

Sitka Community Land Trust

2025 ANNUAL REPORT



Accomplishments

There are now eleven homes owned and occupied and one more under construction in the S'us' Héeni Sháak Community Neighborhood. With just two more homes, the neighborhood will be finished. We anticipate the completion date to be in the Spring of 2027.

We have gone vertical on the six-unit apartment complex at the western end of the S'us' Héeni Sháak Community. This project is fully funded by HUD Community Project Funding, courtesy of Senator Lisa Murkowski. We expect completion by mid 2026. In the spirit of affordability, the rental rates will be kept below the current market rate.

Working Capital Construction Fund

The SCLT has secured two working capital construction grants: \$300,000 from Denali Commission and \$235,000 from Alaska Housing Finance Corporation. We will use these grants to build a home and after it sells, the proceeds will go back into the fund to be used again, and the process will repeat for the next home.

We are in the application process to receive a \$250,000, 2% loan from the Rasmuson Foundation to add to the Working Capital Construction Fund. It is our intent to raise enough money to be able to build three to four houses a year without a traditional construction loan. The grants and low-interest loan will save approximately \$20,000 in construction loan costs for every house we build.

Mission Statement

The Sitka Community Land Trust creates affordable homeownership opportunities for people of low and moderate income. To accomplish it's mission, the SCLT:

- a). acquires land and buildings*
- b). constructs homes that are healthy, durable and energy efficient*
- c). educates and counsels home buyers*
- d). stewards what it creates for current and future generations*



Northwest Community Land Trust Coalition Conference

The Sitka Community Land Trust has been selected to host the 2026 annual conference of the NWCLTC. We are honored and genuinely excited to do this work on behalf of the NWCLTC. This professional organization has provided a great deal of support to the SCLT over the years and we are very pleased to give back. We also believe that our CLT colleagues around the State of Alaska will benefit from the conference being held in the State. In addition to Alaskan community land trust staff, we expect 150 other practitioners from Hawaii, Idaho, Montana, Oregon, and Washington.



Grants Received



The Alaska Housing Finance Corp has also awarded us a \$15,000 grant which is to be used specifically to pay for staff administrative time.

The AHFC provides a great deal of money for affordable housing in the State of Alaska and we are very pleased to have achieved the AHFC designation of Community Housing Development Organization (CHDO). This status qualifies us to apply for funding from a variety of funding sources within AHFC.



Through a connection made by Rich Riggs of Silver Bay Seafoods, LLC, the SCLT has received a \$25,400 grant from AgWest Bank. The money will be used for landscaping and other surface treatments. The picture above shows a group of residents of the S'us Heeni' Shaak neighborhood who spent the day planting the shrubs along Halibut Point Road.



Staff Members

Susan Jones, Program Manager

In this role Susan finds homebuyers and prepares them for purchasing a home. She will also manage the rental units.

Amy Kramer Johnson, Grant Manager and Writer

It is her experience and technical skill set which enables us to access complex State and Federal grants.

Pat Hughes, Project Manager

It is his responsibility to ensure that buildings are built to the plans. Pat has a lifetime of construction experience.

Melissa Bunney, CFO and Bookkeeper

Though a contract employee, Melissa is a critical member of the team.

Randy Hughey, Executive Director

It is his job to steer the ship and look to the next big project.

Board of Directors

President: Zaide Allen

Vice President: Carol Voisin

Secretary: Sarah Allison

Treasurer: Laura Rogers

Bobby Pendleton

Will Peterson

Annette Evans

Cody Mosley

Board Transitions

Maureen O'Hanlan ended her 5 years of service on the SCLT board at the beginning of 2025. We are thankful for the time and creativity which she gave us. Sitka High School Principal Laura Rogers joined the board in January. We are thankful for Laura's experience in housing, budgets, and complicated decision-making.

General Fund Financials

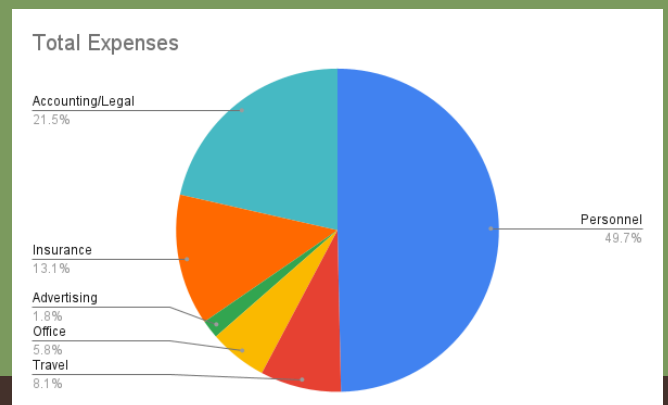
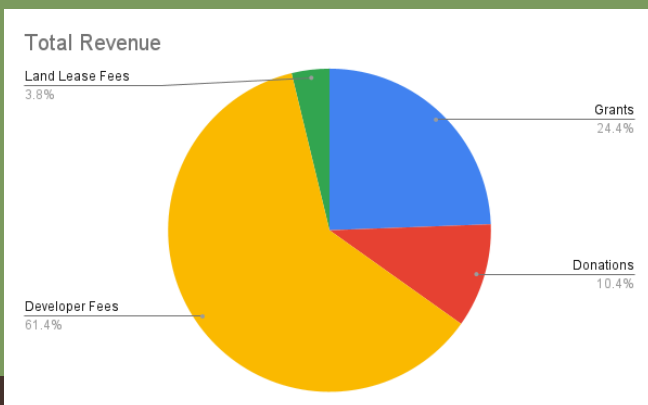
(as of 10/31/25)

Total Revenue: \$189,894

Grants	\$101,825.00
Donations	\$12,139.00
Developer Fees	\$71,526.00
Land Lease Fees	\$4,404.00

Total Expenses: \$179,453

Personnel	\$51,518.00
Travel	\$8,411.00
Office & Advertising	\$7,944.00
Insurance, Acct. & Legal	\$35,881.00



TOP TIER DONORS



CONTRACTORS



We would like to take this time to say thank you to everyone who has generously given their time or made a donation so that we may continue our mission of building affordable housing for Sitkans. We could not do this work without each and every one of you! Thank you!

We Need More Land

As a Sitkan, you certainly understand the severity of our housing crisis. If you are a land owner, we invite you to partner with the Sitka Community Land Trust by donating land. Your tax-deductible gift ensures the property is permanently used for its highest purpose: enabling families to achieve homeownership in Sitka. By considering a gift through planned giving, such as including the SCLT in your last will and testament, you create a lasting legacy and ensure the future work of our mission. Please contact Randy Hughey at randy@sitkacilt.org for a confidential discussion about this impactful opportunity.

Visit our new website: www.sitkacilt.org to find out more information, to make an online donation or how to get involved!

