



BOARD OF DIRECTORS

Gary Tabasinske, Chair
Barbara Thomas, Vice-Chair
Liz Scranton, Treasurer
Cam Devore

STAFF

Sandy Bishop, Executive Director (Acting)

THIS REPORT

Text: Sandy Bishop
Layout: Gary Tabasinske

PLEASE JOIN US FOR THE ANNUAL MEETING Friday, April 23, 2004 at the Lopez Community Center

• A G E N D A •

- 6:30 - 7:00 Social half hour with refreshments
7:00 - 7:40 Historical Report and Vote on Board Nominees
7:40 - 8:30 Keynote Speaker Russell Barsh will discuss shared land stewardship principles of CLTs as they relate to Coast Salish values.
8:30 Closing and sign-up for volunteer opportunities



2003 ANNUAL REPORT



HOUSING

LCLT completed its third affordable housing project in May. The addition of the eight new homes brings the total number to 22 permanently affordable CLT homes on Lopez. Three groups of AmeriCorp Volunteers, fifteen interns from the US and beyond and hundreds of local volunteer hours were contributed. Although the project ran into cost and schedule over-runs, it was successfully completed and its occupants are currently planting gardens.

SARD Sustainable Agriculture & Rural Development

Farm Products Guide

1,250 guides were printed and distributed throughout the islands, connecting local buyers with local producers.

Lopez Fresh

Lopez Fresh is an ongoing project to support food security for low-income members of the community. In June Lopez Fresh moved to a new site at the Children's Center under the auspices of the Family Resource Center. By September the Lopez Fresh program had increased its fresh food distribution by 38%. In 2003, 4,563 pounds of fresh food were distributed compared with 3,269 pounds in 2002.

Farm-to-School Project

The Farm-to-School program began with the "Buy a Cow for the Kids" project. LCLT has been laying the groundwork to bring food from local farms into the school cafeteria as well as providing educational opportunities about gardening, nutrition, and the local food system. This is a collaborative effort between the LCLT, Family Resource Center, and Children's Center.

Teaching Food Garden

Early in 2003 we developed a proposal in collaboration with the Children's Center and Lopez Family Resource Center, called the Teaching Food Garden. The Teaching Food Garden is an educational resource and a source of fresh food for Lopez Fresh. Students from a high school biology class participated in designing, planting and maintaining the garden.

Botanical Resource Network/Seed Savers

The LCLT SARD program has assisted the work of the Botanical Resource Network and Seed Savers by organiz-

ing and facilitating meetings and other events. The Botanical Resource Network is dedicated to the creation and maintenance of a botanical garden of perennial food plants and of a seed bank of food plants propagated by seed.

Internship Program

The SARD internship provides a unique opportunity for interns to combine on-farm learning with participation in one of the SARD projects. This year we had an internship in place to support the Farm-to-School project.

Islands Food Security Project

The goal of this project is to create a community-based food system in which every resident of San Juan County has assured access to healthy, nutritious, adequate food. We work with the SJC Extension Service and local organizations and farmers to address these issues.

We developed a proposal to do collaborative programming with the Family Resource Center and Children's Center, to provide some of the additional services toward increasing self-reliance.

Permanently Affordable Access to Farmland

This program has been at the heart of the SARD vision since its beginning and directly connected to the mission of the LCLT. This work is being pursued as a collaborative effort with the SJC Alliance, SJ Preservation Trust, SJC Land Bank and others.

During the fourth quarter LCLT temporarily suspended these SARD programs until an adequate funding and organizational level is achieved.



Mobile Processing Unit

Island Grown Farmers Cooperative (IGFC) leases the unit from the LCLT and is responsible for maintenance, upgrades and repairs as required for operation and meeting USDA standards. Cuts of locally-produced meat are now available at farm stands, retail stores and restaurants throughout San Juan County. Meat is also available by the cut at Blossom Grocery on Lopez, at the Mount Vernon Co-op and at the IGFC retail outlet in Bow, Washington. Production for 2004 is projected to double that of the first year of operation, which means more locally-raised meat will be available and local farmer's incomes will be up proportionately.

The Phase II Food Processing Center (FPC) has been postponed indefinitely because the IGFC was able to lease a processing plant in Bow, for a fraction of the cost of building a new one on Lopez.

ISLAND GRAPHICS

An evaluation process was instigated in 2002 and completed in 2003. After careful financial analysis, it was determined that Island Graphics would make a fine business opportunity for an entrepreneur and was sold on November 15, 2003. The LCLT saved \$2,500 per month in subsidy by divesting itself of the business.

THE FUTURE

LCLT Sustainability

This is one of the most crucial issues facing the organization. We have engaged in monthly meetings with the CLT Alliance (see article). We are exploring various ways of addressing the long term organizational health and capacity of the CLTs. During the fourth quarter we invested considerable time addressing the areas

of fund-raising, strategic planning and financial management for implementation in 2004.

Land and Facilities Owned by the LCLT and Leases Granted

The Land Trust currently owns nine separate tax parcels and leases all nine to three different Housing Cooperatives. Morgantown occupies seven small separate lots, while Coho and Innisfree each occupy two larger parcels. The Land Trust also owns the Mobile Processing Unit and leases it to the Island Grown Farmers Cooperative.



CLT ALLIANCE

In 2002, the four community land trusts in San Juan County (Lopez, Orcas, San Juan and Waldron) came together to form The Community Land Trust Alliance of the San Juan Islands. This collaboration is supported by a three-year grant from Impact Capital of Seattle extending through 2005.

The Alliance in 2003 completed a county-wide housing survey (see article), and conducted a technology assessment identifying shared functions, computer applications and professional services through which we could reduce overhead costs.

This January, the Alliance had a two-day retreat on Lopez Island attended by 45 board members and staff of all four community land trusts. During this event we initiated a six-

month plan to evaluate organizational structures to improve operational efficiencies and strengthen the stewardship of the community land trusts on each island.

2003 County Housing Survey

The results of the 2003 county-wide housing survey show an estimated 650 families with low or very low incomes who are or will be looking for housing in the next two years in San Juan County. The combined community land trusts in the county have only provided 79 permanently affordable houses to date. This shortfall is a problem that must be addressed in order to maintain a diverse and healthy community.

According to the survey 34 low to very low income residents and 12 middle to moderate income Lopez residents will be in need of housing over the next two years. The full report is available on the Alliance web site at www.cltsanjuans.org.

2004 PLANNED ACTIVITIES

- Constitute a nine member board.
- Adopt a 2004 work plan and budget.
- Offer training opportunities to board, staff and co-op members.
- Complete outstanding reports to past funders.
- Institute effective programs in the community that are not capital intensive.
- Collaborate with other non-profits.
- Design a successful fundraising campaign.
- Engage in strategic planning.
- Root the organization in systems of strong inner governance and far-reaching membership participation.
- Complete a survey of all past LCLT projects and assess the results.

CANDIDATES FOR BOARD OF DIRECTORS

The following list of candidates has been selected by the nominating committee to fill out the seven vacancies in our Board of Directors.



Oscar Smaalders

Oscar is a long-time Lopez resident, founding member, and past board member of the LCLT. He is currently serves on the San Juan County

Affordable Housing Fund Commission.



Madrona Murphy

A recent graduate of Reed College, where she studied public policy, she currently serves on the board of the Lopez Family Resource Center, and

has been involved in Lopez Village planning.



Henning Sehmsdorf

Henning is also a past LCLT Board member. He serves on the Board of Supervisors for the SJC Conservation District and is director of the

S & S Center for Sustainable Agriculture.



Bob Wood

Bob is the owner of a retail business in Lopez Village. He has a strong background in financial management issues and sustainability. He was a

founding member of LCLT.

Diana Bower

Diana is a well known Lopez artist and serves on the Board of Chimera Cooperative Gallery. She has a background in advocate planning for Seattle's International District. She was a LCLT founding member.

Read Langenbach

Read is a real estate and business law attorney in Seattle. He serves on the board of Camp Norwester. He has been indispensable to the LCLT on a range of legal issues.

Gary Tabasinske

Gary is a practicing architect on Lopez. He was one of the founders of LOHO (Lopez Housing Options), a group working on senior housing. He is currently LCLT Board Chair.

2003 SOURCES AND USES OF FUNDS

INCOME	2002	2003
Contributions	\$135,860.00	\$25,779.00
Donated Services/Materials	\$5,270.00	\$14,944.00
Grants and Contracts	\$449,500.00	\$364,248.00
Fundraising Events	\$11,510.00	\$396.00
Lease Revenue	\$6,970.00	\$9,971.00
Fees/Interest/Dividends	\$14,920.00	\$18.00
Loans		\$41,262.00
Island Graphics		(\$27,627.00)
TOTAL	\$624,030.00	\$428,991.00

EXPENSES	2002	2003
Housing	\$533,620.00	\$446,974.00
Food Processing Center/MPU	\$63,690.00	\$22,900.00
Sustainable Agriculture (SARD)	\$22,740.00	\$31,251.00
General Administration	\$28,060.00	\$42,946.00
Fundraising	\$10,170.00	\$4,204.00
TOTAL	\$658,280.00	\$548,275.00

NET INCREASE/DECREASE (\$34,250.00) (\$119,284.00)

2003 ABBREVIATED STATEMENT OF FINANCIAL POSITION

ASSETS	2002	2003
Current Assets	\$128,088.00	\$33,669.00
Fixed Assets		
Land	\$310,054.00	\$310,054.00
Housing Project	\$176,305.00	
Mobile Processing Unit	\$89,959.00	\$89,959.00
Other/Depreciation	\$1,298.00	\$3,098.00
Subtotal	\$576,616.00	\$402,111.00
Other Assets		
Revolving Loan Fund		\$471,390.00
Island Graphics	\$66,472.00	\$8,731.00
Subtotal	\$66,472.00	\$480,121.00
TOTAL ASSETS	\$771,176.00	\$915,901.00

LIABILITIES	2002	2003
Current Liabilities	\$66,765.00	\$98,276.00
Long Term Liabilities	\$258,402.00	\$6,050.00
TOTAL LIABILITIES	\$325,167.00	\$104,326.00

NET ASSETS	2002	2003
Restricted Permanently	\$310,054.00	\$310,054.00
Restricted Temporarily		\$471,490.00
Unrestricted	\$135,955.00	\$30,031.00
TOTAL NET ASSETS	\$446,009.00	\$811,575.00
TOTAL LIABILITIES & NET ASSETS	\$771,176.00	\$951,901.00

General Information

The Lopez Community Land Trust Board of Directors made the following decisions.

- 1) The Board made a change in personnel and hired an interim director.
- 2) The Board worked toward a full accounting of all finances (program and administration).
- 3) The Board sought and received outside consulting to further analyze the financial situation.
- 4) The Board hired Sandy Bishop as Acting Executive Director in Nov. 2003.

- 5) The Board sold Island Graphics in Nov. 2003.
- 6) In November 2003 the LCLT secured a grant from the Housing Trust Fund to cover cost over-runs at Innisfree.
- 7) In January 2004 a special membership meeting was held and an Advisory Committee was formed to help reshape the LCLT and prepare for an election of a full board during the 2004 Annual meeting.

The HTF grant and our organizational changes have made LCLT financially strong.

GRATITUDE!

...we have lots of it for all those who support us in so many ways. Thank you to everyone who has made it possible for us to continue and thrive.