

Current Housing Possibilities: 2009 and beyond...

Following are the housing options that OPAL Community Land Trust has created on Orcas Island for qualified residents. OPAL's mission is to provide permanently affordable housing for the residents of San Juan County, Washington, with a primary focus on the Orcas Island community.

OPTION 1: Existing Neighborhoods—Bonnie Brae, Opal Commons, Oberon Wood, and Lahari Ridge

These four neighborhoods, created over the last 16 years on Orcas Island, currently provide homes for 53 households. As with all OPAL programs, the homebuyer purchases the home, and the land is owned by OPAL and leased back to the homeowner for 99 years. Owning a home in an OPAL neighborhood involves contributing to an ongoing partnership with one's neighbors in maintaining common areas and solving neighborhood problems, participating in neighborhood work parties, etc., as well as participating in an ongoing partnership with OPAL.

Approximately 3 to 4 homes are for sale in one of these neighborhoods each year. When this occurs, a new buyer is found from the top of OPAL's waiting list and matched to the house.

OPTION 2: The Scattered Site Program.

In 2001, OPAL received funding to purchase and renovate existing Orcas Island homes for qualified OPAL purchasers. At this writing, three islander households have been able to purchase homes through this program. There are currently no new funds available, but the three existing homes may be available for resale. While owning a scattered site home does not involve the neighborhood responsibilities, it also does not provide the neighborhood support, of OPTION I. It does, however, involve participation in the ongoing leasehold relationship with OPAL.

When a scattered site home becomes available to OPAL, a purchaser is found from the top of the waiting list and matched to the house.

OPTION 3: Reddick Rental Apartments

The Reddick property, on the corner of Lovers Lane and Enchanted Forest Road, is the home of 7 carriage barn and loft apartments, as well as the OPAL offices, Eastsound Water Association offices, and a few small offices spaces for rent. As with all OPAL housing, residents of the Reddick apartments will participate in the management of their community, and maintain an on-going partnership with OPAL.

OPTION 4: New Homes Under Construction: Wild Rose Meadow, Eastsound

Homes are currently under construction in this neighborhood of 34 homes off Mt. Baker Road in Eastsound. Three house sizes are available: 1-Bedroom, 2-Bedroom and 4-Bedroom.