



LCLT

LOPEZ COMMUNITY LAND TRUST

ANNUAL REPORT FOR 2013

MARCH 2014

CELEBRATING 25 YEARS OF *UNLEASHING THE POWER OF COMMUNITY!*



Sandy Bishop, Executive Director

It seems such a short time ago that Rod Morgan was alive and we were discussing options for developing affordable housing on Lopez. A core group of about 15 people gathered regularly at the Lopez School. We'd sit in a classroom around the desks and discuss philosophy, financing, design and community. A Seattle attorney would join us periodically and shake his head, wondering if we'd ever get anywhere. I remember a particular headline in the local paper. It screamed that land and housing costs in the county had risen 190 percent. We wondered how our wage-earning peer group could remain on this island we loved with wages just holding steady. It was 1989 and we settled on the community land trust model. That September we elected a board of directors, filed incorporation papers and started making plans for a neighborhood of affordable homes. That was 25 years ago.

Since then, LCLT has developed five neighborhoods and also moved into supporting sustainable agriculture and renewable energy programs. We've worked with people who poured sweat and tears into 39 homes. Our first neighborhood, Morgantown, was featured in the *New York Times*, and our fourth neighborhood, Common Ground, won national recognition. All five neighborhoods offer stability, beauty and comfort. Our endeavors also include building the first USDA-approved mobile meat processing unit; starting Lopez Fresh; co-founding the LIFE Garden and Farm program at the school; providing construction

and agricultural internships; organizing the Grain CSA; and building and maintaining our seed library. We also continue to host an annual Harvest Dinner, celebrating local foods and farmers.

Last spring we discovered moisture issues at Common Ground due to our choice of plaster. This year, after much research and additional analysis, we will finish the remediation process there. (See remediation story.) We will also put the final siding on Tierra Verde, our fifth neighborhood, adjacent to Common Ground. LCLT received a generous grant to upgrade heating systems in ten homes in four neighborhoods to help reduce carbon, save homeowners money and create more comfortable living spaces. We are collaborating with OPALCO and the Whatcom Opportunity Council "Community Energy Challenge" to complete this work. And we're making plans to build a prototype "Tiny House" on our land. Small is beautiful, and flexible housing types are critical.

At LCLT, we believe in unleashing the power of community to do what some say is impossible -- all to help create a more sustainable population here. We're grateful to everyone who has helped us get this far in our first 25 years, and we ask your help in discerning next proactive steps to keep Lopez Island sustainable for another 25 years. Harold Thurman Whitman, author, preacher and spiritual advisor to Martin Luther King, offers this advice: "Don't ask yourself what the world needs; ask what makes you come alive, and then go do it. Because what the world needs is people who have come alive." Let us know what makes you come alive and, together, we can bring the impossible into the now.

Annual Recap of 2013—Rhea Miller

Lopez Community Land Trust faced a challenging year in 2013, from remediation to recalls, but thanks to the efforts and contributions of so many, we have come out stronger and accomplished much. The year began with the Thriving Community Charette, publishing our Farm Products Guide and completing work with the Bainbridge Graduate Institute students who studied our programs for nine months as part of their graduate work. We completed a contract with the University of Idaho, in which we outlined a program to engage students in building their own housing and growing their own food on University of Idaho campuses.

Last April we sponsored a rest stop at Port Stanley School for the Tour de Lopez, renewing old relationships and creating new ones. When the new hot water heat pumps in Tierra Verde were recalled, we traded out and re-installed them to our satisfaction, thanks to the efforts of David Zapalac. We finished the (con't. p. 2)



Port Stanley, Tour de Lopez



New playground

(Recap con't.)

deer fencing, pond and garden space around Tierra Verde. We applied for a grant to build a hoop house within that fenced area and hope for a positive response. We inherited a small but non-buildable piece of wetland to steward on south Lopez near MacKay Harbor.

We had seven sustainable agriculture interns on six different sites this past summer, including the LIFE Garden and Farm Program at the Lopez school. Two new interns have already committed to coming this year. Last year's grain CSA was a success, with 40 shares sold. People can now grind their grain in small amounts with our new small mill, purchased jointly with the Lopez Locavores. Or they can make arrangements with Steve Lillestol who mills larger amounts on Wednesdays.

We finished the playground at Tierra Verde and Common Ground, thanks to the kids' fundraising work, to Chris and Chom for their donation of time and money, and to volunteer efforts by parents. A 30' by 35' concrete slab with a basketball hoop and a fence that keeps balls from rolling into the parking lot makes it a safe place for 17 children or more to play. Come see it, especially when the kids are engaged.

We organized a successful tour of the LIFE Garden and Farm Program for a group from Whidbey Island last summer. Our visitors included Cary Peterson, chief gardener of Good Cheer Gardens on Whidbey Island; three of her apprentices; Dorit Zingarelli from the Whidbey Island Nourishes (WIN) backpack program; and Bruce Kinney and Dana Daniel, food service directors of the South Whidbey schools and Monroe School District, respectively.

LCLT worked with Common Ground to restructure its mortgage with Islanders Bank, achieving a lower interest rate and longer term without adjustment. Thanks to Islanders Bank for being so customer-friendly. We made five presentations to Road Scholar, a non-profit in senior education travel adventures, at the Port Stanley School where 20-40 elders enjoyed a slide show of our work in community. We now have an in-house notary, so our LCLT residents and applicants can notarize documents more easily. And GivingTuesday, our year-end fundraising campaign with a possible \$30,000 match, took us to 93 % of that goal. We continue to be grateful for people's generosity.

Remediation Update

The single largest challenge of 2013 was the moisture issue in some Common Ground straw bale walls due to the failed plasters. LCLT committed to fully investigating the nature of the issues and sharing the results with Common Ground. Members of that neighborhood also helped assess the extent of the problem, as we all reached into the deepest parts of ourselves to address this issue. We called on expertise from across the US and from Europe to help with technical aspects and to deal with a multi-faceted problem beyond the actual building. One of our mentors, physicist Fritjof Capra of the Center for Ecoliteracy, speaks about seven lessons he's learned from nature's systems.

- Foster community and cultivate networks.
- Work at multiple levels of scale.
- Make space for self-organization.
- Seize breakthrough opportunities when they arise.
- Facilitate—but give up the illusion that you can direct--change.
- Assume that change is going to take time.
- Be prepared to be surprised.



House C replaced wall

We recognized and used his approach by:

- Constantly offering updated information and seeking feedback from the greater community, valuing relationships as primary, and correcting rumors.
- Reaching out to experts in England and British Columbia and searching the web for research appropriate to our dilemma.
- Collaborating with Common Ground and sharing leadership.
- Bringing an expert to Lopez from England.
- Always checking with Common Ground for direction.
- Knowing we couldn't work through the winter and planning ahead for further remediation in the spring.
- Receiving a surprise "thank you" party by the residents of Common Ground.



Appreciation dinner

Remediation Update (cont.)

All in all, by winter we had accomplished:

- Drying all affected homes and office walls.
- Completing all overhangs with gutters on exposed walls.
- Repairing and sealing all interior plasters.
- Replacing weather-exposed straw bale walls on two homes.
- Providing deep cleaning instructions for blinds, walls and belongings.
- Explaining the remediation process in one of our newsletters last year.
- Publishing a newsletter explaining the process of remediation to date (see LCLT Fall Newsletter 2013).

We continue to monitor affected homes and remedy as necessary. This road has been challenging, but we are committed to walking it for as long as it takes. Thanks to everyone who has offered help, advice and support.

By the Way: A one-bedroom home is open at Common Ground. Contact Michelle at lcltadmin@rockisland.com, 468-3723.

SARD-- LCLT Seeds Home and Abroad

An excerpt from a letter from a Lopezian who traveled to the Himalayas, reporting on a seed exchange with the "Debouche Garden Project 2013."

"At the closing of 2013, thanks for everyone who helped in making our special garden project a success at the Nepalese Tibetan nunnery, Debouche, above Namche Bazaar, in the beautiful Himalayas in April 2013.

"These few days at Debouche were my 2013 highlight, and it would not have been possible without Marcia's continuous encouragement and seed and supply donations from Johnney's seed company in Maine, (Thanks, John), together with the previous work that Mingma, Dan, and Marcia have done at Debouch to build the greenhouse and other restorative projects. I'd also like to give thanks to my island's seed bank, run by the Lopez Island Land Trust, for some of the seeds we planted, along with Johnney's and Marcia's additional seed donations [for our] garden work at 12,000 feet."

Our seed librarian, Charlie Behnke, reports many Lopez growers donated high-quality seed last year, and others were enthused to begin saving seed. Charlie hosted successful educational events at our Seedy Saturday, the County Fair, and the seed library itself. Visitors are inspired, and the seed supply keeps growing. The seed library is organized and functioning well with dozens of people using this resource, but there's still room for growth. Charlie hopes to have more seed growers, a demonstration garden with the high-tunnel hoop house, and more educational opportunities. With the drought in California, the need to grow food with safe seed is greater than ever before. Come check out the seed library this spring. Contact Charlie at seedlclt@rockisland.com.



New wall interior, House A



Buddhist nuns planting in Nepal



Buddhist nuns with supporters in Nepal

Land Owned and Leases Granted

Lopez Community Land Trust owns five parcels of land on Lopez, comprising approximately 13 acres. Three housing cooperatives--Morgantown, Coho, and Innisfree--lease one parcel each under a 99 year ground lease. Our two newest housing cooperatives--Lopez Common Ground and Tierra Verde--share a portion of our fourth parcel, also under the terms of a 99-year ground lease. One unbuildable parcel, donated to LCLT in 2013, will remain undeveloped.

2013 Annual Report From the Treasurer Chom Greacen

2013 was a humbling year for LCLT. The bold vision and green-design experimentation came with real risks and lessons learned. The moisture infiltration in strawbale walls at Common Ground and LCLT office was a problematic surprise of crisis proportions. Yet, the LCLT team rose up to the formidable challenge and took the necessary steps that arrived at workable solutions. These required heroic efforts, as well as financial resources to accomplish, not to mention countless hours of

volunteer labor and expertise from the Lopez community and beyond. Thanks to its generous donors' and members' support and solid financial position, the LCLT was able to weather the storm thus far without needing to incur more debt.

Profits and Loss

The moisture issues created unplanned expenses of \$101,298, thus far. Common Ground Co-op's contribution of \$8,500 was used to reduce the cost of remediation. Thanks to generous contributions that exceeded targets, successful grant procurements and fundraising events, and gains in endowment funds, the overall net loss was managed and constrained to about -\$41,000 for 2013. This amount is the net income of \$172,082 (excluding the \$425,931 Tierra Verde transfer) minus approx. \$30,000 of yearly depreciation and \$183,000 of funds attached to future projects.

Balance Sheet

LCLT's assets were at \$2,357,850 (before annual depreciation of approx. \$30,000), a 20% reduction from 2012, chiefly as a result of the transfer of completed Tierra Verde project off LCLT's book. The transfer was also responsible for most of the 2013 reduction in total liabilities from \$646,549 in 2012 to \$308,889 in 2013, about two-thirds of which are long-term forgivable loans. The early sale of Center Road property also led to an early retirement of a \$60,000 friendly loan.

Though LCLT has sufficient cash (\$244,614, about three-quarters of which is reserved for future projects), the net deficit reduces LCLT's built-up equity, limiting its financial maneuverability in the future. However, LCLT's total equity at \$2,048,962 shows that LCLT relies very little on debt to finance its assets. With a small debt burden (interest), this solid-financial footing helps LCLT remain viable when there are financial challenges.

Other highlights:

The board decided to build up reserves for maintenance of LCLT's assets (including water systems, office and rental units), with the total now at \$12,915, a 56% increase from 2012.

As usual, your membership support and contributions are crucial in enabling LCLT to accomplish its mission and ongoing investment in our community.

Summary Income Statement (preliminary/unaudited)*

	Jan-Dec '13	Jan-Dec '12		Jan-Dec '13	Jan-Dec '12
Income			Expense		
Lease fee	24,115	20,258	Housing Projects (incl. Tierra Verde transfer)	432,494	(36)
Rents and Fees	24,186	13,212	Remediation (Common Ground & LCLT)	101,298	-
New Resident Fees	105	355	Sustainable Agriculture/Energy	81,614	77,536
Sales, Misc. Income	31,654	5,325	Seed Library, Water Systems, Office, Rentals	61,190	62,370
Contributions (incl. in-kind)	161,851	128,269	Grain Project	-	59
Asset Sales	1,148	(1,405)	Administration	25,540	21,087
Grants Income	182,193	342,579	Fundraising/Outreach	7,252	8,071
Interest Income	2,304	2,786	Alliance	-	459
Endowment	27,984	10,727	Total Expense	709,389	169,545
Total Income	455,539	522,106	Net Income	(253,849)	352,561
			Capitalized Homes Transfer to Tierra Verde**	425,931	
			Net Income after Housing Transfer	172,082	

ASSETS	Dec 31, '13	Dec 31, '12
Total Current Assets	295,864	171,837
Total Fixed Assets	1,412,038	2,080,398
Restricted Special Endowment	115,789	93,410
Revolving Loan Notes Receivable	534,159	603,714
TOTAL ASSETS	2,357,850	2,949,360
LIABILITIES & EQUITY		
Liabilities		
Total Current Liabilities	19,654	287,675
Total Long Term Liabilities	289,234	358,874
Total Liabilities	308,889	646,549
Total Equity	2,048,962	2,302,811
TOTAL LIABILITIES & EQUITY	2,357,850	2,949,360

* Items rounded to nearest dollar

"Nothing happens unless first a dream."
Carl Sandburg

Community Land Trusts: A Brief History of a Rich Legacy

Bob Swann was a peace activist engaged in desegregation in the 1960s. At one point he was jailed in Albany, GA, with Slater King, a cousin of Martin Luther King. The two of them started talking about empowering disenfranchised black farmers in the South. Swann wrote: *"Having spent so much time in the South made me aware not only of the pervasive racial inequalities but also of the economic realities blacks continued to face even after legal segregation ended. I was determined to work for a more equitable solution to land ownership and economic security. Part of the answer seemed to lie in a land-reform program that would restore at least some of the land that had been taken from blacks after the Civil War. I began to put a model together with Vinoba Bhave's Gramdan or 'village gift' program in India."*

In 1969, to secure long-term community land ownership by landless Southern blacks, Bob Swan joined with Faye Bennet to found the very first community land trust, "New Communities, Inc.," a 5,700-acre farm in Lee County, Georgia. It served as a laboratory and model in a movement toward the development of Community Land Trusts throughout the U.S. The perseverance and foresight of that team in Georgia, motivated by the right of African-American farmers to farm land securely and affordably, initiated the CLT movement in this country.

The "New Communities" project, under the leadership of Shirley and Charles Sherrod, was one of the largest tracts of black-owned land in the U.S. Eventually the project was opposed by area white farmers who accused participants of being communists. Further opposition came from segregationist Democratic Governor Lester Maddox who prevented development funds for the project. A drought in the 1970s, coupled with the denial of government loans, led to the project's demise in 1985, and authorities literally buried remaining buildings and machines in a big hole in the ground.

Later, the Sherrods became class action plaintiffs in the civil suit *Pigford v. Glickman* (1999), a lawsuit against the United States Department of Agriculture (USDA) alleging racial discrimination in its allocation of farm loans and assistance between 1981 and 1996, including to "New Communities." In 1999, in the largest civil rights settlement in history, the USDA agreed to a one-billion-dollar settlement to 16,000 farmers affected during this period. "New Communities" received \$12.8 million, which included compensation for the loss of farmland, income and mental anguish.

Meanwhile, community land trusts spread and prospered across the country. Today there are 259 in the United States, and 21 in Washington State alone. The community land trust is a very flexible tool, and each community models it to suit its needs. We are proud of our heritage and dedicate ourselves to continue unleashing a rich history of empowering communities.



Slater King



Bob Swann

LCLT Home Owners Give Back to the Community

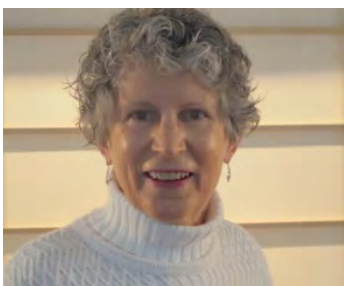


Lopez Emergency Medical Services (EMS) • Lopez Fire Department • Islands Energy Coalition • Neil's Mall • Teaching science, math, culture, energy and after-school Lego at Lopez Elementary Lopez School • Juggle Fest • Baking pies for Thanksgiving baskets • Greens Are Us • Soccer instructor at Lopez Elementary School • Member Owned Renewable Energy (MORE) advisory committee, OPALCO • Lopez Island Family Resource Center • Lopez Island Library • Summit Dog Assistance • Lopez Fresh • San Juan County Parks Monitor • Lopez Thrift Store • Lopez Community Land Trust • S.J. Islands National Conservation Area • BLM lands monitor • Trumpeter Swan survey counter • Patos Island Lighthouse beach clean-up • Turn Point Lighthouse volunteer • Lopez Historical Museum • Lopez Artist Guild • Hospice Home Support • Lopez Senior Center • Community Shakespeare Company • Lopez Cooperative Preschool Board • Lopez library desk volunteer • Board of Fisherman Bay Water Association • Lopez Community Center (LCCA)

New Nominees for Board of Directors



You've seen **Natalie Wilson** in the *Just Heavenly Fudge Factory*. Natalie started work in retail right out of high school, and quickly rose to a managerial level. She left that position to operate as a professional studio photographer. Ever alert to new experiences, she became a process operator in an oil refinery where she was one of 3 women out of 300 men. She has marketed an "angel" product in 120 stores and been a sales rep for 8 craftswomen across the country. She continues to thrive as a small business owner. Natalie is a resident of Common Ground where she lives with her partner Marjoe Davidson. Natalie is "detail oriented," epitomized by putting together numerous IKEA kitchen parts for the Common Ground homes. She is a great addition to any team. Natalie will represent leaseholder interests on the Board.



Visiting the San Juans over the years, **Diana Sheridan** and her husband have long held a dream of living on Lopez Island. This dream began during their years as Peace Corps Volunteers in the early 1970s when they served in the island nation of the Philippines, and continued as the role of family and jobs played out in Seattle, Eugene, and Bainbridge Island. Last year, the stars at last aligned when they moved to Lopez Island where they found simple living at The Hamlet cottages in a central location that invited walking and connection. Beyond this new way of life they also found the friendly and cooperative spirit of Lopez, epitomized by the LCLT. Here was an organization committed to sustainable and affordable housing options that enhance the very heart of Lopez.

Without the availability of public housing in Seattle, Diana and her husband would not have been able to pursue graduate degrees at the University of Washington while also raising young children. Through commitment to housing needs over the years, she realized that housing does not stand on its own but is intrinsically connected to jobs, daycare, food, education and health. She has focused on community development projects such as the development of a squatter community health center, an economic project with tribal women, a public housing daycare center, library services to the underserved, hospice services and cross-cultural programs. As an educator, she is committed to life-long learning through, for example, teaching and working with students, conducting research on peace and social justice issues, and providing support to faculty through funding and counseling. As an activist for change, some of her volunteer activities have focused on serving on non-profit boards, writing and reviewing grants, and supporting environmental justice projects. Her next dream is to translate her passion for community by being involved with the LCLT and contributing to various efforts including sustainable agriculture.

Raised in upstate New York, Vermont, and New York City, Diana has called the Pacific Northwest her home for 50 years. She lives with her husband Ed, a storyteller, and they have three children, two of whom have worked in the field of housing, and six grandchildren who live in Juneau, San Francisco and Berkeley. She expresses her interest in the meaning of "place" and the environment through writing poetry and sketching. Diana is running as a general member representative.



New Member of the Team--Mike Kaminskas

LCLT has a new staff member. With a master's degree in architecture and extensive hands-on experience in property management, Mike Kaminskas will supervise maintenance and help develop LCLT projects. A property manager for ten properties in southern California, he was also the architect involved in all aspects of acquiring and restoring the properties. He oversaw the operation of a 14-customer Mutual Water Company and interfaced with two similar water companies. His duties included long-range planning, financial management, county and state permit compliance, expansion of the system to add a new horizontal well and refurbishing aging systems. He was also, for two years, a professional sailor, sponsored by Signet Marine in Torrance, CA, and has applied for the US Coast Guard's 100 Ton Master's License.

Mike is talented and congenial, and we're excited to have him join us. He'll work part-time, with his hours increasing during the summer construction season. Welcome, Mike!

2013 Donors--We Thank You! You make us who we are!

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Community is rooted in place...a
commitment to everyone in that
place. LCLT develops programs that
protect and preserve, retain and
recycle the assets and energy of
Lopez Island and its people.

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Nathanael Motz
Nick Gervasi
Nick & Susie Teague
Nick and Sara Jones

Join us!

Correspondence from the Heart

(Diana and her husband Ed walked into the LCLT office last November and asked to know more about our organization. We shared a slideshow on LCLT that we keep on file. She followed up with a "thank you card." This is her response.)

We were immensely impressed with your comprehensive introduction to the LCLT that you provided for us this morning. The Power Point presentation was both polished and clear, especially so because of the way you framed it with the history of the first CLT in Georgia. With each changing image, we found ourselves in awe as we took in the dimension of what has evolved over the years. Certainly the expansive mission of the LCLT has moved far beyond a written statement to a real world experience by concretely addressing so many critical aspects of creating and maintaining a vital community here on Lopez. The awards received and the commitment of so many to step beyond boundaries and take challenging steps for change is truly remarkable in our eyes. Certainly the accomplishments are daunting and the energy and spirit that infuse all the projects are testimony to the true essence of community.

Again, a thousand thanks for taking the time to lead us on this remarkable journey into the heart of the LCLT today. With appreciation, Diana Sheridan

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Michelle McDarmont, Administrative Assistant
Mike Kaminskas, Stewardship and Project Manager
Ken Akopiantz, Seed Librarian
Charlie Behnke, Seed Librarian



We Are the Ones & Annual Meeting Sat. March 29th Community Center 9:30 a.m.-4:00 p.m.

Do you yearn to unleash your passion to help co-create a thriving Lopez community, and celebrate at the same time? This workshop is designed to creatively introduce ourselves to one another in a way that frees us to unleash our power as a community. Find out who shares your interests, who is inspired, who you've been missing, what we can do to help make a more thriving and sustainable community, and at the same time, relax and enjoy ourselves.

Join us at Lopez Center on Saturday, March 29. Soup and drinks will be provided but bring tableware and your own food additions. We'll have a short annual meeting and election of Board members for Lopez Community Land Trust between 1 p.m. to 1:15 p.m. Bring your whole family and friends. Students 15 years and older are welcome at no cost. Parents must RSVP for free childcare.

Unleashing the Power of Community Content and Layout: Board and staff Copy Editor: Lorna Reese
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