

# CITY AND BOROUGH OF SITKA

## ORDINANCE NO. 2014-17

### AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA (CBS) AUTHORIZING THE TRANSFER/SALE OF CITY AND BOROUGH OF SITKA'S POCKET LOT AS DEPICTED IN THE TURNEY BURKHART PLANNED UNIT DEVELOPMENT AND LOCATED IN THE TURNEY BURKHART SUBDIVISION TO SITKA'S COMMUNITY LAND TRUST (CLT)

1. **CLASSIFICATION.** This ordinance is not of a permanent nature and is not intended to become a part of the Sitka General Code.

2. **SEVERABILITY.** If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person or circumstances shall not be affected.

3. **PURPOSE.** The purpose of this ordinance is to facilitate the construction of an affordable home as proposed by CLT. CLT will gain ownership of the land, along with durable affordability controls over the resale of any home built on that land, ensuring that the municipal subsidized home remains available for lower-income homebuyers for generations to come. Sitka has both made a social priority on promoting homeownership for lower-income families and a fiscal priority on protecting the public's investment in affordable housing. This proposed pilot project accomplishes both.

This ordinance authorizes the land transfer/sale; and 1) makes this parcel of CBS land available for an affordable home project; and, 2) ensures this parcel remains available for lower income buyers in the future. The Municipality and the Community Land Trust are cooperating in this pilot project.


4. **ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that:

- A. The transfer/sale of a Pocket Park of the Turney Burkhart Planned Unit Development - Turney Burkhart Subdivision to Community Land Trust is hereby authorized.
- B. The Assembly finds that due to the size and original intent of the lot not being fully utilized and the ability for the CBS to maintain it that the parcel can be put to greater use than that of a pocket park. This transfer/sale will allow for a cooperative project that results in promoting homeownership for a lower-income family by placing an affordable home on the market as proposed by the grantee CLT. Therefore sale by competitive bid is found to be inappropriate.
- C. The sale price is \$1.00. This price is due to the fact that the Municipality significantly benefits through other means in this transaction.
- D. Upon payment of the purchase price the Administrator is authorized to execute the documents necessary to convey the property.
- E. The Buyer is responsible for all recording fees and associated costs.

5. **EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of its passage.

**PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of Sitka, Alaska this 10<sup>th</sup> day of June, 2014.

  
\_\_\_\_\_  
Matthew Hunter, Deputy Mayor

**ATTEST:**  
  
\_\_\_\_\_  
Colleen Ingman, MMC  
Municipal Clerk