

# CLAM

Community Land Trust Association  
of West Marin

Dear Members and Friends,

2015 was a momentous year to secure affordable homes in West Marin for generations to come. For CLAM, it was also a year to build partnerships and inform affordable housing policy, both of which will lead to new opportunities for affordable homes.

## COAST GUARD NEIGHBORHOOD

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 to direct the US Coast Guard to sell the property to the County. CLAM invited letters of support for the legislation from our local community, ultimately sending 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 redoubled efforts early in 2015, and CLAM followed suit by garnering and submitting additional letters of support. This time, the legislation moved successfully through both the House and Senate, with CLAM demonstrating extensive community support for this property to be used as affordable homes. In August 2015, CLAM learned that the Coast Guard and General Services Administration (which acts as a broker in sales of property) were so surprised and impressed by the support shown by the West Marin community, County of Marin, and Congress that they decided to enter into negotiations

with the County — even before the legislation was passed! One staff member for the General

Services Administration, commenting on the community and political support for this property, said, "We have never seen anything like this!"

The County and US Coast Guard began conversations in August 2015, and CLAM staff and Board joined the County in a first-ever formal tour of the property. Then, in February of 2016, the legislation that Congressman Huffman introduced was signed into law by President Obama. An enormous amount was gained by this large-scale effort:

- The community has claimed the possibility for 36 townhomes, office space, playground, dining hall, open space and trails to be used for an affordable neighborhood for generations to come.
- Amidst the current housing crisis, in which there are very few affordable homes for local workers and residents, the community has come together in a new way to support this possibility, creating new relationships and partnerships.
- During the push to pass legislation, CLAM convened a group of local leaders (the Coast Guard Working Group) that helped us explore resources for financing, fundraising, renovation, ownership, and organizational partners—laying the groundwork for this project to come to fruition in the years ahead. This research has brought new resources and knowledge into CLAM.

## ORGANIZATIONAL GROWTH

CLAM's work to secure the Point Reyes Coast Guard Neighborhood was matched by inner work in organizational development. In order to demonstrate the financial transparency that will be needed for financing and fundraising for the Coast Guard neighborhood, we commissioned an audit of our finances. We also created a series of organizational manuals that help streamline and guide our organizational practices. And we created a three-year budget and strategic plan.

Thanks to another grant from the West Marin Fund, CLAM created a new website in 2015 with expanded information

about CLAM, the Coast Guard Property, and Community Land Trusts. We are proud to have worked with Lisa Thompson, of Duck Dog Design, and very grateful to the plethora of excellent photographers who contributed photographs, including the Latino Photography Project, Richard Blair and Kathleen Goodwin, Todd Pickering, and Elizabeth Fenwick. Lastly, with a donation of \$50,000 from a community supporter, we were able to hire a part-time Development Director early in 2016 as well as continue work on the Coast Guard Neighborhood.

## WEST MARIN ORGANIZES TO PRESERVE AFFORDABLE RENTALS

In late 2015, the Board of Supervisors held a series of public workshops to craft a response to the affordability crisis across Marin County. As the County considered a number of different strategies for expanding affordable housing, CLAM called together members of the local community, hosting conversations that led to a number of people sharing testimony at the Supervisors' three hearings. CLAM partnered with the local Abriendo Caminos, a Latino leadership development training group that was ready to step out in action on one of their priorities—housing—together holding local, bilingual meetings that helped both English and Spanish speakers build relationships and understand one another's major concerns related to housing. This united group testified at the County hearings. Several of the people who spoke at the meetings did so for the first time, marking a new level of civic engagement on housing issues for our community.

West Marin voices had a strong impact, urging

the Board to consider the impact of vacation rentals on local home rentals, and asking for several measures, including further funding to acquire and preserve affordable homes. The Board of Supervisors stated that they had not realized the extent of the crisis in West Marin, and they offered a future conversation to focus on the complexity of issues related to housing in West Marin.

## GATHERING PARTNERS FOR GREATER IMPACT

Though affordable housing is in need of much stronger support throughout the County, the geographic divide and distance between "East" and "West" Marin can make it difficult for affordable housing organizations and advocacy groups to work together. In late 2015, spurred by the upcoming County affordable housing workshops, CLAM reached out to convene affordable housing groups from across the County. This series of meetings has built relationships between West Marin groups—including San Geronimo Valley Affordable Housing



Abriendo Caminos and CLAM prepare for housing hearings



## A NEW COMMUNITY TRADITION

In December of 2015 CLAM held a gingerbread house contest at the Little Yellow House on the Commons in downtown Point Reyes Station during the annual Path of Lights. All creations entered in the contest were auctioned off to benefit CLAM's work on affordable homes. The event was a wonderful addition to the Path of Lights and we were encouraged to hold the contest again next year.

Association, Bolinas Community Land Trust and CLAM — and “East Marin” groups, including Marin Environmental Health Collaborative, Marin Organizing Committee, Coalition for a Livable Marin, and the League of Women Voters. This work led to a more powerful and united testimony at the Board of Supervisors affordable housing workshops. The Countywide partnerships built during 2015 provide much needed support

being carried by Assemblymembers Chiu and Thurmond.

Altogether, 2015 was a remarkable year in the growth of affordable housing possibilities, policy efforts and partnerships in the life of CLAM and the West Marin community, strengthening us in all fronts to create local, affordable, stable homes for our community for generations to come.

## LEAVE A LEGACY OF AFFORDABLE HOMES FOREVER IN WEST MARIN

Since 2001, CLAM has worked to ensure permanently affordable homes will always be part of the landscape of West Marin. CLAM's continued success depends on the support of partners who value this mission.

Including CLAM in your will or living trust can be a significant and satisfying way to help CLAM achieve this vision for the communities we serve. Most legacy gifts are easy to arrange and many options exist to meet your needs and objectives. CLAM can provide you with information about estate planning and the tax and income consequences of legacy giving through your will, trust or estate plan.

Please contact CLAM to arrange for a personal and confidential consultation with our legacy giving specialists to discuss your situation without obligation. You can also learn more about leaving a legacy of affordable homes forever in West Marin by contacting CLAM's Executive Director Kim Thompson.

toward attaining greater affordable housing in West Marin and across the County.

At the State level, CLAM participated in an annual two-day gathering of Community Land Trusts from across California. This group is working to leverage the assets of each Community Land Trust toward greater financing opportunities. It is also drafting legislation that would create a uniform property tax assessment policy for CLT home-owners that would base property taxes—now set individually in each county—on the affordable sale price of the home. CLAM Board member Susan Scott has been a leader in drafting the legislation, which is

## A YOUNG FAMILY STAYS IN WEST MARIN

Isabel and Daniel Mancilla and their two-year old daughter rent an affordable home from CLAM. They prize their CLAM home for the bedroom in which the baby can sleep and for its garden, which they love.

Isabel says: “Above all, though, having this home means we can stay here, in this place we love. It is certainly still a struggle—what with the cost of living being so high in Marin County—but if it weren't for CLAM, we would most likely have to move elsewhere altogether, because there are so few even remotely affordable housing options in this area.”



Photo Credit: Talia Herman, NY Times

## MEMBERS, FRIENDS, AND INSTITUTIONAL SUPPORTERS IN 2015

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

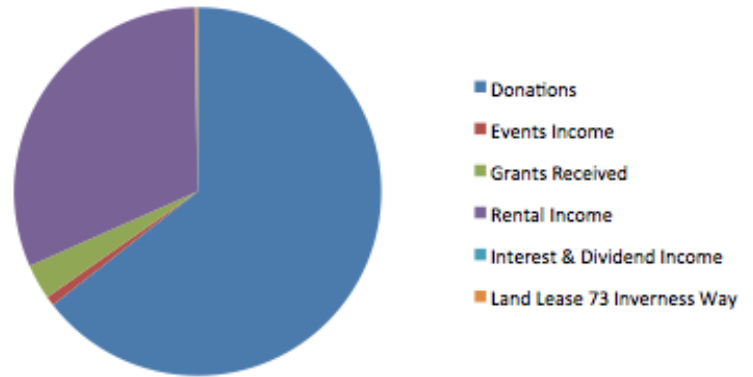
Myn Adess	Tracy Grubbs & Richard Taylor	Judith Pollock
Laura & Mark Alderdice	Deborah Haase	Rebecca & Carlos Porrata
Doris Allen & Nancy Sakellar	Ellen Hamingson	Martha & Alan Proctor
Lorraine Almeida	Kathleen Hartzell	Elisabeth Ptak
Tom and Tamia Anderson	Stefan Harvey	James Read
Laura Arndt	Earlene Hass & Thomas McCoy	Paul Reffell
Georgianne & Richard Aston	Pat Healy	Toni Rembe & Arthur Rock
Richard and Trish Ballantyne	Susanna Henderson	Merritt Richmond
Karen Barbour & David Sheff	Elizabeth Hill	Elizabeth River
Billie Baren	Sandra & Wade Holland	Rachel Rivers
Peter Barnes	Katherine Hunting	Janet Robbins
Dave Barnett	Barbara Jay	Pamela Ross & Charles Gay
Hathaway Barry	Teresa & Roy Jennings	Denise Rocco-Zilber
Anne Baxter	Sally Jones	Judith & Dennis Rodoni
Bear Valley Inn	Deborah & Ellis Jones	Carla Ruff
Ginny Berson & Jackie Dennis	Kathleen Kahn	Shirley Salzman
Nancy Bertelsen	Carolina & Tom Killion	Susan Scott
Ann Bertucci	Richard Kirschman	Scull-Weaver family
Lisel Blash	Kim Klein & Stephanie Roth	Marshall Segal
Martha Borge	Jane & Mark Kriss	Lelia Seidner
Molly Bourne MD	Mary & Robert Kroninger	Moreva Selchie
Jordan Bowen	Monique Kunst	Gail Seneca
Susan Brayton	Herb Kutchins	Ellen Serber
Ann & Paul Brenner	Joyce & Jim Laws	Noreen Shanahan
David Briggs	Rae Levine & Roger Lippman	Ellen Shehadeh
Kris Brown & Scoby Zook	William Levine	Wen Shen
Christa Burgoyne	Kate Levinson & Steve Costa	Steven Siegel
Pamela & Jim Campe	Judy & Art Levit	Maile Sivert
Catherine Caufield & Terry Nordbye	Diane & John Levy	Wesley Sokolosky
Susan & Joseph Cerny	Meg Linden	Jean Soost
Bonnie & Rich Clarke	Linda & Barry Linder	Sue & Joe Soule
Sheri & George Clyde	Toni Littlejohn	Diane Spaulding
Coastal Marin Fund	Jennifer & Marshall Livingston	Suzy Stephens
Helen Cohen & Mark Lipman	Kerry & Dewey Livingston	Susan Stingle
Renee Cormier & Tom Gardali	Linda & Steve Lustig	Deanne Stone
Maureen Cornelia & Peter Sheremeta	Gary Martin	Inez Storer & Andrew Romanoff
The Deixler family	Norman Masonson	Maria Straatmann & Rick Johnson
Eleanore Despina & Bing Gong	Katherine Maxwell	Albert Straus
Barbara & Barry Deutsch	Vivian Mazur	Roberta & Murray Suid
Cathleen Dorinson	Patricia McEneany	Pamela & Thomas Taylor
Lisa Doron	Mica Meadow	Tor Taylor & Laurie Monserrat
Alice & Charles Eckart	Anne Menke	Patricia Thomas & Scott Atthowe
Mary Eubank	Barbara & Gerald Meral	Jennifer Thompson
Elizabeth Fenwick	Jenefer Merrill & Mark Switzer	Lisa Thompson
Amy Fischer	Connie & Michael Mery	Shannon Thompson
Lorraine & Jeremy Fisher-Smith	Sarah & Dudley Miller	Leocha Fund Tides Foundation
Mary Foran	Katherine & Bridger Mitchell	Janet Traub
Carol Friedman	Julie & James Monson	Rick Trono
Wendy Friefeld	Charlie Morgan	Celine Underwood
Heather Furmidge	Mary Morgan	Sim Van der Ryn
Nancy Galloway & Andy Morse	Esther & Jim Munger	Tanis Walters
Jim & Margaret Gault	Cathy Nason	West Marin Pharmacy
Marge Genolio	Laura Natkins	West Marin Fund
Jill Gilbert	Jennifer Nichols	Carol Whitman & Bob Kubik
Jean Gomez	Corey Ohama & Bill Lee	Elan & Nick Whitney
Jim Grant	Norman Ohama	Mary Winegarten
Karen Gray	Taira & Ken Otter	Asia Wong
Ann Sheree Greenbaum	Betty Pagett	Pamela Wright
Martha & Mark Greenough	Kathleen Paniagua & David Hobler	Elizabeth Zarlengo & Gary Ireland
Lori Griffin	Marvin Pederson	
Terry & David Griffiths	Petaluma Fit Body Bootcamp	

## 2015 FINANCIAL REPORT

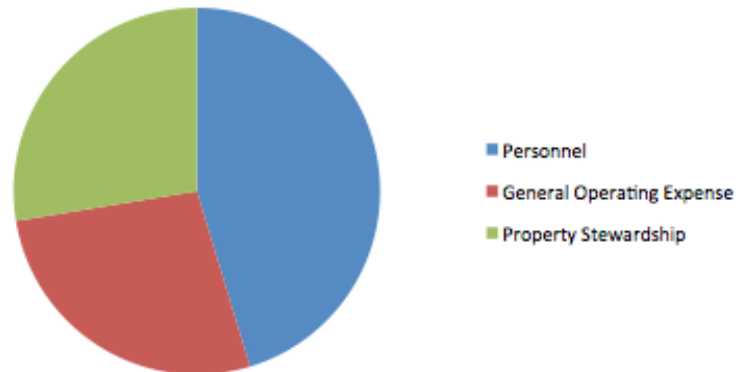
### Income/Expense

Income	
Donations	207,555.00
Events Income	2,668.00
Grants Received	10,000.00
Rental Income	100,958.00
Interest & Dividend Income	215.00
Land Lease 73 Inverness Way	650.00
<b>Total Income</b>	<b>322,046.00</b>
Expense	
Personnel	107,339.00
General Operating Expense	64,139.00
Property Stewardship	65,404.00
<b>Total Expense</b>	<b>236,882.00</b>
<b>Net Total Income</b>	<b>85,164.00</b>

Income



Expense



## 2015 ABBREVIATED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

### ASSETS

<b>Current Assets</b>	
Deposit Accounts	117,137.83
Operations Accounts	49,159.82
Property Accounts	165,816.68
Accounts Receivable	2,500.00
<b>Long Term Assets</b>	
73 Inverness Way Land	150,000.00
Property - 988 Mesa	745,895.63
Property - 12415 SFD	675,274.02
Property - 11560 Route One	718,576.72
Other Assets	36,447.86
<b>TOTAL CURRANT ASSETS</b>	<b>2,660,808.56</b>

### LIABILITIES & EQUITY

<b>Liabilities</b>	
Current Liabilities	15,652.15
Long Term Liabilities	824,790.22
<b>Total Liabilities</b>	<b>840,442.37</b>
<b>Equity</b>	
Retained Earnings	3,466.30
Unrestricted Net Assets	1,719,068.84
Net Income	97,831.05
<b>Total Equity</b>	<b>1,820,366.19</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,660,808.56</b>

## VOLUNTEERS IN 2015

Special thanks to in-kind donations and volunteer help.

Brickmaiden Bread  
Christa Burgoyne  
Lorraine Fisher-Smith  
Hog Island Oysters  
Madeline Hope  
Arnie Lepisto  
Marin Sun Farms  
Terry Nordbye  
Ginger Oldmixon  
Palace Market  
Christina Pettigrew  
Lina Jane Prairie  
Straus Family Creamery  
Toby's Coffee Bar  
Robin White  
Betty Woolfolk  
Nancy Vayhinger

## BUSINESS SPONSORSHIPS IN 2015

Special thanks to these business supporters.

Hog Island Oyster Company  
Inverness Secret Garden Cottage  
Marsh Cottage  
Point Reyes Books  
Point Reyes Schoolhouse  
Spirit Matters  
Toby's Feed Barn  
Tomales Bay Oyster Company  
West Marin Food & Farm Tours  
ZUMA

## CLAM STAFF AND BOARD IN 2015

### Staff

Kim Thompson, Executive Director  
Ruth Lopez, Administrative Coordinator

### Board

Maureen Cornelia, President  
Eleanore Despina, Treasurer  
Susan Brayton, Secretary  
Myn Adess  
Bonnie Clarke  
Kerry Livingston  
Marshall Livingston  
Corey Ohama  
Eric Oldmixon  
Betty Pagett  
Susan Scott  
Nancy Vayhinger