

Grant Approval Memo



Grantee: Kenai Peninsula Homelessness Coalition
Request Amount: \$54,500.00
Project Title: Nikiski Shelter of Hope Building Updates
Grant Term: 12/1/2026 to 11/30/2027
Trust Staff: Kelda Barstad

Staff Analysis:

- What does this project do?
Trust funds will address essential building updates at the Nikiski Shelter of Hope, including replacing aging windows, upgrading beds and security features, and repairing the parking lot. These improvements are needed to maintain safe, reliable shelter operations and prevent deterioration that could threaten the facility's ability to serve residents year-round.
- Who is receiving the funds?
The mission of the Kenai Peninsula Homelessness Coalition (KPHC) is an organization of agencies, individuals, advocates, non-profits, and service providers organized to help individuals and families experiencing homelessness achieve stability. The Coalition aims to change the narrative and address the stigma around homelessness through focused efforts, cooperation, and sharing the stories of those in the community experiencing homelessness. The Nikiski Shelter of Hope (NSH) is a 12-room, 25-bed facility that provides emergency and transitional shelter to families and individuals experiencing homelessness.
- Why is staff recommending this project?
Trust beneficiaries disproportionately experience homelessness, with the largest groups being people with a mental health condition or addiction. Trust beneficiaries of all types will be served by KPHC, responding to their housing crisis through emergency shelter. The Nikiski Shelter of Hope (NSH) program is designed to provide supports needed so that residents may successfully access stable housing, which means meeting residents where they are in terms of unmet needs. Since opening in December 2021, 245 households have been served; 301 adults, 90 children, 42 pets with a total of 26,469 bed nights and over 81,000 meals. While NSH staff provide the structure of the shelter programming, the memorandum agreement with health care providers means residents can access supportive services for Alzheimer's and related dementias, developmental disabilities, traumatic brain injuries, mental illness and/or substance misuse which is beyond the ability of the shelter to address.
- Will this be a multi-year project?
No, this is a one-time request.

Trust Five Year Funding History

Fiscal Year	Project Title	Amount	Status	Final Expended
2025	Nikiski Shelter of Hope Building Upgrades	\$50,000	Closed	\$50,000

Grant Approval Memo



2024	Nikiski Shelter of Hope Fire & Safety Upgrades project	\$50,000	Closed	\$50,000
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Comp Plan - Area of Focus	Strategic Priority Area
Area of Focus 3: Economic & Social Well-being	Priority 2: Crisis Response

Project Description (from grant application)

The Nikiski Shelter of Hope (NSH) is a 12-room, 25-bed facility that provides emergency/ transitional shelter to families and individuals experiencing homelessness. Since opening in December 2021, 245 households have been served; 301 adults, 90 children, 42 pets with a total of 26,469 bed nights and over 81,000 meals. However, the shelter's aging building infrastructure now threatens its ability to continue this work. Without near-term repairs, NSH faces declining quality of care, rising utility costs, and risks to the facility itself.

In recognition of need for emergency shelter across the entire Kenai Peninsula Borough, in December 2021 KPHC opened the Nikiski Shelter of Hope as a first step, and with plans to open additional shelter locations that will allow people to stay in their home communities. The shelter serves individuals and families who are experiencing homelessness and can currently sleep up to 25 people per night. This project includes the replacement of 38 windows, 25 beds and mattresses, security upgrades, as well as repair of the parking lot at the Nikiski Shelter of Hope. Each item noted in this project are necessary to maintain safety and quality of life for residents and staff at the shelter. The project will begin as soon as possible, with window and parking lot repair before winter freezing. The preferred project completion is by February 1, 2027, however if the parking repairs are not completed before winter, this portion of the update may be paused and started in May 2027.

These building updates are part of a plan to rehabilitate the facility so that it can provide quality service for years to come. Without these updates, the shelter is in a precarious position regarding its quality of care, as well as utility costs and concerns about protecting existing investments in the building.

Grantee Proposed Evaluation Measures (from grant application)

This project is necessary for the shelter to remain open and to safely serve beneficiaries at an acceptable standard of care. The Nikiski Shelter of Hope collects HMIS data and maintains dedicated staff who consistently enter the data. Data collected includes questions about housing instability, demographics, and whether someone experiences Alzheimer's or related dementias, developmental disabilities, traumatic brain injuries, mental illness and/or substance misuse.

Exit data is entered after a resident leaves the program and includes reporting of their destination of next residence. As it is currently collected, exit data will continue to act as a performance measure for project success. Of 72 households who exited the program in 2024, 36 went into stable housing, 10 went into

Grant Approval Memo



sober living programs, transitional housing, or to long term treatment. The program defines these outcomes as successful, so the data indicates that 64% of residents successfully completed the program. The remaining 36% of residents who exited the program left because they were not ready to participate in the Personal Actions Toward Health (PATH) program. The PATH program connects each resident to supportive services that are designed to remove barriers preventing them from becoming stably housed.

To measure how much we will do, the NSH will track whether all 25 beds remain in service and available nightly following the building updates, along with total bed nights provided, and the number of households served post-repair, using the same HMIS data collection practice already in place. We will also track completion of each specific repair (windows, beds/mattresses, security upgrades, parking lot) against the project timeline.

Success will be measured by maintained or improved occupancy rates (currently near full 25-bed capacity), a reduction in maintenance-related service disruptions or safety incidents tied to aging infrastructure, and stabilized or reduced utility costs following window replacement. We will also monitor resident and staff feedback on facility safety and comfort as a secondary quality measure.

These building updates preserve NSH's capacity to deliver the outcomes it already achieves through its PATH program and HMIS-tracked exit data. As stated above, of the 72 households that have exited to date, 64% (46 households) achieved a successful outcome: moving into stable housing, sober living, other transitional housing, assisted living, or long-term treatment. Without these repairs, declining facility conditions put this success rate and NSH's full operating capacity at risk. Our performance target is to maintain or exceed a 60% success rate while sustaining full 25-bed capacity, recognizing that outcomes are also influenced by external factors such as housing availability across the Kenai Peninsula Borough.

Proposed Project Performance Measures (developed by the Trust)

Provide a narrative describing the timeline, activities, successes, challenges, and lessons learned during the building upgrades, including the replacement of 38 windows and 25 beds and mattresses, security upgrades, and the repair of the parking lot. Be sure to include electronic before-and-after photographs and a final list of funders for the overall building upgrade project.

Sustainability (from grant application)

The Nikiski Shelter of Hope (NSH) will continue to operate and grow for decades to come, well beyond this specific building rehabilitation. This request from the Trust funds a one-time capital investment (windows, beds, security upgrades, and parking lot repair). Once complete, these updates require no ongoing funding to sustain themselves, while helping protect the shelter's existing \$300,000 annual operating budget from rising utility and maintenance costs tied to aging infrastructure.

The annual operating budget of the Nikiski Shelter of Hope totals \$300,000.00 and is funded primarily through private donations, which are unrestricted funds. Donations come from churches, individuals, community organizations & corporate gifts. There have been approximately 100 donors, with donation amounts ranging from \$25.00 to the largest of \$50,000.00. Donations come in the form of checks, cash &

Grant Approval Memo



credit cards. Some are made at specific events, in junction with a presentation, social media campaign or newsletter. For example, Bridges Community Resource Network, Inc. has been a contributor to the Nikiski Shelter of Hope, recently donating over \$23,000 of unrestricted funds through gaming income.

Furthermore, this project has a lot of community support and potential for recurring funds because of the social and economic impact it has on our community. We expect this community funding support to continue. Love INC of the Kenai Peninsula has had a strong support base since 1987. Love INC currently receives a HUD passthrough grant from Alaska Housing Finance Corporation (AHFC) that is used to fund supportive services as well as housing placement costs for residents. Housing placement costs include expenses associated with permanent housing placement (i.e. deposits). A United Way Emergency Food & Shelter grant has also been dedicated to operating costs.

Rasmuson Foundation has been a major contributor to shelter upgrades in the past, including funding the replacement of flooring and septic system upgrades. Rasmuson will be considered a major funder for future potential updates, such as needed upgrades to kitchen equipment.

The Kenai Peninsula Homelessness Coalition is preparing to apply for \$150,000 in HUD operating grants, and for funds from the Providence Health Foundation. Love INC will apply for the Community Assistance Program to support its operations costs.

Together, this diversified and growing funding base ensures the continued operation of the Nikiski Shelter of Hope well beyond the Trust's one-time investment in these building updates.

Who We Serve (from grant application)

This project connects to the State of Alaska's Comprehensive Integrated Mental Health Plan, by maintaining provision shelter among other basic needs. Additionally, residents are presented with services designed to support self-responsibility for individuals and families to create and sustain stability. Love INC, which operates the shelter programming, has a memorandum of agreement with Kachemak Bay Family Planning to have quarterly on-site visits in addition to telemedicine visits. Of families who exited the program, 64% are stably housed or enrolled in another program

The Nikiski Shelter of Hope collects HMIS data from guests at intake and maintains dedicated staff who enter the data. The beneficiary numbers shared on the following page reflect actual data from 2024. This data relies on self-disclosure from guests, who might not be comfortable sharing their medical history. Staff estimate much higher numbers of beneficiaries served.

Trust beneficiaries are disproportionately represented among people experiencing homelessness. The Nikiski Shelter of Hope (NSH) program is designed to provide supports needed so that residents may successfully access stable housing, which means meeting residents where they are in terms of unmet needs. While NSH staff provide the structure of the shelter programming, the memorandum agreement with health care provider means residents can access supportive services for Alzheimer's and related dementias, developmental disabilities, traumatic brain injuries, mental illness and/or substance misuse.

Grant Approval Memo



Residents, including members of beneficiary groups listed, as well as staff and volunteers, will be better off because of the project completion. The shelter facility being kept in good working order is part of a standard of care upheld in the residence.

Estimated Numbers of Beneficiaries Served Experiencing (from grant application)

Mental Illness:	25
Developmental Disabilities:	10
Alzheimer's Disease & Related Dementias:	5
Substance Abuse	50
Traumatic Brain Injuries:	15
Secondary Beneficiaries (family members or caregivers providing support to primary beneficiaries):	20

Project Budget (from grant application)

Equipment Costs	\$54,500.00
Equipment Costs (Other Sources)	\$0.00
Equipment Narrative	WINDOW REPLACEMENT \$21,000 total, breakdown below 14 x \$500 = 7,000 23.75 x 35.25 size 5 x \$1000 = \$4,000 48 x 48 size 20 x \$500 = 10,000 various sizes BEDS & MATTRESSES \$24,700 total, breakdown below 7 x \$400 = \$2800 beds 7 x \$300 = \$2,100 twin mattresses 18 x \$700 = \$12,600 bunk beds 9 x \$300 = \$2700 twin mattresses 9 x \$500 = \$4500 full mattresses Bed accessories = \$1,300 protectors for mattresses, pillows and bed feet PARKING LOT WORK \$5000 \$3,000 Major repairs to front parking lot \$2,000 Full update to use back parking lot SECURITY UPGRADES \$2500 \$1000 Cameras to record on local network \$1500 Intercom system for security and operation TOTAL PROJECT \$54,500

Other Costs	\$0.00
Other Costs (Other Sources)	\$58,013.84

Grant Approval Memo



Other Costs Narrative	Our Lady of Perpetual Help Secured: \$2,699 for the cost of new large refrigerator with glass doors for browsing while conserving energy and food-safe temperature. Lynden Transport donated cost of delivery of refrigerator Secured: \$500 Bridges Community Resource Network Secured: Over \$23,000 unrestricted funds, used to pay for plumbing issues, 990 preparation, cost of business license, registered agent fee, annual monitoring of fire suppression system, and insurance premium. Rasmuson Foundation Tier 1 Pending: Approximately \$25,000 for replacing older, inefficient gas stoves with industrial grade equipment, exhaust suppression hood, and working freezer Pending: Unrestricted funds of \$ 7,351.93 from Help the Homeless Fund under Bridges Community Resource Network, Inc., managed and invested by Alaska Community Foundation Potential uses include community outreach such as yearly Project Homeless Connect point in time count outreach event, yearly Gaps and Solutions community meetings, emergency funding, cost of grant applications.
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Other Funding Sources (from grant application)

Our Lady of Perpetual Help - secured	\$2,699.00
Lynden Transport donated cost of refrigerator delivery - secured	\$500.00
Bridges Community Resource Network - secured	\$23,000.00
Rasmuson Foundation Tier 1 - pending	\$25,000.00
Help the Homeless Fund - pending	\$7,351.93
Total Leveraged Funds	\$58,550.93