



SPRING 2012

# OPAL NEWSLETTER

HOUSING ISLAND PEOPLE, HELPING TO MAINTAIN ISLAND CHARACTER

## LOOKING FORWARD

### Local Contractor Selected to Renovate Lavender Hollow

Local contractor Terra Firma, NW LLC, with managing partners Justin Paulsen and Brandon Bolt, has been selected, through a competitive process, to complete renovations on the 22-unit Lavender Hollow apartments.

Six contractors submitted proposals to complete the work. OPAL's building committee reviewed the submittals and interviewed four finalists. OPAL's board of trustees made the decision to award the contract on February 16.



*Lavender Hollow renovations will be handled by Brandon Bolt, left, and Justin Paulsen, right, Terra Firma, NW managing partners. Shon Geer is driving the big rig.*

The criteria used for the selection process included experience successfully completing large-scale affordable-housing renovations; familiarity with local conditions and subcontractors and willingness to use local subcontractors; ability to coordinate work schedules with tenants in residence; experience with site-sensitive approaches and waste reduction; the ability to deliver projects on time and on budget; and the ability to meet all the licensing and bonding requirements. Because the project has both federal and state funding, a 100% performance bond is required.

Renovation of the 21-year-old buildings will boost energy efficiency by replacing windows, heating systems, lighting, and insulation, and improve air quality by eradicating mold and improving ventilation.

The renovation will also extend the life of the buildings by replacing some exterior siding, adding metal roofing, improving ADA accessibility to the office and two apartments, increasing office space, upgrading laundry equipment, and upgrading apartment appliances, cabinets, and some flooring.

“Our board and staff are delighted to have funding from the Washington State Housing Trust Fund to reinvigorate the apartments that are home for many of our neighbors, and we’re pleased to work again with the local business Terra Firma, NW,” said OPAL trustee Helen Bee.

## LOOKING FORWARD

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### **State Grant To Help Four New OPAL Homebuyers**

Up to four more households on Orcas Island will be assisted with homeownership thanks to another grant from the Washington State Housing Trust Fund. Although the \$181,250 was less than OPAL applied for, we are very gratified to be funded at a time when state resources are so reduced.

“This award is unique in allowing us not only to partly subsidize prospective OPAL homebuyers but to assist one or two existing (non-OPAL) homeowners with good credit who have made sound decisions in the past, have continued to pay their bills on time, and are nevertheless facing possible foreclosure,” stated Lisa Byers, OPAL executive director.

OPAL has established eligibility criteria to identify homeowners who are likely to succeed, and houses that are in good condition. Existing homeowners who participate in the program will convert their ownership interest from the traditional fee-simple model to the community land trust’s leasehold model, assuring that the future resale price of the house will maintain affordability.

With this grant, OPAL is pleased to play a small part in responding to challenges facing island homeowners whose incomes have dropped because of the recession.

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### **A Legacy for OPAL**

Rosemarie Altberg and her husband, John, first came to Orcas in 2001. After exploring all the San Juans, they decided Orcas had the most interesting topography and the nicest villages. Many visits later, in 2009, they built a house in Eastsound and now spend about half their year here, alternating between Orcas and Berkeley, California.



*Rosemarie Altberg*

Rosemarie is an avid gardener and fabulous flower arranger. She was quickly recruited by the Chamber Music Festival to be its chief arranger, and she and her team of assistants create remarkable displays for every festival concert.

She also became active in a local exercise group, Pam’s Power Hour, where she met OPAL trustee Helen Bee. Helen told her about OPAL, and Rosemary almost immediately decided to add OPAL to the list of charities to receive bequests from her trust. She says, “Most of my estate will go to my children, but I also want to give dollars to causes that I feel strongly about.”

Two aspects of OPAL’s work particularly struck her – the “need for young families to live in an affordable home,” and OPAL’s ongoing need to maintain the properties it owns. “I felt the need for extra cash to keep the project going for future generations.”

We are enormously grateful to Rosemarie for her commitment to this legacy, and we encourage other OPAL supporters to consider how you, too, can “keep OPAL neighborhoods going for future generations.”

*Photo of Rosemarie Altberg by Joyce Stone provided by Orcas Island Chamber Music Festival*

The mission of OPAL Community Land Trust is to help sustain Orcas Island as a healthy, economically diverse community by providing permanently affordable homes and support for islanders – families, seniors and singles – whose housing needs are not met by the traditional market. To accomplish its mission, OPAL

- ▶ acquires land and buildings;
- ▶ develops land in an environmentally and socially responsible manner;
- ▶ constructs or renovates buildings that are healthy, durable and energy-efficient;
- ▶ educates and counsels homebuyers and rental tenants; and
- ▶ stewards what it creates for current and future generations.



SPRING 2012

# OPAL ANNUAL REPORT 2011

HOUSING ISLAND PEOPLE, HELPING TO MAINTAIN ISLAND CHARACTER

## 2011: A BANNER YEAR FOR LIVING LEGACIES AND RECYCLING

OPAL's long-range plan for this decade leading up to 2020 identifies the need to garner new sources of funding. One of those sources is called a "living legacy," a significant gift of assets given during a donor's lifetime. We projected receiving 4 to 15 such contributions by 2020. To date OPAL has received six living legacies, four of them in 2011.

The year started with Philip Rife's donation of a house and one acre of land located on the west side of Eastsound. Mr. Rife moved to a retirement community and did not need the proceeds from the sale of his home. OPAL gratefully accepted his property and, after some renovation, sold the house on leased land, as the 92nd permanently affordable home on Orcas Island.



*The final "living legacy" house moved in 2011 came from Obstruction Pass to Eastsound by barge on November 28, landing at dawn on North Beach. It was then trucked to Oberon Meadow.*

Next came a totally new approach for OPAL: "recycling" older houses. The Baker family donated its two-bedroom home located on North Beach, which OPAL moved by barge and truck to Oberon Lane in Eastsound. News of the move inspired others, so by November OPAL had moved two more houses.

Also in 2011, OPAL finally purchased the 22-unit Lavender Hollow apartments. The purchase had been in the works for more than three years. Through the rest of the year, we worked with architect Sharon Robinson to develop renovation plans in accordance with federal and state guidelines.

During the year OPAL staff provided homebuyer education to 36 households and financial counseling and guidance for 22 additional homeowners facing difficult financial choices. We facilitated the delivery of federally funded rental assistance to 25 families and energy assistance to 86 households.

Finally, we continue our work as stewards of what we have developed. In 2011, the OPAL staff provided support to neighborhood associations on a range of issues and facilitated four resales of existing OPAL homes.

The four households who sold their homes also gave back to the island community. Through their agreement with OPAL to sell at a below-market price, they enabled another individual or family to gain access to an affordable home. Each resale recycles donations and grants made to OPAL years ago to benefit islanders in the present. We send our best wishes to the sellers as they move to new stages of their lives, and welcome new homeowners to the OPAL family: Alex Lambourne and Marina Perepletchikova, Chanda McKeaver, Denise Babcock Thomasin and Armando Nunes, and Lucas Limbach and Ellen Peterson.

*Lisa Byers*  
Executive Director

## OPAL SUPPORTERS AND VOLUNTEERS 2010 – THANK YOU!

Thank you for helping to make our work possible. The following government agencies, foundations, organizations, businesses, and individuals supported OPAL Community Land Trust in 2011. If we have inadvertently omitted you, we apologize, and please let us know.

### GOVERNMENT AND FOUNDATIONS

Morningside Foundation, Opportunity Council, Orcas Island Community Foundation, San Juan County Health and Community Services, San Juan County Housing Bank, Washington State Housing Finance Commission, Washington State Housing Trust Fund

### BUSINESSES

A-1 Autoworks, Allium Restaurant, Bayside Cottages, Chimayo, Crescent Service, Deer Harbor Inn, Doe Bay Cafe, Eclipse Charters, Emmanuel Episcopal Parish of Orcas Island, Inn at Ship Bay, Island Hardware & Supply, Island Market, Islanders Bank, Ivar's Restaurant, Jillery, Kathryn Taylor Chocolates, Kenmore Air, LaConner Channel Lodge, Leonie Van Gelder, LMP, Lower Tavern, Madrona Bar and Grill, Mary Jane Ceramics, Orcas Auto Tech, Orcas Hotel, Orcas Island Cottage, Orcas Net, Inc., Rosario Resort, San Juan Insurance, San Juan Propane, San Juan Vision Source, Sea Island Sand and Gravel, Seattle Mariners, Seattle Opera, St. Francis Parish - Orcas Island, Suzie's Barber Shop, Teezer's, Terra Firma, NW LLC, The Kitchen, West Sound Marina

### INDIVIDUALS

A Bryan Abell & Lynn Spohn, David Adams, Rachel Adams, Roger Adams, Nancy & Steven Alboucq, Jana Albright, David & Sonia Alexander, Heidi Alexander, Tracy Allison, Rosemarie Altberg, Nikki Ames & Gene Nery, William & Valerie Anders, Kim Skarda Anderson, Bishop Craig & Lizbeth Anderson, Carol Anderson, Marilyn

Anderson, Mary Creed Anderson, Henry & Marilyn Andrews, Anonymous, Dr. Glenn & Mollie Anthony, Dick & B.J. Arnold, Loreen Arnold, Robert & Joelle Ater, Shoshana Avree, Amanda Azous

B Dr. Steven & Rita Bailey, John Bailey, Elizabeth Baker, Jeffry & Linda Baker, Michael & Rocky Baker, Nancy Bang, William & Margaret Bangs, Maurine Barnett & Sharon Collins, Wally & Claire Barrow, Lin Bauer, Christopher & Cynthia Bayley, Bridget & Scott Beavers, Jeanne Beck, Robin & Jack Becker, Barbara Bedell, Carol Bee, Helen Bee, Phoebe Bee, Eros Belliveau, William & Rita Bender, Patrick Bennett & Jenny Hovelman, Ed & Barbie Benshoof, Al Bentley, Bob Berdan, Holly Berman, Diane Berreth & David Kobrin, Nicholas Binkley, Mary Blackstone & Roger Collier, Libby Blackwell, Robert & Enid Blanc, Antoinette Botsford & Vance Stevens, Eric Brandt, Jim & Anne Bredouw, Chris & Vicki Brems, Michael Brennan, Frank & Elizabeth Bret, Catherine Brewer, Mary Carol Britt, Barbara L. Brown, Julie Brunner & Joseph Gaydos, Jonathan & Carol Buchter, Tom Burg & Carol Marcin, Gail Bulletset, Sandra Burt, Merry Bush & Paul Losleben, Laura & Wheaton Byers

C Craig Canine, Hilary Canty & Hank Date, Dan & Margaret Carper, Pamela Charlesworth & Douglas Emerick, Mathew Chasanoff, John & Vicki Clancy, Bill & Paula Clapp, Becky Clemens & Kevan Rayne, Jan Cleveland, Sarah & John Coffelt, Bruce & Marty Coffey, Jollefern Cole, Jeffri Coleman & Michael Rivkin, Sam & Cynthia Coleman, Dr. James Connell & Dr. Cristine Chandler, Skyler Cookston & Tirzah Fiorito, Betty Corbett, Michael Coughlin & Sarah Scribner-Coughlin, Bruce & Kathy Culver

D Sandy Dagnon, Madeline Danielson & Thomas Rubottom, Cheryl Hunnicutt Danskin, Carl de Boor,

Deke & Ann Dekay, Annette Deon, Jana & Ron DeVore, Julian & Alice Dewell, Kathy Dickinson, Jeffrey Dickson, Robin Di Georgio, Adia Dolan, Chris Dolan, Jim & Laura Donald, Velma & Dick Doty, Ina Drosu

E Erica Ekrem & James Ferraris, Catherine C. Ellis, Douglas & Catherine Ellis, Linda Ellsworth, Dale & Carol Ely, Carol Jo Enge, Virginia Erhardt & Judith Dorman, Marilyn Erly, Tasha Essen, Christopher W. Evans & Rusty Diggs, Lance Evans & Janet Brownell, Tom & Julia Evans

F Martha Farish & Joseph Cohen, Vincent & Gillian Fernandes, David & Irene Fisher, Gary & Susan Fisher, Peter Fisher, Ethna Flanagan, Eugene & Judith Flath, Bill & Susan Fletcher, John & Joan Fletcher, Joe Floren & Anne Hay, Cathy Florence, Agnes Forbes, Michael Forman & Maria Doyle, Jeremy & Angela Foster, Richard & Nanae Fralick, Julie & Cy Fraser, Christa Frazier, Kyle & Kim Freeman, Robin Freeman & Kurt Thorson, Michael & Elaine Fresco, Aloysia Friedmann & Jon Kimura Parker, Matilda Friedrich

G Laurie Gallo & Lisa Byers, Bob Gamble & Winnie Adams, Gloria Gamble, Audrey & George Garrels, Kate Geddes, Libi Geddes, Patricia Gehlen, Doreen George, Scott Gianola, Didier Gincig & Kathryn Kier, William Gincig, Eric & Barbara Gourley, Scott Graham, David & Deborah Grant, Bryan & Tammy Grantham, E. Ann Graves, Franklin Greer & Stephanie Solien, Jack & Lindy Groban, Pamela Gross & Charles Anderson, Stephen Guy & Gerald Reifert

H Thomas Haensly, Jan Hall, Kyle Hall & Carol Vincent-Hall, Matthew John Hamilton, Sukima Hampton, Max & Jessica Hanson, Tracy Harachi & Nathan A. Yoffa, Jens & Ellen Harboe, James Hardman, Bob & Megan Harris, Kamala & Kiko Harrison,

Sydney Hayworth & Theodora Ferraris, Dr. Dale & Jane Heisinger, Jack & Jan Helsell, Andrea Hendrick, Bob & Phyllis Henigson, Jean & Steven Henigson, Linda Henry & Pam Loew, Phoebe & Nick Hershonow, Arthur F. & Gertrude O. Hetherington, III, David & Mary Higgins, Nayika Hirschman, Anita Leigh Holladay, Beth Holmes, Dyan Holmes, Paul Holmes

**I-J** Christopher & Mindy Idleman, Gary & Brenda Ivans, Bernard Jalbert & Carole Jones, Michael Johnson, Patty Johnson, Sara Jane Johnson, Scott & Bronwen Jones, Steve Jung & Susan McBain

**K** Kim & Pamela Kaiser, Mia Kartiganer, Kirk Kaynor & Sunny Sue Farmer Kaynor, Ed & Majorie Kirschbaum, Janet Knowles & John Finlay, Fritz & Midge Kraetzer, Greg & Martha Kramer, Mike & Susan Krieger, Jens & Susan Kruse

**L** Alex Lambourne & Marina Perepletchikova, Angela Lausch & Paul Christianson, Zackarya Leck, Richard & Kate Lee, Geoffrey Lemon & Liz Clark, Harold Lentzner & Elsie Pamuk, Carl & Marianne Lewis, Bev & Larry Leyman, James Libby, Jr, Laurencia & Robert Liebmann, Cheryl & Richard Little, Jr., Bob & Pat Littlewood, Dixon Long, Kevin & Nancy Loomis, Beth Lorenzen, Jan & Frank Loudin, Jeffrey & Laura Ludwig, Robert Lundeen, Herlwyn & Barbara Lutz

**M** River Malcolm & Chris Downing, Elizabeth Marcum, Deborah Martyn, Gil & Mary Masters, Robert & Janis Mattox, Robert & Nancy Maynard, Frank & Paige McCormick, Mary McCulloch, Rinda McGarry, Cynthia McGrady, Marilyn McGuire, Chanda McKeaver, Jim McKeon, Mark & Irene McKinley, Morgan Leaf Meadows, James & Joan Mehl, Stewart & Barbara Mehlman, Laurie Michael, Frank Michels, Lou & Mary Lou Middleton, Margaret Mills, Edward Miner & Sumaya Newland Miner, Jami Mitchell &

Fabrice Van Putten, Samuel Mitchell & Sam Whiting, Peter Moe, Stan & Jo Ellen Moldoff, Patricia & Vincent Monaco, Indira Monk, Annie Moss Moore, Crystal Mossman, John Mottl, Gerry Munoff & Eleanore Stewart, Don & Teri Murray, Grace Muse, Ron & Jo Myers

**N-O** Mary Nash, Ruth O. Newman, Mandy Nigretto, Theresa Nigretto, Armando Nunes & Denise Babcock Thomasin, Coleen O'Brien, Denise O'Toole, Kevin O'Connor, Gabriel & Jeanne Olmsted, Suzanne & John Olson, Dorothy & Phill Osborn

**P-Q** Donald Padelford & Sue Livingston, Luann Pamatian, Dave & Katie Parish, Issa Parker, Marilyn Parman, Amber & Justin Paulsen, Douglas & Joyce Pearson, Joan Pedrick, Anne Pekuri, Tonya Perdue, Ellen Peterson & Lucas Limbach, Dave & Bev Polis, Jennifer & Sebastian Posada, Lovel & Boyd Pratt, Robert Pregulman & Randall Hale, Perry & Mary Pugh

**R** Renee Racik, Leslie Rae, Bill & Christy Rakow, Miranda Randolph, Scott & Katherine Renschler, Winifred Rhodes, Philip Rife, Chase & Mary Riveland, Elizabeth Roberts, Molly Roberts, Stacy Rae Romillah, Ron & Judith Romines, Alan Roochvarg & Lynn Weber/Roochvarg, Tina Rose, Barbara Rosenkotter & Arthur Tyson, Vala Ross

**S** Kenneth Salt & Keston Blaustein, Veronica San Martin, Leonie Sandercock & John Friedmann, Polly Sanford, David & Maxine Sarver, Roland Sauer & Madie Murray, David & Joan Schermerhorn, Douglas & Judith Schliebus, Anne Marie Schultz, Robert & Mary Jane Schwarz, Kim Bonner Secunda, Kathryn Sellers, Robb Shaepe & Kerissa Thorson, Deanna L. Shaide, Gretchen Samara Shaw, Stephanie Shaw, Myla Sherburne, May Shiozawa, Diane Skaar, Penny Sharp Sky, Xiowen Sky,

Mary Ann Slabaugh, David & Kaaren Slawson, Allen Harvey & Roberta Ford Smith, Heather Smith, Sara & Allen Smith, David Sofaer, Larry Soll & Nancy Maron, Jean Spalti, Deborah Sparks, Annie Sparks-Dempster, Judith & Robert Spring, Carla Stanley, Stu & Patsy Stephens, Babette Stewart, Susan Stoltz & David Kau, Lee Sturdivant, Kandis & Bob Susol, Joe Symons

**T-V** Clyde & Barbara Teague, Anna Tejada, Sandy Thompson, Lisl Thomsen, Matt & Sharon Toma, Paula Towne, Tricia & Steve Trainer, William & Dorothy Trogdon, Rosalyn Truett, Monique Turner, Ian & Kari Van Gelder, Bert & Becky Vinson, John & Sherry Vinson, Robert & Carolyn Volk

**W** Ruth Walter, Bonnie & Don Ward, Marsha & Bob Waunch, Phil Weatherspoon, Kathryn Wehle & Theresa Haynie, Branston Weyer, Charles Whitehead & Karen Plunkett, Judy & Scott Whiting, Marjorie Whiting, Fred Whitridge, Andy Wickstrand & Jodi Broughton, Janice & Alan Wiemeyer, Bari & Andrew Willard, David & Anna Williams, Ravin Williams, Arthur & Judy Winer, Bruce & Lee Wiscomb, H.S. Wright III & Kate Janeway, Bill Wulff

**X-Z** Dr. & Mrs. Edgar Zimmerman, Ting Zimmerman, Susan Zox, James & Helen Zukin



**OPAL Community Land Trust**

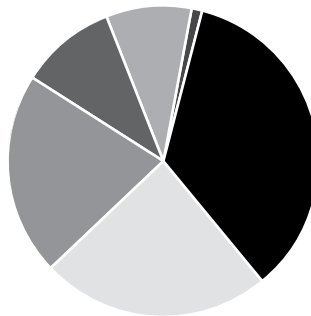
**2011 ABBREVIATED CONSOLIDATED\* STATEMENT OF ACTIVITIES**  
with comparison to 2010

<b>Revenues</b>	<u>2011</u>	<u>2010</u>	<b>Functional Expenditures</b>	<u>2011</u>	<u>2010</u>
Lease & Application Fees	\$173,515	\$150,656	Housing Development	\$413,017	\$2,730,360
Rents & Rental Fees	\$154,416	\$71,486	Leasehold Stewardship	\$128,160	\$120,518
Memberships, Contributions & Fundraising	\$642,434	\$484,174	Rental Stewardship	\$177,138	\$95,980
House Sales, Fees & Consulting	\$399,689	\$2,764,130	Housing Assist. & Edu.	\$21,098	\$18,661
Grants	\$377,645	\$119,870	Fundraising	\$67,492	\$77,179
Interest, Fund Appreciation & Investments	\$673	\$15,304	Administration	\$55,030	\$65,578
<b>Total Revenues</b>	<b>\$1,748,372</b>	<b>\$3,605,620</b>	<b>Total Functional Expenses</b>	<b>\$861,935</b>	<b>\$3,108,276</b>

**Increase (Decrease) in Unrestricted Net Assets**    **\$886,437**    **\$497,344**

*2011 Sources of Revenue*

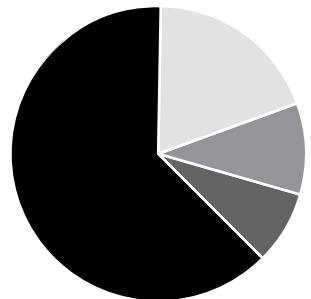
9.9% Lease & Application Fees  
8.8% Rents & Rental Fees  
21.6% Grants



0.1% Interest, Fund  
Appreciation &  
Investments  
36.7% Memberships,  
Contributions &  
Fundraising  
22.9% House Sales, Fees  
& Consulting

*2011 Functional Expenditures*

63.4% Housing Development  
& Education



18.7% Stewardship  
9.9% Fundraising  
8.0% Administration

**2011 ABBREVIATED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
with comparison to 2010

<b>Assets</b>	<u>2011</u>	<u>2010</u>	<b>Liabilities</b>	<u>2011</u>	<u>2010</u>
Current Assets	\$897,001	\$720,420	Current Liabilities	\$534,227	\$632,421
Long-Term Assets			Long-Term Liabilities	\$2,434,692	\$1,636,944
Land	\$3,381,958	\$2,857,708	<b>Net Assets:</b>		
Improvements	\$7,165,847	\$6,307,882	Unrestricted	\$283,548	\$102,056
Notes Receivable – Long-Term	\$709,281	\$643,271	Board Designated	\$8,534,718	\$7,836,523
Pledges Receivable – Not Current	\$0	\$38,816	Temporarily Restricted	\$302,260	\$298,034
<b>Total Assets:</b>	<b>\$12,154,087</b>	<b>\$10,568,097</b>	Permanently Restricted	\$64,642	\$62,119
			<b>Total Liabilities &amp; Net Assets</b>	<b>\$12,154,087</b>	<b>\$10,568,097</b>

\* These financial statements are consolidated to include Lavender Hollow, LLC, of which OPAL is the sole member.  
The full financial audit prepared by Sanders and Sanders CPAs, PSC, is on file at the OPAL office.

## LONG-RANGE PLANNING IN SHORT-RANGE TIMES

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In long-range or strategic planning the one certainty is that you will be wrong about specifics. The world is too complex to plan for everything. Yet by thinking strategically we learn to be aware of trends and events that will shape our day-to-day decisions.

For example, few predicted the financial collapse of 2008 and even fewer listened. We fully expected that the Great Recession would hinder OPAL's ability to deliver on its mission – throwing us off the course of the Long-Range Plan developed just four years ago. As it happens, however, this unexpected change in our economy has not shaken the four broad conclusions reached by OPAL's trustees in that Plan:

1. *The need for affordable housing on Orcas is great and getting greater.* Even our most conservative estimates of needs by 2020 exceeded any reasonable predictions of what OPAL could deliver.
2. *OPAL needs to extend its focus both up and down the income scale.* Our “sweet spot” has been households earning between 50% and 80% of median income in our county, because that was where state and federal subsidies are found. But the need on Orcas extends further, in both directions.
3. *OPAL needs to concentrate more on stewardship.* OPAL has an ongoing duty to be a responsible and compassionate steward of its property and communities. As we grow, that duty grows.
4. *OPAL must explore new financial sources and business models.* Each house in Wild Rose Meadow has about \$150,000 of subsidy in it, half from state and federal programs, half from local donations. Government sources are drying up, and even our generous supporters will be hard-pressed to fill the gap. New sources (such as legacy gifts) and models (such as “living legacy” donations of houses) must be developed.

OPAL did not try to come up with a single roadmap to 2020, but instead produced three scenarios for the future – a baseline scenario, a target scenario, and an optimistic scenario – that mapped different growth and staffing plans. It is still early (we are looking toward 2020, after all), but today we are somewhere between our baseline and target scenarios. Here's how we see our status relative to the four conclusions above:

1. *The need for affordable housing on Orcas is great and getting greater.* The average price of the 20 least expensive single-family homes on Orcas has declined 31% since 2007 (to \$225,000), yet the average household can still only afford a mortgage of about \$170,000.
2. *OPAL needs to extend its focus both up and down the income scale.* The four houses donated to OPAL in 2011 could be purchased by households earning higher than 80% of median income, and OPAL's purchase of the Lavender Hollow apartments provides options for households with incomes as low as 30% of the median.
3. *OPAL needs to concentrate more on stewardship.* OPAL staff members have supported neighborhood leaders, provided training on a variety of topics, and coached individual homeowners about personal finance. These activities strengthen OPAL neighborhoods and help homeowners engage more fully in the island's civic life.
4. *OPAL must explore new financial sources and business models.* Individuals have supported OPAL by donating land and houses, enabling OPAL to increase the number of permanently affordable homes on the island without constructing new buildings. OPAL's newest funding from the state may enable OPAL to help existing homeowners keep their homes. These examples point to the flexibility of the community land trust model.

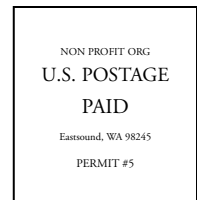
Allen Smith  
Board President



physical location: 286 Enchanted Forest Rd.

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#### STAFF

*Full-time:* Lisa Byers, Executive Director  
*Part-time:* Jeanne Beck, Project Manager  
Julie Brunner, Housing Manager  
Beth Holmes, Office Manager  
Lety Hopper, Housing Services Coordinator  
Judy Whiting, Publications and Outreach

#### IN THIS ISSUE

Writing: Helen Bee, Vicki Brems, Lisa Byers,  
Susan McBain, Allen Smith  
Editing: Carol Bee, Beth Holmes, Susan McBain  
Layout and Images: Lisa Byers, Suzanne Olson,  
Joyce Stone, Judy Whiting  
Design: Tina Rose

#### SAVE THE DATES:

OPAL Annual Meeting – Wednesday, March 28, 5 p.m. at the Orcas Senior Center. Don't miss the mac and cheese cookoff.

OPAL Annual Gala and Benefit Dinner – the evening of Saturday, September 22 at Orcas Center

## Create Your Own Orcas Legacy Statement

Have you thought about the legacy you would like to leave the Orcas community? We invite you to consider making a gift that will last long beyond your lifetime: a legacy gift to OPAL.



OPAL will own its land forever, and with that ownership comes a lasting stewardship responsibility – for the land and for the people who own or rent the buildings on that land. We provide technical advice for residents as well as administrative support for the neighborhood associations. OPAL facilitates the resale, purchase and financing of homes; advocates for policies and practices that ensure these homes remain permanently affordable; and manages rental properties.

To be responsible stewards, OPAL's board of trustees has established two funds: a **Stewardship Endowment** to support OPAL's operations and management of the properties we own, and a **Development Seed Fund** to enable OPAL to move quickly when opportunities to acquire or develop houses and land become available.

Please consider a gift that will continue benefiting the Orcas community for generations to come. Call the office at (360) 376-3191 or email [opalclt@opalclt.org](mailto:opalclt@opalclt.org) to begin a discussion.