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, 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.

**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 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 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.

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**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.”

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

Members, Friends, and Institutional Supporters in 2015
2015 Financial Report

Income

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<tr>
<th>Income/Expense</th>
<th>Income</th>
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<tr>
<td>Donations</td>
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<td>Events Income</td>
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<td>Grants Received</td>
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<td>Interest &amp; Dividend Income</td>
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<td>Land Lease 73 Inverness Way</td>
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Total Income 322,046.00

Expense

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<td>Personnel</td>
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<td>General Operating Expense</td>
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<tr>
<td>Property Stewardship</td>
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Total Expense 236,882.00

Net Total Income 85,164.00

2015 Abbreviated Consolidated Statement of Financial Position

ASSETS

Current Assets

Deposit Accounts 117,137.83
Operations Accounts 49,159.82
Property Accounts 165,816.68
Accounts Receivable 2,500.00

Long Term Assets

73 Inverness Way Land 150,000.00
Property - 988 Mesa 745,895.63
Property - 12415 SFD 675,274.02
Property -11569 Route One 718,576.72
Other Assets 36,447.86

TOTAL CURRENT ASSETS 2,660,808.56

LIABILITIES & EQUITY

Liabilities

Current Liabilities 15,652.15
Long Term Liabilities 824,790.22
Total Liabilities 840,442.37

Equity

Retained Earnings 3,466.30
Unrestricted Net Assets 1,719,068.84
Net Income 97,831.05

Total Equity 1,820,366.19

TOTAL LIABILITIES & EQUITY 2,660,808.56
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