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

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Susan Scott
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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 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 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 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.”
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.

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.”

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.

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.
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?

<table>
<thead>
<tr>
<th>Occupation</th>
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<th>Rent</th>
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<tbody>
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<td>$2,500</td>
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<td>$2,916</td>
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<tr>
<td>Admin Staff</td>
<td>$3,750</td>
<td>$1,238</td>
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Standards for Affordable Rent

- **Affordable:** Cost of housing and utilities consume no more than one-third of a household’s income.

Standards for Housing

- **One- bedroom home:**
  - Average cost: $2,200/month
  - Average income: $7,000/month
  - Rent: $825/month

- **Two-bedroom home/apartment:**
  - Average cost: $2,800/month
  - Average income: $8,000/month
  - Rent: $962/month

- **Three-bedroom home/apartment:**
  - Average cost: $3,300/month
  - Average income: $10,000/month
  - Rent: $1,238/month

Standards for Utilities

- **Gas:** $100/month
- **Electricity:** $100/month
- **Water:** $50/month

**Total Rent:**

- **Average:** $825/month
- **Maximum:** $1,238/month

*Over $743,000 invested in the Stinson apartments.*
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 Adesso
Tamea & Valentino Agnoli
Laura & Mark Alderice
Francine Allen
Lorraine Almeda
Sonja Anderson
Tamia & Tom Anderson
John Andrews
Robert Apleka
Georgianne & Richard Aston
Trish & Richard Ballantyne
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Martha Borje
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Ane & Paul Brenner
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Kris Brown & Scoby Zook
Christa Burgoyne
Barbara Zilber
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Pamela Wright
Catherine & Mark White
Devi Weisenberg
Marion Weber
Tanis Walters
Monique Weber
Davi Weisemberg
West Marin Pharmacy
West Marin Fund
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Catherine & Mark White
Carol Whitman & Bob Kubik
Patricia Wilkerson
Pamela Wright
Nicholas Gonzalez Yuen
Elizabeth Zarlingo & Gary Ireland
Barbara Zilber

Special thanks to our Business Sponsors in 2016:

Coastal Health Alliance
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Hog Island Oyster Company
Horizon Cable
Inverness Secret Garden Cottage
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Marsh Cottage
Palace Market
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Point Reyes Farmstead Cheese Co.
Point Reyes National Seashore Assoc.
Point Reyes Schoolhouse
Point Reyes Vacation Rentals
Rodoni Construction
Spirit Matters
Station House Cafe
Straus Home Ranch
Susan Hayes-Haravens
Toby’s Feed Barn
Tomales Bay Foods
Tomales Bay Oyster Company
West Marin Food & Farm Tours
ZUMA

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Tamalpais Pacific
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Patricia Thomas & Scott Atthowe
Richard Taylor
Jennifer Thompson
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Sim Van der Ryn
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William Bruce Wachtell
Christina & Ken Waldeck
Tannis Walters
Monica Weber
Dave Wiesemberg
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Nicholas Gonzalez Yuen
Elizabeth Zarlingo & Gary Ireland
Barbara Zilber

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

Brickmaiden Breads
Bovine Bakery
Christa Burgoyne
Cowgirl Creamery

Eniurosports
Lorraine Fisher-Smith
Heidrun Meadery
Hog Island Oysters
Inverness Park Market
Madeleine Hope
Pro Idyllaka
Colleen King
Annie Lepistto
Sophia Lopez
David Levin/ Marin Legal Aid
Ian McMuray
Meristem
Mindful Meats
Palace Market
The Parkside
The Sand Dollar
Peter Shremmetta
Sinson Beach Market
Thackery and Company
Christina Waldeck
Robin White
Michelle Zyromski

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