

OPAL Community Land Trust

P.O. Box 1133, Eastsound, WA 98245 360-376-3191

Current Housing Possibilities: 2007 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: Neighborhoods—Bonnie Brae, Opal Commons, Oberon Wood, and Lahari Ridge

These four neighborhoods, created over the last 13 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 5: Mount Baker Road

OPAL purchased property on Mt. Baker Road in Eastsound to develop 34 homes. We are in the early stages of project development with site work to begin in summer of 2007. Phase 1 consisting of 10 homes should be completed and ready for occupation early in 2008, with Phase 2 finished by the end of 2008.

OPTION 6: Owl Lane

In January 2007, OPAL purchased land in Orcas Village with the intent to build 9-12 homes at a future date.

If you are interested in pursuing housing through OPAL Community Land Trust, the best path is to begin the application process and secure a spot on the waiting list. Our Housing Manager will be happy to meet with you, explain the application process, assist you with filling out the forms, and advise you of the next steps to take. The Housing Manager can be reached by calling 376-3191 to make an appointment.