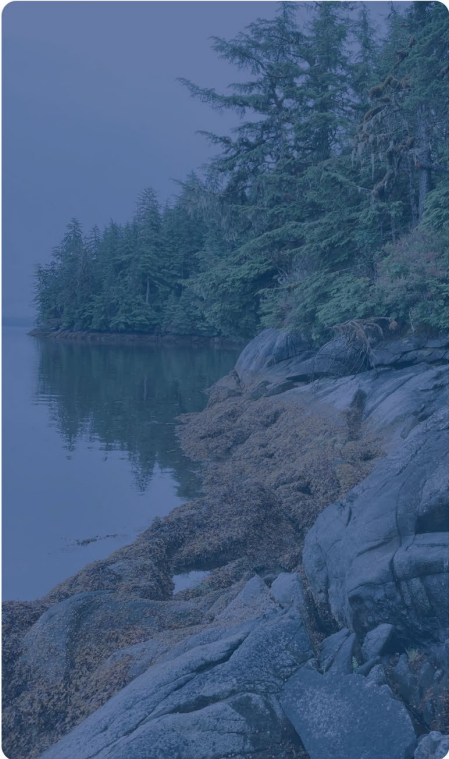
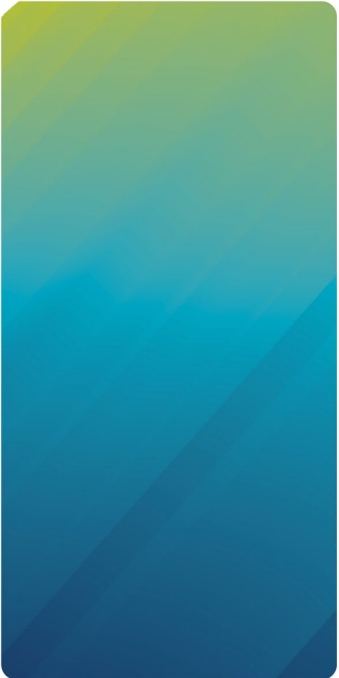


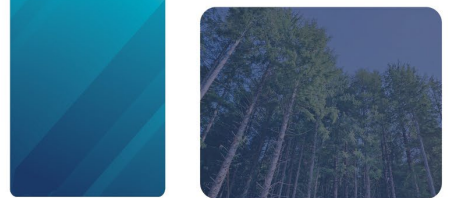
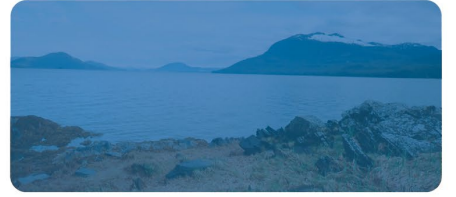
Below Market Lease- Volunteers of America Alaska



Trust
Alaska Mental Health
Trust Authority

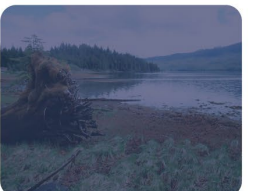
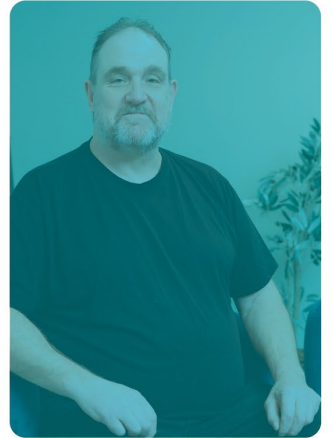
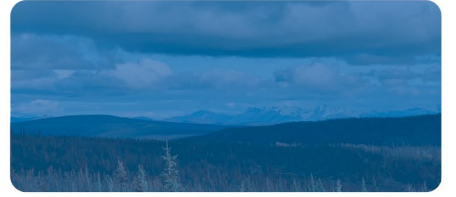
About Volunteers of America, Alaska (VOAA)

- VOAA serves 100% Trust beneficiaries, providing a full continuum of BH care to youth and young adults. Services include:
 - Education and early intervention with peer support and care coordination.
 - Outpatient, Intensive outpatient, partial hospitalization programs (PHP), and residential treatment.
 - *VOAA is the only non-Tribal provider of youth SUD PHP, residential treatment, and withdrawal management services in AK.*
 - Mental health therapy, substance use counseling, and family therapy.
 - School based mental health support and tele-health.
- VOAA served almost 900 Trust beneficiaries in 2025



VOAA's BFMV Lease Request

- Request for the Trust Cordova Bldg. (2600 Cordova St.), Suites 101, 210, 211, and 212
 - Cordova is classified as a Program Related Real Estate (PRRE)
 - Currently, VOAA occupies Suites 101 and 210 (9,555 sq. ft.)
 - VOAA is paying market rate for their current space
- Combined sq. ft. for proposed BFMV lease - 11,532
- Purpose for request: planned expansion of services for beneficiary youth and young adults





VOAA's Planned Expansion

- VOAA has three clinical/peer operational offices; one is currently at Cordova. Under this proposal, they would consolidate all these offices at the Cordova bldg.
 - Consolidation reduces administrative overhead costs
- VOAA's expansion of Partial Hospitalization and Intensive Outpatient could be fully served with the addition of two suites at Cordova.
 - Expansion anticipated to serve 100 additional beneficiaries a year (20% increase)
 - These step-down services are an identified gap in our continuum; as highlighted in the 2022 USDOJ Report related to youth behavioral health services in AK
- VOAA will be better equipped to meet the growing needs related to youth behavioral health services.



Proposed VOAA BFMV Lease Terms

- 
- Duration, 10 years (10% escalator every 5 years)
 - Market value for lease of proposed suites: \$326,586 per year
 - Proposed BFMV lease for proposed suites (1%): \$3,266 per year
- 
- Annual value of VOAA's BFMV lease: \$323,320 per year
 - Ten-year grant in kind: \$3,233,200

Process for PRRE

- The Alaska Mental Health Trust Authority (Trust), with support from the TLO, will inform the Resource Management Committee of their determination.
- The Resource Management Committee makes a recommendation to the full board on the proposal.

In making their determination to advance a BFMV lease, Trust staff consider:

20 AAC 40.710(f)(1-6) *“In deciding whether to approve a request for the use of trust land under this section, the board will consider*

- (1) whether and to what extent that use is consistent with the authority's plan for a comprehensive program;*
- (2) the applicant's ability to implement and carry out the purposes for which the land is to be used;*
- (3) the extent of any economic or other benefit to beneficiaries as a result of the proposed use of the land;*
- (4) the extent of any likely economic impact to the trust as a result of approving use of the land at less than fair market value;*
- (5) comments received from the public regarding the proposed use; and*
- (6) the nature and extent of any administrative burden on the authority or the trust land office to oversee the land or activities on the land.”*





VOAA Request Status

- Written request from VOAA for PRRE was submitted to Trust Authority. *Complete.*
- Trust staff determined VOAA services meets the need for serving Trust beneficiaries. *Complete.*
- Trust requested a land use suitability determination from the TLO. *Complete.*
- TLO conducted their due diligence and advised the Trust on the land suitability for the VOAA project. *Complete.*
- RMC consideration of request. *We are here.*

Next Steps:

- *Pending RMC action, the Trust will issue public notice/comment period on the proposal prior to full board deliberation.*
- *Following board consideration/approval, TLO will issue a Best Interest Decision public notice, also including a comment period*
- *Pending a Best Interest Decision Affirmed, TLO will execute the lease.*

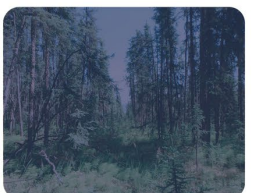
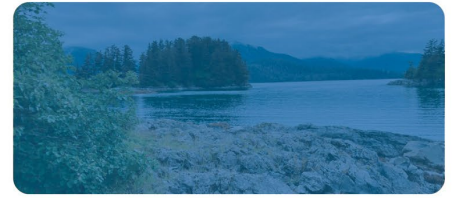


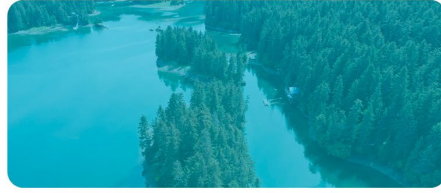
Cordova Street

Located in Anchorage, Alaska

 MHT 9200503

0 100 200 300 400 500 Feet





Questions?

