

## Back to Business

By Lisa Byers, Executive Director

After years of disruption including delays from the County's permit process, churn from staff turnover and pivoting to meet the needs of islanders during the pandemic, 2024 was a year when OPAL's staff and trustees were back on more familiar terrain: designing and building neighborhoods and homes and supporting the people who live in those homes.

OPAL hired general contractor Wellman & Zuck, who started construction on the 10-home Kidder Way neighborhood in September. Long-time islanders who have been waiting for years to purchase a home through OPAL are excited to be submitting their mortgage applications and looking forward to a home of their own. A place where they know they can stay put.

The collaboration with the Orcas Island Food Bank and Orcas Community Resource Center to design and build the Pea Patch Community Campus made good progress. Early in the year OPAL learned that it was awarded a grant of more than \$10.6 million from Washington State and another \$1 million from the Federal Home Loan Bank, both in support of OPAL's plan to build 20 new long-term rental townhomes with supportive services provided by the Resource Center. These homes will be affordable for households of low and very-low incomes.

In April, architects from Environmental Works led a series of community design workshops that generated a plethora of ideas, many of which



*In 2024, OPAL was back designing and building neighborhoods and homes and supporting the people who live in those homes.*

were incorporated into the site design adopted by the boards of the three collaborating organizations. In May, Suzanne Olson re-joined the OPAL staff – after 17 years at OPALCO – in a new position as Pea Patch Project Lead. Suzanne's strong communications skills are the perfect choice to align with the collaboration's priorities for integrating ideas and needs of neighbors and community members.

The year of progress on Pea Patch was capped by a commitment from Rep. Debra Lekanoff

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# Many Thanks to Our Generous Supporters

**T**hank you for helping to make our work possible. The following organizations and individuals are the people who we know supported OPAL Community Land Trust in 2024. If we have inadvertently omitted you, please let us know.

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to include a request for an appropriation in support of the project from the State's 2025-26 budget. As I write this, we're all hoping for good news in early May 2025. Stay tuned!

OPAL added one new staff person in 2024: Natalie Shapiro joined the finance department. Natalie works remotely from Mill Creek, WA, but through the miracle of modern technology is very much a part of the OPAL team.

And, the stewardship work of taking good care of the 96 acres of land, 110 ownership homes and 94 rental homes that OPAL manages continues on.

OPAL's staff facilitated one resale of a home in Bonnie Brae, helped four homeowners with either re-roofing or re-painting their homes, and provided housing counseling to 31 households.

Thanks to your support, nearly 8% of the year-round population of the island lives in an OPAL home. Our island just would not be the same without any one of you.



*Colorful signs of home: Bikes parked at April's Grove show how OPAL neighborhoods make space for families to grow and thrive.*

**2024 Abbreviated Consolidated  
Un-audited Statement of Activities**  
with comparison to 2023

Revenues:	2024	2023
Lease Fees & Rents	\$1,240,401	\$1,184,592
House Sales & Fees	\$66,232	\$34,072
Contributions	\$1,669,195	\$1,781,658
Grants	\$1,460,744	\$2,022,454
Interest, Gains & Other	\$257,210	\$210,417
<b>Total Revenues:</b>	<b>\$4,693,782</b>	<b>\$5,233,193</b>
<b>Expenses:</b>		
Housing Development	\$137,122	\$120,150
Island Loan Fund	\$35,265	\$30,615
Leasehold Stewardship	\$140,851	\$218,921
Rental Stewardship	\$1,688,821	\$1,737,117
Administration	\$419,874	\$437,538
Fundraising	\$57,625	\$95,942
<b>Total Expenses:</b>	<b>\$2,479,558</b>	<b>\$2,640,283</b>
<b>Unrestricted Net Assets:</b>	<b>\$2,214,224</b>	<b>\$2,592,910</b>

**2024 Abbreviated Consolidated  
Un-audited Statement of Financial Position**  
with comparison to 2023

Assets:	2024	2023
Cash	\$2,235,473	\$2,341,822
Investments	\$2,278,899	\$1,367,002
Other Current Assets		\$113,474
Notes Receivable, Net	\$2,120,745	\$2,030,953
Property, Net	\$37,803,568	\$36,601,584
<b>Total Assets:</b>	<b>\$44,438,685</b>	<b>\$42,454,835</b>
<b>Liabilities:</b>		
Current Liabilities	\$369,834	\$127,519
Property Reserves	\$427,498	\$370,482
Long-Term Liabilities	\$8,661,740	\$7,573,888
<b>Total Liabilities:</b>	<b>\$9,459,072</b>	<b>\$8,071,889</b>
<b>Net Assets:</b>		
Unrestricted	\$31,638,404	\$29,733,158
Board Designated	\$1,148,896	\$1,107,616
Donor Restricted	\$2,711,908	\$2,424,052
<b>Total Net Assets:</b>	<b>\$35,499,208</b>	<b>\$33,264,826</b>
<b>Total Liabilities &amp; Net Assets:</b>	<b>\$44,958,280</b>	<b>\$41,336,715</b>

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



Islanders engage in a collaborative design process at the Pea Patch workshops, sharing visions for sustainable and inclusive campus development.