



# LCLT

## LOPEZ COMMUNITY LAND TRUST

*Building a Sustainable Island Community*

March 2007

## 2006 ANNUAL REPORT: WE MAKE THE ROAD BY WALKING IT!

2006 was an action-packed year of exciting progress on several fronts. The fourth housing development, 'Sustainable Community Homes' is taking shape and the organization is in good financial health. Some of the highlights of the year include:

### Housing

'Sustainable Community Homes' Development:

- Conducted a Local Design Charrette for the fourth affordable housing development, including architects, energy experts, designers, landscapers, contractors, and the interested public.
- Selected and began training of prospective residents for a fourth housing development, including two teachers, a school bus driver, one person who serves a non-profit (land preservation), two business owners (landscape and stone masonry), four who work for island businesses and others who work around the island in different capacities.
- Completed the design schematics for 11 new single-family homes, two small rentals and an LCLT office and community resource room. The project will include active and passive solar systems, rain-water catchment, Low-Impact Development (LID) techniques and many other green living components.
- Produced a seven-minute DVD on the fourth affordable housing effort (available at LCLT's office).

### General Housing Programs

- Entered into a five-year purchase agreement with Nathan Porter on his four-acre property, to be used for educator housing.
- The Len Kanzer Memorial Fund for Housing continues to grow. This fund was established in honor of Len Kanzer to facilitate low-interest loans for qualifying new families moving into existing and new LCLT homes or the remodeling and maintenance expenses of an existing LCLT home.

### Agriculture

- Collaborated to establish the successful Lopez Island Farm Education (LIFE) Farm-to-School Program.
- The 7th Annual Harvest Dinner was celebrated in conjunction with LIFE, and featured keynote speaker Antonia Demas. This was followed by the Local Food Charrette, involving local growers, the school, businesses, and other interested community members.
- Retired the debt for the Mobile Processing Unit.
- Received generous donations from the J. Heller Unitrust to the LIFE Farm-to-School Program to fund the salaries of the project director, the curriculum assistant, two summer interns, and construction of numerous physical assets at the school and at S&S Homestead Farm.



### Energy

- Received a grant from the US Department of Agriculture in support of an exploratory renewable energy cooperative.
- Completed a county-wide survey of residents regarding issues of renewable energy.
- In partnership with A World Institute for Sustainable Humanity (A W.I.S.H.), installed a test wind tower on LCLT land to collect data and determine the site's feasibility for wind generation.

### LAND OWNED AND LEASES GRANTED

Lopez Community Land Trust owns five parcels of land on Lopez—approximately 16 acres. The latest acquisition took place on November 30, 2006 (see article on page 3). The three housing cooperatives—Rodney J. Morgan, Coho and Innisfree—each lease one parcel under the terms of a 99-year ground lease. In addition to owning land, LCLT owns the Mobile Processing Unit and leases it to the Island Grown Farmers Cooperative.

# FROM THE EXECUTIVE DIRECTOR **SANDY BISHOP**

*LCLT holds land as a community resource to meet a variety of human needs on the island. In doing so, LCLT plays an important role in shaping the Lopez community and culture.*

Recently, while talking with an LCLT donor, he shared a “revelation” with me. He said that as he got familiar with the island—going to the gym, coffee shop, being greeted by Sue and Sorrel at the ferry dock, Neil at the dump, Joyce at Vita’s and Brian & Jennell at Blossom Natural Grocery—he finally made the connection that all these friendly and familiar people who provide essential services on Lopez live in LCLT homes. His “aha” was the extent to which LCLT was playing a vital role in his daily life and contributing to the quality of life that he enjoys on Lopez. This understanding and appreciation for the work that LCLT does is what motivates him to contribute generously.

*Community land trust (CLT) homeowners invest in their homes and in the community.*

As community land trust homes come with a resale restriction that keep them permanently affordable for current and future generations, homeowners accept that they will attain limited profit from their investment in their homes. The flip side of that equation is that stable, affordable housing gives people the opportunity to invest in businesses, which is seldom possible for lower-income households because of the start-up costs and economic risks.

LCLT recognizes how important it is for households to establish small businesses or otherwise set up their lives to assure they can take care of themselves and their families. Land trust homeowners are not penalized for their successes and can stay in their homes for as long as they wish. Their homes and neighborhoods are where their kids feel safe and where they have longstanding relationships with each other. Even with some economic success, most land trust homeowners would not be able to afford a home on the traditional market and would have to leave the island.

*The security of permanently affordable homes pays dividends to the community in the form of economic development, education, diversity and health.*

One of LCLT’s first homebuyers was a young single woman who grew up on Lopez. She had a baby when she was quite young and was on public assistance. It was a risk to accept her as a homeowner because of the financial uncertainty of her situation. Today she continues to live in her land trust home, her son will soon be graduating from high school, and she owns a small business on Lopez.



Architect's sketch of 'Sustainable Community Homes'

According to the Washington Research Council, the affordability index measures the ability of a typical family to make payments on a median price resale home, assuming a 20% down payment. First time buyer affordability assumes a less expensive home, lower down payment and lower income. An affordability index score of 100 indicates that a typical family could afford a median price home. In 2006, the affordability index for first time homebuyers in San Juan County was 22! Just five years ago the affordability index for first time homebuyers in the county was 52. With our housing prices rising 165% over the last five years and with the lowest wages in the state, our community is balanced on a dangerous edge.

*Community land trusts are a nationally proven, permanent and equitable solution to the problem of escalating housing costs.*

LCLT is one of the oldest community land trusts on the west coast. There are more than 200 CLTs today in urban and rural areas around the nation including Chicago, San Francisco, Atlanta and Duluth (check out [www.nationalclt.org](http://www.nationalclt.org) for more information).

We are excited about the upcoming 'Sustainable Community Homes' development in Lopez Village and the many ways that it will touch the community. This neighborhood will be home to a new generation of teachers, small business owners, local employees and families raising children. The homes themselves and the resource room (see page 5) will help to educate people about sustainability and renewable energy.

I hope you will take a look around—not just at the land trust cottages and the people who live there, but also at the farm products guide, the LIFE Farm-to-School Program, the MPU (or the local meat it helps produce), renewable energy education in the community—and see for yourself how much LCLT is a part of your quality of life on Lopez. A donation to LCLT is a contribution to the sustainability of the whole community.

Thanks for any efforts on our behalf!

# FROM THE CHAIR OF THE BOARD READ LANGENBACH

LCLT's efforts during 2006 were directed, in great part, at planning and launching its fourth real estate project on seven acres acquired from Barbara and Dick Pickering and at expanding the SARD LIFE Farm-to-School Program, supported generously by Steve and Michele Heller and the J. Heller Unitrust.

The board's efforts also focused on developing systems and capacity to enable LCLT to continue its mission for the foreseeable future. LCLT has assembled a board of committed individuals with complementary interests and expertise, including farming, real estate, law, education, alternative energy and construction.

The board's efforts in 2006 included:

- Financial support—LCLT is working to establish financial systems that will enable it to carry out its goals year after year. Through the generosity of an anonymous donor, LCLT has initiated an endowment fund to help support its continued operations.
- Land acquisition—LCLT continued its search for land and was able to acquire four acres off Center Road from Nate Porter, a long time supporter of LCLT.
- Strategic planning—the Board has continued to explore how LCLT can, by pursuing its goals, improve the quality of life on Lopez and foster an involved, diverse community.

We thank you for your support and encourage your participation.



## FACES OF LOPEZ NATE PORTER

On November 30, 2006, Nate Porter sold four acres of land on Center Road to LCLT. Nate, who is 87 years old, sold his land with the expressed 'hope and wish' that the property be used for teacher housing, including early childhood teachers and others in the education field. This action is reflective of his life-long respect for teachers and education, and also reflects a dream he once had to be a teacher.

Nate hopes to inspire others on Lopez to make similar provisions for their property to help make Lopez a place where working families can continue to live. LCLT and Nate have signed an agreement allowing him to live on the property for as long as he chooses. The land was sold for the assessed property value: a very generous donation to LCLT. Nate follows in the recent footsteps of Barbara and Dick Pickering who sold LCLT seven acres of property within Lopez Village UGA for development of mixed-income affordable housing.

Nate is a veteran pilot of WW II and the Korean War. He has been very generous with people in need since coming to Lopez in 1987. He volunteered countless hours during construction of the Children's Center, from painting to the raking and seeding of the play area.

**Ann Goss, Director of the Children's Center, sends "a huge THANK YOU to Nate and the LCLT. Our early childhood teachers are so grateful for Nate's intentions and the LCLT's proactive stand for affordable housing. What a super way to honor their work!"**

There is a sense of excitement in the air. Both the Lopez Island School District and Lopez Children's Center remain hopeful that this sale will result in opportunities for teachers and other educational staff. Bill Evans, Lopez School Superintendent and LCLT board member, responded to the news about the LCLT purchase, "This action is a powerful statement of support and further validates the community's respect for educators—and their trust in LCLT's ability to create quality, affordable housing."



# SUMMARY OF PLANS FOR 2007



Architects sketch of 'Sustainable Community Homes'

## 'Sustainable Community Homes' Capital Project 2007

In June 2007, LCLT plans to start site work on its fourth affordable housing development situated on two acres of a seven-acre parcel in Lopez Village. 'Sustainable Community Homes' will be a mixed-use and mixed-income development consisting of 11 single family homes and a building to house the LCLT office, community resource room and two rental units.

LCLT's first commercial space will not only provide a more visible and accessible office space for the land trust, but will create a resource room for use as a demonstration site for public access to sustainable building techniques and low-impact development land-use practices (more on page 5). LCLT will also demonstrate how to maintain perpetually affordable operational costs through the introduction of energy and resource conservation techniques.

The new homes will be stick-built on site. LCLT has projected that dollars invested today in good, solid construction utilizing sustainable building techniques, high insulation values and passive solar techniques present the lowest cost option for permanently affordable housing. This housing will continue to be viable—and affordable—for generations to come. According to Roen & Associates professional estimators, construction costs have risen 8-10% per year. Using those figures LCLT will spend the same dollars in 2007-08 as spent in 2003 at Innisfree.

This is a very exciting time. We have interns planning to come, the homeowners are attending weekly training sessions, permits are ready for submittal and in general LCLT is tending to a myriad of details to try to keep the project running smooth. Feel free to stop by and check out the site or lend a hand if you have some spare time.



## Sustainable Agriculture and Rural Development (SARD) Lopez Island Farm Education (LIFE) Farm-to-School Program

The LIFE Farm-to-School Program has begun a second exciting year. Check out our website for last year's great stories: <http://www.lopezclt.org/sard/main.html>.

In February, the Skagit Valley Food Coop featured the LIFE program and we received 4% of a day's sales. In addition, the local 4-H group—through generous contributions from United Way—granted some program funds. These funds will help pay for a part-time summer gardener and enable the LIFE program to conduct summer classes through the Family Resource Center's Kids Summer Workshops, as well as provide summer school in the school gardens and on local farms.

In June, there will be a Summer Institute for teachers to gain continuing education credits through the LIFE program. Antonia Demas will teach the "Food is Elementary" curriculum, and Jackie Kramer, one of the authors of WSU's CHANGE curriculum, will join Antonia. There will be further integration of the Farm-to-School curriculum in K-5 in the fall, and Huck Phillips will be continuing his middle school class at the S & S Homestead Farm. Henning and Elizabeth of S & S Center for Sustainable Agriculture continue teaching their incredible high school agriculture/food security course.

The school gardens provide fresh greens, garlic and a few other delicious foods for the lunchroom and—with head cook Dana Cotton's inspired cooperation—the quality of food in the cafeteria is improving. In 2006, two generous donors purchased enough beef for the entire school year. LIFE would like to continue to purchase all beef locally as well as potatoes and other local organic foods.

Poor dietary habits are adversely affecting children's health. Trans fats have been found to be clogging children's arteries as young as 3 years old, and the rise of diabetes in young people is alarming. The best part of the LIFE program is that the children enjoy growing and cooking fresh produce and using the portable kitchen that LIFE purchased. The LIFE program recommends reading *The Omnivore's Dilemma* by Michael Pollen.

In 2007, LCLT will complete a short film of the program and guests from New Zealand are expected to visit the program.

Please stop by the school gardens this spring if you haven't yet seen them in full glory.

# RENEWABLE ENERGY COOPERATIVE NEWS



## San Juan County Survey

A countywide survey on renewable energy was mailed to 3,690 residences and businesses in November 2006. The final analysis and summary from the 9% response rate are available online at: [www.lopezclt.org](http://www.lopezclt.org).

Overall, respondents were very positive:

- 50% were willing to invest in renewable energy.
- Respondents placed community education as the highest priority.
- Production of local power was fourth on the list of priorities.

LCLT plans to provide direct access to education by creating visible working models for conservation with renewable energy production in the 'Sustainable Community Homes' project.

## 2006 Renewable Energy In Review

• LCLT was awarded a Rural Business Enterprise grant by the U.S. Department of Agriculture to assist in forming a Renewable Energy Cooperative for San Juan County. Assistance from the NW Cooperative Regional Development Center guides the steering committee with its mission: To provide economic and environmental benefits to islanders by exploring, developing and maintaining renewable energy resources through establishing a producer's cooperative, owned by producers/investors of renewable energy systems.

• Since August 2006, on-going collection of wind data from a 165 ft. wind-metering tower is being analyzed by a professional wind power analyst with Chinook Wind in Whatcom County. The data will help determine whether or not wind generation is feasible in addition to photovoltaic panels.

• Energy Cooperative Training with USDA Rural Business Cooperative Service was hosted in March 2006 by LCLT. Participants from San Juan, Orcas, and Lopez learned about the cooperative business model with strategic planning and brainstorming for a Renewable Energy Cooperative.

• San Juan County Community Wind Power Summit hosted by A W.I.S.H. and LCLT was held in May 2006. The possibility of a community wind power project was explored by keynote speakers from Washington State Department of Community, Trade and Economic Development Energy Policy Division, Sustainable Energy for Economic Development (NW SEED), and the US Department of Agriculture, Washington Rural Development Office.

• LCLT and OPALCO, in conjunction with the Bonneville Power Association, hosted all-day workshops on San Juan and Lopez Islands on Solar Power in October 2006. Topics included were the design/building of solar homes, solar domestic hot water systems and solar-generated electricity by solar modules in grid-tied and off-grid homes.

In 2007, LCLT will establish a clear plan for renewable energy education and develop a comprehensive understanding of the financial and ecological costs and benefits of producing renewal power.

## LCLT Sustainability Resource Room

LCLT is building an office and resource room on the new site. The resource room and surrounding site will serve as an excellent classroom to demonstrate rain-water catchment, active and passive solar systems, a composting toilet, straw bale construction, rain gardens, energy conservation and many other features. Most people want to do the right thing with sustainable practices, but don't know where to start or how to implement changes. The resource room will help Lopezians and visitors to learn more about the world of possibility through sustainable living.

## JOIN THE \$8-A-WATT CLUB

Get involved by joining LCLT's "\$8-a-Watt Club." In San Juan County, solar power costs about \$8 a watt to install. Give in increments of \$8 toward purchasing photovoltaic panels to produce renewable power at the 'Sustainable Community Homes' site. The more 'green' power we produce on site, the less energy is needed from conventional sources. Contribute your "8's" toward the goal of zero-net energy!

\$8 x \_\_\_\_\_ Watts = \$ \_\_\_\_\_ my contribution

*Every watt purchased reduces our reliance on  
non-renewable energy sources.*

# FROM THE TREASURER

## TODD GOLDSMITH

The generosity of our donors and volunteers, combined with grants and loans, enabled us to complete several significant projects in 2006 which will continue to strengthen the organization. LCLT ended 2006 with \$23,700 operating cash flow reserve to carry us into the first quarter of 2007. Please note that of the \$260,141 net income for 2006, \$107,707 came as endowments to provide future income; \$140,665 was expended and capitalized for our 'Sustainable Community Homes' project; and we were left with an operational surplus of just under \$12,000.

### ABBREVIATED STATEMENT OF FINANCIAL POSITION

#### 2005 ABBREVIATED BALANCE SHEET

	31-Dec-2006	31-Dec-2005
<b>ASSETS</b>		
Current Assets	\$154,760	\$103,110
Fixed Assets		
Land	\$558,798	\$481,700
Housing Project, Lopez Rd	\$140,665	\$0
Mobile Processing Unit	\$62,270	\$68,201
Office Equipment	\$3,398	\$4,617
<b>Total Fixed Assets</b>	<b>\$765,131</b>	<b>\$554,519</b>
Special Endowment	\$113,544	\$0
Revolving Loan Fund	\$445,665	\$452,865
<b>Total Assets</b>	<b>\$1,478,443</b>	<b>\$1,110,494</b>
<b>LIABILITIES &amp; EQUITY</b>		
Liabilities		
Current Liabilities	\$189,461	\$155,329
Long-term Liabilities	\$153,676	\$80,000
<b>Total Liabilities</b>	<b>\$343,137</b>	<b>\$235,329</b>
Equity		
Temporarily Restricted	\$496,604	\$475,305
Permanently Restricted	\$310,054	\$310,054
Retained Earnings & Unrestricted	\$68,506	\$59,046
Net Income	\$260,141	\$30,761
<b>Total Equity</b>	<b>\$1,135,306</b>	<b>\$875,165</b>
<b>Total Liabilities and Equity</b>	<b>\$1,478,443</b>	<b>\$1,110,494</b>

#### PRELIMINARY INCOME STATEMENT

	Jan-Dec '06	Jan-Dec '05
<b>INCOME</b>		
Lease fees	\$12,338	\$12,341
New Resident Fees	\$2,160	\$90
Sales, Merchandise	\$162	\$261
Contributions	\$291,588	\$82,853
In-Kind Materials & Services	\$66,025	\$17,718
Asset Sales	-\$9,548	-\$198
Grants Income	\$0	\$22,500
Private Grants	\$5,113	\$6,407
Interest income	\$12,588	\$1,417
Endowment Earnings	\$3,134	\$0
Unrealized Gains	-\$942	\$0
<b>Total Income</b>	<b>\$382,618</b>	<b>\$143,389</b>
<b>EXPENSE</b>		
Administration	\$12,216	\$5,572
Fundraising	\$9,690	\$5,283
Alliance	\$848	\$545
Housing	\$37,984	\$60,433
Sustainable Agriculture/Energy	\$43,207	\$35,144
Other	\$10,481	\$0
Sustainable Community Homes Project	\$148,716	\$5,651
Transferred to Asset	-\$140,665	\$0
<b>Total Expense</b>	<b>\$122,477</b>	<b>\$112,628</b>
<b>Net Income</b>	<b>\$260,141</b>	<b>\$30,761</b>

### LCLT ENDOWMENT FUNDS

LCLT has a minimum 99-year commitment to steward the land it owns. LCLT takes that commitment seriously and recognizes the importance of ensuring that the organization is set on a firm foundation. In 2006, LCLT set up two endowment funds and established the Stewardship Fund (see page 7) to support the long-term sustainability of the organization.

- 1) The Board established a General Endowment Fund of \$1,000 in anticipation of building the fund over the next decade to help assure financial stability.
- 2) A generous donor gifted LCLT approximately \$113,000 and a Special Endowment Fund was created. This fund is set up to pay out an annual 6% to LCLT for unrestricted support.

If you would like to join LCLT's Monthly Giving Program, make an annual contribution or a gift to the General Endowment Fund, please contact Read Langenbach at 206-292-8800 or call the office and we will be happy to talk with you.



# THANK YOU!

We gratefully acknowledge members and contributors who gave from January 1 through December 31<sup>st</sup>, 2006. Membership gifts of all sizes are deeply appreciated and put to good use. Thank you for your generous support!

**A**bigail Morgan & Clive Prout  
Adrienne & Stephen Adams  
Al Lorenzen & Carol Steckler  
Alison & Kevin Lundy  
Amy Fenstermacher  
Andrea & Brian C. McClerren  
Anne & Michael Karp  
Anonymous  
**B**arbara & David Thomas  
Barbara & Dick Pickering  
Barbara Brown  
Barbara Warda  
Benjamin B. Kercsmar  
Betsy & Peter Currie  
Bill & Judy Walter  
Bob & Joyce Myhr  
Bob Paltrow  
Brooks & Karen Hattman  
Bruce Creps & Sheila Simpson-Creps  
**C**am & Bobbie DeVore  
Candace & Erik Jagel  
Carol & John Whetten  
Carolyn & George Woodbury  
Christopher Stafford  
Christopher Webb  
Chuck Eberdt  
Clifford Deem & Sandy Elliott  
Colleen Currie & Ethan Salter  
Community Frameworks - SHOP  
Constance L. Euerle  
**D**ana Brandt  
Danny Taylor  
Dave & Beckie Heinlein  
David & Inez Black  
David & Kimberly Ahneman  
David McCue  
David Schwartz  
Della McCullough  
Diana & David Zapalac  
Dick & Mary Schoenman  
Diversity Foundation  
Don & Mary Christensen  
Don Smith & Timothy Maxson  
Donna Hasbrouck  
Dore Aitken  
**E**di Blomberg  
Elizabeth Andrewes  
Elizabeth Eberhardt  
Ellie & John Roser  
Eric Hall & Eleanor Fay  
Eric Youngren  
Erin Hannaford  
Erin Jacobs  
**F**elicity Green  
Francis & Margaret Kareken  
Fred & Joan Long  
**G**eordie Flohr  
Gerhard Hoffman & Rita Larom  
Ginny Gilder & Lynn Slaughter

Gordon & Barbara Rydberg  
**H**elen Gamble  
Henning Sehmsdorf & Elizabeth Simpson  
Holly & Tim Kent  
Holly Bower & Andre Hirss  
**J**. David Lawrence  
J. Heller Uni-Trust  
Jamie & Lauren Stephens  
Jan Scilipoti  
Jane Scranton  
Janis Miltenberger & Bruce Botts  
Jeffrey & Dianne Dyer  
Jeffrey Stonehill  
Jennell & Brian Kvistad  
Jerome Marshak  
Jim & Christina Lockwood  
Jim & Jeanne Budlong  
Jim & Nancy Caleshu  
Jim Smith & Connie Harris  
Joan Carpenter

Kerwin & Margaret Johnson  
Kiba Murphy  
Kim Bast & Todd Kegerreis  
Kip & Stanley Greenthal  
Kyle Davies  
**L**arry & Mary Ann Bailey  
Larry Soll & Nancy Maron  
Lawrence & Sarah Eppenbach  
Lee Sturdivant  
Linda & David Hudson  
Linda Bartolucci  
Linda Cline  
Liz Scranton & Teri Linneman  
LOHO  
Lorna Reese  
Lovel & Boyd Pratt  
Lynn & Marlys Waller  
**M**arge & Dick Karpen  
Margie & Jack Conway  
Margo & Rodger Fagerholm

Nathan DeWitt Porter  
Nick & Susie Teague  
Nils Benson & Laurie Parker  
**O**scar & Alie Smaalders  
**P**amela & Bob McCabe  
Pamela Pauly & Suzanne Berry  
Peggy Bill & Stephen Sullivan  
Penelope Gilde  
Peter Fisher  
Peter 'Shantparv' Roloff  
Polly Ham & Steve Horn  
Prem  
**R**aiti Waerness  
Ralph & Phyllis Nansen  
Read & Marianne Langenbach  
Reuben B. Klammer, L.T.  
Richard & Margaret Singer  
Richard Fagen & Deborah Bundy  
Rip & Julie Van Camp  
Rob Kanzer  
Robert & Janne Spieker  
Robert & Lisa Jacobson  
Roland & Terri MacNichol  
Ron & Sheila Metcalf  
Ron Walters  
Rozewood Environmental Services  
**S**an Juan County Housing Bank  
Sandy Bishop & Rhea Miller  
Sara Jane Johnson  
Scott & Deborah Hatch  
Seth Morgan & Henria Bainbridge  
Sheri Miklaski  
Sr. Judy Tralnes  
Stephan Seidman  
Steve Hoedemaker  
Steve Hussey  
Steve & Michele Heller  
Sue McCullough  
Susan O'Neill  
Susan Washburn & Kristin Rehder  
Sylvia Smith  
**T**ammy & Thomas Pal  
Ted & Diana Bower  
Terry Phelan  
Tiffany Ferrians  
Tim Seifert & Sonya Erickson  
Todd A. Goldsmith & Diane M. Dear  
Tom Dixon  
Tom & Sally Reeve  
Tom & Stephanie Froning  
Tom & Tammy Cowan  
**V**icki L. Carter  
Virginia McDermott & James Gale  
**W**ashington Mutual  
Washington State Housing Trust Fund  
Wayne & Kiki Martin  
William & Ellin Evans  
William 'Bill' Kreeger

## THANK YOU STEWARDSHIP MEMBERS!

To ensure that LCLT will always be here to serve the community, the board has enacted a Stewardship Program. LCLT Stewards make monthly contributions toward the regular and necessary expenses of the organization or may direct their gifts to specific projects. To date:

- Seven LCLT members are now participating in the Stewardship Fund Monthly Giving Program. Gifts range from \$10 to \$3,000 a month.
- In 2006, more than \$30,000 in Stewardship Funds was allocated to the LIFE Farm-to-School Program.
- An additional \$700 a month was contributed toward operational and other program expenses.

"LCLT works to make us a healthier and more sustainable island. I want LCLT to be around for a long time—therefore I enjoy giving to the stewardship, LIFE, and housing funds by earmarking my monthly check for one or another of these projects." —*Diana Bower*

Joan Cline  
Jodi Green & Mike Halperin  
John & Patsy Sangster  
John & Suzanne Olson  
John Dagres  
John Hoedemaker  
Jon & Carol Avent  
Joseph & Rowena Hall  
Joseph Bullock  
Josephine Corcoran  
Juan Velasquez & Beth A. Samuel  
Judith Landy  
Judy Meyer & Gene Helfman  
**K**atherine McLachlan & James McGoon  
Kathie & Kurt Jacobs  
Kathy Keller  
Kay Gagnon & Fran Patrick

Marilyn & Richard Fike  
Mary Blackstone & Roger Collier  
Mary Burki  
Mary Ellen De La Pena  
Mat & Katherine Mottola  
Matthew Maher  
Merit Telecom  
Michael Budnick & Laura Gibbons  
Mike & Judy Scilipoti  
Mike & Wendy Mickle  
Mike Fowler  
Mireille & Robert Paulson  
Murray & Mariette Trelease  
**N**ancy & Blake Rankin  
Nancy & Joe Greene  
Nancy McCoy  
Nancy S. Nordhoff



# LCLT

LOPEZ COMMUNITY  
LAND TRUST

## *Building a Sustainable Island Community*

---

PO Box 25 • Lopez Island, WA 98261

Phone (360) 468-3723

LCLT@rockisland.com

www.lopezclt.org

### BOARD OF DIRECTORS

#### Leaseholder Representatives

Oscar Smaalders, Sue McCullough, Jeff Dyer

#### General Representatives

Read Langenbach - Chair

Todd Goldsmith - Treasurer, Kathy Keller

#### Public Representatives

Cam DeVore - Vice Chair, Bruce Creps - Secretary,

Jamie Stephens, Bill Evans

### STAFF

Sandy Bishop – Executive Director

Jan Scilipoti – Assistant Director

### NEWSLETTER

Content and photos: Collaborative effort of board and staff

Layout: Suzanne Olson

Editing: Lorna Reese and Diana Luhn Bower

Linoleum Block Prints: Diana Luhn Bower

## 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.

## LOPEZ COMMUNITY LAND TRUST 18<sup>TH</sup> ANNUAL MEETING with speaker Michelle Long of Sustainable Connections

Please join LCLT for a dessert potluck  
Thursday, March 29<sup>th</sup>, 2007 at 7:00 p.m.  
Lopez Community Center

### AGENDA

- 7:00 Doors open for coffee, tea and dessert  
7:15 Vote! Read Langenbach is seeking a second board term

Join us in welcoming Michelle Long, Executive Director of **Sustainable Connections** for an inspiring presentation on the power that values aligned local business networks have to reform local economies for the 21st century. Fast growing segments such as green building, sustainable agriculture, re-use, renewable energy, and local, independent retail in downtown centers, should be important pillars of any local economy. This presentation featuring stories, images, video, and case studies will help your community to imagine what is possible!

See [www.sconnect.org](http://www.sconnect.org) for more information.