



# LCLT

LOPEZ COMMUNITY LAND TRUST

MARCH 2011

ANNUAL REPORT 2010

## From the Assistant Director



Rhea Miller

LCLT is now in its 22nd year. Along with the rest of our Lopez community, we are adjusting to challenging economic times, unfamiliar weather and limited resources. Yet our deep love for our precious islands and its inhabitants continues unabated. We talk constantly with local residents about ways not only to sustain our community but to see it thrive.

*a ship, don't drum up people together to collect wood and don't assign them tasks and work, but rather teach them to long for the endless immensity of the sea.* We at LCLT yearn for a thriving community—one that is able to nourish itself with healthy food; live in safe, warm homes; enjoy and appreciate each other's diversity of gifts; and to do all this in a way that sustains a flourishing natural legacy for future generations. I believe we as a community are capable of doing this and look forward to its unfolding.



Common Ground schoolchildren demonstrate the power of community.

These conversations range from new ways to handle recycling and garbage, to alternative energy at the school, to how to revitalize the core of Lopez Village. Through our sustainable agriculture program, we notice prices of staples rising artificially on a global scale, leaving more and more families resorting to filling but fattening and unhealthy processed foods. We need more housing, including multi-family homes and housing for young adults and farmers. With capital funding and other major donor streams drying up, we ask ourselves what our role is, what we can offer, and we look for windows of opportunity.

A great quote to come our way is taken from The Little Prince: *If you want to build*

## The Power of Community

2010 was a big year for Lopez Community Land Trust. Our principal plan was to focus on sustainable agriculture and to finish up with our Common Ground neighborhood. With the world crying out for ways communities can become more sustainable, we also wanted to get LCLT's story of "unleashing the power of community" out to the wider world. We weren't sure how to do it, and little did we know what was in store for us.

The 2010 Food Charrette spawned several sustainable agriculture activities: the Grain/Bean Community Supported Agriculture (CSA) program; purchasing a small peddle thresher; Denise

McIntosh's *Grow a Row* project for sharing food with those in need; and Greens 'R' Us, a group raising money and volunteers to help with the Lopez Island School District (LISD) Garden and Farm program. During the Grain Project's first year, LCLT and our community learned – a lot! -- about grain (and beans), thanks to O. J. Lougheed's steadfast efforts. (See the report at <http://www.lopezclt.org/grain-project/>.) O.J.'s experience as a grain researcher and grower for over 30 years across three continents has been a blessing to our community.

Landscaping continued at Cam's Garden, the office

and Common Ground. The first peaches were harvested from a new tree, gardens were lush with basil, zucchini and greens, and chickens found two new homes in Common Ground. So popular were the raised garden beds donated by LCLT volunteers to the Westview Apartments in 2008 and 2009 that another one was built in 2010 by volunteers Todd Goldsmith, David Zapalac and Fritz Baesman.

Inspired by LCLT's zero net energy efforts in Common Ground, the Islands Energy Coalition (IEC) developed into yet another active group, with several LCLT members involved. Chom Greacen



## HOME DEPOT FOUNDATION AWARD GREENBUILD 2010, CHICAGO

Three thousand people cheered when LCLT's executive director, Sandy Bishop, accepted the Home Depot Foundation's Award of Excellence for Affordable Housing Built Responsibly in Chicago last November. The award to LCLT was presented by Fred Wacker, the foundation's COO, and Rick Fedrizzi, president and CEO of the U.S. Green Building Council and sponsor of the GreenBuild International Conference and Expo. GreenBuild is the world's largest sustainable building conference and third largest non-profit in the world.



*Sandy Bishop accepts prestigious award for LCLT from Home Depot Foundation.*

The presentation included screening of a video of "Lopez Common Ground" featuring lots of familiar Lopezian faces, and a check for \$75,000. Also representing LCLT at the conference were Rhea Miller, assistant director, and Pamela Pauly and Suzanne Berry, Common Ground builders.

Keynote speaker following the presentation was Henry Cisneros, former Secretary of Housing and Urban Development (HUD) under the Clinton administration. Both a case study and video of LCLT's winning entry can be seen on the Home Depot Foundation website: <http://www.homedepotfoundation.org/awards/affordablehousing/winners.html>



### Permission to Sell Center Road Property

In 2006, when the real estate market and economy were still strong, LCLT was approached by Nathan Porter to purchase his Center Road property at a reduced price. Nate wanted the property to be used for educator housing and was insistent that LCLT buy it. Appraised at \$250,000, he offered a bargain price of \$92,000. Because we were deeply committed then to Common Ground and didn't have the money to buy the land, we signed a five-year note. Excited about the possibility of providing housing for an educator and getting a good price on the land, we also, at the time, had the possibility of moving an existing residence onto that property.

In good faith, LCLT paid closing costs and signed a contract with the note due in full this November. We also made several payments to Nate during his last months and, following his death, we invested another \$10,000 to clean up the property.

Since then, the economic downturn affecting us all left LCLT with certain capital dollar investments for Common Ground undone, including: improving drainage, rainwater catchment repairs and installing photo voltaics for the office. Monies from the Home Depot Foundation Award covered these costs. However, we do not have funding to compete the

purchase of the Center Road property, and moving a house to the property is not possible.

The LCLT board has agonized over ways to fund this purchase but money streams have dried up. Though we've been fortunate to house a teacher in Common Ground, we want to build additional housing on land already owned by LCLT. Selling the Center Road property will permit us to begin funding another such home on the Lopez Road property we already own. We need permission from our membership at our annual meeting on March 28 to sell the Center Road property.

## Power of Community

(cont. from p 1)

wrote that, thanks to a bicycle generator built by Ken Schaefer, students in Alex Nellie's science class and Dale Shreve's homeroom learned they could power lights, a boom box, pencil sharpeners, fans, motors and an electric piano -- or a combination of them -- with their own little legs. The students also powered the fan used to separate wheat berries from the chaff, which the students had helped grow and harvest through the LISD Garden and Farm program and LCLT's Grain Project. The IEC is currently working to put renewable energy verbiage into the County Code.

LCLT was invited to speak to the College of Art and Architecture at the University of Idaho on "holistic approaches to green community development and major innovations in affordable housing, agriculture and business." Sandy Bishop, LCLT executive director, and Rhea Miller, assistant director, who presented were so well received that LCLT is invited back in late March this year to present to eleven area universities attending a sustainability summit. Next, the Harvest Dinner with Jon Steinman last October was, as usual, a success.

Near year's end, LCLT's Common Ground received the Home Depot Foundation Award of Excellence. The first place award for this national contest was presented to LCLT in November at the GreenBuild Expo in Chicago before an audience of about 3000 people. The conference also screened a short project video which is now on our website. We're getting our message out in unexpected ways.

We hope you continue joining us this year to build sustainable community. We will install more photovoltaics for the office, studios, and water

system. We are updating the Farm Products Guide. We plan to build a seed library to accompany a new seed cleaner, arrange a mill for greater community grinding of grain, and facilitate planting more heirloom seeds, especially grain. Finally, we are dreaming again for four more homes near Common Ground. As always, we depend on you for not only monetary support, but for your ideas and efforts. Let's be in touch!



*LCLT supporters enjoyed 2010 Harvest Dinner*



## Message From the Treasurer:

2010 was a relatively quiet year financially for LCLT as we had no major capital projects underway for the first time in five years. However, several capital improvements were completed on LCLT's real estate assets in 2010. The majority of program expenditures for 2010 were in the SARD agriculture and energy areas.

We completed 2010 with \$82,827 in our checking account. LCLT had a net operating income of \$35,919 for 2010, and much of this amount was utilized for capital improvements (\$34,676) leaving no significant surplus for day to day operations.

### Key financial highlights of 2010 included:

- Completed successful audit of our 2009 financial data by Sanders and Sanders, CPAs (cost \$8,141).
- Completed approximately \$12,000 of storm water and drainage improvements for the Sustainable Community Homes (SCH) project.
- Continued planned funding allocations for capital maintenance reserves for the water systems and office/apartment units (current reserves accounts now total \$6,144).
- Continued monthly amortized payments on \$150,000 promissory notes for the office and rental apartments. Balloon payments totaling \$75,000 are due in 9 years.
- Purchased solar PV equipment for office and rental apartment units (\$10,755) to be installed in 2011.
- Funded the SARD Grain Project staff and activities (\$17,638) for 2010.
- The Housing Trust Fund Revolving Loan Fund (HTF RLF) balance is up to \$12,378. \$45,000 was loaned to Common Ground in 2009 (payments deferred for 7 years), and Innisfree makes monthly payments on a 50 year loan.
- The Len Kanzer fund balance is up to \$3,360. Common Ground makes monthly payments on a \$30,000 note from 2009 for down payment assistance. A new CG resident received a loan of approximately \$5,600 from this fund in 2010 for use towards the down payment on her home.

### Special Endowment Fund (SEF):

At year end-the SEF had a book value of \$98,511. In 2010 the fund advisor distributed \$5,705 to LCLT. Since 2006 the fund has distributed \$26,285 to LCLT for use with our general operating expenses. Jamie Stephens has agreed to remain the fund advisor for the SEF and also will continue the management of the SEF brokerage account.

### Nate Porter (Stevenson Trust) Property:

Completed \$10,000 in site cleanup expenditures for this land holding and paid all current property taxes and utilities (approximately \$3,000) in 2010. LCLT owes approximately \$80,000 on a note for this four acre property due in November 2011.

(see income and balance sheet)

-Todd Goldsmith

### Preliminary/unaudited abbreviated Income statement\*

	Jan - Dec '10	Jan - Dec '09
Income		
Lease fee	20,258	16,298
Rents and Fees	13,039	15,345
New Resident Fees	90	4,120
Sales, Misc. Income	146	78
Contributions	86,847	132,487
In-Kind Materials & Serv	742	781
Fund Raising Events	3,370	0
Asset Sales	-51	-67
Grants Income	99,691	31,609
Interest Income	846	649
Endowment	9,221	18,450
Total Income	234,198	219,750
Expense		
Administration	20,726	15,115
Fundraising	6,185	7,114
Alliance	137	217
Housing	92,888	73,514
SARD/Energy	59,157	54,032
Sustainable Community		
Homes Project	22,247	517,004
Stevenson Trust	13,138	0
Grain Project	18,475	0
Transferred to Asset	-34,676	-517,004
Total Expense	198,279	149,992
Net Income	35,919	69,758

Homes Transfer to CG	0	1,140,065
Net Income after Transfer	35,919	-1,070,307

\* Items rounded to nearest dollar

### Preliminary/unaudited abbreviated Balance Sheet statement\*-

	Dec 31, '10	Dec 31, '09
ASSETS		
Total Current Assets	112,119	79,459
Fixed Assets		
Land	560,798	560,798
Buildings Lopez Rd	607,984	627,082
Water System Lopez Rd	317,274	325,707
Mobile Processing Unit	38,546	44,477
Office Equipment	5,228	2,249
Total Fixed Assets	1,529,830	1,560,313
Restr. Special Endowment	98,511	94,994
Revolving Loan Notes		
Receivable	490,943	497,487
TOTAL ASSETS	2,231,402	2,232,253
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities	16,271	15,388
Long Term Liabilities	453,612	456,588
Total Liabilities	469,882	471,976
Total Equity	1,761,520	1,760,277
TOTAL LIABILITIES & EQUITY	2,231,402	2,232,253

\* Items rounded to nearest dollar

## Land Owned And Leases Granted

LCLT owns approximately 16 acres in five parcels of land on Lopez. Each of the four housing cooperatives – Morgantown, Coho, Innisfree and Lopez Common Ground – leases one parcel under a 99-year ground lease. The fifth parcel is held in trust for developing educator housing at a later date. LCLT also owns the Mobile Processing Unit and leases it to the Island Grown Farmers Cooperative.

## Donors 2010

Laura and Steve Adams  
 Kate Ahmadi  
 Doris Aitken  
 Jon and Carol Avent  
 Fritz and Connie Baesman  
 Mara Barnett  
 Linda Barton  
 Julienne Battalia  
 Thomas Berry  
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 Sandy Bishop & Rhea Miller  
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 Sara C. Lo

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 Lopez Village Market  
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 Wayne and Kiki Martin  
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 Colleen and George Willoughby  
 Windsock Farms and Excavation, Dwight Lewis  
 Sandra Wood  
 Carolyn and George Woodbury  
 Beverly Zapalac  
 Diana and David Zapalac  
 Home Depot Foundation  
 Catholic Campaign for Human Development

## Changes on the Board

LCLT has been privileged to have exemplary board members. This year, we lose three at once, a real loss. Jamie Stephens leaves the board as he moves into his position as council member for San Juan County. Todd Goldsmith, our treasurer and SARD advocate, completes his two terms, as does Bruce Creps, our chair and Quickbooks expert extraordinaire. (LCLT has a mandatory two consecutive term limit.) Though these three will no longer be board members, we will continue to count on their valued counsel in the months ahead.

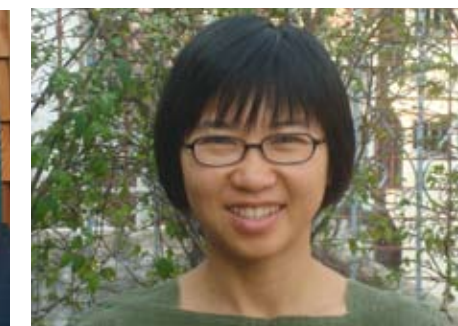
However, we're fortunate to have two new recruits to the board. Cynthia Moffitt filled in a vacant position last fall and is up for election at the annual meeting. Cynthia has been visiting Lopez Island since her family purchased a home in the early 1980s. A part-time Lopezian since 2003, she's an avid supporter of open space preservation, public parks and beaches and organic farms on Lopez. Cynthia has worked to effect change toward sustainability from an interdepartmental perspective for over 20 years at the county and municipal levels in Washington State. She held senior leadership roles in growth management, intergovernmental affairs and green building technical assistance. She earned a B. A. degree



Intern Ellie Brown

### New Intern Ellie Brown

We're fortunate to have Ellie Brown as our first intern of 2011. Thanks to a donation from Steve and Michele Heller, she'll work two days a week for the LISD Garden and Farm program and two days for Horse Drawn Farm. Ellie, who comes from upstate New York, served her last internship with North Country School and Camp Treetops at Lake Placid.



Above: Chom Greacen, Left: Cynthia Moffitt

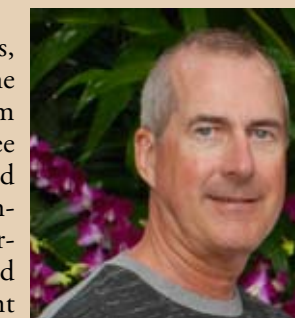
from Pacific Lutheran University and a Master's degree in architecture from the University of Oregon. She has a Leadership in Energy and Environmental Design (LEED) AP credential and is a certified Sustainable Building Advisor.

Chom Greacen moved to Lopez from Thailand with her husband Chris Greacen, who grew up on Lopez and was an LCLT intern for the CoHo housing project. They moved to Lopez in 2008 with their two children, Ty and Sara, to help build the Common Ground housing project and are now living in one of the houses in the com-

munity. Before moving to Lopez, Chris and Chom founded and ran a Thailand-based non-profit, Palang Thai, which worked to transform the energy sector towards sustainability and social and environmental justice. Chom continues in energy work on Lopez through involvement with the volunteer-based Islands Energy Coalition and through energy education at Lopez Island School District where Ty and Sara go to school. Chom enjoys tracking energy consumption and loves living in Common Ground where the community feels like a big family and the kids roam free.

## Annual Meeting Guest Speaker: Ron Walters

Our annual meeting guest speaker, Ron Walters, purchased land on Lopez in 1998 and built a home with his partner Randall Dickson. Originally from rural Idaho, Ron received his bachelor's degree in architecture in 1970 and a year later founded ComArc Systems, an environmental planning consulting firm that pioneered the use of computer-based geographic information systems. He moved into strategic planning and headed that department at Deloitte Touche and then worked as a consultant until early 2008. He is a principal for NBBJ Architects, the sixth-largest architecture and planning firm in the world, known for its human-centered design.



Currently, Ron teaches a multidisciplinary course at the University of Idaho's College of Art and Architecture called "Design Thinking Unlimited." His first assignment to the students: "redesign Congress" -- in a week. Each year, 50 top UI students, honored for their achievements at the university, are asked to credit one professor who most changed their lives. After just one semester of teaching, Ron was honored as one of those professors.

On more than one occasion, Ron has generously led LCLT's board of directors through strategic planning sessions. Now, when he joins us at our annual meeting as guest speaker, he will share his thoughts on the importance of telling our stories in an empowered and integrated community with a "whole new mind" (in the words of author Daniel Pink). Please join us and hear his ideas.



# LCLT NEEDS YOU!

*Your membership contributions help us create and sustain the Lopez you love!*

Do you enjoy:

- Coffee at Isabel's
- Visiting at "Take It or Leave It"
- Ice cream and fudge from the Fudge Factory
- Shopping at Blossom Organic Grocery
- Vita's wines and gourmet food
- Eating local meats and breads
- Shopping at Maud's for used books and gifts
- Visiting the healing arts studios

## 2010

### Board of Directors

Bruce Creps – Chair  
Jamie Stephens – Vice Chair  
Sue Roundy – Secretary  
Todd Goldsmith – Treasurer  
Kay Keeler  
Clive Prout  
Faith Van de Putte  
Cynthia Moffitt  
Peggy Bill

### Staff

Sandy Bishop – Exec. Director  
Rhea Miller – Assistant Director  
Michelle McDarmont – Administrative Assistant  
O.J. Lougheed – Grain specialist

These and other vital businesses and efforts are the work of people who live in homes developed by LCLT or who participate in our SARD programs, creating the island culture we love.



## Lopez Community Land Trust 22nd Annual Meeting & Dessert Potluck

**Monday, March 28th, 2011, 7 p.m.**

*At Lopez Center*

**With speaker Ron Walters on "Design Thinking Unlimited"**

NBBJ Architects and the University of Idaho School of Art and Architecture

### Agenda

7:00 p.m. Desserts, coffee and tea

7:15 p.m. Vote on board members and sale of land

7:30 p.m. Ron Walters keynote address

*Join us for an inspiring evening!*

# LCLT



LOPEZ COMMUNITY LAND TRUST

*Building a Sustainable Island Community*

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***"Unleashing the Power of Community"***

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