Bolinas Community Land Trust

HOMES FROM THE HEART

A fund to sustain the Bolinas Community

How far we have come and where we need to go
Recent Accomplishments

EQUITABLE FUTURE THROUGH HOUSING

What comes first: the project or the funding?
Creating affordable housing is a chicken and egg proposition. You cannot access funding until you have a property or project, and you cannot secure a property or begin a project unless you have access to capital. The Homes from the Heart Fund will help the BCLT break this frustrating cycle and give us access to needed capital in order to jump on potential projects as soon as they become available!

How does it work?
The Homes from the Heart Fund functions as an endowment for the BCLT, but unlike a typical endowment fund, it does not get depleted. Instead, the fund operates as an internal lending source, allowing the BCLT to borrow from its own reserve until outside funding is attained. When the project has been completed or secured and long term financing has been put in place, the loan drawn from the revolving fund gets repaid. In this way, the funds we raise now will be reused again and again. With a fund of $2,000,000, the BCLT has projected that it can secure 50 affordable homes in Bolinas in the next 15 years, without needing to raise large amounts annually or on a per project basis. We are well on our way to reaching this housing goal, having secured eight new units of housing in 2020, and between 10-20 slated for 2021-2022.

A gift that keeps on giving!
A gift to the Homes from the Heart Fund will be a gift that gets reused and will last in perpetuity. It will not be spent on organizational costs and staffing. Every dollar will go into housing our community for the future. While the BCLT will continue to need to raise funds annually to cover gaps in its operational expenses, the amount needed annually will be far less if the BCLT does not need to ask for capital costs as well. Thus, large gifts now will ensure smaller, more sustainable requests for the future.

Will it make a difference?
The BCLT’s goal of creating approximately 50 deed restricted affordable homes, would mean that roughly 5%-10% of the homes in Bolinas would remain affordable in perpetuity. This relatively small number of homes would be enough to sustain a thriving community for generations to come. With our current slate of projects, we are more than halfway there.

HOMES FROM THE HEART

Your donations will complete the $2,000,000 revolving Homes from the Heart Fund established in 2018 with a $200,000 gift from Meg Simonds, a dedicated long term resident of Bolinas, intent on helping preserve the town’s future.
This property was purchased in collaboration with The Stinson Beach Affordable Housing Committee. It is a five-unit complex that is currently home to eight full-time residents. We are working on upgrades and hope to be able to add another home or two on the property. This is the BCLT’s first Stinson property and we look forward to collaborating more with our Stinson partners on future projects.

New tenants have moved into the newly renovated home at 430 Aspen and construction on the new ADU has begun. It will be accessed via Overlook, with an address of 425 Overlook, which will give both households more privacy and spread the parking out in a more functional way. The BCLT is very proud of the work that has been done at this location and are excited that we will be able to offer two small families a place to call home.

We are excited to welcome new tenants to the home at 76 Wharf! The BCLT was offered this property as a 10-year lease from a management company that originally purchased it for short term rental use. Our agreement with the company is specifically aimed at supporting the local long-term community and we are thrilled to turn this vacation rental into a home!

Due to the generous donation of an anonymous donor we are currently in the process of converting our 6 Wharf property to be 100% solar independent. This renovation will include allowing Bo-GAS to operate during blackouts and power outages. The Gibson House at 20 Wharf will also receive a solar power system and it will become between 40-60% solar independent.

The BCLT is awaiting approval for a pilot septic program and is making headway getting it signed off by the various regulatory agencies. Once the final documents have been obtained, we will request approval by the State Water Quality Control Board and EHS of Marin County. If all goes well, anticipated permits should be issued by the end of 2020, with new septic systems ready to be installed in the summer of 2021. Along with these new septic systems, will be permits to add new ADUs in Bolinas!

This project will be the first “homeownership” project created by the BCLT and building permits are imminent. The land was donated to the BCLT as was all of the architectural design work. The homeownership model will be a Limited Equity Housing Cooperative (LEHC), whereby residents will own their deeded area of the housing, while the BCLT retains a ground lease. This restricts the home values and future development of the site.
COMING IN 2021

Downtown Property
The BCLT has submitted an application to the County of Marin for design review and to apply for a Coastal permit. This is the first step in the approval process for new construction. Once the BCLT has received a Coastal permit, the next 4-6 months will be dedicated to producing construction drawings and doing all of the necessary engineering. If all goes well the BCLT will be able to break ground on this project in the Spring of 2021, bringing eight units of affordable housing to our downtown.

Mesa Road Property
The BCLT owns a 20-acre parcel along Mesa Road and is working on a very exciting project to create an agricultural cooperative along with agricultural worker housing. The project is developing nicely, but is currently delayed while we tend to some of the legal and regulatory issues. Look for updates in the very near future.

Aspen Road Property
The BCLT owns two lots on Aspen Road and is hoping to develop another LEHC homeownership opportunity here. Septic approval has been applied for and a design similar to the one used on Overlook is being contemplated.

(This drawing is conceptual - no plans have been created yet).

WHERE WILL YOUR DONATION GO?

Homes from the Heart funds can be used for:
- Down payments on the purchase of property
- Purchase of water meters
- Replacement of a failing septic system
- Rehabilitation of a donated home
- Creation of deed restricted ADUs (second units)
- Fees for required studies, surveys, legal advice and consultants
- Well construction

Current needs include:
- Purchase of water meters
- Creation of Limited Equity Housing Cooperatives (LEHC)
- Renovation and deed restrictions for ADUs
- New acquisitions of existing homes

Cost estimates:
- $250,000 A water meter
- $50,000-$200,000 A down payment to secure a purchase
- $50,000-$500,000 Cost to build an ADU
- $40,000 Cost to replace a septic system through our program
- $85,000 Regular cost to install a septic system
- $15,000/year Cost to help a senior age at home
- $15,000-$30,000 Code compliant window replacements for a home
- $15,000-$30,000 Interior Sprinkler system for a home
- $5,000-$20,000 Fencing
- $2,000-$15,000 Landscaping
- $2,000-$15,000 Parking area creation
- $10,000-$30,000 Foundation repair
- $10,000-$40,000 Roof replacement
- $5,000-$30,000 Environmental studies
- Ongoing Consultant fees
2020 has been a big year for the BCLT. We currently house 36 individuals, which is up from 22 only a year ago. We have recently completed the renovations of a single family home, have purchased a five-unit building in Stinson and have secured a 10-year lease of a house that had been originally purchased for short term rental use. Building permits have also been issued for the construction of a new ADU at 425 Overlook and for our first homeownership project, also on Overlook Road. The BCLT is looking forward to approval for eight units downtown, and a septic program that will help people with failing systems replace them at roughly half the usual cost. The BCLT is dedicated to sustaining the community through these hard times and seeks to create an anchor by providing enough affordable housing to maintain a permanent workforce here.

**Current tenant demographics**

- Total number of tenants: 36
- Children under the age of 18: 4
- Young adults under the age of 35: 12
- Seniors: 10
- Families: 5
- BIPOC: 7
- Local workforce: 22

**Current waitlist demographics**

- Total number of waitlist applicants: 179
- Families: 36
- Seniors: 28
- Latinx: 48
- Current local workforce households: 91

**WORDS FROM OUR TENANTS**

- Living here has given my family the opportunity to grow in ways I never thought imaginable. It’s allowed us to become first-time business owners and has surrounded us with neighbors and management that adds to our sense of community. - Suraya and Tyrone Brendel (Tenants of 7 years)

- Living at the BCLT in a secure and nice dwelling, at an affordable price, has been a crucial piece in my growth on many levels and I am grateful forever to the BCLT for that. - Emmeline Craig (Tenant of 14 years)

- Without affordable retail space, I would never have been able to open my shop. La Sirena has become a staple in downtown Bolinas, as a business and a gathering place. The BCLT is constantly striving to keep Bolinas a community. - Emery Calo Vest (Commercial tenant of 5 years)

- I love our neighbors and having an upstairs. - Grayson Oakander, age 4, When asked about his favorite part of his new home (Tenant of 6 months)

**OUR IMPACT AND HOW WE SERVE OUR COMMUNITY**

There are many ways to donate to the BCLT to help us reach our current fundraising goals and to support us in continuing our work for the Bolinas community.

- One time gift
- Annual gift
- Gift of stock
- Legacy gift
- Long term lease or loan

Please contact us for more information on giving in any of these ways or if you’d like to give in a form not mentioned. We are always happy to get creative.

**THANK YOU!**

To all our generous donors and supporters who have gotten us this far, your participation in preserving community is what makes Bolinas such a special place. We take care of one another and value one another. Thank you for playing the important role of helping to lift people up and for making it possible for us to serve our most vulnerable.
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