



LCLT

LOPEZ COMMUNITY LAND TRUST

NEWSLETTER FALL 2012



Sandy Bishop

FROM THE DIRECTOR **A BUSY YEAR!**

We continue to dream of a world where people are housed in pleasant, affordable spaces and young farmers have access to land and equipment. This enables us all to pursue a variety of entrepreneurial endeavors, which leads, in turn, to an ever-widening *unleashing of the power of community*.

The Fourth of July parade was great fun this year with an LCLT parade entry under the creative leadership of board treasurer Chom Greacen. Summer also found LCLT staff and members putting in time to educate islanders about the GMO-Free San Juans Initiative and the Lopez Solid Waste Disposal District.



Tierra Verde

We are in the midst of building Tierra Verde, our newest housing project which makes for a busy time. Yet we are doing more than construction. In March, Rhea and I presented seminars at the regional Community Land Trust Conference near Portland, Oregon, and we attended and conducted workshops at the National Community Land Trust Conference in Burlington, Vermont.

We invited young leaders in our community to join us in April at our Strategic Planning Retreat with the expertise of Ron Walters. The consensus was for LCLT to continue in the direction of building a sustainable community, with the need for a farm incubation program rising as a new and relevant concern (See SARD News).

This is our third year and final year for receiving funds from the Catholic Campaign for Human Development (CCHD) to support staff development. CCHD is a unique program that specifically supports operations and staff development.

As Tierra Verde nears completion, we are laying the groundwork to add two additional homes to the existing four. Some of the water, electric, phone and sewer infrastructure is already in place. We are building up to eight households in the Tierra Verde neighborhood and doing it in phases as funding allows us to move forward. A couple of LCLT members approached us and have made loans. These *friendly money* loans help to balance the long term fixed rate bank mortgages of affordable housing.

There are changes in the Common Ground and Innisfree neighborhoods. Former teacher Vicki Corliss sold her Common Ground share to another teacher, Heather Mitchell, and returned to California to be near family. As Hannah Rose and her three boys move from Common Ground into a larger Tierra Verde home, her share will be sold to Nikola Chopra, who will live there with her daughter Uma. At Innisfree neighborhood, Bill Evans moved on and Erin Hannaford purchased his share.

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Boy Scout volunteers

TIERRA VERDE NEARING COMPLETION

Construction supervisor Pamela Pauly, LCLT interns and Tierra Verde homeowners -- with the assistance of Mitrebox Construction -- have done a remarkable job of building the four new net-zero homes as they near completion. The homes are passive solar design, which alone reduces energy needs by 48%. The double-wall framing allows us to densely pack the walls with cellulose and provides R-38 insulation, which is comparable to straw bale construction.

These homes will also feature a highly-efficient AirTap “air to water heat-pump” system. Exterior siding is a combination of earthen plaster from local clay, covered with a lime plaster as in Common Ground, along with reverse board and batten. A four kW photovoltaic system sits upon the rooftops and is tied into OPALCO’s grid.

The new residents of Tierra Verde are Marjories Schreurs and Diano Garcia, with their children Naima and Atavia; Heidi Hernandez and Michael Cherveney and children Stella, Luna and Canyon; Hannah Rose and her boys Elijah, Mateus, and Malachi; and Kira Franklin with daughters Ava and Lexi.

We are all grateful for the group of interns, Boy Scouts, Camp Nor’wester campers, building partners and other volunteers who help make these homes possible. Physicist Fritjof Capra has said that *nature sustains life by creating and nurturing communities*. LCLT is committed to creating and nurturing community, and Tierra Verde is one more example of a caring community at work!



Tierra Verde



Tierra Verde Work crew

FEEDBACK FROM FORMER INTERN STEPHEN FLOHR

“I pray this message finds you healthy. I’ve been thinking a lot about Lopez lately. I recently moved to Panama and am living in the countryside with a most humble and amazing family of ‘campesinos.’ I’m working as a freelance journalist for an online alternative news site called *Waging Nonviolence*, covering social justice, peace and environmental movements....I wanted to share the news with you and all of Lopez, a community of conscious and

caring folks who opened my eyes to the realities of sustainable living. My experience at Common Ground and living with Liz and Terri planted the seeds of what has been an unrelenting quest for a healthier, more satisfying, conscious and sustainable mode of living.”

Waging Nonviolence

CONSTRUCTION INTERNS ANOTHER GREAT SUMMER

LCLT was blessed with nine construction interns this summer, with others joining us this fall. Three sustainable agriculture interns from last year returned to be construction interns. Here's some feedback from this year's group.



"I am surprised at how welcoming the community is—diverse and knowledgeable....The hardest part is going from blueprints to the physical."

Jacob, 19 years old



"Here I am after a long summer of hard and beautiful work. The garden is full and thriving and I feel the same way. This place has changed my life and reminded me I can do anything when I put my mind to it and with a little help from friends and community. I want to bring this experience home and spread the "community" part of it."

Luke, physics major, 20 years old



"I'm surprised by how much goes into building a house.... I've been surprised at how community-centered it is. I plan to use this experience to make me a better civil engineer. I'd love to stay longer; It's been a great experience."

Zach, entering college, 18 years old



"It's been a big thing to take on construction—the amount of new knowledge and information and the amount of passion around it. I'd like to do more design but don't know enough to even ask questions. I keep using the power tools to gain confidence with them. I want to learn whatever comes my way. I'm out of my comfort zone. I don't know so much, but it's good for my character building.... As a teacher, I find it really interesting to be on this side of the teaching experience and plan to use this experience around my own house. It's another layer added to my world, demystifying building. I've got the basic concepts. I'd like to build a Tiny House, maybe a shed in the backyard. I have more tools in my tool belt."

Claire, teacher, 24 years old



"I've been surprised by the amount of confidence and trust in us. I'm surprised by how much I learn everyday, about how much I can learn in a week I feel like the women are treated as equals with the men."

Sprout, college graduate, 24 years old



Summer Intern Band

"I'm surprised by how much has gotten done with unskilled labor. It's been only seven weeks for me and four houses have been sheeted. Pamela and Coen are great teachers."

David, college graduate, 24 years old



"I've been surprised at how cohesive the experience has been with the rest of the community. I expected to be more isolated. I've been surprised by the amount of confidence put in us. The teaching is impressive. I knew I was a fast learner but am surprised what has come from my efforts. I enjoyed explaining to the agriculture intern all that I've done. I've been surprised by how comfortable I've been made to feel and how fast the integration of knowledge has been. I have been really pleased with our access to Sandy and Rhea.

I'm enjoying all the steps of learning and want to be able to explain what I'm learning to others. I like being able to take the lead after I've learned something. I'm not too sure where I'm going. I'm excited by the concept of design. I'd really like to learn more about how to create something like this and would love to take the seminar "Seven Lessons for Leaders in Systems Change." I don't even know what all I can learn here. I am often out of my element. I'll go back to California to my own life. I want to build community somewhere there."

Hannah, college graduate, 27 years old



"I've been surprised by how productive a learning environment this is. This experience is very conducive to learning. Pamela is great."

Tony, college graduate, 27 years old



"After this I want to continue working on projects, helping others. I want more experience and to apply this learning to other things."

Francesco, college graduate, 24 years old

From the Director, continued from page 1

Finally, LCLT was honored by a visit from former Lopezian Bob Wood, who was the partner of Rod Morgan (namesake of Morgantown). Rod taught me everything I know about housing development, but unfortunately, did not live long enough to see any of his dreams come to fruition. In early

September, Common Ground hosted an Open House with one of the Tierra Verde homes also open for viewing work in progress. The homes were warm and inviting and there were lots of good questions and interest from the 125 people who visited.

SARD NEWS

Even with so much LCLT energy going into construction efforts, the Sustainable Agriculture and Rural Development (SARD) program continued through the summer. Charlie Behnke was hired as Ken Akopiantz's assistant for the seed library while Ken was involved in the summer's harvest and the GMO-Free campaign. Charlie reorganized the seed library and helped encourage farmers and gardeners to donate seed this fall.

Ken also brought in a record harvest of grain for the Grain CSA, and Peter Currie with Steve Lillestol brought out the steam thresher to thresh the CSA grain. We are grateful not only to their efforts for the threshing, but for the beauty of watching it work! Rick Strachan donated a beautiful commercial grade freezer and refrigerator for use by the LCLT community, particularly Common Ground and Tierra Verde. It sits just outside the seed library. David Zapalac repaired an old seed drill donated to LCLT and it is now available for community use.

In May LCLT board members and staff visited Viva Farms in Skagit County. Viva Farms is a farm incubation program, helping new farmers enter the field! LCLT continues to look for ways to help young adults enter into farming on Lopez. We are researching farmland lease templates and looking for



Donated commercial grade freezer and refrigerator

local sites to set up a farm incubation program here. The school gardens are looking luscious and beautiful with the help of part-time gardeners Valerie Yukluk and Suzanne Berry. Thanks to those who donated to LCLT to support those gardeners. LCLT had one sustainable agriculture intern this year, but we hope to increase that number in 2013. Since the average age of San Juan County farmers is 61.7 years old, helping young farmers establish and develop viable farms is critical to Lopez food security.

ELEANOR PARKS JOINS LCLT BOARD

Born and raised in the Seattle area, **Eleanor Parks** has been visiting Lopez Island and exploring the island by sailboat and bike since early childhood. Four years ago, she and her husband Will purchased a cabin on island, and they've been part-time residents ever since. When not on Lopez, Eleanor stays busy in Seattle as a partner in Brekke Properties, a commercial real estate company.

She is a Certified Sustainable Building Advisor, a LEED Green Associate and holds a bachelor's degree from the University of Washington. Eleanor is a good friend of LCLT board member Read Langenbach and grew up with his daughters. She was inspired by LCLT's various projects, and we invited her to be part of our innovative work of preserving

the unique character and natural beauty of Lopez. Eleanor pitches in with whatever needs to be done and has even helped clear out the "bone yard" (left-over construction materials) behind the office. We welcome her energy, expertise and positive "can do" attitude!



Eleanor Parks



Vicki Robin

LCLT ANNUAL HARVEST DINNER GUEST SPEAKER VICKI ROBIN

Vicki Robin, co-author of the national best-seller *Your Money or Your Life*, available now in 11 languages, is our Harvest Dinner guest speaker.

Vicki has lectured widely and appeared on hundreds of radio and TV shows, including “The Oprah Winfrey Show,” “Good Morning America,” NPR’s “Morning Edition” and “Weekend Edition.” She has been featured in *People Magazine*, *The Wall Street Journal*, *Woman’s Day*, *Newsweek*, *Utne Reader Magazine* and *The New York Times*.

Called the prophet of “consumption-downsizers” by the *Times*, Vicki is a frequent speaker at professional meetings

of organizations seeking to understand and contribute to the national trend toward sustainable lifestyles. She has helped launch many sustainability initiatives and, in the 1990s, she served on the President’s Council on Sustainable Development’s Task Force on Population and Consumption.

In addition to her sustainable consumption work, Vicki has been a leader in the field of dialogue. She co-created the Conversation Cafés method and initiative, promoting it first in Seattle and then around the world. Over 70 Conversation Cafés now meet regularly in cities across North America and Europe and new ones are forming frequently. She lives on Whidbey Island and, in addition to writing and speaking, she is part of Comedy Island, an improv and stand up troupe.

UNIVERSITY OF IDAHO – CONTINUED DIALOGUE

LCLT continues to consult with the University of Idaho about developing a potential studio program wherein students build their own sustainable housing. In June, the University sent top level staff to Lopez for a Discovery Charrette, with participants ranging from management staff in finance, student housing and facilities to professors from the Colleges of Art and Architecture and Natural Resources, to the director of the future Sandpoint satellite campus.

The visitors toured LCLT, the Family Resource Center and Lopez Fresh, as well as the school gardens with Lopez School Superintendent Evans. They also met with interns and residents of Common Ground. During the final session, LCLT’s Rhea Miller articulated that students are searching for three things: meaningful work, life skills for an unknown future, and community -- a sense of belonging. The participants agreed and we continue to move forward with that idea.

Sandy, Rhea, Ron Walters, and former LCLT intern Nitsan Yomtov then visited the U of I campus in July for a follow-up Charrette. The provost, dean of students and a student from the school’s Sustainability Center joined us. The studio program proposal now rests in the hands of the U of I president, who is scheduled to visit in mid-October.



U of I in conversation with Tierra Verde work crew

Meanwhile, an U of I graduate architectural studio class and its professor visited Lopez in September. They are using LCLT’s manual *Land, Water, Energy Resource Use* as their text. Students toured LCLT collaborations in the community and worked a half-day on site. The relationship is due in part to the great work of Lopezian Ron Walters. LCLT is pleased to spread the word of sustainable housing and of *unleashing the power of community*.

LCLT HOMEOWNERS GIVE BACK TO THE COMMUNITY

LCLT homeowners own many of your favorite local businesses and volunteer regularly in our community. LCLT residents volunteer for Lopez EMS, Lopez Fire Department, Lopez Island Family Resource Center, Lopez Fresh, San Juan County Parks, Lopez Hospice and Home Support, Lopez Library, Lopez Center, Lopez Cooperative Preschool Board, Board of Fisherman Bay Water Association, Lopez Elementary School, Lopez Historical Museum, Lopez Thrift Store, Islands Energy Coalition, Neil's Mall, Community Shakespeare Company, Patos Island Lighthouse Beach Clean Up, Turn Point Lighthouse, Juggle Fest, Greens are Us, and more! Dinner begins soon after.

JOIN US FOR OUR ANNUAL LCLT HARVEST DINNER

SPECIAL GUEST SPEAKER: VICKI ROBIN



October 27, 2012
Lopez Center for Community and the Arts

The doors open at 5:30 p.m.
Judging of dishes ends at 6:10
Dinner begins soon after.
Vicki Robin speaks at 7:30

Everyone is welcome! Please bring your own plates and cutlery and a potluck dish of local foods. Prizes are awarded to dishes for best presentation of local foods and best use of local foods. This year there will be a no-host wine bar.

IS MEMBERSHIP IN LCLT IMPORTANT?

YES! Our members are the heart and soul of our organization. Public and private funding grants to LCLT always want us to demonstrate strong local backing through membership and membership contributions. The more comprehensive our membership, the more likely we are to be funded. About 10% of Lopezians currently are members.

You have access to our new Seed Library. And because the Harvest Dinner is becoming so popular, you can request to reserve seating for the event. Annual membership dues start as little as \$10. Just return the envelope with your chosen level of support. Or click on the following link: <http://www.lopez-clt.org/donate/> to fill out the form and send in your contribution. LCLT is a registered 501 (c) (3) nonprofit corporation with an open membership and a democratically-elected board of directors. We invite you to join us today!

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Unleashing the power of community!

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LCLT



LOPEZ COMMUNITY LAND TRUST
Building a Sustainable Island Community

P.O. Box 25
Lopez Island, WA 98261

360.468.3723
LCLT@rockisland.com
www.lopezclt.org

