



CLAM

COMMUNITY LAND TRUST
OF WEST MARIN

2022 Annual Report



Inviting Our Community Home

José Jonathan Chavarria and Jocelyn Mata,
CLAM Residents



BOARD

Row 1: Pamela Wright, Bob Houghteling, Carol Whitman, Steve Antonaros, Jonathan Barajas
 Row 2: Susan Brayton, Maureen Cornelia, Jorge Martinez, Susan Scott, Elvira Xaxni

STAFF

Pam Dorr, Laura J. Giacomini, Stacey Laumann, Don Lewis, Yesenia Martinez, Tom McCafferty, Mari Nakagawa

BOARD

Pamela Wright

President

Bob Houghteling

Treasurer

Carol Whitman

Secretary

Steve Antonaros

Jonathan Barajas

Susan Brayton

Maureen Cornelia

Jorge Martinez

Susan Scott

Elvira Xaxni

STAFF

Pam Dorr

Executive Director

Laura J. Giacomini

Development & Comms. Director

Stacey Laumann

Deputy Director

Don Lewis

Communications Manager

Yesenia Martinez

Office Manager

Tom McCafferty

Associate Project Manager

Mari Nakagawa

Former Comms. Manager
& Annual Report Editor

Welcome to CLAM's 2022 Annual Report

There's nothing like having a home in the place that you love, in the town where you grew up, or in the community where you work. It's a feeling of rootedness; the feeling that "I belong here."

Finding a home in West Marin is challenging. Our community experiences a dire lack of housing of any kind, let alone housing that is affordable to the people who work here. Growth that would add to the housing stock is restricted by a combination of zoning, septic, and environmental limitations.

West Marin has fought hard to protect the environment that we love. The vast natural landscape and rural, small-town feel are the result of community vision and effort. Now we need to fight for another thing near and dear to our hearts: the people who make West Marin a strong and diverse community.

At the Community Land Trust Association of West Marin (CLAM), our work is about inviting our community home. In our 2022 Annual Report, you will find examples of the many ways we are working to do this: through the planned giving of property, purchase of homes at below market value, and the use of Accessory Dwelling Units (ADUs); by advancing the larger project of the former Coast Guard Neighborhood; and by stewarding existing CLAM properties to ensure they provide permanent homes for West Marin residents.

Thank you for your support and collaboration!

Sincerely,

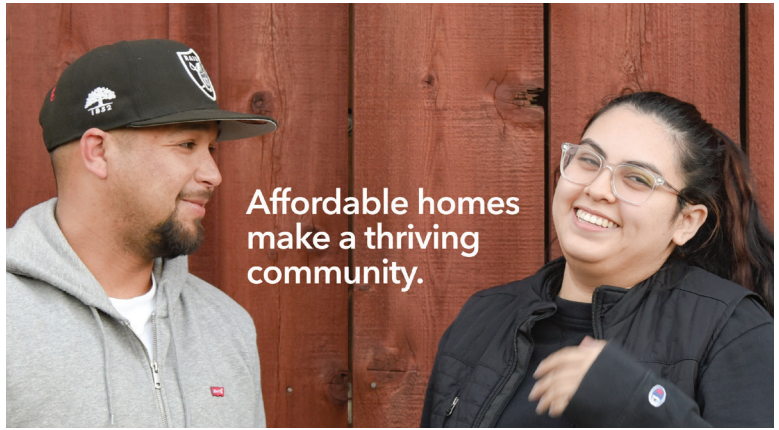
Pamela Wright, Board President

Pam Dorr, Executive Director

Cover image: Elizabeth Hollis

Rooted in West Marin

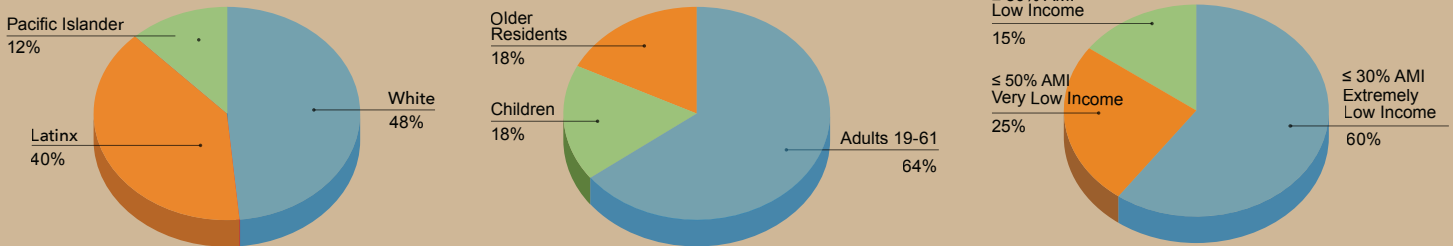
José and Jocelyn moved into their CLAM home in April 2023. José and Jocelyn are strongly rooted in West Marin. Jocelyn grew up in Inverness by Kehoe Beach and attended West Marin School and Tomales High School. She worked at Toby's Coffee Bar before getting certified as a medical assistant. She now works at the clinic in Point Reyes Station. José grew up in Point Reyes and also attended Tomales High. He works at Shamrock Building Materials in San Rafael.



They say that having a home in West Marin means they remain connected to their network of support. "Family, friends- all of it," says José. "Jocelyn won't have to drive to work. We'll be closer to our parents." Being close to family and friends is especially important now that the couple is expecting their first child in August of 2023. Being able to raise their family in Point Reyes Station is exciting. What are they most looking forward to? "Probably decorating the baby's room."

We believe that affordable homes are an essential part of maintaining a diverse and thriving community. CLAM creates homes using the Community Land Trust (CLT) model: the organization purchases land and then either sells or rents the homes on it at prices that are affordable to the residents of West Marin. In this way, CLAM acts as the long term steward of land and housing for the communities surrounding Tomales Bay.

Demographic Makeup of CLAM Property Residents*



*Data does not include Real Community Rentals tenants.

What qualifies as "low income"?

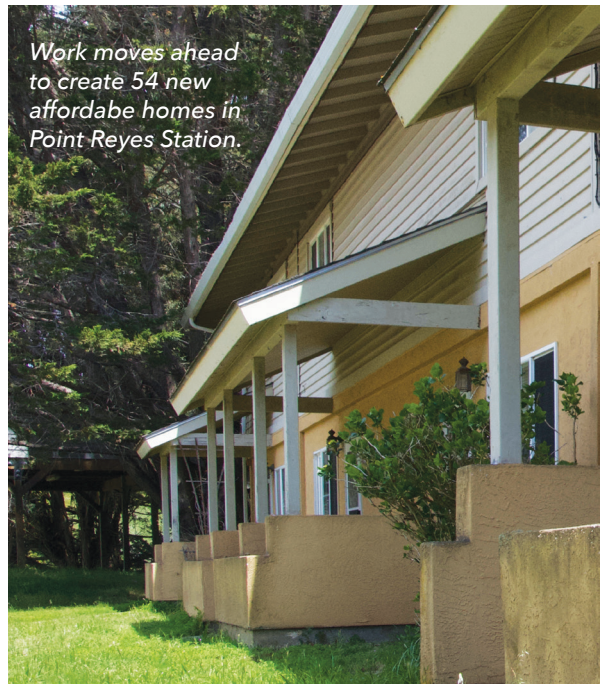
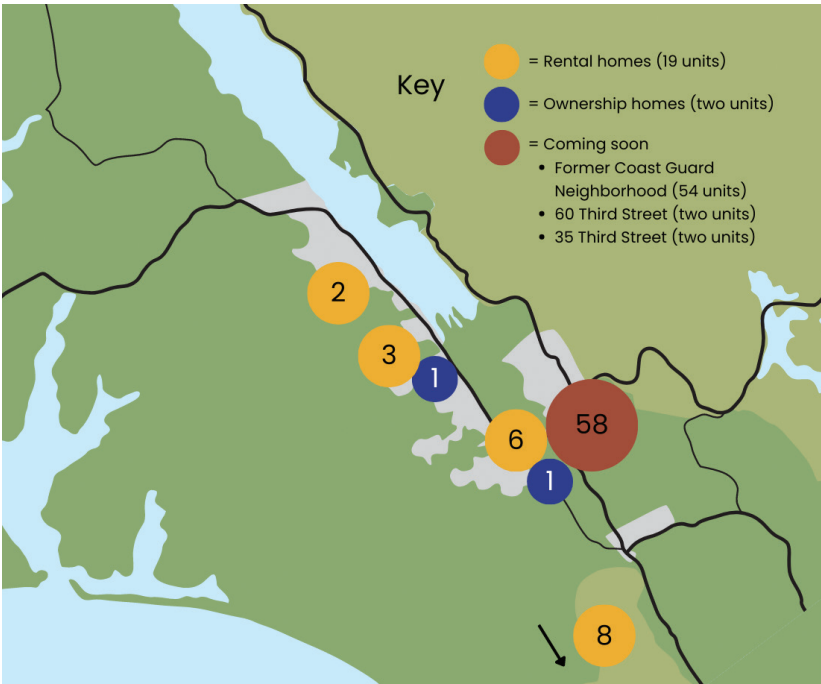
Affordable housing terms originate at the federal and state level. "Low income" is calculated as a percentage of the Area Median Income (AMI), or a percentage of what households in our area are making, as calculated by the Department of Housing and Urban Development. West Marin is part of the San Francisco metropolitan area.

While AMI is a useful metric, it does not paint a complete picture of the incomes in West Marin. CLAM serves families and individuals with incomes that reflect wages typical of West Marin's service and nonprofit sectors, which are, on average, lower than the rest of Marin County.

Household Size	Extreme Low Income (30% of AMI)	Hourly Wage (All Income Earners)	Affordable Rent	Very Low Income (50% of AMI)	Hourly Wage	Rent	Low Income (80% of AMI)	Hourly Wage	Rent
	1	\$39,150	\$19	\$979	\$65,250	\$31	\$1,631	\$104,400	\$50
2	\$44,750	\$22	\$1,119	\$74,600	\$36	\$1,865	\$119,300	\$57	\$2,983
3	\$50,350	\$24	\$1,259	\$83,900	\$40	\$2,098	\$134,200	\$65	\$3,355
4	\$55,900	\$27	\$1,398	\$93,200	\$45	\$2,330	\$149,100	\$72	\$3,728
5	\$60,400	\$29	\$1,510	\$108,150	\$52	\$2,704	\$161,050	\$77	\$4,026

Source: Adapted from Department of Housing and Urban Development (HUD)

Where We Work



Renewing the Neighborhood Moves Forward

In July 2022, CLAM submitted to the Marin County Planning Division its plan to rehabilitate the former Coast Guard Housing site into a renewed neighborhood of affordable homes in Point Reyes Station. In 2023, the County will review the plans, conduct an environmental review, and issue planning permits. After receiving the needed permits, CLAM will seek funding from state and institutional sources to do rehabilitation and construction, which will take place during 2025-2026. The homes will likely be available in 2027.

Project plans submitted to the county include:

- 54 homes: 39 family homes with 2-4 bedrooms, and 15 one-bedroom homes.
- Resident services: a community gathering room, common outdoor spaces, a library, and on-site management offices.
- Energy efficiency features: rooftop solar and all-electric systems for all units; EV car-charging stations; dark sky compliant exterior lighting, and a state-of-the-art wastewater system.

Renewing the Neighborhood Timeline



Two homes on Third Street

In late 2022, CLAM purchased two single family homes across the street from one another in downtown Point Reyes Station: 35 and 60 Third Street. Both properties were purchased significantly below market value from private owners. The purchase of 35 Third Street was the result of a planned gift from a long time donor. 60 Third Street was a strategic purchase to bring a property back into use as a home after sitting vacant for almost 20 years. CLAM's purchase of the property relieved the financial hardship of the owner who was unable to maintain the building.

The two projects need similar repairs, including upgraded septic systems, upgraded kitchens and baths, new siding, waterproofing, insulation, termite and rot repair, and landscape improvements. Pending septic upgrade and coastal permits, CLAM plans to add an accessory dwelling unit (ADU) at each property.

All four units- the two main homes and two ADUs- will be affordable in perpetuity to low and very low income households. In May 2022, CLAM adopted a new tenant selection process where tenants apply for homes when vacancies arise and are selected via a lottery. CLAM reaches prospective tenants through our Affirmatively Furthering Fair Housing marketing plan, designed to reach groups who are less likely to apply.



Volunteer Work Days

Below: CLAM board and staff members and residents gathered to put some elbow grease into the rehab of these future CLAM homes.



Tom McCafferty (below, left) joined CLAM in late 2022 in the newly created position of Associate Project Manager, bringing construction know-how to help rehabilitate 35 and 60 Third Street.

*Image:
Elizabeth Hollis*

Members, Friends, and Institutional Supporters in 2022

CLAM gratefully acknowledges the following for their support:

INDIVIDUAL DONORS & MEMBERS

* Key Club monthly donor members

Aaron Ackerman & Liza Siegler
Desiree Adaway
Myn Adess
Laura & Mark Alderdice
Lorraine Almeida
Tamia & Tom Anderson
Marsha Angus & Christina Lehnerr
Anonymous (14)
Roberta Anthes & William Levine
Lenore Arnoux
Emma Ashley-Roth
Karin Ashley & Daniel Roth
Scott Atthowe & Patricia Thomas
Madeleine Ballard & Jim Chapman
Jonathan Barajas*
Karen Barbour & David Sheff
Billie Baren
Harriet Barlow & David Morris*
Hathaway Barry
Sue Barton*
Mary Jo Baumann & Nicholas Glass
Anne Baxter
Greg Beato
Cassandra Benjamin
Gordon Bennett & Kathleen Carolan
Paul Benson & Kathleen Walsh*
Ann Bertucci
Denise Billings
Lisel Blash*
Andy & Laure Blauvelt
Hannah Bloch & Geoffrey Mamlet
Joe & Maureen Blumenthal
Millicent Bogert & Scott MacDonald
Allan & Sydne Bortel
Barbara Boucke
Molly Bourne
Annetta Brands & Lokelani Devone
Susan Brayton
Patti Breitman*
John & Jean Brennan
Ann & Paul Brenner
Tristan Brenner
Benjamin Breyfogle
Lynnea Brinkerhoff
Steven Brock & Leah Sirkin
Kris Brown & Scoby Zook
Rosie Buchanan
Christa Burgoyne
Susan Byrd & Mark Lampert
Meredith Cahn
Kathleen Campbell
Catherine Caufield & Terry Nordbye
Helen & Paul Chapman
Lina Chau
Renee Cheney-Cohen
Edward Chiera
Marna Clarke
Cynthia Clarkson
George & Sheri Clyde
Helen Cohen & Mark Lipman
Raine Coker
Sue Conley & Nan Haynes
Walter Connolly & Barbara Stanley*
Renee Cormier & Tom Gardali
Maureen Cornelia & Peter Sheremeta*
Steve Costa & Kate Levinson
Jane Curtis
John Danner & Nancy Pietrafesa
Dana Davidson*
Stuart Davidson & Nancy Vayhinger
Eleanore Despina & Bing Gong*
Anna Dibble
Cathleen Dorinson
Lisa Doron
Pam Dorr
Ashley & Mike Dumbra
Carolina Dutton
Barbara Edler & Judith Pollock
Amanda & Kenneth Eichstaedt
Evelyn Eisen & Wesley Sokolosky
Gayanne Enquist
Mary Eubank
Pam Fabry
Sally Fairfax & Monica Moore*
Margaret Fall
Gail Fechter*
Teresa Ferrari
Kelli Finley
Netsy Firestein
Elizabeth Fishel & Robert Houghteling*
Susan Fisher
Jeremy & Lorraine Fisher-Smith*
Mary Foran
Dianne Fradkin
Alex Frankel
Martha Frankel
Andrea Freedman & Boris Khersonski
John R Fricke
Carol Friedman
Doree Friedman & Kirsten Kuhlmann
Wendy Friefeld
Heather Furmidge
Nancy Galloway & Andy Morse
Raul Gallyot & Ann Gessert
Barbara & Thomas Gaman
Thelina Gapinski & William McQuilkin*
Jim Gault
Rachel Gaunt & Frank Leahy
Charles Gay & Pamela Ross
Angela Giacomini
Bob Giacomini
Laura J. Giacomini
Mervin & Gail Giacomini
Jill Gilbert*
Joe Gillach
Jane Gitschier
Flavio & Jean Gomez
Anastacio & Sue Gonzalez
Peter Gradjansky & Laura Natkins
Jim Grant
Ann Sheree Greenbaum*
Gail Greenlees
Carol Griffin
David & Terry Griffiths
Lucile Griffiths
Tracy Grubbs & Richard Taylor
Ellen Hamingson
Douglas Haner & Bonnie Tank*
Brent & Nanette Harris
Chris & Kathy Hartzell
Stefan Harvey
Earlene Hass & Thomas McCoy
Howard & Pam Hatayama*
Susan Hayes & Jack Kramer
Michael & Nancy Jo Heaton
Lynne Heinrich
Nancy Hemmingway & Bruce Mitchell
Susanna Henderson*
Kimberly Hett
Joey Heusler
Cheryl Higgins
Joe Hiney & Rena Kay
David Hobler & Kathleen Paniagua
Colleen Hogan
Robert Holgate
Wade Holland*
Sarah Hotchkiss
Geoff Hoyle & Mary Winegarden
Betty Hudson*
Lou Ann Hughes
Kathy Hunting
Steven Hurwitz
Gary Ireland & Elizabeth Zarlengo
Linda Jackson & Jim Stone
Barbara Jay*
Celia Jenkins
Teresa Jennings
Deborah & Ellis Jones
Jean & Steve Kinsey
Kim Klein & Stephanie Roth
Cary & Emanuel Kopstein
Kit & Margaret Krauss
Martha Krebs
Alison Kreshin
Stacey Laumann
Sam Lawson & Laurel Mayer
Bill Lee & Corey Ohama
Ronald Lee & Melissa Nelken
Leocha Fund, a fund of Tides Foundation
Jennifer Levine
Rae Levine & Roger Lippman
Art & Judy Levit*
Diana Lidow
Susan Lieberman
Meg Linden*
Barry & Linda Linder
Julia Liss
Toni Littlejohn*
Dewey & Kerry Livingston*
Jennifer & Marshall Livingston*
Molly Livingston*
Don Lloyd*
Bobbi Loeb
David Loeb
Amanda & Ronald Mallory
Michael Malloy*
Jorge Martinez*
Yesenia Martinez
Katherine & Michael Matthay
Katherine Maxwell
Vivian Mazur
Mica Meadow
Anne Menke*
Barbara & Gerald Meral

Julie & Randy Merk
George & Rozalynn Merrill
Jenefer Merrill & Mark Switzer
Connie Mery
Natalia Meyerson*
Dudley & Sarah Allen Miller
Bridger & Katherine Mitchell
Laurie Monserrat & Tor Taylor
Julie Monson
Nan Moon
Tony Moore
Mary Morgan*
Connie & Dan Morse*
Harriet Moss
Dorothy & Lawrie Mott
Esther & Jim Munger
Sarah Myers & Eric Oldmixon
Akira Nakagawa
Cathy Nason
Susan Nelson
Michael Neuman
Doris Ober
Daniela Ogden
Norman Ohama
James O'Hara
Robin Elder-Okumura & James Okumura
Andrea Osgood
Ken & Taira Otter*
Jim Ottobre & Ellen Serber
Meredith Parnell
Pat Healy Fund
The Payne Fund
Ann & Jim Patterson
Patty & Jack Wright Foundation
Claire Peaslee
Terry Pebbles
Robert Pendoley
Cheri Pies
Mairi Pileggi
Leslie Plant
Carlos & Rebecca Porrata
Rosie Powell
Lina Jane Prairie
Molly Prier
Martha Proctor
Elisabeth Ptak*
Lila Purinton
Hollis Radin
Abbie Ann & James Read
Cathy & Rob Richards
Elizabeth River*
Janet & Matthew Robbins*
Charles Roberts*
Jillian Robinson
Denise Rocco-Zilber & Michael Zilber
Arthur Rock & Toni Rembe Rock
Natalie Roe
Anita Roehrick
Molly & Seth Rosen*
Greg Rosenberg
Alison Roth
Frances Roth
Lisa Roth
Robin Rudderow
Carla Ruff
Suzanne Sadowsky
Susan Sasso
Amy Schliftman*
Paula Scholtes
Nancy Scolari
Lelia Seidner
Moreva Selchie

Emmanuel & Gwen Serriere
Barbara & Skip Shapiro
Ellen Shehadeh
David Sherwood
Pamela Shrader*
Abraham Simmons
David Singer
Don Smith
Dale Sorensen
Joe & Sue Soule
John Speh, Jr. & Suzanne Speh
Sue Stallcup
Sherry & Tim Stanton
Kegan Stedwell*
Robert Steinberg
Karen Stern
Susan Stingle
Britt & Susan Stitt
Inez Storer
Elizabeth & Larry Strain
Albert Straus
Murray & Roberta Suid
Sarah Giacomini Takasaki
Shigeki Takasaki
Kent Taylor
Pam Taylor
Judith Teichman*
Jennifer Thompson
Paul Thomson
Susan Tillett
Janet Traub
Frank Truttman
Jackie & Steve Tulsy
Karla Valdez
Carmen Violich-Goodin
Mary Vradelis
Marion Weber
Devi Weisenberg
Ayumi & Brian Weissbuch
Elizabeth Wells
Lisa Whitaker
Catherine & Mark White
Robin White
Carol Whitman*
Martha Whitman
Elizabeth Whitney
Bill Wigert
Alison Wright*
Pamela Wright*
Mamie Yee

IN HONOR OF

Myn Adess (2)
Susan Brayton (4)
Maureen Corneila (2)
Pam Dorr
Carolina Dutton (2)
Dick Fine, MD
Laura J. Giacomini (2)
Evans Hankey
Bob Houghteling
Jeri Jacobson
Kerry Livingston (3)
Laura & Rod Marcoux (2)
Laurie Monserrat & Tor Taylor
Stephanie Roth
Susan Scott
Donna Shaheen (3)
David Sherwood
Elvira Xaxni (2)
Carol Whitman

IN MEMORY OF

David Brast (3)
Bonnie Clarke
Matt Corneilia
Noble Crump
Ruth Fleshman

BUSINESS SPONSORS & DONATIONS

Amazon Smile
Center for Global Consciousness
Coastal Health Alliance
Google
Grounded Solutions Network
Heidrun Meadery
Hog Island Oyster
Klein & Roth Consulting
Mechanics Bank
Palace Market
Point Reyes Books
Point Reyes Farmstead Cheese Co.
Salesforce
Seadrift Realty Inc.
Side Street Kitchen
Station House Cafe
West Marin Real Estate
William Barrett, Vanguard Properties
Workday

FOUNDATIONS & COMMUNITY SUPPORTERS

County of Marin
Marin Community Foundation
West Marin Fund

INKIND DONORS & VOLUNTEERS

Myn Adess
Steve Antonaros
Pamela Bridges
Christa Burgoyne
Sue Conley & Nan Haynes
Maya de Santiago
Eco-Gardening LLC
Irene Giambastiani
Beatriz Gomez
Obdulia Hernandez
Kerry Livingston
Marshall Livingston
Maria Rosario Macias
Palace Market
Angela and Melissa Mota
Eric Oldmixon
Ginger Oldmixon
Point Reyes Flowers
Toby's Feed Barn
Watisoni Tukana
Nancy Vayhinger
Carol Whitman

Image: Casey Horner



P.O. Box 273
Point Reyes Station, CA 94956

PRSR STD
US POSTAGE
PAID
PETALUMA, CA
PERMIT 244

Community Land Trust Association of West Marin and Ocean Terrace, LLC 2022 Annual Report

Statement of Activity

REVENUE	
Donations - General Support	\$497,924
Donations - Restricted	\$213,558
Rental & Related Property Income	\$334,726
Grants for Projects and Operations*	\$486,462
TOTAL REVENUE	\$1,532,670
EXPENDITURES	
Personnel	\$604,983
Operations	\$312,897
Property	\$246,996
TOTAL EXPENDITURES	\$1,164,876
CURRENT FUND BALANCE	\$367,794

Prior Year Comparison

	Dec. 31, 2022	Dec. 31, 2021
ASSETS		
Checking/Savings*	\$1,665,336	\$2,714,126
Accounts Receivable	\$305,167	\$23,621
Other Current Assets	\$1,970,503	\$2,737,747
Fixed Assets	\$7,440,334	\$5,765,177
Other Assets	\$81,063	\$44,190
TOTAL ASSETS	\$9,491,900	\$8,547,114
LIABILITIES		
Current Liabilities	\$367,797	\$296,801
Long Term Liabilities	\$2,827,658	\$2,627,103
Total Liabilities	\$3,195,455	\$2,627,103
EQUITY*	\$6,296,445	\$5,920,011
TOTAL LIABILITIES & EQUITY	\$9,491,900	\$8,547,114

*\$885,015 of this is restricted, primarily for Coast Guard Project and Project Funds.

Make Affordable Homes Your Legacy

You can help ensure that permanently affordable homes will always be part of the landscape of West Marin by including CLAM in your will or estate plan.

Scan this code for more information!

Image: Christian Garcia

