



ANNUAL SCDC REPORT 2014

Sitka Community Development Corporation

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EXECUTIVE SUMMARY

Sitka Community Development Corporation (SCDC) has been through many changes since its founding in 2006 but the mission has been pretty much the same: *to provide opportunities for low- and moderate-income people*



Mim McConnell
Executive Director

in the City and Borough of Sitka and Southeast Alaska to secure housing that is decent and affordable and controlled by the residents on a long-term basis. This year the organization has made a tremendous leap forward in accomplishing its mission and goals by creating the Community Land Trust (CLT) program and acquiring its first piece of property on which to build a home.



The Community Land Trust Steering Committee had 18 meetings in 11 months. Hard at work, l to r: Randy Hughey, Maegan Bosak, Michael LaGuire, and Michael Brown. Missing from photo: Cleo Brylinsky, James Poulson, and Mim McConnell.

time they worked with the consultant, Michael Brown of Burlington Associates in Community Development, with funding from

The CLT Steering Committee had 18 meetings in 11 months during which



CLT program adoption May 20, 2014. l to r: Melissa Marconi-Wentzel, Maegan Bosak, Randy Hughey, Mim McConnell, James Poulson, Joshua Houston, Cleo Brylinsky, Erin Matthes, Don Jones.

the Rasmuson Foundation and the National Community Land Trust Network. By the spring of 2014, the SCDC board of directors had approved the program and the City and Borough of Sitka Assembly had sold the organization their first lot (for \$1) for a permanently affordable home for a small family.

Early 2015 will bring the construction of a three bedroom, 1330 ft² home at 125 Lillian Drive and a new Sitka home owner. SCDC is also pursuing plans to design a cottage neighborhood at the old city shops property on Halibut Point Road.

MISSION ACCOMPLISHMENTS

Created Community Land Trust (CLT) In May of 2014, the SCDC established a CLT for the purpose of creating affordable homeownership opportunities in Sitka. This work was accomplished through a Tier 1 grant from the Rasmuson Foundation and a grant from the National Community Land Trust Network (NCLTN). The grant funding was used to hire Burlington Associates in Community Development, a national leader in CLT development, to guide us through this formidable technical and

The Community Land Trust model is a simple and elegant way to reduce the cost of houses by roughly one third and provide perpetually affordable homes. A CLT acquires land and builds small, energy efficient homes. The deed of the home is separated from the deed of the land and the owners purchase only the house. The land is used for a very small monthly fee. In purchasing the home, the owners sign an agreement which, among other things, limits their profit taking upon the sale of the house to roughly 25% of the appreciated value. This limitation keeps the home perpetually affordable while allowing the owners to gain enough equity to enter the open housing market in their next home. The initial price of the house is reduced by roughly one third and the resale price stays low over time.

legal process. We will break ground on our first CLT home in the next few months on a lot given to us by the City and Borough of Sitka. We plan to have our first homeowner in their home on CLT land in the spring of 2015.

Acquired 125 Lillian Dr After creating the CLT, the SCDC Board requested approval of the City and Borough of Sitka Assembly to donate a small city lot for the first CLT home. The selected lot had been set aside as a playground in a subdivision but had never been developed. The Assembly decided to sell the lot for \$1. The lot is now owned by SCDC and awaits home construction.



Architect's rendering of the CLT home.



125 Lillian Drive

ORGANIZATIONAL ACCOMPLISHMENTS

SCDC as an organization has continued to evolve. The Strategic Goals and Operating Plan document is updated every 6 months to keep up with the changes. This activity helps to keep the board of directors and the executive director on task as well as looking toward the future.

Paid Executive Director We paid our executive director a salary for 11.5 months of 2014.

Executive Director and Board member attended annual National Community Land Trust Network Conference in 4/2014 Randy Hughey, Board President, and Mim McConnell, Executive Director, attended the NCLTN Annual Conference in Cleveland, Ohio. These conferences offer opportunities to learn more about CLT operations and make connections with CLT communities around the country.

New board members SCDC started 2014 in need of new board members. During the year 3 more Sitkans volunteered their time to serve on the Board of Directors.

Closed Reuse Center The Sitka Building Reuse Center opened in 2011 and was closed April 2014. Board Member Greg Reynolds was the founder and manager. The Center helped build a base of support for the Community Land Trust model along with providing a source of affordable building materials, encouraging recycling and decreasing waste. The Center brought in almost \$9,000 during its operation.

Playhouse Raffle The board of directors decided to hold a raffle fundraiser to not only bring in some cash but to raise the awareness of the CLT program. See our *Thank You* on page 4. Over \$1,300 was raised.

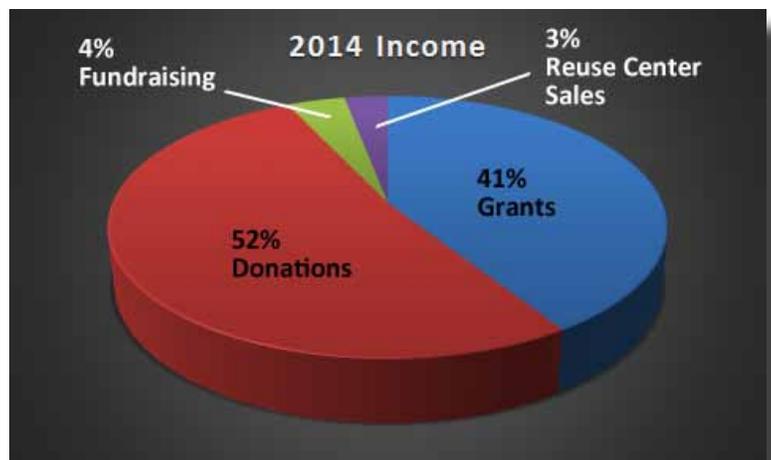
Set up PayPal Accounts A PayPal account was created to facilitate the acceptance of donations and payments. A card reader will be used at events. Donors can click on the PayPal link at sitkaaffordablehousing.org to give to SCDC. Scan the QR code on the right to go to the website.



SCDC
website

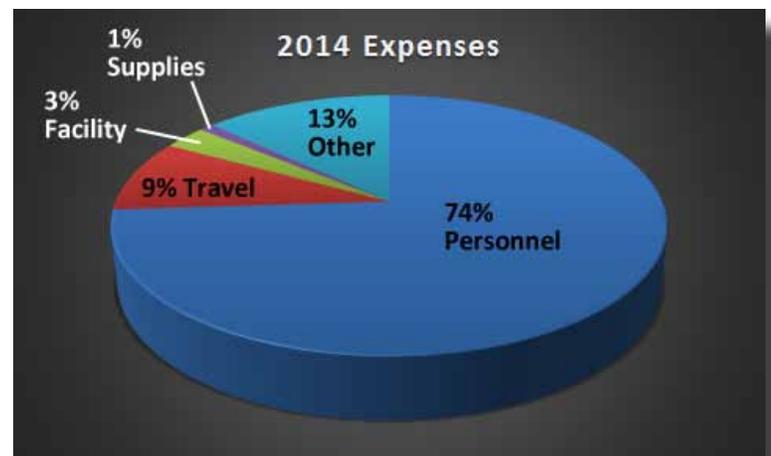
FINANCIALS

Income SCDC received cash donations of over \$38,000 in 2013-14. This number took a big jump in 2014 when the City and Borough of Sitka Assembly voted to sell SCDC the 125 Lillian Drive lot for \$1. The value of that donation is \$78,100. These donations have been essential for keeping the bills paid and for advancing the goal of housing a family in the first CLT home in the spring of 2015. The pie chart includes only cash donations; it does not reflect the value of the land or donations of time or materials but the list of donors does.



Grants	\$15,167
Donations	\$19,142
Fundraising	\$1,330
Reuse Center Sales	<u>\$1,168</u>
	\$36,807

Expenses 2014 expenses were \$34,577. Three quarters of the expenses were for personnel costs. The category Other has two high numbers: Insurance, which includes Directors & Officers and Liability Insurance, and Legal and Professional Services.



Personnel	\$25,560.70
Travel	\$3,211.80
Facility	\$1,050.00
Supplies	\$396.93
Other	<u>\$4,357.47</u>
	\$34,576.90



William Davis, Randy Hughey, Nancy Yaw Davis, Mim McConnell stand next to the playhouse.

Fundraising Thank You The Sitka Community Development Corporation (SCDC) sold raffle tickets this fall with William E Davis and Nancy Yaw Davis (see photo at left) winning the SCDC playhouse! The playhouse was later donated to a local family who had also purchased tickets and who have a young child. The money received was used to continue the support of the Sitka CLT Program for permanently affordable housing. Thanks to everyone who purchased tickets and James Poulson and Mark Guillory for making the playhouse. Thanks also to Kathy Dumag, manager at Spenard Builders Supply - SITKA, and Judi Lehman, for materials, and Arrowhead Press for printing the tickets. Thanks to The Greater Sitka Chamber of Commerce for letting us hold this raffle using their state permit. Thanks

to KCAW for public service announcements, and to Buzz Brown for the lengthy loan of his trailer. Thanks to Sea Mart Quality Foods for letting us sell tickets there. And thanks for all the great conversations at Sea Mart, the Sitka Counseling Christmas Bazaar and the Sitka Artisans Market, and for your support for the Community Land Trust Program. 133 playhouse raffle tickets were sold.

DONORS

SCDC continues to seek support from the community and grant funders. Individual and business donations have been an important part of keeping the operations funded. Local and Alaska grants have been important for moving forward with the Community Land Trust program.



James Poulson, left, and Mark Guillory built the playhouse that was raffled to raise funds for SCDC, and to help raise awareness of the CLT program.



Randy Hughey and Mim McConnell receive a check from Roger Hames (right) of Hames Corporation.

SCDC would not have been able to accomplish so much this past year if it were not for our generous donors. Cash donations kept our one employee paid, insured the board of directors, and paid our bills. Materials helped us raise money from our raffle contest and made the CLT more visible to the community.

Please consider donating in 2015 to SCDC. We have made it even easier by acquiring a PayPal account where your monthly or annual donation can be automatic.



2013-2014 Donor List *(alphabetical order)*

-\$500

Allen Marine Tours, Inc.
Anonymous
Arrowhead Press/Daily Sitka Sentinel
Horan and Company
Judi Lehman
Ludvig's Bistro
Mark Guillory
Reber Stein
Spenard Builders Supply
William Swagel

\$500 - \$999

Bonnie Brenner
Davis Realty
Schmolck Mechanical Contractors

\$1000 - \$4999

McGraw Constructors, LLC
National Philanthropic Trust
Silver Bay Seafoods
Sitka Vision Clinic
Venneberg Insurance

\$5000 - \$9,999

Hames Corporation

\$10,000+

First Bank
City and Borough of Sitka

100% participation by the SCDC
Board of Directors

BOARD OF DIRECTORS

President - Randy Hughey
Vice President - Melissa Marconi-Wentzel
Treasurer - Greg Reynolds
Secretary - Joshua Houston
Michael LaGuire
James Poulson
Erin Matthes
Mary Beth Nelson



Children of SCDC board members helped toss candy during the Alaska Day Festival Parade. The playhouse was a part of the annual parade through downtown. From left to right: Caellum Marconi Wentzel, Ever Matthes, Kieran Marconi Wentzel



HOUSE PLANS FOR 125 LILLIAN DRIVE

