Building a Sustainable Island Community

From the Assistant Director

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.

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 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.

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 pedal 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

Continued on Page 3
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.

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 to ensure he had proper care 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 photovoltaics 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 28th to sell the Center Road property.

Power of Community
(cont. from p 1)

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 catalog, arrange a mill for greater 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!
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.

Message From the Treasurer:

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.
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 counsel for San Juan County. Todd Goldsmith, our treasurer and SARD advocate, completes his two terms, as does Bruce Creps, our chair and expert in renewable energy. (LCLT has a mandatory two consecutive term limit.) Through 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 involved with 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 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 community. Before moving to Lopez, Chom and Chris founded and ran a Thailand-based nonprofit, Palang Thai, which worked to transform the energy sector towards sustainability and social and environmental justice. Chom continues in work energy through LCLT involvement. Thomas BP has been involved with Lopez Island 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 of Architecture 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 NABBI 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 “Architecture 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 our 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.

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 be here two days a week for the Horse Drawn Farm. Ellie, who comes from a family New York, served her last internship with North Country School and Camp Treetops at Lake Placid.

Intern Ellie Brown

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 community. Before moving to Lopez, Chom and Chris founded and ran a Thailand-based nonprofit, Palang Thai, which worked to transform the energy sector towards sustainability and social and environmental justice. Chom continues in work energy through LCLT involvement. Thomas BP has been involved with Lopez Island 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 of Architecture 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 NABBI 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 “Architecture 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 our 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.

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 be here two days a week for the Horse Drawn Farm. Ellie, who comes from a family New York, served her last internship with North Country School and Camp Treetops at Lake Placid.

Intern Ellie Brown

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 community. Before moving to Lopez, Chom and Chris founded and ran a Thailand-based nonprofit, Palang Thai, which worked to transform the energy sector towards sustainability and social and environmental justice. Chom continues in work energy through LCLT involvement. Thomas BP has been involved with Lopez Island 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 of Architecture 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 NABBI 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 “Architecture 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 our 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.

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 be here two days a week for the Horse Drawn Farm. Ellie, who comes from a family New York, served her last internship with North Country School and Camp Treetops at Lake Placid.

Intern Ellie Brown

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 community. Before moving to Lopez, Chom and Chris founded and ran a Thailand-based nonprofit, Palang Thai, which worked to transform the energy sector towards sustainability and social and environmental justice. Chom continues in work energy through LCLT involvement. Thomas BP has been involved with Lopez Island 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.
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

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.

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

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.