

OPAL'S FIRST 25 YEARS

By Allen Smith, president of the board of trustees



Anniversaries are a time to celebrate. That OPAL has survived and even prospered for 25 years in a tumultuous economy and in a sometimes indifferent, often toxic, political environment is a tribute to its residents, its staff, and its supporters. And, a cause to celebrate.

Anniversaries are also a time to reflect. Just what is OPAL, and what does it mean to the community? Is it simply another charity, providing a channel for compassionate islanders to help other islanders who would otherwise struggle to afford life on Orcas? Or, is it something else?



Allen Smith

I think the answer is, "Both." OPAL is a philanthropic organization that accepts donations and uses them to do good in the community. But it is also an integral component of that community, helping to make Orcas what it is today. OPAL provides an important counterbalance to the distressing demographics of an island that has become a retirement destination for the affluent. The median age on Orcas Island today is 55.3; the median age of OPAL residents is 31. Research and our experience have shown that a healthy community is a diverse community. By creating housing that's affordable to the island's young working families, OPAL contributes directly and importantly to maintaining our island's diversity.

There is another way in which OPAL is central to the island's economy and culture: It provides affordable housing to those who make everyone's life here possible and piquant. Without OPAL, who would check our groceries? Who would build and maintain our houses? Who would provide our healthcare? We live on an island; our infrastructure workers, artists and artisans cannot move "further out" to find affordable housing. They must find that housing here or abandon Orcas altogether.

Given all this, I confess that I sometimes wonder why everyone doesn't support OPAL, as it is so obviously in everyone's interest. A wise islander once said to me, "OPAL donations are the price I pay for living in paradise."

Happy anniversary, OPAL.



MORE RECYCLED HOMES AND WEATHERING THE RECESSION

By Lisa Byers, executive director

OPAL's activities in 2013 were shaped by the hard times faced by many islanders due to lingering effects from the recession, and by our persistent efforts to steadily add affordable housing stock for the growing need on the island.

While signs of recovery from the recession were starting to appear in Seattle, the island lagged behind and many individuals reached a crisis point in their effort to remain economically viable. **Julie Brunner**, OPAL's housing manager, provided housing financial counseling services to a record 42 existing homeowners (OPAL homeowners as well as homeowners in the traditional market), and she provided homebuyer education to another record-setting 85 clients.



Lisa Byers

The processing time for mortgage loans increased from an average of three months to an average of five months, as bank underwriting standards tightened. In addition, the federal government shutdown in the fall delayed purchases by two homebuyers who sought a mortgage from USDA.

In February 2013, an island family – not in an OPAL house – lost their home to fire. The community rallied to lend support. OPAL provided temporary housing. We removed from the for-sale market one of the recently moved and renovated houses in Oberon Meadow and rented it to this family for nine months.

As part of OPAL's ongoing stewardship responsibilities, OPAL's staff facilitated the resale of two existing homes. Staff members also provided support to neighborhoods on a range of topics. The most significant neighborhood initiative occurred in Bonnie Brae where the neighborhood obtained funding from the San Juan Islands Conservation District to match their volunteer efforts for forestry management and installing a rain garden.

OPAL's development mission continued. Thanks to donations from individuals and a grant from the Washington State Housing Trust Fund, OPAL purchased four lots between Seaview Street and Mountain View Street in Eastsound. Each of these lots will receive a recycled house.

In 2013, OPAL moved three houses: one from the base of Buck Mountain to a lot on Mountain View Street, one from Main Street to a lot in Oberon Meadow, and one from Belfair, Washington – the first house from off island – to a lot on Seaview Street. We completed the renovation of two of the houses and commenced renovation on the third.

In total, we welcomed four new homeowners: **Raul and Flor Orantes, Kristen Gustafson, Kurt Hunt, and Greg Ripley and Grace McCune.**

BOB HENIGSON



Bob Henigson

We lost a good friend this year.

Bob, more than most of us, had a clear vision of the healthy community that he wanted Orcas to be and become. A place where the natural environment was preserved and protected; a place where young families could live in affordable homes; a place where children could receive a quality education, from preschool through high school; and a place of vibrant arts and culture. He devoted his time, talent and resources to making this vision real.

Bob was a generous supporter of OPAL from the beginning of his time on Orcas. He was one of those who “got it” – understood that his donations were not just a gift to help other islanders, but also an investment in his, and our, community. He was generous not only with his money, but also with his wisdom. He helped guide us through many difficult decisions.

Most of all, he was a friend. And we will miss our friend.

THANK YOU OPAL SUPPORTERS AND VOLUNTEERS 2013

Thank you for helping to make our work possible. The following government agencies, foundations, organizations, businesses and individuals supported OPAL Community Land Trust in 2013. If we have inadvertently omitted you, we apologize; please let us know.

GOVERNMENT AND FOUNDATIONS

Anonymous, Coalition for Charitable Choice, Enterprise Community Partners, Fidelity Charitable, Morningside Foundation, Opportunity Council, Orcas Island Community Foundation (OICF), Orcas Island Library, San Juan County, San Juan County Council, San Juan Islands Conservation District, Seattle Foundation, The Greer/Solien Fund, Washington State Housing Trust Fund, WWW Foundation

BUSINESSES AND ORGANIZATIONS

Anonymous, CenturyLink, Children's House/Orcas Family Resource Center, Domestic Violence/Sexual Assault Services, Emmanuel Parish of Orcas Island, Friends of the San Juans, Home Trust of Skagit County, Islanders Bank, Kulshan Community Land Trust, Nickel Bros. House Moving USA, OISD - Readiness to Learn and OIPP, Orcas Auto Tech, Inc, Orcas Excavators, Inc, Orcas Island Chamber of Commerce, Orcas Island Historical Museum, Orcas Island Kiwanis Club, San Juan Insurance Center, San Juan Preservation Trust, St. Agnes Guild, St. Francis Parish Orcas Island, Terra Firma, NW LLC, The Funhouse Commons, Washington Federal Savings, Windermere Real Estate-Orcas

INDIVIDUALS

A Bryan Abell and Lynn Spohn, Richard Steinhardt and Janet Alderton, Rosemarie and John Altberg, Nikki Ames and Gene Nery, Marilyn Anderson, Creed Anderson,

Dr. Glenn and Mollie Anthony, Alva and Armando Arguello, Daniel and Moriah Armstrong, Amanda Azous

B Dr. Steven and Rita Bailey, Michael and Rocky Baker, William and Margaret Bangs, Wally and Josie Barrow, Ezra Basom, Lin Bauer, Christopher and Cynthia Bayley, Susan and Roy Beaton, Jeanne Beck and Chuck Silva, Robin and Jack Becker, Barbara Bedell, Carol Bee, Helen Bee, Phoebe Bee, Edward and Barbara Benshoof, Nicholas Binkley, Mary Blackstone and Roger Collier, Robert and Enid Blanc, Karen and Gil Blinn, Antoinette Botsford and Vance Stevens, Jim and Anne Bredouw, Chris and Vicki Brems, Michael and Marie Brennan, Frank and Elizabeth Bret, Barbara Brown, Julie Brunner and Joseph Gaydos, William Buchan, Bruce and Sally Buchanan, Jonathan and Carol Buchter, Laura and Wheaton Byers, Laurie Gallo and Lisa Byers

C Craig Canine and Myla Sherburne, Hilary Canty and Hank Date, John and Pamela Carr, Pamela Charlesworth and Douglas Emerick, John and Vicki Clancy, Bill and Paula Clapp, Bruce and Marty Coffey, Martha Farish and Joseph Cohen, Jollefern Cole, Sam and Cynthia Coleman, Irmgard Conley, Dr. James Connell, Raul Orantes and Flor Cortez De Orantes, Sarah Scribner-Coughlin and Michael Coughlin, Bruce and Kathy Culver

D Barbie Dailey, Carl de Boor, Elisabeth de Boor, Ron and Jana DeVore, Alice and Julian Dewell, Pamela K. Diamond





and Matthew Sommer, Kathy Dickinson
McDowell, River Malcolm and Chris Downing

E Jen Edington and Mark Seiler, Barbara
Ellenwood, Douglas and Catherine Ellis, Dale and
Carol Ely, Cy Emond, Carol Jo Enge

F Gary and Susan Fisher, David and Irene Fisher, Peter Fisher,
Eugene and Judith Flath, John and Joan Fletcher, Joe Floren
and Anne Hay, Agnes Forbes, Maria Doyle and Michael
Forman, Jeremy and Angela Foster, Christa Frazier, Kyle and
Kim Freeman, Leonie Sandercock and John Friedmann

G Gloria Gamble, Bob Gamble and Winnie Adams, Audrey
and George Garrels, Patricia Gehlen, DD Glaze, Joe and Elaine
Goodrich, Julie and John Gottman, Scott Graham, David and
Deborah Grant, Ann Graves, Franklin Greer and Stephanie
Solien, Stephen Guy

H Max and Jessica Hanson, Jens and Ellen Harboe, Jocelyne
and Tyler Harding, Dr. Dale and Jane Heisinger, Jack and Jan
Helsell, Andrea Hendrick, Jean and Steven Henigson, Bob
and Phyllis Henigson, Linda Henry and Pam Loew, Phoebe
and Nick Hershenow, Arthur and Gertrude Hetherington,
David and Mary Higgins, Beth and Paul Holmes, Kurt Hunt

I-J Patty Johnson, Sara Jane Johnson, Scott and Bronwen
Jones

K Kim and Pamela Kaiser, Kirk Kaynor and Sunny Sue Farmer
Kaynor, Edward and Majorie Kirschbaum, Diane Berreth and
David Kobrin

L Angela Lausch and Paul Christianson, Richard and Kate
Lee, Liz Clark and Geoffrey Lemon, Bev and Larry Leyman,
Laurencia and Robert Liebmann, Cheryl and Richard Little,
Jr., Bob and Pat Littlewood, Kevin and Nancy Loomis, Beth
Lorenzen, Merry Bush and Paul Losleben, Jan and Frank
Loudin, Elizabeth and John Louton, Jean Lyle

M Deborah Martyn, Joe and Meg Massey, Gil and Mary
Masters, Robert Maynard, Steven Jung and Susan McBain,
Mary McCulloch, Gordon and Sylvia McKenney, James and
Joan Mehl, Stewart and Barbara Mehlman, John Mark Miller,
Margaret Mills, Edward Miner and Sumaya Newland Miner,
Jami Mitchell and Fabrice Van Putten, Stan and Jo Ellen
Moldoff, Patricia and Vincent Monaco, Leslie and
Thomas Murdock

N-O Ruth Newman, Coleen O'Brien, Irene O'Neill, Michael
Harnett and Maura O'Neill, Suzanne and John Olson

P-Q Donald Padelford and Sue Livingston, Amber and Justin
Paulsen, Douglas and Joyce Pearson, Joan Pedrick, Dave and
Bev Polis, Robert Pregulman and Randall Hale, Jeff and
Mary Quinn

R Bill and Christy Rakow, Timothy Higgins and Nancy
Reichley, Scott and Katherine Renschler, Winifred Rhodes,
Gregory Ripley and Grace McCune, Chase and Mary Riveland,
Elizabeth Roberts, David Roberts, Molly Roberts, Ron and
Judith Romines, Alan Roochvarg and Lynn Weber/Roochvarg

S Larry and Linda Sacks, David and Maxine Sarver, Roland
Sauer and Madie Murray, Lynn and Mark Schanfein, Robert
and Mary Jane Schwarz, Maureen Searing, Penny Sharp Sky,
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Smith, David Sofaer, Larry Soll and Nancy Maron, Stu and
Patsy Stephens, Susan and Charles Stewart, Susan Stoltz and
David Kau, Farouk Seif and Michele Streich, John and Alix
Sullivan, Kandis and Bob Susol

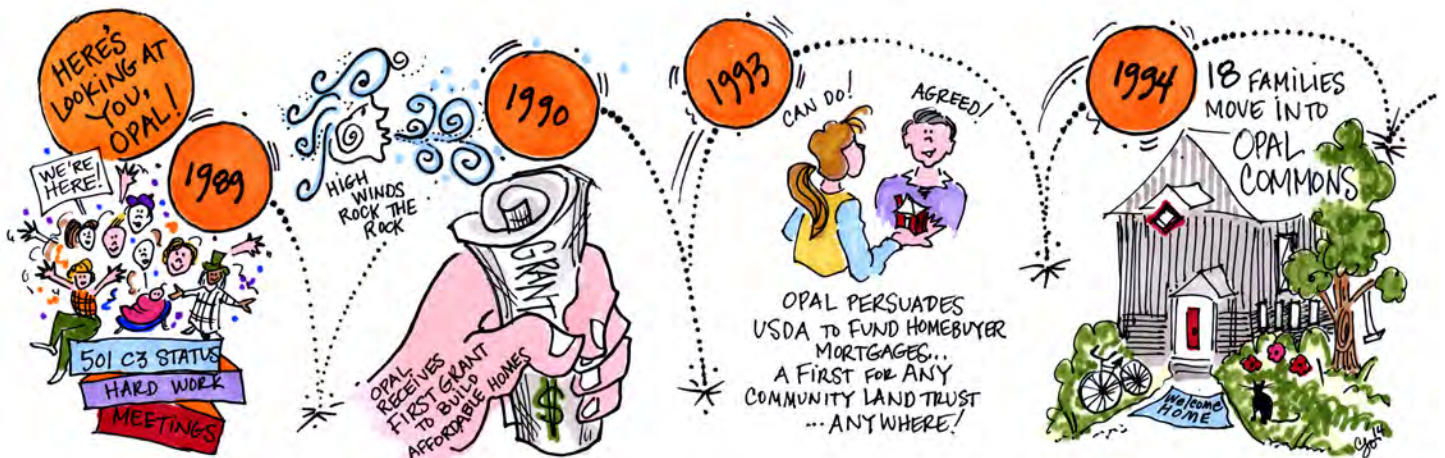
T-V Anna Tejada, Tina Torri and Kevin Ranker, Kim Toskey,
Tricia and Stevens Trainer, William and Dorothy Trogdon,
Monique Turner, Ian and Kari Van Gelder, Robert and
Carolyn Volk

W-Z Bonnie and Don Ward, Phil Weatherspoon, Jonathan
White and Donna Laslo, Fred Whitridge, Janice and Alan
Wiemeyer, David and Anna Williams, Arthur and Judy Winer,
Dr. and Mrs. Edgar Zimmerman, Susan Zox and Rick Smith

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OPAL Community Land Trust

2013 Abbreviated Consolidated Statement of Activities with comparison to 2012

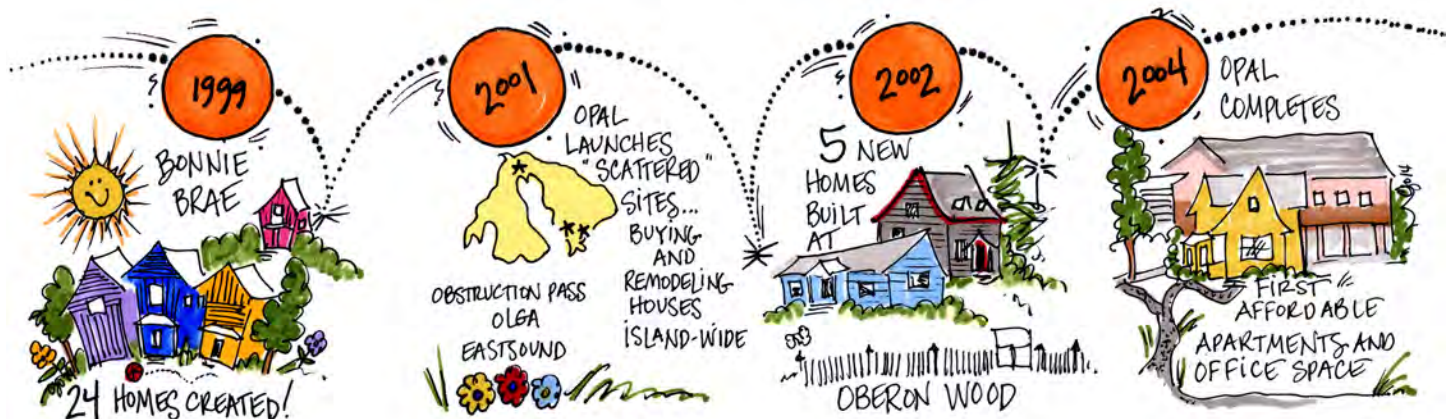
Revenues:	<u>2013</u>	<u>2012</u>	Functional Expenditures:	<u>2013</u>	<u>2012</u>
Lease & Application Fees	\$141,570	\$129,505	Housing Development	\$383,602	\$228,320
Rents & Rental Fees	\$248,127	\$234,731	Leasehold Stewardship	\$118,230	\$69,647
Memberships, Contributions & Fundraising	\$351,906	\$384,457	Rental Stewardship	\$311,163	\$274,199
House Sales, Fees & Consulting	\$376,130	\$172,333	Housing Assistance & Education	\$8,565	\$12,008
Grants	\$291,180	\$1,163,848	Fundraising	\$64,902	\$87,187
Interest, Fund Appreciation & Investments	\$41,653	\$32,304	Administration	\$75,547	\$54,399
Total Revenues:	<u><u>\$1,450,566</u></u>	<u><u>\$2,117,178</u></u>	Total Functional Expenses:	<u><u>\$962,009</u></u>	<u><u>\$725,760</u></u>
Increase (Decrease) in Unrestricted Net Assets:	<u><u>\$488,557</u></u>	<u><u>\$1,391,418</u></u>			

A full audited statement is available upon request.

2013 Abbreviated Consolidated Statement of Financial Position with comparison to 2012

Assets:	<u>2013</u>	<u>2012</u>	Liabilities:	<u>2013</u>	<u>2012</u>
Current Assets	\$1,204,765	\$1,170,071	Current Liabilities	\$405,293	\$534,301
Long-Term Assets:			Long-Term Liabilities	\$2,380,305	\$2,507,710
Land	\$3,667,002	\$3,514,958	Net Assets:		
Improvements	\$8,149,839	\$8,121,948	Unrestricted	\$464,407	\$479,654
Notes Receivable—Long-Term	\$383,324	\$386,868	Board Designated	\$9,848,638	\$9,347,567
Restricted Cash	\$96,814	\$75,755	Temporarily Restricted	\$333,099	\$333,099
Total Assets:	<u><u>\$13,501,744</u></u>	<u><u>\$13,269,600</u></u>	Permanently Restricted	\$70,002	\$67,269
			Total Liabilities & Net Assets:	<u><u>\$13,501,744</u></u>	<u><u>\$13,269,600</u></u>

A full audited statement is available upon request.



OPAL by the Numbers



OPAL was officially recognized as a 501(c)(3) corporation in 1989.

In our first 25 years, OPAL has

- ▶ housed **406** island moms, dads, kids, singles, seniors and disabled;
- ▶ created **100** permanently affordable houses and **29** apartments;
- ▶ stewarded **50+** acres of land; and
- ▶ added **\$8.11 million** in grant funding to the island economy, providing jobs and supporting local businesses.

62 islanders have served on OPAL's board of trustees, some multiple terms, over the last 25 years.

337 islanders currently live in OPAL houses and apartments. Ages range from 6 months to 94 years. Length of residency on Orcas (for the adults): 3 to 44 years.

57 families are the original homeowners. **48** OPAL homeowners have sold their houses over the last 25 years, extending OPAL's *permanent affordability* to other qualified families.

