

Grant Approval Memo



Grantee: Interior Alaska Center for Non-Violent Living
Request Amount: \$46,671.00
Project Title: IAC Permanent Supportive Housing Preservation Project
Grant Term: 12/1/2026 to 11/30/2027
Trust Staff: Kelda Barstad

Staff Analysis:

- What does this project do?
Trust funds contribute partner funding to make capital improvements to an 8-unit affordable housing complex owned by the Interior Alaska Center for Non-Violent Living. The residents of the complex are all Trust beneficiaries.
- Who is receiving the funds?
The Interior Alaska Center for Non-Violent Living (IACNVL) provides programs to intervene and prevent domestic violence, sexual assault, suicide, and other violent crimes that negatively impact the community and the surrounding interior villages. They provide advocacy and support, legal navigation, prevention and community education services, emergency shelter for victims of domestic violence and longer-term housing options. IACNVL is located in Fairbanks and serves the interior Alaska area.
- Why is staff recommending this project?
Trust funding will help preserve safe, stable housing for these beneficiaries by replacing the damaged roof, repairing the water-damaged unit, and preventing further deterioration of the property. As a result, residents will be better able to remain safely and stably housed without displacement caused by the building damage. Beyond the eight current beneficiary residents, the project will preserve eight Permanent Supportive Housing units for future Trust beneficiaries, providing a lasting benefit from this one-time capital investment. The property does have insurance, however the insurance will only fund a temporary solution to resolve the current damage. The funding requested will address the root cause of the water intrusion problem. Repair schedule will align with Fairbanks weather conditions, with the latest completion option summer of 2027. Rasmuson is the other contributing funder.
- Will this be a multi-year project?
No, this is a one-time request.

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Trust Five Year Funding History

Fiscal Year	Project Title	Amount	Status	Final Expended
2025	Fairbanks Housing Case Manager	\$50,000.00	Closed	\$31,552

Comp Plan - Area of Focus	Strategic Priority Area
Area of Focus 3: Economic & Social Well-being	Priority 4: Ongoing Support & Wellbeing

Project Description (from grant application)

IAC is seeking funding to preserve eight units of Permanent Supportive Housing (PSH) at 717 9th Avenue in Fairbanks. In April 2026, water intrusion caused significant damage to the property, including damage to the ceiling, insulation, and vapor barrier in one unit. The roof also needs to be replaced to address the source of the water intrusion and prevent further damage. The project will replace the roof and complete the necessary interior repairs to restore the damaged unit and protect the property from further deterioration.

The property provides permanent supportive housing for eight individuals, all of whom meet HUD PSH eligibility requirements and Alaska Mental Health Trust beneficiary criteria. Residents have disabling conditions that include mental illness and/or substance-use disorders, and all have experienced domestic violence. The project primarily serves Trust beneficiaries experiencing mental illness and substance-related disorders in the Fairbanks/Interior Alaska region.

The expected outcome is to preserve eight existing permanent supportive housing units and prevent the displacement of vulnerable residents who have already experienced homelessness and significant barriers to stable housing. Addressing both the roof and the resulting interior damage will protect the property's long-term viability and help ensure residents can remain safely and stably housed.

Permanent supportive housing is an important part of the community's response to homelessness and provides long-term stability for individuals who may otherwise cycle through homelessness and crisis systems. This project will preserve an existing community resource rather than create a new ongoing program or operating expense. IAC is also seeking support from the Rasmuson Foundation to leverage the Trust's investment and complete the project through a shared funding approach.

Grantee Proposed Evaluation Measures (from grant application)

IAC will measure project success through completion of the planned capital improvements and the continued availability of safe Permanent Supportive Housing for Trust beneficiaries. How much did we do? IAC will document completion of the roof replacement and interior repairs to the water-damaged unit. The project will preserve eight Permanent Supportive Housing units serving eight Trust beneficiaries.

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How well did we do? Success will be measured by completion of 100% of the planned repairs within the approved project scope and budget, with all eight housing units remaining safe and available for occupancy.

Is anyone better off? IAC will track housing stability after the project is completed. The desired outcome is that 100% of the eight residents remain safely housed without permanent displacement resulting from the property damage. IAC will also document that eight units of Permanent Supportive Housing remain available for current and future Trust beneficiaries.

Information collected will include contractor invoices and completion documentation, project expenditures, occupancy information, and aggregate housing stability data for residents served by the property.

Proposed Project Performance Measures (developed by the Trust)

Provide a narrative describing the activities, timeline, successes, challenges, and lessons learned during the roof replacement and water-damage restoration for the supportive housing units. Be sure to include electronic before-and-after photographs of the roof and other areas of repair.

Sustainability (from grant application)

Yes. This request is for a one-time capital investment to repair and preserve IAC's existing Permanent Supportive Housing property. Once the roof replacement and interior repairs are completed, no ongoing Trust funding will be needed to sustain the project.

IAC will continue to own, operate, and maintain the property as Permanent Supportive Housing. Ongoing program and property expenses will be supported through IAC's existing PSH funding, rental revenue, and other organizational resources. IAC will also continue to budget for routine maintenance and future capital needs to protect the property and ensure these eight units remain safe and available for Trust beneficiaries over the long term.

Who We Serve (from grant application)

This project directly benefits eight Alaska Mental Health Trust beneficiaries currently living in IAC's Permanent Supportive Housing at 717 9th Avenue. All eight residents have disabling conditions and meet HUD Permanent Supportive Housing eligibility requirements. The primary Trust beneficiary groups served by the project are individuals experiencing mental illness and substance-related disorders. All residents are also survivors of domestic violence and have experienced homelessness or significant housing instability.

Trust funding will help preserve safe, stable housing for these beneficiaries by replacing the damaged roof, repairing the water-damaged unit, and preventing further deterioration of the property. As a result, residents will be better able to remain safely and stably housed without displacement caused by the building damage.

Beyond the eight current residents, the project will preserve eight Permanent Supportive Housing units for future Trust beneficiaries, providing a lasting benefit from this one-time capital investment.

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Estimated Numbers of Beneficiaries Served Experiencing (from grant application)

Mental Illness:	6
Developmental Disabilities:	6
Substance Abuse	6
Secondary Beneficiaries (family members or caregivers providing support to primary beneficiaries):	4

Project Budget (from grant application)

Space or Facilities Costs	\$46,671.00
Space or Facilities Costs (Other Sources)	\$46,671.00
Space or Facilities Narrative	Total Space/Facilities Costs: \$93,342 • Roof replacement at 717 9th Avenue Permanent Supportive Housing: \$79,570. The project will include full removal of the existing roofing system and the installation of a new vapor barrier, R-38 insulation, coverboard, and a 60 mil EPDM roofing system. The new roof will include a 20-year manufacturer's warranty and a 2-year workmanship warranty. • Unit 301 water-damage restoration: \$13,772. Work includes removing and replacing the damaged ceiling, insulation, and vapor barrier; performing necessary electrical/conduit work; installing and finishing drywall; and painting. IAC is requesting \$46,671 from the Alaska Mental Health Trust Authority and plans to request the remaining \$46,671 from the Rasmuson Foundation to complete the project.

Other Funding Sources (from grant application)

Rasmuson Foundation	\$46,671.00
Total Leveraged Funds	\$46,671.00