



## SITKA COMMUNITY DEVELOPMENT CORPORATION

Community-Supported, Sustainable, Affordable Home Ownership

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### **FIFTH PUBLICITY RELEASE - LAND ACQUISITION**

Land acquisition is basic to a successful CLT. The CLT can acquire land by three means. Land is either donated, purchased with grant funding, by cash purchase or by a combination of the three methods. Donors may be local governments, individuals, corporations, or foundations. Municipalities could be motivated to donate excess, unused land to keep families from leaving town, to attract professionals who might not come to Sitka or would leave due to a lack of affordable housing and to increase property tax revenues. Young families and professionals leaving a town can negatively impact school enrollment and decimate the source of labor for local businesses.

Individuals and corporations could view a donation of land as a means of tax write-offs. There are a limited number of national foundations whose focus is adequate, affordable housing and which offer substantial grants for land acquisition to eligible communities. Government agencies whose mission is to enable communities to create affordable housing include the Alaska Housing Finance Corporation (AHFC) at the state level, Housing and Urban Development (HUD) at the federal level. Both offer grants for acquisition and development of land to qualified non-profits working to increase the inventory of affordable housing.

Once available land is identified and acquired the CLT either develops housing units in partnership with an agency which has the skills and ability to plan and manage construction projects, cooperates with local contractors to build affordable homes on the site, makes available parcels to those potential qualified homeowners for building a structure with their own dollars and/or sweat equity or, if an existing structure is suitable for rehab makes it available to a potential homeowner, contractor or a cooperating agency who can complete rehab work. Arranging financing for the structure is the responsibility of the homeowner. Each parcel of land has a 99-year lease for a very nominal monthly fee (space rent) to those who meet the criteria.

***Additional Information can be found at:***

***[www.sitkaaffordablehousing.org](http://www.sitkaaffordablehousing.org) (website) or***

***Sitka Community Development Corporation on [Facebook](#) or***

***Community Land Trust Network: [www.lctnetwork.org](http://www.lctnetwork.org) (website)***

***Community Land Trust Info: [www.burlingtonassociates.com](http://www.burlingtonassociates.com)***