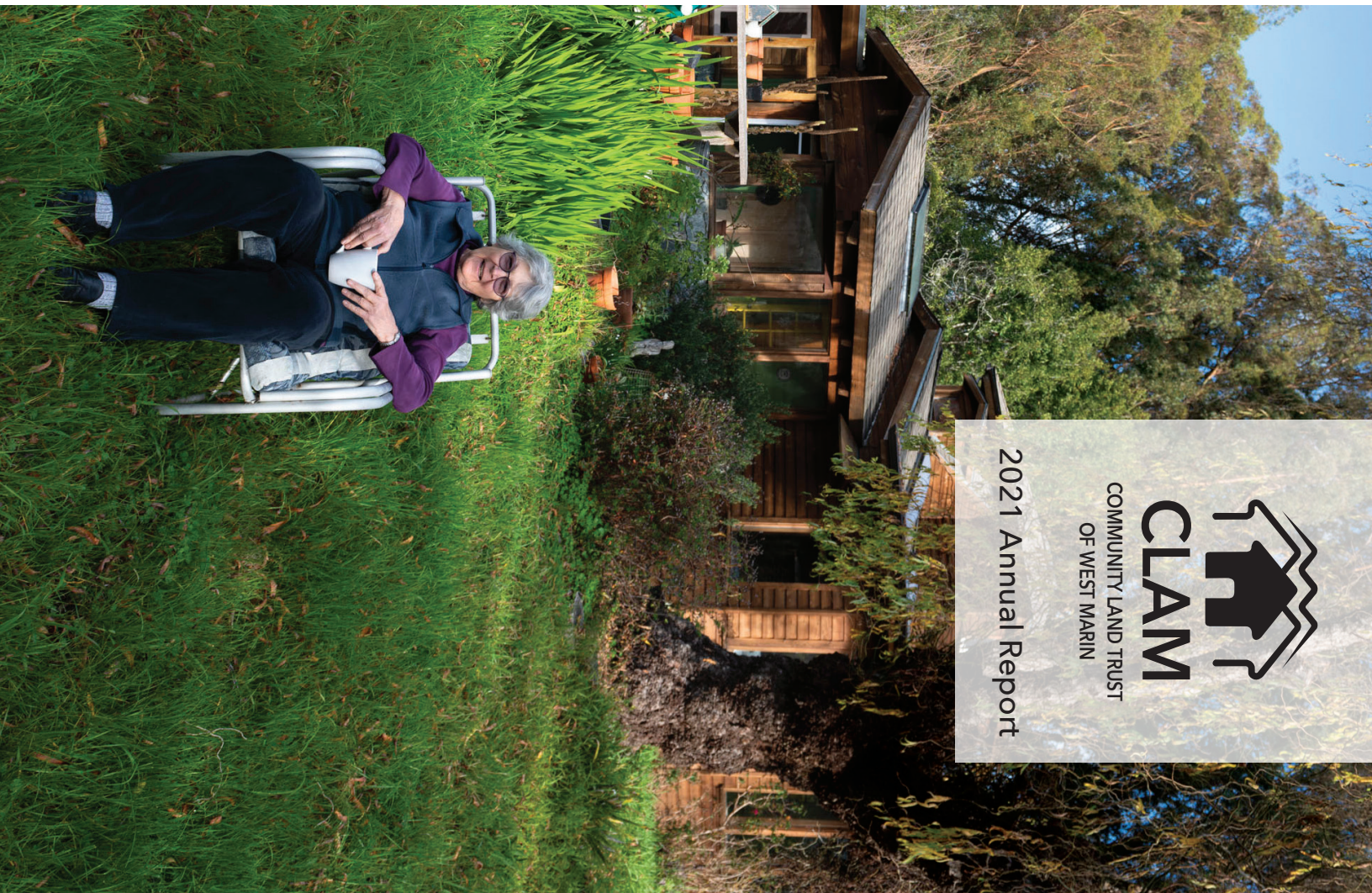


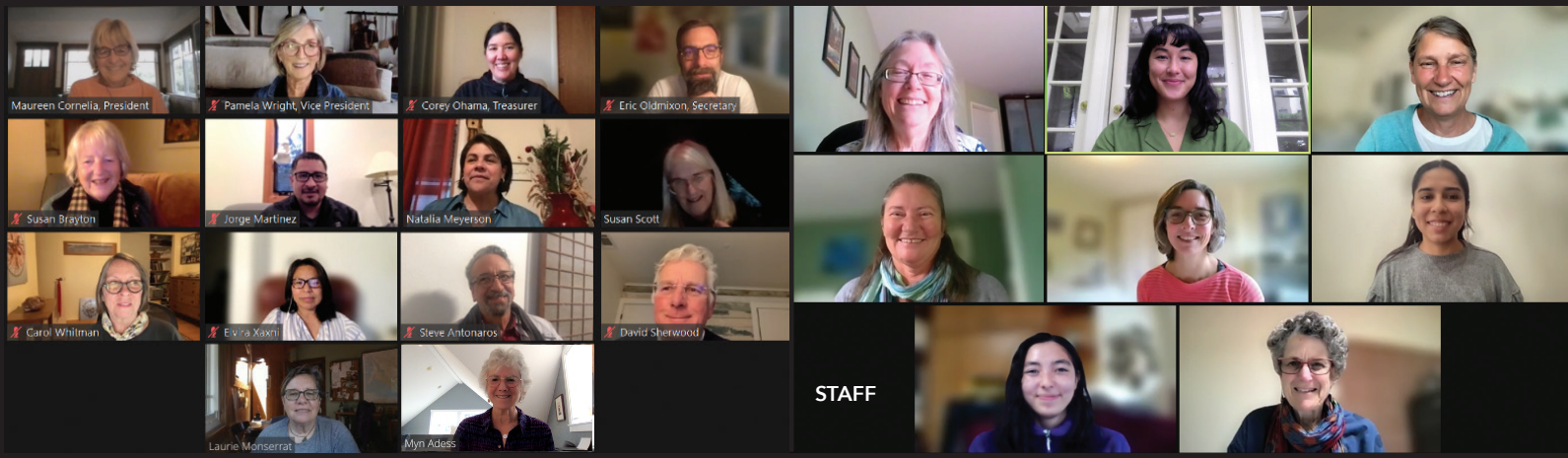


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Point Reyes Station, CA
94956-0273



COMMUNITY LAND TRUST
OF WEST MARIN

2021 Annual Report



Board, left to right: Maureen Cornelia, Pamela Wright, Corey Ohama, Eric Oldmixon, Susan Brayton, Jorge Martinez, Natalia Meyerson, Susan Scott, Carol Whitman, Elvira Xaxni, Steve Antonaros, David Sherwood, Laurie Monserrat, Myn Adess.
Staff, left to right: Laura J. Giacomini, Mari Nakagawa, Pam Dorr, Ruth Lopez, Stacey Laumann, Yesinia Martinez, Elisa Obata, Stephanie Roth.

Cover: Bobbi Loeb in front of her Point Reyes Station home. Bobbi has deeded her home to CLAM as part of a retained life estate. Story on page 4. Photo: David Briggs, Point Reyes Light

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www.clam-ptreyes.org

Welcome to CLAM's 2021 Annual Report

Dear Friends,

You may know me already as CLAM's new Executive Director. If we haven't met yet—hello! I am delighted to join you in creating affordable, community-owned housing in West Marin.

This work has a very special meaning to me. When I was 11 years old, a year after my mom passed away from cancer, my family's home burned down. We moved into a small apartment: three kids in the only bedroom and my dad in the living room. This was when I first dreamed about having a home of our own again.

When I was still a young adult, my parents' close friends moved out of state, selling me their small cottage—really a shack in need of lots of work—and allowing me to make payments to them over time. I put my heart into fixing it up, with multiple trips to the trash-pick section of the dump. That house became part of me; it gave me certainty that no matter where I went or what happened, I had a home to come back to. The gift this family gave me changed my life.

We can do this for each other. For the past 20 years, through the donations and support of people like you, CLAM has been creating needed housing for the people of West Marin. In doing so, we've changed the course of many people's lives, just as my life was changed many years ago. Here, in CLAM's 2021 Annual Report, you will find details of our work to expand access to secure, affordable housing in an environmentally responsible way, as well as our plans for the future.

Thank you for being a part of this work!

Sincerely,
 Pam Dorr, Executive Director



Our Impact

During 2021, CLAM invested in major repairs and upgrades to its properties. CLAM also acquired a new multi-household property and created two new, affordable Real Community Rentals.

Home Stewardship

In 2021, the CLAM-owned homes next to West Marin school received several upgrades funded by a federal grant, including replacing failing windows in the second unit, a fresh coat of paint on the main house, and repairs to the fencing.

At CLAM's Ocean Terrace apartments in Stinson Beach, a major roof leak after the big rainstorm in October 2021 led to a new roof being installed in early 2022. Upgrades to the electric panel and hot water system are slated for 2022-23.



New windows being installed at the CLAM "Yellow House" on Highway One. Photo: Shauna May Photography

Renter Equity Program

As a community land trust, CLAM thrives when its residents are invested and involved in their housing. To facilitate this, CLAM offers an innovative "renter equity program," whereby residents can do chores, attend meetings, and participate in workdays to earn renter equity. With the management savings from this work, CLAM puts funds aside in a savings account for withdrawal by participating residents after five years.



Kim Hett and her son Woolsey cozy up in their CLAM home in Point Reyes Station. Photo: Shauna May Photography

By the Numbers in 2021

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

Total Number of People Housed: 66

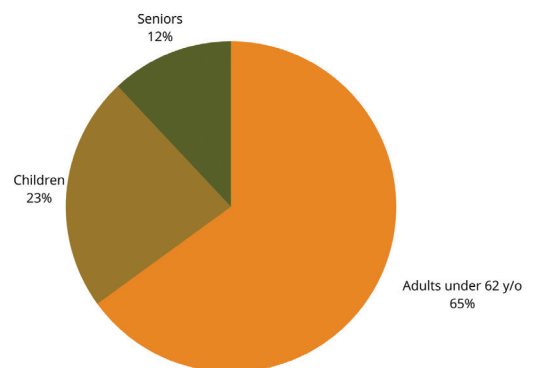
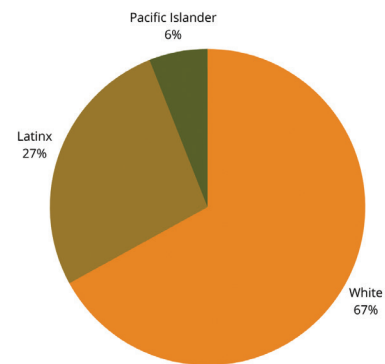
Seniors: 8

Children: 15

White: 44

Latinx: 18

Pacific Islander: 4



Where do CLAM residents work?*

- Environmental Action Committee
- Inverness Park Market
- Palace Market
- Point Reyes Library
- Point Reyes National Seashore Association
- Saltwater Oyster Depot
- Station House Café
- Stinson Beach Market
- Stockstill House / West Marin Senior Services
- West Marin Pharmacy
- West Marin School
- Wild West Ferments

* Partial list.



**CLAM
Acquires a
New Home
through its
Age-In-Place
Initiative!**

*Bobbi Loeb,
happily staying home.*

In 2021, CLAM worked with longtime Point Reyes resident Bobbi Loeb to acquire her multi-household property in Point Reyes Station. Under a Retained Life Estate agreement, Bobbi will retain ownership of the property and the right to live there throughout her life.

Upon Bobbi's death, ownership of her home will transfer to CLAM, leaving a lasting legacy of affordable homes that will serve the West Marin community and its future generations.

Retired after many years of community service, Bobbi found keeping up with the cost of maintaining her property challenging. She feared she would have to sell her home and move away, thereby also displacing the two other households who rent on her property.

Under her agreement with CLAM, Bobbi is able to stay in her home, address critical repairs, continue to house her tenants, and contribute permanently affordable homes to the community that has meant so much to her.

This is the first property acquired through CLAM's Age-In-Place initiative. This program, part of CLAM's Community Housing Solutions, offers several ways to help senior homeowners who find themselves "house rich and cash poor" remain in their homes while benefitting the greater community.

All of us at CLAM hope Bobbi's story will be the catalyst for Age-In-Place scenarios to be replicated throughout West Marin.

Real Community Rentals (RCR)

In its fourth year, the Real Community Rentals program continues to offer a range of supports for local homeowners willing to create rental units on their property and set rents at reasonable rates. The program, funded by the County of Marin, has created 26 rentals, housing 36 people. In the fall of 2021, CLAM was able to place four people in two new Real Community Rental homes.



Catie Clune and her dog Birdie at their CLAM home in Inverness.

**Former Coast Guard
Neighborhood Renewal**

CLAM continues to push forward in our work to renew the former Coast Guard housing site in Point Reyes Station into a neighborhood of affordable homes. In the summer of 2021, more than 200 people attended gatherings hosted by CLAM to gather input on the planning process. These gatherings generated a wealth of ideas for making the neighborhood sustainable, accessible, and community-centered. Our design team took these ideas and is integrating them into the site plan that includes space for families to socialize, better ADA access to homes, and apartments for seniors.

Another major milestone in 2021 was the County's adoption of a new Local Coastal Plan (LCP). CLAM advocated to ensure that the updated LCP would allow affordable housing on the former Coast Guard site. The Plan was adopted by the Board of Supervisors and went into effect in August 2021.

Coast Guard, continued



One of the most challenging aspects of the Coast Guard project has been the design and engineering of a new wastewater treatment system. Our team of engineers, geologists, and landscape designers have collaborated to design an on-site system that will treat all wastewater, while also protecting Lagunitas Creek and the drinking water aquifer underground. This work touches on almost every aspect of the project, including the selection of bathroom fixtures, inspection and potential repair of existing sewer lines, roadway easements, geological survey and sediment data, solar electricity generation modeling, landscape design and plant selection.

What's Next

CLAM and our partner Eden Housing will submit our planning application to Marin County in July 2022. The County's review process will take approximately one year, culminating in the granting of coastal permits, use permits, and completed environmental review. Following that, our design team will prepare even more detailed construction documents which will be submitted to the County for building permit approval. During this time, we will also begin seeking financing for the housing portion of the project.

Many of the project steps must be done sequentially. Funding for the project can not be secured until planning approval is complete, and construction can not begin until all financing is secured. Given this, we intend to begin construction in 2025 and welcome new residents to the property in 2026.

The graphic below follows CLAM's progress to transform the former Coast Guard property into a neighborhood of affordable homes.



**Community Land Trust Association of West Marin and Ocean Terrace, LLC
2021 Annual Report**

Balance Sheet - Prior Year Comparison

ASSETS	Dec. 31,2021	Dec. 31,2020
Checking/Savings*	\$2,714,126	\$1,955,051
Receivables	\$23,621	\$86,526
Fixed Assets, net	\$5,765,177	\$5,788,291
Other Assets	\$44,190	\$42,928
Total Assets	\$8,547,114	\$7,872,796
 LIABILITIES		
Current Liabilities	\$296,801	\$254,413
Long Term Liabilities	\$2,330,302	\$2,367,276
Total Liabilities	\$2,627,103	\$2,621,689
 EQUITY	 \$5,920,011	 \$5,251,107
 Total Liabilities & Equity	 \$8,547,114	 \$7,872,796

*\$1,419,591 restricted, primarily for Coast Guard Project and Aquisition Funds.

**Community Land Trust Association of West Marin and Ocean Terrace, LLC
Income and Expense Statement January-December 2021**

INCOME

Donations - General Support	\$516,048
Donations - Restricted	\$299,209
Rental & Related Property Income	\$321,068
Grants for Projects and Operations*	\$612,677
Total Income	\$1,749,002

EXPENSE

Personnel	\$530,835
Operations	\$161,602
Property	\$382,248
Total Expense	\$1,074,685

NET ORDINARY INCOME **\$674,317**

Members, Friends, and Institutional Supporters in 2021

**CLAM gratefully
acknowledges the
following for their
support:**

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