



5/12/2026

Eric Boyer
Alaska Mental Health Trust Authority
3745 Community Park Loop, Suite 200
Anchorage, AK 99508

Re: Request for Program-Related Real Estate at Less Than Fair Market Value – 2600 Cordova Street, Anchorage, Alaska

Dear Mr. Boyer,

Volunteers of America Alaska respectfully submits this request for approval to use program-related real estate (PRRE) at less than fair market value pursuant to 7 AAC 40.710 for a portion of the property located at 2600 Cordova Street, Anchorage, Alaska 99503.

Volunteers of America Alaska is a statewide nonprofit behavioral health and social services organization serving Alaska's youth, adults, and families. VOA Alaska provides a continuum of services including residential and outpatient behavioral health treatment, youth and family services, psychiatric residential treatment, and programs designed to support individuals experiencing mental illness, substance use disorders, trauma, and co-occurring challenges. Through programs and partnerships across Alaska, VOA Alaska serves Trust beneficiaries in communities throughout the state and works closely with state agencies, health care providers, tribal organizations, school districts, and community partners to advance an integrated and comprehensive behavioral health system of care.

The property requested for use consists of Suites 101, 210, 211, and 212 within the building located at 2600 Cordova Street, Anchorage, Alaska 99503, totaling approximately 11,532 square feet, or approximately 41% of the building. VOA Alaska seeks to utilize the space for behavioral health services, youth and family support services, administrative operations, and related programming that directly benefits Trust beneficiaries statewide.

VOA Alaska has occupied space within the Cordova building for more than seven years and considers the facility to be the organization's operational homebase. The opportunity to expand VOA Alaska's footprint within the building while significantly reducing occupancy costs would provide substantial operational and financial benefit to the organization and the communities it serves. Maintaining and expanding operations within a familiar and established location would support continuity for staff, clients, and community partners while strengthening VOA Alaska's long-term ability to deliver behavioral health services statewide.

Use of the property will further the Alaska Mental Health Trust Authority's purpose to ensure an integrated, comprehensive mental health program by expanding VOA Alaska's capacity to provide coordinated behavioral health services and operational support for programs serving Trust beneficiaries across Alaska. The proposed use of the facility will support continuity of care, improve access to services for Trust beneficiaries, enhance collaboration among service providers, and strengthen long-term behavioral health infrastructure statewide.



VOA Alaska respectfully requests a lease term of ten (10) years to provide long-term operational stability and allow for continued investment in the property and programming. VOA Alaska proposes a below market lease rate calculated consistent with the Alaska Mental Health Trust Authority's PRRE framework. Based on an assessed property value of approximately \$4.5 million and VOA Alaska occupying approximately 41% of the building, the adjusted assessed value attributable to VOA Alaska's leased space is approximately \$1,845,000. Applying a one percent (1%) lease rate results in a proposed annual lease payment of approximately \$18,450.

The estimated fair market lease rate for the proposed space is approximately \$2.25 per square foot per month, resulting in an estimated annual market lease cost of approximately \$311,364. VOA Alaska estimates annual operating expenses associated with the space at approximately \$138,384, calculated at approximately \$1.00 per square foot per month. Under the proposed below market lease structure, the resulting Trust investment and organizational savings would total approximately \$292,914 annually, including both operating expense support and reduced rental costs.

Please contact me if additional information or documentation is needed to support this request. VOA Alaska appreciates the Alaska Mental Health Trust Authority's continued partnership and consideration of this request in support of services for Trust beneficiaries and Alaska communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Julia Luey", written over a horizontal line.

Julia Luey
President & CEO
VOA Alaska
2600 Cordova St, Ste 101, Anchorage, AK 99503
(907) 279-9650
jluey@voaak.org

Jusdi Warner
Executive Director, Trust Land Office
Department of Natural Resources
Jusdi.warner@alaska.gov

May 12, 2026

Trust Authority Office (TAO) staff requests that the Trust Land Office (TLO) determine whether the Trust Land MH Parcel of the real property located at 2600 Cordova Street, Anchorage, AK, is suitable for the use proposed by Volunteers of America Alaska, Inc (VOA). The property requested by VOA Alaska consists of Suites 101, 210, 211, and 212 within the building located at 2600 Cordova Street, Anchorage, AK 99503. The real property is generally consistent with the following exhibit A located at the end of this document.

VOA Alaska has provided a letter requesting a long-term lease for the property below market value under 11 AAC 99.110 and 20 AAC 40.710. VOA Alaska currently occupies suites 101 and 210 at the 2600 Cordova Street property and has been leasing from the Trust Land Office at a Fair Market Lease for the last seven years. Suites 211 and 212 would be new additions added to the current leased space.

This property is currently used to provide needed services to youth, adults, and families who qualify as Trust beneficiaries. VOA Alaska provides a continuum of services including residential and outpatient behavioral health treatment, youth and family services, psychiatric residential treatment, and programs designed to support individuals experiencing mental illness, substance use disorders, trauma, and co-occurring challenges. Through programs and partnerships across Alaska, VOA Alaska serves Trust beneficiaries in communities throughout the state and works closely with state agencies, health care providers, tribal organizations, school districts, and community partners to advance an integrated and comprehensive behavioral health system of care.

VOA Alaska will continue to use the property to address the substance use disorder and mental health disorder needs of the Alaska Mental Health Trust Authority youth and young adult beneficiaries in the Anchorage community. 100% of the people served by VOA Alaska are Trust beneficiaries.

The request is attached and summarized below:

1. A letter from VOA requesting the use of Trust land at less than fair market value, an organization that serves individuals with substance use disorders and mental health disorders.

2. The request includes VOA contact information.
3. The request included sufficient property description to identify the location and area to be used.
4. VOA has requested to pay less than fair market value for the long-term lease of the land to continue administrative and direct services, including clinical services, case management, and community recovery support services, for individuals with substance use disorders and mental health disorders.
5. VOA requests a 10-year lease.
6. VOA's request asks for a nominal annual lease fee of \$18,450.0.

With the information above, the TAO staff have determined that the VOA has provided sufficient information as guided by 20 AAC 40.710. The TAO staff have reviewed the VOA proposal and have determined that a 1% for a ten-year lease is recommended for an annual below fair market lease of \$18,450.0. Please advise whether the land is suitable for the use proposed by VOA and what the TLO has determined to be the estimated fair market rental value of the use as required by 20 AAC 40.710.

Sincerely,

Eric D. Boyer, MPH
Senior Program Officer, TAO

Cc: Dr. Mary Wilson, CEO TAO
Katie Baldwin-Johnson, COO TAO
Jeff Green, Deputy Director TLO

Exhibit A

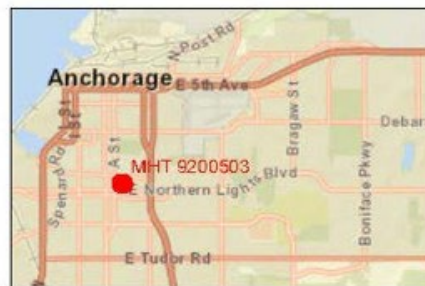


Cordova Street

Located in Anchorage, Alaska

 MHT 9200503

0 100 200 300 400 500 Feet



Eric D. Boyer, MPH
Senior Program Officer
Alaska Mental Health Trust Authority
eric.boyer@alaska.gov



June 18, 2026

The Trust Land Office (TLO) has reviewed the request from the Alaska Mental Health Trust Authority Staff, received May 12, 2026, to determine the suitability of the proposed use of Trust property, estimated fair market value and annual rent, and use requested by Volunteers of America (VOA).

The property involved in the proposed use is MHT 9200503, legally described as Lot 1A, Block 6, First Addition to Smith Subdivision, according to the official plat thereof recorded as Plat No. 84-292, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Comprising a total area of 28,217 rentable square feet, the property is a two-story, multi-tenant, professional office building located at 2600 Cordova Street, Anchorage, Alaska 99503. Constructed in 1985, the building is presently in good condition. Presently occupying Suites 101 and 210, containing 9,556 rentable square feet, VOA is requesting a long-term, below-market lease for their existing premises as well as Suite 211, containing 844 rentable square feet, and Suite 212, containing 1,132 rentable square feet; in aggregate, the area VOA is requesting the below-market lease for comprises 11,532 rentable square feet or 40.9% of the total building area.

Given the building characteristics, and considering VOA is already occupying the majority of space involved in the request, it is the TLO's conclusion that the property is suitable for the proposed use by VOA.

With a June 11, 2026, date of value, the TLO just had the property involved appraised by Black-Smith, Bethard & Carlson, LLC. The appraisal was obtained for the purpose of determining the fair market value of the building as well as the fair market rent of the space within the building. Relying on both the Sales Comparison and Income Approach methodologies, the appraisal analyzed recent sales and leases of comparable properties within the region and determined the fee simple fair market value of the land and improvements to be \$4,689,000.00. The market lease rate for space within the building was appraised at \$2.36 per square foot per month on a full-service gross basis, making the estimated fair market lease rental of the requested space \$326,586 annually.

Please contact the TLO with any additional questions.

Sincerely,
Signed by:
Jusdi Warner
0BDFF9CEC86A485...
Jusdi Warner
Executive Director
Trust Land Office