Liabilities</b>	<b>\$771,779</b>	<b>\$796,485</b>
<b>EQUITY</b>	<b>\$4,015,527</b>	<b>\$3,912,953</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$4,787,306</b>	<b>\$4,709,438</b>