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Grantee: Anchorage Community Land Trust
Request Amount: \$50,000.00
Project Title: Investing in Mountain View’s Nonprofit Hub: Necessary Building Safety Improvements for the Mountain View Service Center
Grant Term: 7/1/2026 to 6/30/2027
Trust Staff: Eric Boyer

Staff Analysis:

- What does this project do?
Trust funds will support critical structural repairs to the Mountain View Service Center, a 52,000-square-foot nonprofit hub that houses multiple statewide organizations serving Trust beneficiaries. Specifically, the grant will contribute toward replacement of the building’s compromised roof structure, which was damaged by the historic 2023–2024 snowfall and is no longer safe or reliable. The repair is essential to maintain safe operations, prevent emergency closures, and preserve a stable environment for providers delivering behavioral health, early childhood intervention, and disability-related services. The building houses three non-profits: PIC-parents’ infants and children, Campfire Alaska, and the Foraker Group.
- Who is receiving the funds?
Anchorage Community Land Trust (ACLT), a nonprofit founded in 2003 to provide long-term, affordable commercial opportunities in low-income communities, and social service nonprofits that call the building home. The hub was anchored in Mountain View so that residents of one of Anchorage’s most vulnerable neighborhoods could have immediate, proximate access to services.
- Why is staff recommending this project?
ACLT management of the Mountain View Service Center allows non-profit Trust serving agencies to have their offices located there at a below-market lease rate. Both PIC and Campfire serve beneficiaries across dozens of communities including villages in the Y-K Delta as well as small communities in Southcentral Alaska. Having a low-cost office space allows these non-profits to put more resources into serving Alaskans. ACLT has been judicious in saving money into a deferred maintenance fund for anticipated repairs, however, the snow loads of the winter 2023-2024 far exceeded what the structural integrity of the roof was engineered to manage, and the cost of replacing the roof structure far exceeds the deferred maintenance fund. ACLT has secured substantial federal funding and is pursuing state support via CAPSIS and the Trust. Trust funding would support closing the remaining gap, but would still leave a \$450,000.00 gap. Any shortfall in funding for this project will be absorbed by the tenants of the Center through increased lease fees. This investment protects a core community asset, prevents service disruption, and preserves affordable space for organizations whose missions directly support Trust beneficiaries.
- Will this be a multi-year project?
This is a one-time (12-month) funding request.

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Trust Five Year Funding History

No previous Trust grants

Comp Plan Identification

Area of Focus	Objective	Comments
Area of Focus 6: Protecting Vulnerable Alaskans	Not associated with an objective	

Trust Focus Area Connection

Budget Area	Strategy	Comments
Non-Focus Area Allocation	NFA - Capital Requests	

Project Description (from grant application)

Project Overview

Anchorage Community Land Trust (ACLT) is seeking support from the Alaska Mental Health Trust to complete critical structural repairs to the roof of the Mountain View Service Center, ensuring long-term safety and sustainable operations for tenants. The Mountain View Service Center is a 52,000-square-foot nonprofit hub in the Mountain View neighborhood of Anchorage that houses four of the State’s most prominent nonprofits and one state agency, all of which provides critical services and whose operations depend on the facility.

The winter of 2023–2024 brought record snowfall to Southcentral Alaska, exposing structural vulnerabilities in buildings constructed in the 1980s using a particular type of “gang-nail” truss system that was commonly used at the time. As snow accumulation increased, roofs of buildings with these truss systems began collapsing across Anchorage. The roof collapses were primarily concentrated in Anchorage’s oldest neighborhoods and warehouse districts, including the Mountain View neighborhood. The Municipality, aware of the possibility of roof failure across the city, identified a list of structures requiring heightened monitoring and remediation due to the risk of collapse; the Mountain View Service Center was included on this list.

Structural engineers have determined that repair and redesign of the truss system is necessary to ensure long-term safety and stability. The estimated cost for design and construction is \$1.5 million.

As a landlord, ACLT faces either a staggering repair cost, or escalating snow removal costs, potential operational disruption, and financial strain that could jeopardize the stability of the four statewide nonprofit tenants housed within the facility—three of which directly serve Trust beneficiaries. Over the building’s 20-year history, ACLT has been a savvy and responsible landlord, allocating funds to reserves each year to build a \$450,000 replacement reserve. With some building systems coming to the end of their useful life, we had successfully funded what we thought would be a complete update to

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the building's major systems for the coming decade. The problematic trusses were an unknown risk to ACLT and our city and were not something we had been preparing for. Like many across the Anchorage Bowl, we faced an acute, prohibitively expensive challenge with almost no runway to prepare. Using our reserves to fund this project would deplete the funds that we have been building for decades to pay for smaller-scale property improvements and maintenance and would detract from other important organizational initiatives and programming.

The Mountain View Service Center is a decades-long partnership between Anchorage Community Land Trust, a nonprofit founded to provide long-term, affordable commercial opportunities in low-income communities, and social service nonprofits that call the building home. The hub was anchored in Mountain View so that residents of one of Anchorage's most vulnerable neighborhoods could have immediate, proximate access to services.

Without intervention, our partnership at the Service Center faces ongoing risk, including health and safety concerns. The proposed building improvements are necessary to eliminate health and safety risks and ensure operational stability for our tenant partners and the thousands of clients and Trust beneficiaries they serve. This request seeks \$500,000 in Partnership Grant funding to match secured funds and ensure the timely, safe, and fiscally responsible completion of repairs and the successful long-term operation of critical non-profit services for Trust beneficiaries.

Organizational Overview

For over 20 years, Anchorage Community Land Trust (ACLT) has disrupted concentrated poverty by bringing concentrated opportunity and investment to Anchorage's lowest-income neighborhoods. Through a toolkit of real estate, advocacy, community infrastructure improvements, and targeted programming, our place-based approach creates community wealth, local jobs, resident leadership, and economic opportunity for families.

Using real estate as a community revitalization tool, ACLT acquires and redevelops strategic properties along targeted commercial corridors to stabilize neighborhoods experiencing high vacancy, disinvestment, and business turnover. ACLT was founded in 2003 by a Rasmuson Foundation seed grant as part of the Foundation's concerted effort to revitalize the Mountain View neighborhood of Anchorage. Since its founding, ACLT has invested more than \$20 million in 11 properties on Mountain View Drive, catalyzing more than \$53 million in additional public and private investment. ACLT's investments are high-impact, community-vetted, and anchored in partnership. These investments have resulted in neighborhood assets like a new Special Olympics Statewide Training Facility, the first financial institution in the Mountain View neighborhood in over 20 years (Credit Union 1), Mountain View's first health clinic, world-class art studios, 22 affordable residential units nextdoor to the Mountain View Community Center, and a non-profit hub at the Mountain View Service Center. With our concerted support and committed partnerships, Mountain View has now seen more investment, opportunity, and growth than ever before.

In 2004, ACLT purchased an abandoned Sadler's Warehouse, which had been sitting vacant and blighted in the heart of Mountain View's commercial corridor for years. In 2007, the Mountain View Service Center was opened as a regional nonprofit hub, becoming ACLT's first building redeveloped and a cornerstone of our work in the Mountain View neighborhood. It now houses four prominent statewide nonprofits: Campfire Alaska, The Foraker Group, Programs for Infants & Children (PIC), and AlaskaWorks Construction Academy, as well as one State agency (Alaska State Council on the

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Arts). These organizations collectively serve thousands of Alaskans annually, including individuals experiencing mental illness, intellectual and developmental disabilities, substance use disorders, traumatic brain injuries, and children at risk of becoming Trust beneficiaries through early intervention services.

Project Activities

With the proposed funding, ACLT will finalize the engineering design for truss system repair and reinforcement, complete the necessary roof reconstruction and structural improvements to ensure long-term safety, coordinate temporary tenant relocation as needed to ensure uninterrupted service delivery, and absorb any short-term rental income loss during the required repair vacancy.

With successful funding, we anticipate the repairs will take place during the winter of 2026/2027, with completion scheduled for the spring of 2027. The project will eliminate the need for ongoing emergency snow mitigation and prevent catastrophic structural failure, securing the building for decades of continued service.

Target Population and Geographic Area

Completing the proposed roof repair will ensure that critical services and programming continue to be provided to Trust beneficiaries served by the non-profit tenants at the Mountain View Service Center. Two tenant organizations, Campfire Alaska and Programs for Infants & Children, provide direct services to Trust beneficiaries, including individuals experiencing mental illness, individuals with intellectual and developmental disabilities, and children and families at risk of becoming beneficiaries through early intervention services. A third tenant, The Foraker Group, strengthens Alaska's nonprofit infrastructure and workforce, ensuring that beneficiary-serving organizations across the state remain strong and sustainable. All three organizations provide statewide services, with Campfire Alaska providing programming in 34 locations across the state, and PIC providing services in 10 locations across the state. Together, in 2025, they served 684 youth experiencing developmental disabilities, 80 youth experiencing mental illness, and 2,500 family members and caretakers supporting primary beneficiaries.

The Mountain View Service Center is located in the Mountain View neighborhood of Anchorage. Mountain View is Anchorage's lowest-income neighborhood and one of the most diverse census tracts in the United States. It experiences the highest rates of unemployment and transiency in Anchorage, the highest percentage of foreign-born residents, and concentrated poverty and systemic barriers to opportunity for residents.

Research consistently demonstrates the direct relationship between poverty and Trust beneficiary conditions. Studies have shown that nationwide, the least-advantaged neighborhoods experience Alzheimer's disease at a 17% higher rate than the most advantaged neighborhoods. There is also strong evidence that extremely low-income individuals have 2–3 times the risk of dementia. Individuals in the lowest income bracket are 36% more likely to develop substance use disorders; adults below the poverty line are 60% more likely to experience them. Children below the poverty line are also 70% more likely to have a developmental disability. Low-income residents are 50% more likely to experience anxiety, 2.5 times more likely to experience depression, and 80% more likely to experience serious mental illness. Low-income adults are also 2–4 times more likely to sustain a traumatic brain injury.

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The Mountain View Service Center’s location is intentional. By situating statewide services in the heart of Anchorage’s most economically disadvantaged neighborhood, ACLT addresses the social determinants of health that disproportionately affect Trust beneficiaries and individuals at risk of becoming beneficiaries.

Expected Outcomes

Completing the proposed roof repair on the Mountain View Service Center will accomplish three primary outcomes.

1. Preservation of Affordable Space for Beneficiary-Serving Organizations

For over 20 years, ACLT has brought concentrated investment and activation to the Mountain View community with a focus on the commercial corridor. We support business growth, occupancy, and retention in Mountain View as a tenet of the community's revitalization effort. A core part of ACLT’s revitalization strategy is through our rent stabilization program, a commitment to providing below-market rental rates to tenants of our properties to incentivize long-term tenancy on the corridor. ACLT owns the Mountain View Service Center and leases the building to five organizations at an average of \$1.70 per square foot, which is 20–25 cents below market rate for the space. Until ACLT secures funding, we must pay to clear the facility’s 10,000-square-foot roof whenever it snows a foot or more to avoid a hazard. The average cost per winter is \$150,000, and the building must shut down for 10-12 days each winter for emergency snow removal, disrupting important beneficiary services.

Without additional funds, ACLT would face two options: either continue paying for annual snow removal and continue to experience frequent disruptions to tenant operations, or pay in full to repair the roof. In either scenario, without grant support, tenants would likely have to absorb some of the costs, with anticipated increases in lease rates commensurate with the cost of repairs, which would offset most of the reduced rental rates.

Receiving the proposed Partnership Grant funds will prevent any cost escalation to non-profit tenants, and preserve affordability for organizations serving Trust beneficiaries. It would save \$30,000 annually in snow removal and related mitigation costs per tenant and prevent up to \$150,000 in capital repair cost burdens per tenant.

Ultimately, an investment in the roof repair will maintain long-term rent stabilization for years to come. By preserving affordability, ACLT effectively acts as a downstream funder of Trust grantees—reducing their overhead costs so they can direct more resources to direct services to beneficiaries.

2. Long-Term Tenant Retention and Stability

The Mountain View Service Center is nearing its 20th year of operation, with its current tenants in place for most of that time. The Foraker Group was the first tenant to occupy the building in 2007, followed by Campfire in 2008 and PIC in 2011. We have long worked together to ensure that Mountain View’s non-profit hub can continue to operate long-term. Maintaining long-term occupancy of the space ensures operational continuity for statewide beneficiary services, stability within the nonprofit sector, the ongoing activation of a defining commercial space in Mountain View’s corridor, and the protection of decades of community investment by ACLT and all tenants.

3. Strengthened System of Care Infrastructure

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The building functions as a centralized nonprofit hub where dozens to hundreds of clients access services daily, and where nonprofit tenants employ hundreds of staff members. Stabilizing this facility ensures uninterrupted early childhood intervention services, support systems for youth who experience developmental disabilities and mental illness, workforce development training, nonprofit capacity building, and arts and community engagement programming. The roof repair safeguards not just a building, but a core piece of Anchorage’s behavioral health and nonprofit infrastructure, as well as hundreds of jobs in our city.

4. Accomplishment of Alaska Mental Health Trust Strategic Priorities

This project directly advances the Alaska Mental Health Trust’s stated priorities by:

- Protecting early intervention services that reduce the prevalence of beneficiaries in the long term
- Preserving important services to individuals with developmental disabilities and mental illness, as well as to their families and caretakers
- Preventing cost burdens from shifting to beneficiary-serving nonprofits
- Strengthening statewide nonprofit capacity

Community Support

ACLT’s revitalization model is built on partnership and trust. The Mountain View Service Center is not simply a commercial building—it is a community hub, economic stabilizer, and anchor institution in Anchorage’s lowest-income neighborhood. As a result, this project is rooted in community support and shared responsibility for sustaining its long-term operations. Demonstrated community support for this project falls into three primary categories:

1. Unified Tenant Commitment and Proven Partnership

All five tenant organizations have signed a joint letter of support affirming their commitment to remain in the building, the facility’s essential role in delivering statewide services, the financial hardship that rent increases or relocation would create, and the importance of maintaining services in Mountain View. This unified tenant backing demonstrates that the project is not landlord-driven, but mission-driven and beneficiary-centered.

For nearly 20 years, the Mountain View Service Center has operated as a collaborative nonprofit hub. ACLT and its tenants have demonstrated a collective effort to ensure long-term lease stability, shared maintenance responsibility, coordinated neighborhood engagement, and measurable community impact. The roof repair is the final structural modernization needed to secure the building for the next generation of service delivery.

2. Neighborhood-Level Support

ACLT has a long-term partnership with the Mountain View Community Council, spanning decades of collaboration to achieve resident-led goals. The Mountain View Community Council has formally passed a resolution supporting this project and the continued operations of the Mountain View Service Center.

The Council recognizes the Service Center as an anchor institution on the commercial corridor, a stabilizing economic presence, and a source of accessible services and programming for neighborhood families. Mountain View residents have long valued the Service Center as a critical investment in a

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neighborhood that has historically experienced disinvestment. The Service Center has contributed to a more connected, safer, healthier neighborhood for two decades.

3. Federal and State Partnership

This project has already secured significant public investment, including recently confirmed \$750,000 in federal support through FY26 Congressionally Directed Spending championed by Senator Lisa Murkowski. This project was one of just four in Anchorage that Senator Murkowski chose to support, given the limited funding available, recognizing the urgency and importance of investing in the Service Center's long-term sustainability. In addition to federal funding, ACLT has a pending request of \$250,000 in State of Alaska CAPSIS funding, with strong support from Mountain View's representatives. ACLT has been a steward of State capital funding for two decades, and should capital funds be available, it has strong assurance that this project will be prioritized. Receiving Trust funding would help us leverage these public investments.

Conclusion

This project directly supports Trust beneficiaries by preserving affordable, stable infrastructure for organizations that serve them. It advances prevention and early intervention by ensuring continued access to services in a neighborhood where risk factors are highest. It strengthens Alaska's system of care by protecting a central nonprofit hub and ensuring that nonprofits serving beneficiaries can focus on their mission rather than on a facility crisis.

A \$500,000 Partnership Grant investment will leverage other secured funds, prevent cost burdens from shifting to nonprofit tenants, and safeguard critical services for thousands of Alaskans and Trust beneficiaries. Through this investment, the Alaska Mental Health Trust will help preserve a cornerstone of Anchorage's behavioral health and community support ecosystem for decades to come.

Grantee Proposed Evaluation Measures (from grant application)

ACLT will evaluate the success of the Mountain View Service Center roof repair project using clear, measurable indicators aligned with the Alaska Mental Health Trust's priorities. Because this project preserves critical infrastructure that houses organizations serving Trust beneficiaries, our evaluation framework focuses on affordability, operational continuity, tenant stability, and downstream beneficiary impact. We will collect quantitative building data, financial documentation, tenant lease data, and operational disruption records to measure performance.

1) How Much Did We Do?

The following performance measures will be collected as indicators that we have met the immediate goals of our project activities:

Completion of engineered roof repair and structural reinforcement (Yes/No)

Total square footage of nonprofit space preserved

Number of nonprofit tenant organizations retained (currently 5)

Number of tenant organizations serving Trust beneficiaries retained (currently 3)

Total number of jobs preserved at tenant organizations

Estimated number of clients/beneficiaries served annually through tenant organizations

Number of building closure days avoided post-repair compared to the historical average (currently 10-12 closure days per year)

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2) How Well Did We Do?

The following are proposed measures to assess the long-term outcomes of our project:

Affordability & Cost Stabilization

- Average tenant lease rate per square foot maintained at or below \$1.70
- Avoided a tenant rent increase of 10–15 cents or more per square foot
- Annual snow removal cost reduction (target: \$150,000 annually)
- Estimated capital cost or snow removal cost burden avoided per tenant (up to \$150,000 per tenant)
- Total roof repair costs offset by grant funding (target: \$1.5 million)

Operational Continuity

- Reduction in annual building closure days due to snow-related safety concerns (target: reduction from 12/year to 0–2/year)
- Percentage decrease in service disruption days
- Tenant satisfaction with facility safety and stability (via post-project survey)

Tenant Retention & Stability

- Percentage of long-term tenants retained (target: 100%)
- Number of long-term leases renewed or extended
- Years of continuous tenancy preserved per tenant

3) Is Anyone Better Off?

While this is a capital project, its outcomes directly benefit Trust beneficiaries through preserved access, stability, and affordability. The following proposed measures will assess the downstream impact on beneficiaries:

- Number of beneficiaries served annually by tenant organizations that experience uninterrupted services
- Reduction in service cancellations due to building closure
- Tenant-reported ability to maintain or expand services due to stabilized occupancy costs
- Percentage of tenant organizations reporting improved operational stability
- By preventing rent increases and avoiding disruptions from closures, beneficiary-serving organizations can redirect financial and staff resources toward direct services rather than facility overhead.

Long-Term Success Indicators

Over a 3–5 year period, ACLT anticipates demonstrating:

- Sustained below-market lease rates
- Zero structural safety-related closures
- 100% retention of core nonprofit tenants
- Continued occupancy and activation of the Mountain View Service Center
- Stable or increased service delivery capacity among beneficiary-serving tenants

Data Collection Methods

ACLT will document outcomes through:

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Financial records and lease agreements
Engineering completion documentation
Snow removal and closure records (pre- and post-repair comparison)
Tenant surveys regarding operational stability and cost impacts
Annual reporting from tenant organizations on staffing, service volume, and disruptions
Baseline data from prior years (average number of closure days, lease rates, snow removal costs, tenancy duration) will enable year-over-year comparisons.

Proposed Project Performance Measures (developed by the Trust)

Provide a narrative describing the activities, timeline, successes, challenges, and lessons learned during the roof structure improvement project. Be sure to include a list of final funding partners, as well as electronic photographs that show the roof structure before and after completion.

Sustainability (from grant application)

With successful funding, ACLT anticipates that the roof repair will be completed by the spring of 2027. Upon completion of the repair, the project will be concluded and will not need any additional or long-term funding. With the roof repair completed, the Mountain View Service Center will be well-positioned to continue sustainable operations and maintain tenant stability for the coming decades.

Who We Serve (from grant application)

The Mountain View Service Center is a critical nonprofit hub that directly and indirectly serves beneficiaries of the Alaska Mental Health Trust. Of the five tenants housed in the Mountain View Service Center, three nonprofit organizations explicitly serve Trust beneficiaries: The Foraker Group, Camp Fire Alaska, and Programs for Infants & Children.

Primary Beneficiary Groups Impacted

By nature of the three beneficiary-serving organizations located in the Service Center, this project most directly supports children experiencing developmental disabilities, youth experiencing mental illness, families and caregivers of children with special needs, and individuals at risk of becoming Trust beneficiaries through early intervention services.

How Beneficiaries Will Be Better Off

1. Youth Experiencing Developmental Disabilities

Programs for Infants & Children (PIC) provides early intervention services for infants and toddlers experiencing developmental delays. PIC promotes the growth and development of young children who experience developmental delays by supporting and strengthening parents and caregivers. PIC serves children and families in Anchorage, Whittier, Iliamna, Newhalen, Kokhanok, Igiugig, Nondalton, Pedro Bay, and Port Alsworth. In 2025, PIC served 629 children experiencing developmental disabilities (primary beneficiaries), and 2,500 parents and caregivers (secondary beneficiaries). PIC is a long-term Trust grantee and a cornerstone of early intervention services in Anchorage and surrounding rural communities. Stable operation of the Mountain View Service Center ensures

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uninterrupted therapy, case coordination, and family support services during critical developmental windows.

Without this project, building closures due to snow accumulation (averaging 12 per year) and potential rent increases could disrupt services or strain organizational capacity. This investment in the Service Center roof repair will allow PIC to continue delivering timely interventions that improve developmental outcomes and reduce the need for more intensive services later in life. As a result, children receive consistent early intervention services during critical developmental stages, increasing the likelihood of improved cognitive, social, and behavioral outcomes.

2. Youth Experiencing Mental Illness

For more than 100 years, Camp Fire Alaska has provided a safe, nurturing place for families to send their children. Today, they are Alaska's largest childcare provider. In 2025, Campfire served 3,774 youth across Alaska, including 2,234 in rural Alaska across 34 communities. Since its inception, Campfire has provided programming in nearly 100 Alaskan communities, and its programs continue to grow and expand while emphasizing healthy life choices, reducing high-risk behaviors, and encouraging community engagement. While Campfire does not collect data on every Trust beneficiary category, it is likely that many of the youth served are either direct beneficiaries or have parents or caregivers who are beneficiaries. Of the data they do collect, in 2025, they have served 80 youth experiencing mental illness and 55 youth experiencing developmental disabilities.

Camp Fire's programming emphasizes prevention, social-emotional development, healthy relationships, and reduced high-risk behaviors—directly aligning with the Trust's Prevention & Early Intervention priority. Stable headquarters operations ensure administrative continuity, workforce support, and statewide program coordination. Roof repair funding will prevent rent increases that would otherwise divert resources away from direct youth services. It will also prevent building closures that disrupt program operations and staff productivity. As a result, youth experiencing mental illness and developmental disabilities continue receiving prevention-focused, developmentally supportive programming that builds resilience, reduces risk factors, and strengthens protective factors across Alaska.

3. System-Wide Impact Through Nonprofit Capacity Building

The Foraker Group strengthens Alaska's nonprofit sector by serving nonprofits and tribes to build skills in fundraising, finance, human resources, board governance, leadership, and management. Foraker supports more than 180 health and human services organizations across Alaska, many of which are Trust grantees. While Foraker does not explicitly track how many of their members serve Trust beneficiaries, it is likely that nearly every non-profit in Alaska serving Trust beneficiaries has benefited from Foraker's resources in some way. Of the Trust's most recent grantees, Foraker members included the Ketchikan Wellness Coalition, JAMHI Health and Wellness, Facing Foster Care in Alaska, the Alaska Association on Developmental Disabilities, and Volunteers of America Alaska.

Preserving Foraker's stable headquarters space strengthens the entire nonprofit ecosystem serving Trust beneficiaries. As a result, organizations serving Trust beneficiaries across Alaska operate more effectively, sustainably, and strategically—improving service quality and long-term outcomes for beneficiaries statewide.

Overall Impact

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Based on confirmed data from tenant organizations, this project supports the continued delivery of services to at least 684 youth experiencing developmental disabilities, 80 youth experiencing mental illness, and 2,500 caregivers and family members supporting primary beneficiaries. These figures reflect only Camp Fire Alaska and Programs for Infants & Children and do not capture the broader, statewide impact generated through The Foraker Group’s network. The true number of beneficiaries positively affected is likely significantly higher.

Currently, any snowfall of one foot or more requires the temporary closure of the building until snow removal is complete. This has resulted in an average of 12 closure days per year. These disruptions delay early intervention appointments, interrupt administrative coordination for statewide programs, reduce staff productivity, and create scheduling instability for families. In addition, without grant funding, the necessary roof repair costs could lead to a significant increase in the lease rate. Such increases would divert nonprofit resources from direct services to facility overhead.

By investing in the Service Center roof repair, building closure days will be dramatically reduced or eliminated, lease rates can remain below market, tenant organizations can direct resources toward service delivery rather than infrastructure crisis, and long-term tenancy stability will be preserved for organizations that have operated in the building for nearly 20 years.

This project directly strengthens Alaska’s system of care by preserving affordable, stable infrastructure for organizations serving Trust beneficiaries. Children with developmental disabilities will receive uninterrupted early intervention services. Youth experiencing mental illness will continue accessing prevention-focused programming. Families and caregivers will maintain access to support systems that reduce long-term risk and increase resilience.

By ensuring the Mountain View Service Center remains safe, operational, and affordable, this project protects a critical service hub and improves the long-term wellbeing of Trust beneficiaries across Anchorage and throughout Alaska.

Estimated Numbers of Beneficiaries Served Experiencing (from grant application)

Mental Illness:	80
Developmental Disabilities:	684
Secondary Beneficiaries (family members or caregivers providing support to primary beneficiaries):	2,500

Project Budget (from grant application)

Space or Facilities Costs	\$500,000.00
Space or Facilities Costs (Other Sources)	\$1,000,000.00
Space or Facilities Narrative	The total estimated cost of the Mountain View Service Center roof repair is \$1.5 million. While we will not have a line item breakdown of the costs until the project goes to final bid, this estimate is based on multiple preliminary bids received in 2025, with a margin for 10% cost escalation included. Once

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	funding is secured, ACLT will move forward with the final bid and contract.
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Other Funding Sources (from grant application)

Congressionally Directed Spending (THUD) via Senator Murkowski, SECURED	\$750,000.00
State of Alaska CAPSIS Funding, PENDING	\$250,000.00
Remaining project balance – fund source(s) to be determind	\$450,000.00
Total Leveraged Funds	\$1,450,000.00