



Sitka Community Development Corporation

A 501(c)3 non-profit corporation for affordable housing in Sitka, AK

A Proposal by Sitka Community Development Corporation
Asking the City and Borough of Sitka for the Free Use of City Property to Conduct a
Building Materials Recycling and Sales Operation.

Sitka Community Development Corporation would like to operate a building materials recycling and sales operation at 1414 HPR, better known as the slide zone of the old city shop site. The purpose of the operation is to generate revenue in support of affordable housing in Sitka. The proposed facility would be moveable and consist of shipping containers, fencing, and a roof that could be dismantled. The operation would be staffed by volunteers with donations coming from contractors, homeowners, and local businesses. Current plans call for the facility to be open for business four hours each Saturday. SCDC believes that it is justified in asking for a rent-free agreement due to the community-wide benefits of this operation:

- affordable housing has a direct economic impact on the greater community
- low cost building materials would be available to the public
- there would be a decrease in the solid waste stream leaving Sitka

Neighborhood Input

SCDC has contacted most of the upland neighbors to 1414 HPR and presented these preliminary plans. Also surveyed were most of the homeowners across the highway. Of the eight we contacted no one registered any objection to the operations as proposed. Many who opposed the Trapline project expressed willingness to write letters of support for this proposal.

Business Input

Two businesses were surveyed, Burgess Bauder and Spenard Builders Supply. Both expressed a willingness to write letters of support for the SCDC proposal.

Estimate of In-Kind Donation

The value to SCDC of this free-rent agreement is estimated to be \$750 per month. This figure was arrived at through discussions between SCDC, City Administrator Jim Dinley, and City Assessor Randy Hughes. The lot size is roughly 52,000 square feet with an estimated 20,000 usable; it is in a slide zone where engineering of the hillside would likely have to be undertaken before construction of a permanent building. With that in mind Mr. Hughes estimated the property to have a market value of \$100,000. The city generally leases property at a yearly rate of 9% of market value. In this case \$9,000 divided by 12 equals \$750 per month.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Greg Reynolds', written over a light blue horizontal line.

Greg Reynolds, Board President
Sitka Community Development Corporation
July 20, 2011

Provide and Promote Affordable Housing in Sitka, Alaska

PO Box 6461, Sitka, AK 99835 * P/F: 907-747-2860 C: 907-738-2888 * sitkaaffordablehousing.org * key@sitkaaffordablehousing.org

SCDC Board of Directors: Greg Reynolds, President; Paul Rioux, Vice President; Joshua Houston, Secretary; Dorrie Farrell, Treasurer; Brian Massey; Michael LaGuire; Karen Martinsen; Nathaniel Bean; Angela Filler.



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Attachments

Aerial View of 1414 Halibut Point Road

Facility Concept Drawing, Front View

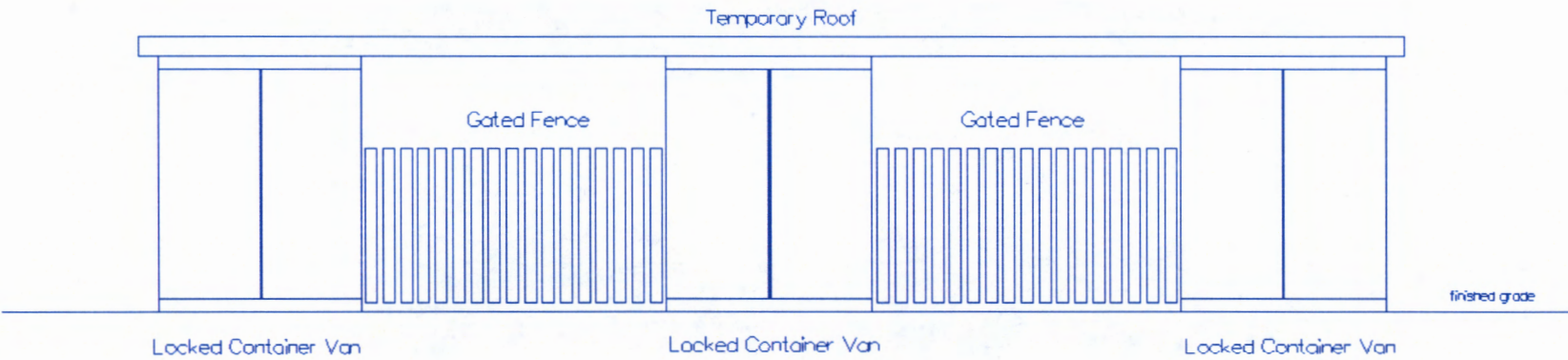
Facility Concept Drawing, Plan View

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Proposed Building Material Recycling and Sales Facility
Sitka Community Development Corporation



Proceeds from sales will help establish community-supported affordable housing in Sitka.

Concept Drawing
Sitka Community Development Corporation
Building Material Recycling and Sales Facility

