

Surprise, Surprise!

2023 did not turn out the way we planned.

By Lisa Byers, Executive Director

For 2023, OPAL's plan was to start construction on 10 new ownership homes on Kidder Way. That didn't happen, as the County's Permit Department is woefully understaffed, and as of this writing still has not released the land use or building permits.

OPAL's plan at the beginning of 2023 did not include the crescendo that occurred in December with the purchase of the 11.3-acre property on Pea Patch Lane. And OPAL's plan certainly did not include saying farewell to five staff members – significant turnover for an organization with nine employees.

Despite the delays on Kidder Way's construction, there were so many other wonderful accomplishments that you made possible:

- The renovation of **Northern Heights** is complete and the 12 one-bedroom apartments are fully occupied.
- The renovation of two of the three buildings at the **Mt. Baker Apartments** is complete and all the renters who lived there before OPAL purchased the property have moved back into their newly refurbished and much more energy-efficient apartments.
- Through a collaboration with the Community Foundation, Community Resource Center and the Food Bank, islanders donated nearly all that was needed to purchase property on **Pea Patch**



A welcoming entry to home.

Lane for an integrated campus including more rental housing and facilities for the Food Bank and Community Resource Center.

In addition, here are some numbers pertaining to OPAL's ongoing work:

- **2** OPAL homeowners sold their homes at an affordable price to new families who now have stable housing;
- **6** households were borrowers from the Island Loan Fund;
- **9** OPAL homeowners utilized OPAL's project management to either paint or roof their house;
- **32** households participated in housing counseling or homebuyer education.

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Many Thanks to Our Generous Supporters

Thank you for helping to make our work possible. The following foundations, organizations, businesses and individuals are the people who we know supported OPAL Community Land Trust in 2023. If we have inadvertently omitted you, please let us know.

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Amazon Smile, Banner Bank, Brown Dog Foundation, Cedar Hill Metal Fabrication LLC, Grounded Solutions Network, Island Market, Key Bank Foundation, Orcas Community Resource Center, Orcas Island Community Foundation, SAFE San Juans, Satterberg Foundation, Sequel, SJI Makers Guild, Smith Family Foundation.

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Judy Whiting



Elaine Shiozawa

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OPAL was blessed by the skills, compassion and dedication of two longtime employees who retired in 2023.

Judy Whiting was associated with OPAL for nearly 25 years, first as a trustee and then on staff as the Director of Outreach. Judy always remembered what mattered most to OPAL's supporters and was thoughtful about connecting and

communicating in a manner that honored supporters' wishes.

Elaine Shiozawa greeted everyone who came into the OPAL office and was always eager and able to find answers to any question. She juggled more balls than most and still maintained her calm composure and kind demeanor.

We miss Judy and Elaine deeply.

**2023 Abbreviated Consolidated
Un-audited Statement of Activities**
with comparison to 2022

Revenues:	2023	2022
Lease Fees & Rents	\$1,184,592	\$1,081,306
House Sales & Fees	\$34,072	\$99,786
Contributions	\$1,781,658	\$2,084,186
Grants	\$2,022,454	\$1,200,821
Interest, Investments, Other	\$210,417	(\$62,941)
Total Revenues:	\$5,233,193	\$4,403,158
Expenses:		
Housing Development	\$120,150	\$168,432
Island Loan Fund	\$30,615	\$47,875
Leasehold Stewardship	\$218,921	\$214,809
Rental Stewardship	\$1,737,117	\$1,516,119
Administration	\$437,538	\$166,709
Fundraising	\$95,942	\$70,775
Total Expenses:	\$2,640,283	\$2,184,719
Unrestricted Net Assets:	\$2,592,910	\$2,218,439

**2023 Abbreviated Consolidated
Un-audited Statement of Financial Position**
with comparison to 2022

Assets:	2023	2022
Current Assets	\$2,341,822	\$2,522,848
Investments	\$1,367,002	\$1,434,090
Other Current Assets	\$113,474	\$181,917
Notes Receivable, Net	\$2,030,953	\$1,842,558
Property, Net	\$36,601,584	\$33,334,934
Total Assets:	\$42,454,835	\$39,316,347
Liabilities:		
Current Liabilities	\$127,519	\$109,984
Property Reserves	\$370,482	\$435,402
Long-Term Liabilities	\$7,573,888	\$8,139,137
Total Liabilities:	\$8,071,889	\$8,684,523
Net Assets:		
Unrestricted	\$29,733,158	\$27,529,926
Board Designated	\$1,107,616	\$1,062,671
Donor Restricted	\$2,424,052	\$2,039,227
Total Net Assets:	\$33,264,826	\$30,631,824
Total Liabilities & Net Assets:	\$41,336,715	\$39,316,347

A copy of the audit prepared by Comer-Nowling is available upon request.



The Pea Patch Steering Committee: Lisa Steckley, Bonnie Burg, Bob Morris (on camera), Jamie Cier (on Zoom call), Amanda Sparks, Margie Bangs, Patricia Benton, Lisa Byers, Eros Belliveau.