



# LCLT

LOPEZ COMMUNITY LAND TRUST  
*Building a Sustainable Island Community*

March • 2005

## 2004 ANNUAL REPORT

### “RESTORING THE FOUNDATION”

**T**his year we made great headway in restoring both stability and vision at the Lopez Community Land Trust. To accomplish this we:

- ✧ Elected a full slate of nine board members during our annual meeting in April. (A year ago the LCLT had only four board members.)
- ✧ Organized several trainings in the areas of finance and management for board members, staff and co-op members
- ✧ Successfully completed the Rural Housing and Economic Development RHED/HUD audit and all close-out reports to the Washington State Housing Trust Fund (HTF)
- ✧ Approved a plan to create a feasibility study with the S&S Homestead project
- ✧ Revised the Farm Product Guide
- ✧ Established draft plans for a Revolving Loan Fund and home maintenance program funded through the Len Kanzer Memorial Fund for Housing
- ✧ Initiated and participated with the Lopez Consortium—a group of over 20 Lopez based non-profits—to establish ways to collaborate
- ✧ Set goals with the Community Land Trust Alliance of San Juan County
- ✧ Successfully turned a \$40,000 loan into a matching Challenge Grant
- ✧ Began the process of a two-year strategic plan
- ✧ Steadily re-built the reputation of the organization with the membership and community
- ✧ Organized two accounting sessions with Jacobsen-Jarvis for board and staff and established standard board reporting on financial matters

✧ Surveyed Innisfree residents, volunteers and staff in order to prepare an analysis of the project

✧ The Board of Directors hired a part-time executive director

#### **In addition to the above we also :**

✧ Maintained a four-month operating reserve in the checking account and established a savings account with carry-over funds for start-up in 2005. (A year ago we had a negative bank balance and a loan-based operation.)

✧ Financially approved two new homeowners for co-op share holds

✧ Renegotiated the Mobile Processing Unit (MPU) debt with the Institute for Community Economics to a fully amortized 5-year loan

### Land Owned and Leases Granted

The Lopez Community Land Trust owns nine separate parcels of land – approximately 4.5 acres. The parcels are leased to three housing associations: Rodney J. Morgan Association (seven small lots) Coho and Innisfree Associations lease one larger parcel each. In addition to owning land, the LCLT owns the Mobile Processing Unit and leases it to the Island Grown Farmers Cooperative. LCLT also owns a house currently situated on a lot on San Juan Island. The landowners are in arrears regarding their payment for the house. We are exploring the best ways to remedy this situation.

# Thank you...

**W**e gratefully acknowledge our 207 members and contributors who gave generously and consistently from March 1, 2004 through February 28th, 2005. Together you gave over \$45,000 to the following funds: Food Product Guide, Len Kanzer Memorial Fund for Housing, Land Acquisition Fund and general operating. Your membership support is vital and deeply appreciated!

Abram Kanzer	Gary Tabasinske	Larry & Mary Ann Bailey	Phil & Jean Weinheimer
Al Lorenzen & Carol Steckler	George Simmons	Larry Soll & Nancy Maron	Polly Ham & Steve Horn
Alan Roochvarg	Gerhard Hoffman & Rita Larom	Laura & Steve Adams	Anonymous
Amalia Driscoll	Gordon & Barbara Rydberg	Lawrence & Sarah Eppenbach	Raiti Waerness
Amanda Azous	Hal & Anne Foster	Lee Sturdivant	Read Langenbach
Anonymous	Hayden Robinson	Leslie Madrona & Robert Shook	Renee & David Showalter
Barbara and David Thomas	Heidi Strong	Linda & David Hudson	Reuben B. Klamer, L.T. DBA: TOYLAB
Barbara & John Holt	Helen Gamble	Linda Koenig	Rev. Anne S. & Dr. David Hall
Barbara Brown	Henning Sehmsdorf & Elizabeth Simpson	Linda Reese & Lee Jensen	Richard & Jeanna Carter
Barbara Brownstein	Holly Bower & Andre Hirss	Lisa Geddes	Richard Fagen & Deborah Bundy
Barbara Rosenkotter	Iris & Jerry Graville	Lisa Loring Kolgraf	Rip & Julie Van Camp
Barbara Warda	Ivaly Hoedemaker & Steve Rubey	Liz Scranton & Teri Linneman	Rob Kanzer
Betsy & Peter Currie	J. Heller Unitrust	Lopez Island Vineyard	Robert & Janne Spieker
Bill & Judy Walter	James & Colleen Thomas	Lopez Sand & Gravel	Robert Bernstein & Carol Bradford
Bill & Marty Holm	Jamie & Lauren Stephens	Lorna Reese	Robert Wood
Bill Kanzer	Jan & Bob Sundquist	Louise & John Dustrude	Ron & Sheila Metcalf
Bob & Lois Wardell	Jane Scranton	Lovel & Boyd Pratt	Ron Mayo
Bob Gamble & Winnie Adams	Jeanne A. Belanger	Lynn & Marlys Waller	Ronald R. & Candace J. Hallett
Bret & Jodie Fowler	Jeff & Liz Malinoff	Mac & Tytti Langford	Roseamber Sumner
Brian Klein	Jeff Huntington	Madrona Murphy	Ross & Anne Worley
Bruce Dunlop	Jennell & Brian Kvistad	Margaret & James Birkemeier	Rozewood Environmental Services
Bullitt Foundation	Jennifer DeVore & Marc Feinstein	Margaret & Richard Singer	Russet Construction
Caleb Holt	Jenny Harris & Bob Rowland	Marilyn & Joe Verge	Saint Francis Parish
Cam & Bobbie DeVore	Jim & Christina Lockwood	Marilyn & Richard Fike	Sandra Wood
Candace & Erik Jagel	Jim & Jean Budlong	Mary Blackstone & Roger Collier	Sandy Bishop & Rhea Miller
Carol & John Whetten	Jim & Nancy Caleshu	Mary Burki	Sara Jane Johnson
Carolyn & George Woodbury	Joan Cline	Mary H. Peterson & Agnes M. Govern	Sara Jo Breslow
Carrie Collier	Joe & Oakley Goodner	Mat & Katherine Mottola	Scott & Debbie Hatch
Chris & Helena Jones	John & Eleanor Butler	Maureen Rogers	Scott Rozenbaum & Scott Roberts
Clifton & Nancy Forster	John & Evalene Goodlad	Meg Partridge & Craig Withrow	Sheri Miklaski
Connie & Jim Smith	John & Mavis Holzinger	Mike & Wendy Mickle	Sherry Smith & Matt Huston
Cynthia McLachlan & Danah Feldman & Ron Norman	John Dages	Mike Green, Rock Island Communications	Steffanie Schwam
Daniel & Elsie Silkiss	Jon & Carol Avent	Mireille & Robert Paulson	Stephanie Hylton
Dave & Beckie Heinlein	Jonathan & Elaine Stevens	Murray & Mariette Trelease	Steve & Judy Hill
Dave Kanzer	Anonymous	Nancy & Joe Greene	Steven & Ann Vandor
David & Inez Black	Joyce & Bob Myhr	Nancy McCoy	Steven & Michele Heller
David Bill & Kai Sanburn	Judy Meyer & Gene Helfman	Nancy S. Nordhoff	Sue Ellen & Eric Schwam
David Schwartz	Julie Womack	Natalie Roush	Susan & David Corbin
Diana & Aaron Sherwood	Karen Rogers & John Ryan	Nick & Sara Jones	Susan Washburn
Dick & Mary Schoenman	Kate Scott	Nick & Susie Teague	Susanna Saxton and Jon Beer
Don & Mary Christensen	Katherine McLachlan & James McGoon	Nick Gervasi	Sweet Grass Farm
Don Smith & Timothy Maxson	Kathie & Kurt Jacobs	Nina Mermey Klippel	Ted & Diana Bower
Anonymous	Kathleen & Duncan Taylor	Ona Blue & Neil Hanson	Theodore & Donogh Phillips
Dorothy Greene	Kathryn Thomas & Ken Akopiantz	Oscar & Alie Smaalders	Tiffany Ferrians
Doug Firstbrook	Kay Gagnon & Fran Patrick	Owen L. Schwam	Tim Seifert
Edi Blomberg	Ken & Kimie Jenks	Pam & Jim Phillips	Tom & Sally Reeve
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Ellie & John Roser	Kenneth J. Ferrugiario	Anonymous	Virginia McDermott & James Gale
Eric Hall & Eleanor Fay	Kerwin & Margaret Johnson	Peggy Bill & Stephen Sullivan	Virginia Palmer
Floy & Morrie Dalton	Kiyo Oya	Penelope Gilde	Wayne & Kiki Martin
Gale McCallum		Peter Fisher	Whitecap Farm - Ivan & Nan
			William Enoch

# Message

## from the Chair of the LCLT Board

**T**his past year the LCLT Board of Directors has quietly been building a strong foundation on which to move forward our progressive agenda. We have participated in several retreats dealing with organizational training, strategic planning, and fund development. We have gained sound financial footing, thanks in large part to the extraordinary efforts of our executive director, Sandy Bishop. We have been actively working on productive collaborations with the Community Land Trust Alliance of the San Juan Islands, and with other non-profit organizations on Lopez Island.

The pressures of development are relentless; we are working hard to insure that our community remains economically diverse and to encourage sustainable

agriculture and quality local foods. A key to maintaining this diversity is affordable housing, and we are further exploring innovative housing models and at the same time searching to secure a suitable parcel of land. We are also beginning an in-depth study of the potential opportunities afforded us by Henning Sehmsdorf and Elizabeth Simpson's offer to donate the S & S Homestead farm in trust to the LCLT. There are exciting initiatives ahead, and I thank the growing number of those who generously support our mission and our purpose—to help keep Lopez real.

— Gary Tabasinske

## Summary of 2005-06 Strategic Plan

### “Stepping Out”

**D**uring this next year, the LCLT looks forward to actively engaging with our community as we:

1. Pursue land acquisitions for future affordable housing projects according to the adopted “Land Acquisition Plan.”
2. Develop and promote ways of informing land-owners of the benefits of donating parcels to LCLT.
3. Create and evaluate a feasibility study for the LCLT to hold in trust S & S Homestead farm land.
4. Provide effective stewardship of ongoing projects.
5. Produce, print and distribute the 2005-2006 Farm Product Guide.

6. Explore alternative office/resource center locations and approaches in order to provide increased visibility, access, and a place to tell the LCLT story.

7. Achieve effective community outreach and an engaged synergistic relationship with the CLT Alliance and the Lopez Consortium.

8. Maintain an organizational discipline to implement the adopted two-year strategic plan.

9. Provide effective Board and Staff development and training.

10. Explore the possibilities of restoring the Teaching Food Garden program.

## Read All About It...

**R***enewing the Countryside: Washington* is a new, highly informative coffee table book chronicling 43 examples of rural sustainability and natural resources stewardship. Among the stories featured are the S&S Homestead Farm, owned by LCLT board member Henning Sehmsdorf and his wife Elizabeth Simpson, and the Lopez Community Land Trust's

development of the Mobile Processing Unit. The book is filled with inspiring stories of community, environmental restoration and economic success.

To order a copy or to find out more visit: [www.sustainablenorthwest.org](http://www.sustainablenorthwest.org) or contact: *Renewing the Countryside*: WA, Sustainable NW, 620 S.W. Main, Suite 112, Portland, OR 97205

# Message

## from the Treasurer

The LCLT finances have gone from red to black in less than a year and we are now in sound financial position. With the exception of the loan for the Mobile Processing Unit we are debt free. Our plans are to keep it that way.

I want to personally thank all the LCLT members and contributors who have helped us bring about this

healthy financial situation. I also extend my thanks to the board and staff for their continued diligence in regard to these matters. I am pleased to be involved with an organization that takes both its vision and its finances seriously.

— Bob Wood

### 2004 SOURCES AND USES OF FUNDS

Income	2003	2004
Contributions	\$ 25,779.00	\$ 77,842.00
Donated services/materials	\$ 14,944.00	\$ 850.00
Grants	\$ 364,248.00	\$ 30,000.00
Events/sales	\$ 396.00	\$ 173.00
Housing Coop Lease revenue	\$ 9,971.00	\$ 11,815.00
Fees/interest/dividends	\$ 18.00	\$ 7,180.00
Loans	\$ 41,262.00	\$ -
Island Graphics	\$ (27,627.00)	\$ -
<b>TOTAL</b>	<b>\$ 428,991.00</b>	<b>\$ 127,860.00</b>
<b>Expenses</b>		
Housing	\$ 446,974.00	\$ 37,994.00
Mobile Processing Unit	\$ 22,900.00	\$ 13,086.00
Sustainable Agriculture (SARD)	\$ 31,251.00	\$ 5,870.00
General administration	\$ 42,946.00	\$ 5,958.00
Fundraising	\$ 4,204.00	\$ 780.00
<b>TOTAL</b>	<b>\$ 548,275.00</b>	<b>\$ 63,688.00</b>
<b>NET INCREASE/DECREASE</b>	<b>\$ (119,284.00)</b>	<b>\$ 64,172.00</b>

### 2004 ABBREVIATED STATEMENT OF FINANCIAL POSITION

ASSETS	(Corrected) 2003	2004
Current Assets	\$ 33,669.00	\$ 89,274.00
Fixed Assets		
Land	\$ 310,054.00	\$ 310,054.00
Housing		
Mobile Processing Unit	\$ 89,959.00	\$ 80,063.00
Other	\$ 3,098.00	\$ 4,231.00
<b>Sub-total</b>	<b>\$ 436,780.00</b>	<b>\$ 394,348.00</b>
Other assets		
Revolving Loan Fund	\$ 471,390.00	\$ 471,260.00
Island Graphics	\$ 8,731.00	\$ -
<b>Sub-total</b>	<b>\$ 480,121.00</b>	<b>\$ 471,260.00</b>
<b>TOTAL ASSETS</b>	<b>\$ 916,901.00</b>	<b>\$ 865,608.00</b>

### LIABILITIES

	2003	2004
Current Liabilities	\$ 98,276.00	\$ 15,286.00
Long term Liabilities	\$ 6,050.00	\$ 80,000.00
<b>TOTAL LIABILITIES</b>	<b>\$ 104,326.00</b>	<b>\$ 95,286.00</b>
<b>NET ASSETS</b>		
Restricted Permanently	\$ 310,054.00	\$ 310,054.00
Restricted Temporarily	\$ 471,490.00	\$ 476,765.00
Unrestricted	\$ 0,031.00	\$ 72,777.00
<b>TOTAL NET ASSETS</b>	<b>\$ 811,575.00</b>	<b>\$ 859,596.00</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$ 915,901.00</b>	<b>\$ 954,881.92</b>

## Mobile Processing Unit Resolution Because You Asked...

Lately we've had a number of inquiries from our members about the Mobile Processing Unit. To help members better understand, the Board adopted the following resolution. We thank you for your inquiries and look forward to resolving this final debt.

*The Lopez Community Land Trust (LCLT) board intends to resolve the Mobile Processing Unit (MPU) debt by continuing to use legal pressure in the matter of the house-pledge default, and through other financial plans we may devise in cooperation with the Island Grown Farmers Cooperative.*

*We will assure open communication between the Lopez Community Land Trust board and the Island Grown Farmers Cooperative.*

*We affirm LCLT's support of the MPU, and our commitment to the Unit and to the valuable service it provides to local farmers and consumers.*

# Message

## from the Director

In 1989 a disparate group of us gathered together in one of the high school classrooms and formed an organization to build what everyone said couldn't be done: "affordable housing in the islands." Although we weren't experts, we were fearless in our optimism. We believed that if people had secure housing, they would deepen their roots in the community and give back in ways we couldn't imagine. This is exactly what has happened. Residents of LCLT affordable housing now contribute to our island community: a fitness center, a coffee shop, a gourmet deli, art studios and galleries, massage businesses, a health food store, carpenters, ferry workers, clerks, bakers, cooks, county employees, and an art curator, along with abundant gardens and rich and diverse participation in all aspects of island life. As a community we are enriched beyond measure.

It hasn't always been easy. At times along the way, we overextended our boundless enthusiasm at the expense of our firm foundation. This 2004 annual report marks both the restoration of our solid foundation as well as the beginning of 2005, our year of "Stepping Out." If we continue to pay close attention to our purpose and our foundation, as well as to our enthusiasm and vision, we can look forward to many exciting, rewarding and productive years. Thank you to the Board, membership and this community for helping us get started, for staying with us through the tough times, and for being part of the dream once again!

In community,  
—Sandy Bishop

## Three LCLT Board Positions

This year's nominations, approved by the LCLT Board, are:

**Bruce Creps.** Bruce is running as a public representative, a position being vacated by Henning Sehmsdorf. Bruce has employment experience in a worker-owned manufacturing company. He is currently the owner of Notable Woods, a small business supplying tone woods for use in creating musical instruments. Bruce brings to the LCLT a strong background in accounting, financial management and democratic decision-making.

**Todd Goldsmith.** Todd is running as a general representative, a position being vacated by Barbara

**Thomas Todd** along with his wife Diane, is currently developing a 40 acre organic farm on Lopez on a part of the old Ellis Ranch property. He has recently left a 20 year career in electrical engineering and engineering management. Todd holds a Master's of Science degree in Electrical Engineering from the University of California and undergraduate degrees in engineering and physics from Oregon State University. He brings to the Board a strong interest in sustainable agriculture, sound fiscal management and education.

The Leaseholder position being vacated by Madrona Murphy is still open.

## Small Change Makes a Big Difference

The Lopez Community Land Trust and Merit Telecom have partnered together to raise funds for our programs. Merit is a non-profit telephone service provider that donates 100% of its profits to other non-profit organizations. It's a company that serves both residential and business customers. By signing up for their long distance service, every time you make a call you can contribute to an account reserved for LCLT. As

few as 100 members can raise \$10,000 per year. Merit keeps it simple with fair prices and easily understood bills.

For more information on how you can make a big difference with small change, contact: Merit Telecom, Inc., PO Box 392, Eastsound, WA 98245. Website: [www.merittelecom.org](http://www.merittelecom.org). Local phone 1.360.376.2985. Toll free 1.866.877.4067

# Six Years of Service...

## Barbara Thomas

In 1961, Barbara Thomas made her first visit to Lopez Island to visit her boyfriend's uncle. The uncle was the owner of Henderson Camp, which became Camp NorWester for many years before becoming a private residence. The boyfriend became her husband. Barbara Thomas became an architect, a mom, a farmer, a horsewoman and a community activist. Six years ago she became a board member of the Lopez Community Land Trust. This is the end of her tenure on the board.

As an architect, she specializes in designing headquarters for high-end medical and technology clients. I asked her how she transitioned from corporate clients to the affordable housing community. "I listen," she said. "The trick to being an architect is in the listening."

During her time on the board, the eight new Innisfree houses were completed. "When we sat down to do a site plan, the design was done from the outside in," said Thomas. "People wanted to use their yards for vegetables or flowers and they wanted southern sun and solar heat built into the design."

"The Land Trust is committed to letting people personalize their homes," she said. "The results are evident. And with so much impersonal affordable housing going up across the country, it's great to see."

Her more than forty years of experience on "S'Lopez," as Thomas calls it, has given her some insights into the way the island has changed.

"The early sixties was a transitional time," she said. "The island was moving from established farming and fishing families to a new younger population that could no longer rely upon such livelihoods."

It was a time when family operated farms had to re-evaluate their relationship to land, economics and community.

"I've lived in other places and watched farms disappear and upscale housing take their place. There's a pattern that emerges," she said. "I didn't like seeing it happen on Lopez."

It was a passion for the farming tradition that inspired her to take a leadership role in the development of the county's mobile slaughtering unit, the first such USDA approved facility in the country. "One year we lost two

lambs in transit from here to Chehalis for slaughter," said Thomas. "The animals were so stressed out, which isn't humane for them or good for the meat."

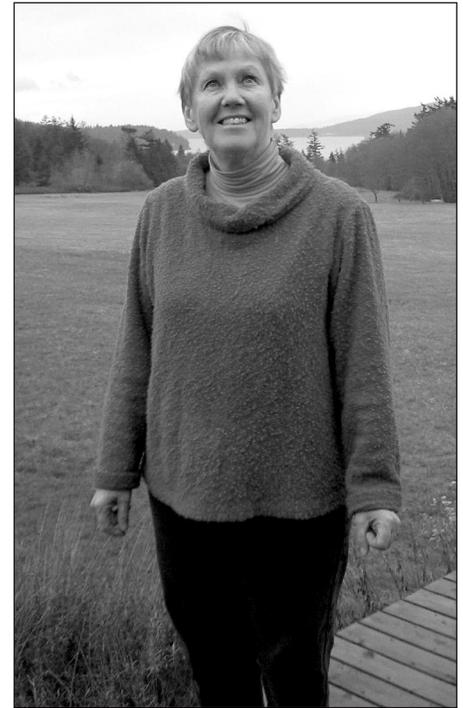
The unit is a renowned success with local meats now readily available to consumers in the islands. It's a precedent that is now drawing interest from around the country.

"There are mobile units being developed in Northern California, Eastern Washington and Hawaii," said Thomas. "In the past, the USDA encouraged grouping in one place in order to be economically efficient," she said. "They wanted to save money by using fewer inspectors. Now, with mad cow disease of such concern, U.S. and Canadian inspection officials are more readily supporting such units."

Asked what she would like to see as the LCLT continues to grow she said, "More land," she said instantly. "It's critical to get land preserved for affordable housing because it's disappearing rapidly. It took more than two and a half years to get the land for the last project. It's a very difficult and complex process to be doing land acquisition and housing development at the same time."

When she leaves the board, Thomas will be busy on her own farm, and an ongoing farming partnership with her daughter, Kathryn.

As we finished our telephone conversation, a young voice in the background told her it was time for lunch. Barbara Thomas is a grandmother, too. She is contributing to the community farming tradition on Lopez Island in more ways than meets the eye.



— Interviewed by Janet Thomas

# LCLT Purpose

*The Purpose of the Land Trust shall be:*

- a. Acquire and hold land in trust in order to provide for permanently affordable housing. Homes shall be built and lands shall be used in an environmentally sensitive and socially responsible manner.
- b. Provide permanently affordable access to land for such purposes as quality housing, sustainable agriculture and forestry, cottage industries and co-operatives by

- forever removing the land from the speculative market.
- c. Develop and exercise responsible and ecological practices which preserve, protect and enhance the land's natural attributes.
- d. Serve as a model in land stewardship and community development by providing information, resources and expertise.

# Welcome to our new intern

**S**tephen Bramwell is young, energetic, focused, and inspired by ideas, growing food and creating community. On February 24th he started an internship working for the Lopez Community Land Trust (LCLT) and S&S Center for Sustainable Agriculture (SSCSA). The purpose of his position is to develop and create a legal and business plan for review and adoption by the LCLT Board and S&S Homestead. Creating a plan endorsed by both parties will allow LCLT to make a decision regarding the proposed gift of land offered by Henning Sehmsdorf and Elizabeth Simpson.

He graduated from the University of Washington in 2002 with a BA in International Studies through the Jackson School, and a minor in Botany. He explored this unique undergraduate mixture out of an interest in community development, the environment and international relations. It was during a visit to an international living community in southeast India that further deepened his interest in food and farming. During the past two growing seasons Bramwell farmed on Vashon Island, first interning and then managing the small organic farm, Hogsback.

“Food and agricultural land stewardship provide perhaps the most workable framework and/or entry point for discussing the most pressing problems of our time,” he said.



Bramwell groups these problems into such categories as personal responsibility, materialism, corporate influence on education and politics, and production systems out of alignment with biological systems. “I want to promote local, sustainable food production as the critical first step towards redefining American culture,” he said

In addition to this internship, Bramwell is applying to Washington State University's Soil Sciences Department to carry out research on the influence of culture on farm management practices and soil health. Look for more stories about him and his adventures as an intern in the upcoming newsletters.



# LCLT

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LAND TRUST

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#### BOARD OF DIRECTORS

Gary Tabasinske, Chair

Barbara Thomas, Vice Chair

Bob Wood, Treasurer

Diana Luhn Bower

P. Cameron De Vore

Read Langenbach

Madrona Murphy

Henning Sehmsdorf

Oscar Smaalders

#### STAFF

Sandy Bishop, Executive Director

#### NEWSLETTER

Content: Sandy Bishop & Janet Thomas

Layout & Design: Karen Kroeger

Linoleum Block Prints: Diana Luhn Bower

## LOPEZ COMMUNITY LAND TRUST

### 16TH ANNUAL MEETING

*Please join us...*

7 – 9 P.M. • Monday, March 28, 2005

Lopez Community Center

#### AGENDA

7:05 P.M. • Update with question and answer period

7:30 P.M. • Vote on Board candidates

7:35 P.M. • Membership vote on assessment of dues

7:40 P.M. • Surprise performance

7:55 P.M. • Featured speakers: Janet Thomas and Steve Horn

Theme: Dharamsala, Bosnia and Lopez - an exploration of community and significance of place

8:40 P.M. Closing comments, suggestions and dialogue