



# LCLT

LOPEZ COMMUNITY LAND TRUST

ANNUAL REPORT 2012

CELEBRATING  
24 YEARS!

MARCH 2013

## TIERRA VERDE COMPLETED!



*Interior of newly finished Tierra Verde home.*

Four families—six adults and ten children moved into Tierra Verde in November in time to celebrate Thanksgiving in their new homes. One household even shared dinner with 15 extended family members. This year they will apply a final coat of plaster, complete fences and begin their personal landscaping to be ready for an open house for the public this summer.

Each homeowner, with help from building partners, completed their sweat equity hours, working from 606 to 735 hours, for a total of 2,715 hours. Twelve interns, all pleased with their experience, added another 2,935 hours, while Camp Nor'wester campers, Boy Scout troops and other community volunteers also contributed hours. Vandervort Architects, MitreBox Construction, Pamela Pauly and many others also played a role in the success of the project. Next year two more homes will be built, making a total of six in the Tierra Verde neighborhood. Architect Ross Chapin, author of *Pocket Neighborhoods: Creating Small-Scale Community in a Large Scale World*, visited and walked the



*Tierra Verde celebration*

site on Tuatara Road with Sandy, Rhea, board member Chom Greacen, and her husband Chris. Ross has an excellent eye and made suggestions about the site of a future playground, an access route for the two new homes, a second access road on the land, possible locations for intern housing or “tiny houses” and thoughts about the “heart” of the site for community gatherings. He brings a playful attitude and a wealth of creativity and experience to site planning.

## THRIVING!—2012 IN REVIEW

Lopez is thriving! Just look at all the ways this manifests. Last year Ken Akopiantz led the islands in passing Initiative 2012-4 to make San Juan County free of GMO plantings. Our success at the ballot box brought national attention to San Juan County, especially as the state-wide Initiative 522 to require labeling of GMO foods will be on the ballot this fall. Ken, who operates Horse Drawn Farm with his wife Kathryn, grows grain for our grain CSA (Community Supported

Agriculture) and is one of our part-time seed librarians. GMO-Free was his first political campaign, and we're grateful to all who worked diligently to create another source of protection for our local seed library and food production.

In another astonishing feat and with significant help from our executive director, Sandy Bishop, Lopez Islanders not only established a Lopez Solid Waste Disposal District, but voted to tax our-



*(continued page 2)*

# THRIVING!—2012 IN REVIEW



Page Read, Jamie Stephens, Sandy Bishop, Dan Post and Larry Eppenbach at Dump Celebration

selves to pay for it -- by a margin of 85%! Neil Hansen will continue operating the drop box site, Take It or Leave It and help Lopez move closer to "zero waste."

And we continue to be blessed with students and universities interested in LCLT's work.

Thanks to board member Chom Greacen and her husband Chris, students from the Monterey Institute of International Studies visited Lopez last spring and wrote a comprehensive report titled *Lopez Island 2025: Sustainable Transformations for Resilience*. (Find it at [www.palangthai.org/docs/Lopez2025.pdf](http://www.palangthai.org/docs/Lopez2025.pdf)) Last fall, our hosted students from the University of Idaho's (U of I) School of Art and Architecture who then returned to design their own models for net-zero sustainable housing on U of I grounds. (Presentations available on request.) In October, the president of the University of Idaho visited LCLT and the LIFE farm to school program.

Beyond sustainability to *Thriving!* LCLT is part of a growing regional movement emphasizing "thriving" rather than "sustainability," with board members Chom Greacen and Faith Van De Putte attend-

ing several Whidbey Institute gatherings around this topic. Initially focused on food, the Whidbey Institute Thriving

Communities program is now exploring how communities can grow through investing locally. Nearby Port Townsend has done wonderful work with

its Local Investing Opportunity Network (LION). LCLT is delving deeper into



## GMO-Free San Juans

Preserving the integrity of food and the freedom to grow it.

local investing as well. The Thriving Communities gathering at the Whidbey Institute in late March focuses on local sustainable economies. Here on Lopez, LCLT and the Lopez Transition organization, now called Transition/Thrive Lopez, are both considered "thriving community" groups. Please check out [www.thrivelopezisland.com](http://www.thrivelopezisland.com), a website maintained by staff member Rhea Miller.

Sandy and Rhea were both pleased with their presentations to the National Community Land Trust gathering last September in Burlington, Vermont. Along with Chom Greacen, they were subsequently interviewed for a Lincoln Institute working paper titled "Beyond Housing: Urban Agriculture and Commercial Development by Community Land Trusts," which will be published soon. Melora Hiller, the new executive director of the National Community Land Trust Network, has a home on Lopez Island.

Our October 2012 Harvest Dinner was a grand event, featuring gorgeous and bountiful potluck dishes of local foods. Special guest Vicki Robin provided some comic relief to the tough issues facing food security in this country. Over 200 people attended the local food fest.



U of I President Nellis's visit to LCLT



# AND FOR 2013....

The new year launched with a burst of energy generated by LCLT's Inspired Living Charette in January. Over sixty folks attended to help explore what Lopez offers to thrive, what it needs to really flourish and what to pursue next. Charette follow-up includes work by Bainbridge Graduate Institute (BGI) students collaborating with Lopez School on a potential shared commercial kitchen as well as efforts to examine local hunger issues, particularly for Lopez children, and efforts by Denise McIntosh. Over 50% of Lopez's schoolchildren qualify for the federally-funded lunch program, a good indicator that some families need additional access to food, especially over weekends and during the summer.

Our 2013-2014 Farm Products Guide is being updated and republished, thanks to Marney Reynolds' able graphic design work. It will be posted on our website and available in April. Our seed library



*Symbols of Lopez-2013 Charette*

ians, Ken Akopiantz and Charlie Behnke, continue to conduct seed saving workshops. LCLT is hosting the grain CSA again this year so, if you haven't signed up, call or email the office to obtain your subscription. We are already receiving applications for sustainable agriculture internships. A Spring Faire, planned for our Annual Meeting on March 30, will include a potluck, fun activities for kids and the sale and exchange of plant starts. We are also grateful to have Greenbank Farm's Judy Feldman as our speaker.

LCLT responded in February to a Request for Proposals (RFP) by the University of Idaho (U of I). The purpose of the RFP is to outline the establishment of a student built housing program where students not only help build their own housing, but also monitor ongoing resource use, and grow their own food. If U of I grants the proposal to LCLT, staff will make three trips to Idaho campuses as consultants to explain the proposed project. U of I is also contemplating giving academic credit to our construction interns.



*Charette Roundtable*

LCLT is exploring the idea of working with Transitions/Thriving Lopez and the Salish Sea Thriving Communities network to pursue local impact investing. The Federal Reserve Bank of the Kansas City region is promoting the "Grow Your Own" economic development program. This community-based approach focuses resources on existing community strengths, small businesses and developing job-creating entrepreneurs, rather than strategies that reach outside of the community, and speaks about an "ecosystem approach." LCLT finds these new economic development initiatives very exciting. In the words of author Meg Wheatley, "People only support what they create," and "Start anywhere, follow it everywhere." We've started with a Charette 2013, and we're eager to see where it leads.

## IS MEMBERSHIP IN LCLT IMPORTANT?

**Yes!** Our members are the heart and soul of our organization. Public and private funding grants to LCLT always ask us to demonstrate strong local backing through membership contributions. The more comprehensive our membership, the more likely we are to be funded. Currently, we have about 200 members but we'd like to double that number.

The main reason for becoming a member is to experience the satisfaction of

being part of an organization that is making such a difference in so many ways in the lives of all Lopezians. And, because our Harvest Dinner is becoming so popular, members get first choice for seating at the event. In addition, LCLT members have access to our new Seed Library and are entitled to vote at annual membership meetings, nominate board members, apply to join committees, receive annual reports, periodic newsletters and updates and receive invitations to meetings and special events.

Joining is easy: just return the envelope with your chosen level of support. Or go online to [www.lopezclt.org/donate/](http://www.lopezclt.org/donate/) to fill out the form and send in your contribution. We invite you to help make a difference here on Lopez. Join us today!

LCLT is a registered 501 (c) (3) non-profit corporation with an open membership and a democratically-elected board of directors.

# 2012 Annual Report From the Treasurer Chom Greacen

LCLT completed 2012 with joy, celebration and gratitude. Happy families moved into their new homes at Tierra Verde (TV). Sandy and Rhea were honored with Lopez Spirit Award. And thanks to generous contributions from LCLT donors and members, we had net positive operating income (\$90,253.29) this year. Of that, \$80,000 was income recorded in 2012 for a forgiven loan (deferred grant) expended on the Innisfree Coop 10 years prior; the remaining \$10,253.29 income plus the \$31,529 in depreciation (a non-cash expense) can be used to replenish working capital and build up much needed reserves for asset maintenance.

Other key financial and accomplishment highlights of 2012 include:

## Tierra Verde Housing Project:

- Expended \$707,493 this year plus \$56,668.98 last year to construct four beautiful homes
- Secured 30-year, 5% fixed interest mortgage terms from Islanders Bank for TV coop
- Utilized \$4,000 of the Housing Trust Fund Revolving Loan Fund (HTF RLF) and \$12,000 of Len Kanzer Memorial Fund to help finance TV co-op mortgage, and additional \$15,000 of HTF RLF for individual TV resident down payment assistance.

## Others:

- Successfully sold Mobile Processing Unit to the IGFC at \$29,270, thus converting the asset into a Note with six annual payments.
- Hired Ken Akopiantz and Charlie Benhke as seed librarians
- Biennial independent financial audit found no "material weaknesses" in LCLT's internal control
- Special Endowment Fund (SEF) distributed \$5,354.29 to LCLT for operations in 2012.

As usual, your membership contributions are an investment in our community and are crucial in enabling LCLT to accomplish its mission. Thank you all...

## Preliminary/unaudited abbreviated Income statement\*

	Jan - Dec '12	Jan - Dec '11
<b>INCOME</b>		
Lease fees and misc. income	20,313	20,317
Rents and Fees	13,177	17,956
New Resident Fees	40,410	590
Contributions	133,401	85,860
In-Kind Materials & Services	138	276
Fund Raising Events	-	17,126
Asset Sales	(1,405)	46,711
Grants Income	342,579	142,000
Interest Income	2,786	1,566
Endowment	9,805	(4,609)
<b>TOTAL INCOME</b>	<b>561,205</b>	<b>327,793</b>

	Jan - Dec '12	Jan - Dec '11
<b>EXPENSES</b>		
Administration	23,167	17,960
Fundraising/Outreach	7,444	7,279
Housing programs	63,151	67,677
Sustainable Agriculture/Energy	79,796	72,759
Housing Projects (Tierra Verde)	707,493	(4,507)
Restricted Assets	-	173
<b>TOTAL EXPENSES</b>	<b>881,051</b>	<b>161,341</b>
<b>NET INCOME</b>	<b>(319,846)</b>	<b>166,452</b>
Capitalized Homes Transfer to Tierra Verde**	320,000	-
<b>Net Income after Housing Transfer</b>	<b>154</b>	<b>166,452</b>

\* Items rounded to nearest dollar

\*\* Preliminary only

Preliminary/unaudited abbreviated Balance Sheet statement\*-

	Dec 31, '12	Dec 31, '11
<b>ASSETS</b>		
Total Current Assets	171,710	199,510
Total Fixed Assets	1,413,208	1,511,375
Restricted Special Endowment	92,410	87,960
Revolving Loan Notes Receivable	696,124	479,055
<b>TOTAL ASSETS</b>	<b>2,281,042</b>	<b>2,337,899</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
Total Current Liabilities	287,257	16,261
Total Long Term Liabilities	358,874	366,881
Total Liabilities	646,131	383,142
Total Equity	1,634,911	1,954,757
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,281,042</b>	<b>2,337,899</b>

\* Items rounded to nearest dollar



Charlie Behnke and David Zapalac Seed Cleaning

### Land Owned And Leases Granted

Lopez Community Land Trust owns four parcels of land on Lopez, comprising approximately 12 acres. Three of LCLT's 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.



## SPECIAL GUEST JUDY FELDMAN



Judy Feldman

Judy Feldman, our Annual Meeting speaker this year, is executive director of the Greenbank Farm Management Group, a non-profit organization managing 151 acres of publicly-owned land on Whidbey Island. Greenbank Farm, an innovative collaboration of the Port, local conservation groups, and small businesses, also operates an organic farm school for those interested in triple-bottom-line farming. Judy's particular interest is in understanding "food systems" and, for the past 12 years, she has managed small non-profits dealing with environmental, agricultural, and social issues. With her curious mind, quick wit, positive attitude, and easygoing dedication to "getting the job done by leaving room for others to participate," she knows how important teamwork and communication are. And she enjoys watching the whole become so much more than the sum of the parts. Come enjoy Judy's warm heart and creative spirit!

## ANDREW WALTON SUSTAINABLE AG INTERN



Andrew Walton, LCLT intern

Andrew Walton, whose home is in Oklahoma, began his internship with LCLT last September at the Lopez School. He came to us from Bastyr University with a particular interest in culinary arts, nutrition, and permaculture and was involved in a wide variety of efforts for the LIFE Garden and Farm Program. He assisted elementary school children in learning about vitamins and plants and soil erosion as well as how to pot plants and care for young seedlings, weed gardens, add compost and harvest what they grew. Students in the culinary class learned how to dehydrate apples, prep garden produce in the kitchen, make pasta, pizza, bread, muffins and more.

As part of his internship this semester he hopes to do some major baking for the cafeteria, so the students don't need to eat commercial muffins, breads, etc. This spring he'll add an internship with Sweet Briar Farm under the careful tutoring of Doug Benoliel. "This experience has been the perfect transition from school into practical experience," Andrew says, "and I'm confident my time here will align me with great things to come!"

## INTERN CORRESPONDENCE

*"Sandy, Rhea, and all the rest, It was such a pleasure to see you! I always have such a positive experience on Lopez, thanks to the warm-hearted communities you've built and continue to foster. Please keep the magic alive! Love, love, Love, Chaz"*

(Engineering graduate who worked as an intern for Common Ground 2008-09)



Chaz, LCLT intern

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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 its people.

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 We thank you.

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## FEEDBACK FROM TIERRA VERDE INTERN



Hannah Greinetz, LCLT intern

*It has been so great to see the photos online of Kira and Hannah getting settled in their new homes. I've started using some of the skills that I learned during the building process, and I'm very excited to report that I've planted my first ever vegetable garden in my*

*backyard! And I've started building a small piece of furniture that will fit right next to our stove to hold tea and spices and oils! Luckily there is a tool lending library a few blocks away from my house in Oakland to support my new hobbies. But the building and conceptualizing skills are all thanks to LCLT and Pamela!*

## BOARD OF DIRECTORS 2012

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Scott Finley- Vice Chair  
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## STAFF

Sandy Bishop – Executive Director  
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Ken Akopiantz – Seed Librarian  
Charlie Behnke—Seed Librarian

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## Lopez Community Land Trust 24th Annual Meeting & Spring Celebration Saturday, March 30th, 2013 Lopez Center



### Agenda

- 2:30-4:30 Spring Celebration with plant starts and children's activities
- 5:00 Potluck - prizes for dishes with wild foods!
- 6:00 Updates, approval of minutes and vote on board members
- 6:10 Keynote address - Special Guest Speaker Judy Feldman

Join us for a great time with friends and neighbors. *Everyone is Welcome.*

# LCLT



LOPEZ COMMUNITY LAND TRUST

*Building a Sustainable Island Community*

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*“Unleashing the Power of Community”*

ANNUAL REPORT 2012

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