

CLAM

*Community Land Trust Association
of West Marin*



2016 ANNUAL REPORT



The staff & Board of CLAM

Message from the Director

Sometimes change happens so gradually one hardly perceives it – and then suddenly, the accumulation of effort, partnerships, and vision lead to a watershed moment. Such was CLAM's watershed year of 2016, thanks to the bold vision of CLAM's funding partners, West Marin communities, and longtime supporters.

In 2016 CLAM was privileged to be part of a truly inspiring partnership with the Stinson Beach community, the County of Marin, and the Marin Community Foundation to acquire an apartment complex in Stinson. This preserved the affordable homes of six longtime Stinson residents, and created that community's first permanently affordable homes. This kind of new, bold move, inspired by the local community and supported by funders, is just what we need in West Marin to ensure sustainable communities.

CLAM was also a key leader in two other initiatives: CLAM was a key leader in the successful passage of a state bill that supports

affordable home-ownership on the community land trust model, and a new CLAM-initiated program that aims to open up affordable rentals in West Marin, through an unprecedented partnership of non-profit organizations and public agencies.

We are extremely grateful for the support of both longtime and new partner foundations in 2016 that are enabling CLAM to hire several new staff in 2017 – key for our work on the Coast Guard project and other new acquisitions. And, as always, we are enormously appreciative of the deep support of our local communities.

We hope you will enjoy this brief survey of CLAM's work in 2016. Thank you for partnering with us to build stability in West Marin through the creation of affordable homes. Let's see what we can do together in the years to come!

Kim Thompson, Executive Director

STAFF in 2016

Kim Thompson
Executive Director

Ruth Lopez
Administrative Coordinator

Sandy McCoy
Development and Communications Manager



BOARD in 2016

Maureen Cornelia
President

Eleanore Despina
Treasurer

Susan Brayton
Secretary

Myn Adess
Bonnie Clarke
Mike Hogan
Kerry Livingston
Marshall Livingston
Corey Ohama
Eric Oldmixon
Betty Pagett
Susan Scott
Nancy Vayhinger
Pamela Wright

In September 2016, CLAM bought an eight-unit apartment building at 21 Calle del Embarcadero in Stinson Beach, about 15 miles south of Point Reyes Station, on behalf of that community. The community wanted to make sure that the property's six longtime residents would not be displaced when the property was sold.

Stinson Beach realtor Chris Harrington and members of the Stinson Beach community had long wanted to create Stinson's first affordable homes. They had found a willing property owner in Paul Goldsmith, who was selling his eight-unit apartment complex. Through Chris's leadership,

the Stinson Beach community for about 15 years "with," he noted, "a remarkable lack of success"—until now.

This effort aligned with the County of Marin's strategy to acquire existing property, thereby mitigating displacement, and preserve the property as affordable homes for years to come.

We celebrate the effort of Chris Harrington, Harriet Moss, and the many others who made this acquisition possible through their hard work and their financial support. We celebrate the effort of a local community uniting in new ways to



CLAM Celebrates the Acquisition of Stinson Beach Apartments!

the Stinson community won the financial support of the County of Marin and the Marin Community Foundation for this purchase.

With community, political, and foundation support in place, the community needed a non-profit organization that could acquire and manage the property. They approached CLAM, and we were delighted to be a part of such an inspiring effort!

"What really needs to be noted is how willing everyone was to pitch in," said Chris. He had been on the lookout for an affordable project in

prevent displacement and create affordable homes. We extend our gratitude to the Stinson Beach community, to the County of Marin, and to the Marin Community Foundation for the partnership that made this success possible. With this acquisition, CLAM now provides 16 affordable rental homes and one home ownership.

Inset: Residents Robin Ahlgren and Wendy Clark at the celebration of the purchase. Said Robin, "Friends and neighbors were all hopeful that we could stay, and many of them donated to the effort."



The Road Home

Coast Guard Housing Site Saved from Auction Block

Housing at Coast Guard property

In mid-2014, the US Coast Guard had designated its Housing Facility in Point Reyes Station as surplus property. It planned to sell this 32-acre neighborhood, with its 36 town homes, to the highest bidder on an online governmental auction.

Seeing that this property presented an unsurpassed, once-in-a-generation opportunity for the community to gain dozens of affordable homes, CLAM worked with Congressman Jared Huffman and Marin County Supervisor Steve Kinsey to prevent an auction sale. The goal was to direct the site to be sold to the County of Marin, which would then work with CLAM to repurpose the property for affordable homes.

In late 2014, Congressman Huffman introduced legislation that directed the US Coast Guard to sell the property to the County. Inviting letters of support for the legislation from our local community, CLAM ultimately sent more than 150 letters to Congressman Huffman, California Senators Dianne Feinstein and Barbara Boxer, and to Supervisor Kinsey, who worked with the Marin County Board of Supervisors to pass a resolution that supported the federal legislation.

Although the legislation did not pass in 2014, Congressman Huffman and CLAM redoubled efforts early in 2015, and in February of 2016, the legislation was signed into law by President Obama.

During 2016, the US Coast Guard completed its environmental evaluation, necessary before an appraisal and negotiations could begin.



Images this page by Todd Pickering

Looking



Forward

In 2017, an appraisal is underway to determine a selling price. It is hoped that negotiations between the county and the Coast Guard can begin before the year is over. Acquisition could still be another year or more away. CLAM continues to work with the county and the community to make this project a reality.

The Fork in the Road: What CLT Homeownership Means to a Homeowner

by Eric Oldmixon

For my family, CLT ownership means long-term stability. Now, two years a CLAM homeowner, I am free from the chronic anxiety of becoming displaced.



Our house in Inverness — the first home sold on the Community Land Trust model in Marin County — sits in the middle of a fork in the road. That metaphor of the fork in the road was so powerfully evoked by Robert Frost in his poem, “The Road Not Taken,” as well as by social philosopher William Irwin Thompson, who said, “One way to find food for thought is to use the fork in the road, the bifurcation that marks the place of emergence in which a new line of development begins to branch off.”

Our home literally marks the place of emergence of CLT affordable homeownership in West Marin, and my family and I are thrilled, after many moves and much uncertainty, to be there. The founders of CLAM found the fork in the road and leveraged this community to lead us to our “home.”

Eric Oldmixon is a CLAM Board member and also serves as a volunteer Ambassador with the Grounded Solutions Network, joining with other CLT homeowners across the country to conduct education and policy advocacy.

California Bill Supports CLT Homeownership

In October 2016, Governor Brown signed AB 2818, a bill that significantly advances equity in tax assessments on homes sold affordably on the Community Land Trust (CLT) model. This is the first legislative effort of the new California CLT Network. CLAM board member Susan Scott and CLAM homeowner and board member Eric Oldmixon were leaders in this effort, as they joined with other CLTs to educate legislative staff about the importance of CLT affordable homeownership as a key strategy for addressing California's housing crisis.

AB 2818 will help CLT homeowners save thousands of dollars on their annual property taxes, as they will now be taxed only on the part of the property they own—the house and other buildings—while the Community Land Trust through which they purchased their home retains ownership of the land on which it is built.

Looking



Forward

In October 2017, CLAM is co-hosting the national network conference of CLTs, called **Grounded Solutions**, in Oakland. As part of the conference, we will also host a tour of West Marin affordable homes for CLTs from across the country.



The Oldmixon residence

Real Community Rentals

Thanks to funding from the County of Marin and Marin Housing Authority (a federally funded program operated by the County), in late 2016 CLAM began offering benefits and incentives to property owners who agree to rent affordably.

What does it mean to rent affordably? "Affordable" is actually a precisely defined concept: for a home to be affordable, the cost of housing and utilities should consume no more than one-third of a household's income. As you can see from the graphics, a retail clerk, who, on average, earns \$2,500/month, can afford \$825/month in rent. Given that the average one-bedroom home or apartment in West Marin rents for \$2,200/month, you can see why many of the people who work here can't afford to live here.

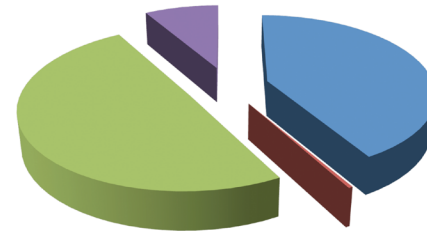
The Real Community Rentals program was developed to help fill some of that rental gap for hardworking community members who are looking for stable homes. Homeowners who agree to participate in the Real Community Rentals program by renting affordably receive numerous benefits.

What is an affordable rent for a West Marin worker?



Community Land Trust Association of West Marin | Balance Sheet

as of December 31, 2016

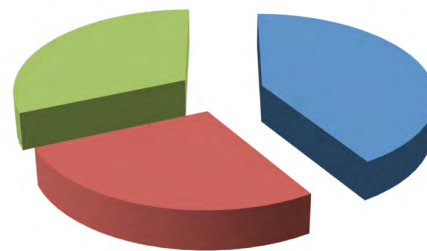


2016 INCOME

- Donations \$498,373
- Events \$4,182
- Grants \$593,500
- Rental \$100,745

Total \$1,196,800 *

*Over \$743,000 invested in the Stinson apartments.



2016 EXPENSE

- Personnel \$140,389
- General Operation Expense \$93,140
- Property Stewardship \$107,535

Total \$341,064

ASSETS

Current Assets

Checking/Savings	
Deposit Accounts	94,860.50
Operations Accounts	170,084.63
Property Accounts	188,239.94
Total Accounts	453,185.07

Other Current Assets

Accounts Receivable	1,650.00
Due CLAM from Ocean Terrace LLC	9,704.34

Total current assets 464,539.41

Fixed Assets

73 Inverness Way Land	150,000.00
Property - 988 Mesa	718,201.33
Property - 12415 SFD	658,411.58
Property -11560 Route One	692,598.84
Office Equipment	2,278.40
Accum Depreciation-Office	-1,860.43

Total Fixed Assets 2,219,629.72

Other Assets

CLAM Office Deposit	125.00
Investment in Ocean Terrace	743,814.08
Notes Receivable	35,000.00
Prepaid Expense	1,016.40

Total Other Assets 779,955.48

TOTAL ASSETS 3,464,124.61

LIABILITIES & EQUITY

Liabilities

Current Liabilities	19,270.53
Long Term Liabilities	803,247.85
Total Liabilities	822,518.38

Equity

Temp Restricted Net Assets	19,775.00
Unrestricted Net Assets	1,766,549.16
Net Income	855,282.07

Total Equity 2,641,606.23

TOTAL LIABILITIES & EQUITY 3,464,124.61

GROWING!



Expanded Investment in CLAM's Work

Left: The Mancilla family, happy CLAM home renters. Photo courtesy of the New York Times

Over the past two years, CLAM has grown substantially in the level of private and foundation funding it receives.

A community land trust is a membership organization, and CLAM has more than 200 community members as well as two dozen local business sponsorship members. Donations to CLAM have increased as the community responds to the possibility of adding a significant number of affordable homes at the Coast Guard site. Specifically, our annual donations from individuals increased from \$149,142 in 2014 to \$287,900 in 2016.

In addition, in 2016 CLAM received significant investment from our foundation partners for capacity building and property acquisition:

- **Tamalpais Pacific** granted \$15,000 to hire consulting assistance on the Coast Guard project.
- **The Catholic Campaign for Human Development** funded a multi-year grant of \$60,000 per year for three years for capacity building.
- **The San Francisco Foundation** has provided a two-year grant of \$25,000 per year for community engagement.

- **The County of Marin** has granted \$23,000 a year for two years for the Real Community Rentals program.
- **The West Marin Fund** gave CLAM a grant of \$5,000 for Organizational Development consulting.
- **The Marin Community Foundation** awarded CLAM \$500,000 for the purchase of the eight-unit apartment building at 21 Calle del Embarcadero in Stinson Beach.
- **The County of Marin** also awarded CLAM \$500,000 for the purchase of the eight-unit apartment building at 21 Calle del Embarcadero in Stinson Beach.

We offer a tremendous and heartfelt thanks to our donors, foundation partners, and the County of Marin. This level of investment enables CLAM to expand rental and ownership opportunities in West Marin as well as add new staff in 2017.

Looking



Forward

In the first half of 2017, CLAM is hiring three new part-time staff positions as we transition into greater capacity.

Members, Friends, and Institutional Supporters in 2016:

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

Helen & Ted Abe
Myn Adess
Tamae & Valentino Agnoli
Laura & Mark Alderdice
Francine Allen
Lorraine Almeida
Sonja Anderson
Tamia & Tom Anderson
John Andrews
Robert Aptekar
Georgeanne & Richard Aston
Trish & Richard Ballantyne
Peter Barnes
Dave Barnett
Hathaway Barry
Julia Bartlett
Thomas Bauch
Anne Baxter
Greg Beato
Natasha Beery
Lynda Beigel
Michael Bernsohn
Ginny Berson & Jackie Dennis
Nancy Bertelsen
Joel Bethke
Lisa Bieringer & Kevin New
Lisel Blash
Chela Blitt
Maureen & Joe Blumenthal
Gregory Bonfilio
Martha Borge
Sydne & Allan Bortel
Carroll & Eli Botvinick
Barbara Boucke
Molly Bourne MD
Annetta Brands
Susan Brayton
Ann & Paul Brenner
David Briggs
Kris Brown & Scoby Zook
Christa Burgoyne
Susan Byrd
Pamela & Jim Campe
Betty Anne Carlin
Catherine Caufield & Terry Nordbye
Susan & Joseph Cerny
Kay & Robert Cheatham
Cheda's Garage
Catholic Campaign for Human Development
Bonnie & Rich Clarke
Sheri & George Clyde
Coastal Marin Fund
Mary Ann Cobb
Helen Cohen & Mark Lipman
Eileen Connery
Renee Cormier & Tom Gardali
Maureen Cornelia & Peter Sheremeta
Cowgirl Creamery
Suzanne d'Coney
Eleanore Despina & Bing Gong
Pat Dickens
Cathleen Dorinson
Alice & Charles Eckart
Amanda & Kenneth Eichstaedt
Sharon & Stephen Edelman
Mary Eubank
Lyons Filmer & Gregory DeMascio
Amy Fischer
Susan Fisher
Lorraine & Jeremy Fisher-Smith
Amy & Dennis Fitzpatrick
Mary Ford
Carol Friedman
Doree Friedman
Wendy Friefeld

Heather Furmidge
Nancy Galloway & Andy Morse
Barbara & Thomas Gaman
Marge Genolio
Ann Gessert & Paul Gallyot
Jill Gilbert
Jean Gomez
Gail Graham
Jim Grant
Ann Sheree Greenbaum
Martha & Mark Greenough
Lori Griffin
Terry & David Griffiths
Ellen Hamingson
Kathleen Hartzell
Earlene Hass & Thomas McCoy
Elizabeth Hazard
Pat Healy
Nancy Hemmingway & Bruce Mitchell
Susanna Henderson
Cheryl Higgins
Charles Hobson
Sandra & Wade Holland
Linda Jackson
Barbara Jay
Teresa & Roy Jennings
Deborah & Ellis Jones
Wendi Kallins
Margaret Keyes
Carolina & Tom Killion
Barbara & James Kinberger
Richard Kirschman
Kim Klein & Stephanie Roth
Jane & Mark Kriss
Mary Kroninger
Joyce & Jim laws
Charles Edward Leslie
Rae Levine & Roger Lippman
William Levine
Judy & Art Levit
Pamela Lichtenwalner
Meg Linden
Linda & Barry Linder
Toni Littlejohn
Jennifer & Marshall Livingston
Kerry & Dewey Livingston
Jeff Loomans
Linda & Steve Lustig
Alan Mark
Barbara Martin & Robert Von Ahn
Stephen Martin & Douglas Schmidt
Jorge Martinez
Katherine Maxwell
Vivian Mazur
Joan & Bob McGrath
Tauni Meade
Mica Meadow
Anne Menke
Barbara & Gerald Meral
Julie & Randy Merk
Jenefer Merrill & Mark Switzer
Connie & Michael Mery
Sarah & Dudley Miller
David Mitchell
Barbara and Will Mitchell
Katherine & Bridger Mitchell
Julie & James Monson
John Bishop Montgomery
Lindsey Morgan
Mary Morgan
Harriet Moss
Selma Mundt Fields
Cynthia Nadai
Marius Nelsen
Jennifer Nichols
Corey Ohama & Bill Lee
Lane Olson
John Osterweis
Ginny Otis
Taira & Ken Otter
Betty Pagett
Kathleen Paniagua & David Hobler
Morgan Patton
Heidi Paul & Michael Mitchell
Mary Ann Petro
Audrey Piper & Mike Hogan
Leslie Plant
Stephanie & Christopher Plante
Lee Pollak
Susan & Nicholas Pritzker

Martha & Allan Proctor
Elisabeth Ptak
Anne deBeers Rand
Paul Reffell
Toni Rembe & Arthur Rock
Paula & Bob Reynolds
Suzanne & Jim Ritchie
Elizabeth River
Rachel Rivers
Janet Robbins
Pamela Ross & Charles Gay
Denise Rocco-Zilber
Angela Rubin
Carla Ruff
San Francisco Foundation
Amy Schlifftman
Wendy Schwartz & Mark Dowie
Susan Scott
Lelia Seidner
Moreva Selchie
Ellen Shehadeh
Thomas Silk
Jane & Don Slack
Don Smith
Jean Smith
Wesley Sokolosky & Evie Eisen
Dale Sorensen
Sue & Joe Soule
Kegan Stedwell
Robin Steele
Suzy Stephens
Kenny Stevens
Reede Stockton
Marjorie Stone
Deanne Stone
Inez Storer & Andrew Romanoff
Maureen & Craig Sullivan
Lynette Stockfleth Sutton
Bonnie Tank & Douglas Haner
Tamalpais Pacific
Tor Taylor & Laurie Monserrat
Patricia Thomas & Scott Atthowe
Richard Taylor
Jennifer Thompson
Tides Foundation – Leocha Fund
John Topham
Rick Trono
Sim Van der Ryn
Jude Vasconcellos
Nancy Vayhinger & Stuart Davidson
Anne Vitale
William Bruce Wachtell
Christina & Ken Waldeck
Tanis Walters
Marion Weber
Devi Weisenberg
West Marin Pharmacy
West Marin Fund
Scott Whidden
Catherine & Mark White
Carol Whitman & Bob Kubik
Patricia Wilkerson
Pamela Wright
Nicholas Gonzalez Yuen
Elizabeth Zarlengo & Gary Ireland
Barbara Zilber

Special thanks to our In-Kind
donations and volunteer help
in 2016.

Brickmaiden Breads
Bovine Bakery
Christa Burgoyne
Clover Stornetta Farms
Cowgirl Creamery

EnviroSports
Lorraine Fisher-Smith
Heidrun Meadery
Hog Island Oysters
Inverness Park Market
Madeline Hope
Piro Ishizaka
Colleen King
Arnie Lepisto
Sophia Lopez
David Levin/ Marin Legal Aid
Ian McMurray
Meristem
Mindful Meats
Palace Market
The Parkside
The Sand Dollar
Peter Sheremeta
Stinson Beach Market
Thackery and Company
Christina Waldeck
Robin White
Michelle Zyromski

Special thanks to our Business
Sponsors in 2016:

Coastal Health Alliance
Garden of Eden
Hog Island Oyster Company
Horizon Cable
Inverness Secret Garden Cottage
LotteandSarrah.com
Marsh Cottage
Palace Market
Point Reyes Books
Point Reyes Farmstead Cheese Co.
Point Reyes National Seashore Assoc.
Point Reyes Schoolhouse
Point Reyes Vacation Rentals
Rodoni Construction
Spirit Matters
Station House Café
Straus Home Hand
Susan Hayes Handwovens
Toby's Feed Barn
Tomales Bay Foods
Tomales Bay Oyster Company
West Marin Food & Farm Tours
ZUMA

CLAM
Community Land Trust Association
of West Marin

P.O. Box 273
Point Reyes Station, CA 94956
415.663.1005
info@clam-ptreyes.org
clam-ptreyes.org

