

MEETING AGENDA

Meeting: Resource Management Committee
Date: December 6, 2022
Time: 9:00 AM
Location: online via webinar and teleconference
Teleconference: (844) 740-1264 / Meeting Number: 2465 468 7898 # / Attendee Number: #
<https://alaskamentalhealthtrust.org/>
Trustees: John Sturgeon (Chair), Rhonda Boyles, Verné Boerner, Kevin Fimon,
Brent Fisher, Anita Halterman, Agnes Moran

Tuesday, December 6, 2022

Page No.

9:00 **Call to Order (John Sturgeon, Chair)**
Roll Call
Announcements
Approval of Agenda
Ethics Disclosure

9:05 **Sitka Housing Coalition project**

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10:30 **Adjourn**

MEMO

To: John Sturgeon, Resource Management Committee Chair
Date: 12/6/22
Re: Request for Use of Trust Land at less than Fair Market Value
Fiscal Year: FY23
Organization: Sitka Homeless Coalition
Project Title: Hítx'i Sáani (Little Houses)

REQUESTED MOTION:

The Resource Management Committee recommends the Full Board approve the annual rent of 1% of the appraised fair market value for a 30 year ground lease of USS 3695 Lot 3 in Sitka Alaska with the Sitka Homeless Coalition for the Hítx'i Sáani (Little Houses) project.

Assigned Program Officer: Kelda Barstad

STAFF ANALYSIS

The Sitka Homeless Coalition (SHC) is planning the construction of a Cabin Community, named Hítx'i Sáani (Little Houses), which will consist of 12 individual units, a caretaker cabin, and a community building. This housing will provide permanent supportive housing to Trust beneficiaries who are currently chronically homeless in Sitka. The Sitka Homeless Coalition has formalized substantially over the past two years from a grassroots volunteer based 501(c)(3) with an income of less than \$50,000 annually to hiring a full-time executive director, increasing board engagement, growing the number of partner agencies involved in the work, especially the Little Houses project, and raising over a million dollars in one calendar year. This formalization of the SHC was intentional to dedicate adequate resources and structure to operate the Little Houses project.

The SHC provided a request by email to Trust Authority Office staff for a long-term lease below market value under 11 AAC 99.110 and 20 AAC 40.710 to build and operate permanent supportive housing for Trust beneficiaries. This permanent supportive housing project will house homeless Trust beneficiaries and offer optional services through community provider agencies. It is expected that all residents prioritized for housing are Trust beneficiaries, with the largest percentage experiencing mental illness and addiction, Trust Authority Office staff determined sufficient information was provided by the organization as guided by 20 AAC 40.710 and that the project aligns with the Housing & Home and Community Based Services focus area to serve Trust beneficiaries. This project aligns with the Comprehensive Integrated Mental Health Program Plan, Goal 3: Economic and Social Well Being, Objective 3.1: Alaskans have stable, safe housing with appropriate, community-based social supports to maintain tenancy.

The Trust Authority Office made a formal request (attached) from the Trust Land Office (TLO) to determine whether the Trust land USS 3695 Lot 3 in Sitka Alaska (Parcel CRM-1852) is suitable for the use proposed by the SHC and the estimated fair market value of that use. The TLO determined (attached) that the parcel is suitable for the proposed use and provided fair market value of the parcel to be \$390,000 with the estimated fair market lease rental to be a maximum of \$31,200 annually. Prior to the inquiry by the SHC, no other offers had been made for the use, lease, or purchase of this parcel.

The Little Houses project is recommended for use of trust land at less than fair market value under 20 AAC 40.710.

COMP PLAN IDENTIFICATION

Goal	Objective	Comments
Goal 3 Economic and Social Well-being	3.1 Housing	

PROJECT DESCRIPTION

The Sitka Homeless Coalition (SHC) is planning the construction of a cabin community, named Hítx’i Sáani (Little Houses), which will consist of twelve individual units, one caretaker cabin, and a community building. This housing will provide permanent supportive housing to Trust beneficiaries who are currently homeless in Sitka. Permanent supportive housing provides affordable long-term housing and optional services to people who are chronically homeless.

The cabin community will consist of basic, warm, dry, approximately 14x12 cabins each with a bathroom and a small kitchenette. They will be built with concrete foundations and 2x6 construction. There will be electric heat, hot water, and a built-in bed space. There will also be a separate community building that can serve as an overflow area for additional beds, if needed. The community building will include a tenant laundry, small commercial kitchen space for supported meals, office and meeting space for wellness programs, counseling, life skills training and social time. The neighborhood will feature a community garden for nutrition, food security, and recreation. The neighborhood has identified space for bike racks and a sheltered area for pick up and drop off for door-to-door transportation. The Little Houses project is also within walking distance to a bus stop.

An on-site property manager will be employed and housed on site. This will help with the day-to-day supervision of the Little Houses community and serve as a communication point of contact in case of an emergency or disturbance. The SHC executive director and supportive services agencies will have office or meeting space available on site so beneficiaries will have ease of use for services. There is a goal to form a resident governance council to make recommendations and give feedback on operating and residence policies.

SHC is partnering with other organizations in the region to create supportive programs. Based on resident interest, the SHC plans to coordinate access for residents to community based services and programs such as: mental health, physical health and dental services as well as life skills, employment search supports, paperwork and program enrollment supports, nutrition and food security lessons, social mentoring, transportation to services for medical and dental screening, and transportation to mental health clinical services.

The Little Houses project has received formal letters of support from the Southeast Alaska Regional Health Corporation, the Salvation Army of Sitka, the Sitka Tribe of Alaska, Sitka Counseling, the DPH Sitka Public Health Office, University of Alaska Southeast Sitka Campus, Sitka Outreach and Support: Lifeline Group, Sitkans Against Family Violence, and the Sitka Health Coalition. Additional partners include: Outer Coast College, the Professional Development Company, Spruce Root Inc, Sitka Rotary Club, and the HOPE Coalition.

The SHC established a Construction Timeline in mid-2022. In 2022, the SHC has been working toward the completion of: blueprints, engineer stamps, structural, electrical, plumbing, and mechanical plans ground test holes, and an initial specification of materials. The SHC has been in regular correspondence with the city, and is making necessary adjustments in design to comply with permitting requirements.

Items identified to be completed in 2022 but are likely to be delayed to early 2023: Land Agreement to be completed with the Trust Land Office, continue to clear brush and logs with Trust Land Office authorization, and groundwork 10% complete with TLO authorization.

The SHC, working with planners, MRV Architects of Juneau, Olbych Construction, Forge Engineering, Pacific Services, and Pacific Power Consulting, developed this construction timeline for 2023. This may need to be adjusted based on what 2022 tasks shift to early 2023. Every effort will be made to house Trust beneficiaries next October upon completion of the cabins.

Proposed 2023 Calendar

January: Spec out in-ground components to be ready to purchase.

February: Mobilize machinery, get all parties lined up to begin.

March: Construction funding issued. Begin excavation if weather allows.

April: Excavation, in-ground infrastructure, city inspection, surveys, ordering materials, voltage supply, materials begin to arrive.

May-June: Survey, concrete, as built, city authorizations as needed.

July-August-September: Build 13 cabins, all subs, city inspection.

October: Begin Community Room framing & construction.

PARCEL DESCRIPTION

The parcel involved in the proposed use is CRM-I852 and is legally described as: Township 055 South, Range. 064 East, Copper River Meridian, Alaska Section 31: Lot 3 of US Survey 3695; Containing 16.300 acres, more or less. According to the survey plat accepted by the United States Department of the Interior, Bureau of Land Management in Washington, D.C on June 2,1960. The parcel is commonly referred to as the “Jarvis Street Parcel”.

The parcel is located at, and legally accessed from, the north end of Jarvis St. in Sitka, AK and is bisected by the Indian River. It is currently zoned C-1, General Commercial, by the City & Borough of Sitka, which allows for the provision of all commercial services, including personal services. In June of 2022, the TLO met with the City & Borough of Sitka Planning and Community Development Department, who are aware of and have been supportive of the proposed SHC project. In February of 2021, the TLO and its contracted surveyor inspected the parcel and evaluated its potential use for the proposed SHC project. The inspection reports provided to the TLO from the surveyor stated, "The homeless housing concept is very doable and would be a great asset to the City of Sitka. The area available for the housing project can be adjusted to fit the terrain".

In June of 2021, the TLO had the parcel appraised “as is” and “where is” by Ramsey Appraisal Resource. In his report, the appraiser described the property as “an approximate 16-acre parcel that has the Indian River running through it and much of its area is encumbered by flood plain, wetlands and drainages from side streams. The usable area is thought to be an approximate acre, located off the end of Jarvis Street.” The appraisal used a sales comparison approach of similar properties within the region that recently sold and determined the fair market value of the parcel to be \$390,000.00. A ground lease for this type of parcel in this market area would likely be in the 6-8% range of the appraised fair market value for the annual rental, making the estimated fair market lease rental \$23,400 - \$31,200/annually.

BACKGROUND

In early 2019, Sitka Homeless Coalition contacted the Trust to fund a winter overnight shelter. The community had a successful program providing access to laundry, shower, and food to the small community of unsheltered chronically homeless adults in Sitka. At that time, the coalition was unable to find a space to lease for the shelter so the project could not move forward, and additional solutions were then considered. Toward the end of 2019, the director of the Sitka Homeless Coalition placed an inquiry as to using Trust land for a more lasting solution to homelessness for chronically homeless individuals, who are all Trust beneficiaries.

Shortly thereafter, the coalition submitted a land use request with a vision of housing adults in tiny houses on the land with a community building and an onsite live in manager of the property. There is very little available land to build on in Sitka and the grassroots organization would need the use of Trust land to implement the project. The SHC submitted a land use request to the

Trust Land Office and the Trust Authority Office used the Technical Assistance Contract to assist the SHC. Through the technical assistance contract, the coalition developed a concept drawing, initial project description, and budget and began raising awareness of a solution to build a permanent home for the beneficiaries.

In September 2021, Sitka held a public health summit and one of the goals selected was to end single adult homelessness in Sitka. Additional community members invigorated the work of the coalition and rallied around refining and funding what has now evolved into the Little Houses Project. Though the original vision of the project remains largely intact, one of the big changes is that the cabins will be built with the specifications to allow for use of a housing voucher to support ongoing sustainability of the project. An operations plan has been developed. Fundraising goals for construction have been met. It has been an incredible year for the project and the SHC is ready to provide housing for the unsheltered chronically homeless beneficiaries in Sitka.

EVALUATION CRITERIA

Construction Goal: The primary measure of success will be to build twelve occupancy ready cabins in 2023.

Program Evaluation: The Sitka Homeless Coalition policy committee will create intakes and check in forms to be completed with the tenants. These forms will gather the necessary data for the Homeless Management Information System (HMIS) reports as well as gather information on needs of the residents and the impacts of permanent housing for the residents. Questions will include but are not limited to information about substance misuse, outpatient appointments, behavioral health appointments, tribal wellness, nutrition, and community involvement. The program will gather quantitative information about number of people served, housing stability, the number and types of services residents are engaged in, and satisfaction with the housing and services. Additional evaluation opportunities to demonstrate community or system impacts will be considered with the assistance of Trust staff and community partners.

SUSTAINABILITY

The project will apply for project based or tenant based vouchers from AHFC as a part of the overall funding mix. Vouchers will require tenants to pay rent based on a percentage of their income. The SHC will continue fundraising and seek grants to cover any funding gaps in operations. SHC has identified several grant opportunities forecasted for 2023 and 2024 and will continue fundraising as a part of the overall funding plan.

WHO WE SERVE

The project will serve Alaska Mental Health Trust beneficiaries. All of the initial twelve adults on the waiting list for this housing project are Trust beneficiaries. Future vacancies will be filled by resident Sitkans experiencing chronic homelessness. The summary definition of chronic homelessness is a person who has been homeless for a year or more and experiencing one or more disabilities or chronic conditions such as a mental illness or addiction.

ESTIMATED NUMBER OF BENEFICIARIES SERVED EXPERIENCING

Mental Illness:	12
Developmental Disabilities:	3
Substance Abuse	12
Traumatic Brain Injuries:	2
Secondary Beneficiaries (family members or caregivers providing support to primary beneficiaries):	0
Number of people to be trained	20

CONSTRUCTION BUDGET

Other Costs	\$0
Other Costs (Other Sources)	\$1,795,600
Other Costs Narrative:	Construction of 12 units, community room, and basic landscaping. Clearing, grading, rock fill, utilities infrastructure. \$300,000 12 cabins (204 sq ft. \$288 per sq foot) \$58,800 per unit: \$705,600 1 caretaker cabin (300 sq ft. x \$300 per sq foot): \$90,000 Community room cabin (1200 sq ft x \$300 sq ft) with small commercial kitchen and office space: \$420,000 Landscaping, fencing, bike rack and carport, and Community Garden: \$280,000

Total Amount to be Funded by the Trust	\$0
Total Amount Funded by Other Sources	\$1,175,600.00

Other Funding Sources

2021 Sitka Legacy Grant - Received	\$4,000.00
City of Sitka - Received	\$15,500.00
ARPA Received	\$50,000.00
CDS Grant – Confirmed, Spring of 2023 Distribution	\$1,000,000.00
2022 Sitka Legacy Grant Applied	\$5,000.00
Total Grant:	\$1,074,500.00
First Bank - Received	\$7,000.00
Jeanie Jay and the ukulele - Received	\$5,029.00
Sitka Tribe of Alaska Social - Received	\$2,500.00
Seventh Day Adventists - Received	\$1,835.00

Robert Baird & Co Incorporated - Received	\$1,500.00
Sitka Salmon Shares - Received	\$1,000.00
Hames Corporation - Received	\$1,000.00
Sitka Counseling - Received	\$1,500.00
Sitka Moose Lodge - Received	\$1,000.00
Sitka Health Summit - Received	\$2,000.00
Sitka Tribe of Alaska Social Services - Received	\$12,000.00
Rotary – Received	\$12,000.00
First Bank - Received	\$12,000.00
Kathy Inglinara (in honor of her late husband) - Received	\$12,000.00
Dr. Carmen Sugai - Received	\$12,000.00
White Elephant – Pledged, Distributed at start of construction	\$12,000.00
Sitka Homeless Coalition Fundraisers – Received	\$4,736.00
Private Donations and Fundraisers Total:	\$101,006
Grants + Private Donations and Fundraisers Total:	\$1,175,600.00
Note: Over 200 private cash and in-kind donations were received in the past year to complete pre-development activities.	

OPERATING BUDGET

Personnel Services Costs	\$0
Personnel Services Costs (Other Sources)	\$125,300.00
Personnel Services Narrative:	Executive director salary, live-in on-site property manager, case management part time, community room support staff part time.
Supplies Costs	\$0
Supplies Costs (Other Sources)	\$24,000.00
Supplies Narrative:	Office computer and printer, community room supplies, cabin supplies,
Other Costs	\$0 - Trust lease rate reduced from \$36,000 to \$3,900 per year. \$28,200 value of in-kind donation annually.
Other Costs (Other Sources)	\$151,900.00
Other Costs Narrative:	Ground Lease: \$3,900 Maintenance \$20,000 Utilities \$46,000 Support Services \$72,000 Taxes, fees, and other miscellaneous costs \$10,000
Total Operating:	\$301,200

Total Amount to be Funded by the Trust	Below market ground lease at a rate of 1% (\$3,900) of the appraised fair market value, equaling an annual in-kind annual donation of a minimum of \$28,200 per year for 30 years. Over the 30-year lease, the uncompensated amount is a minimum of \$846,000.00.
Total Amount Funded by Other Sources	\$301,200

Other Funding Sources

AHFC Housing Vouchers \$800 per cabin per month x 12 cabins (includes 3% vacancy and tenant rent)	\$111,744.00
Forecasted Grants – HUD, AHFC and other State of Alaska sources, Balance of State - Continuum of Care, Alaska Community Foundation, Sitka Legacy Foundation, City and Borough of Sitka, private philanthropy	\$164,456.00
Local Donations and Fundraising - Forecasted	\$25,000.00



Program Related Real Estate

12/6/22

Trust
Alaska Mental Health
Trust Authority

Use of Trust Land at less than Fair Market Value

- Program Related Real Estate
- It is a tool the Trust Authority Office (TAO) and Trust Land Office (TLO) can use in partnership to further the mission of the Trust to implement the Comp Plan.
- TLO Resource Management Strategy





History

- Community Park Loop
- Fairbanks
- Consumer Web



Lease Expiration Dates

10/2023 - Salvation Army



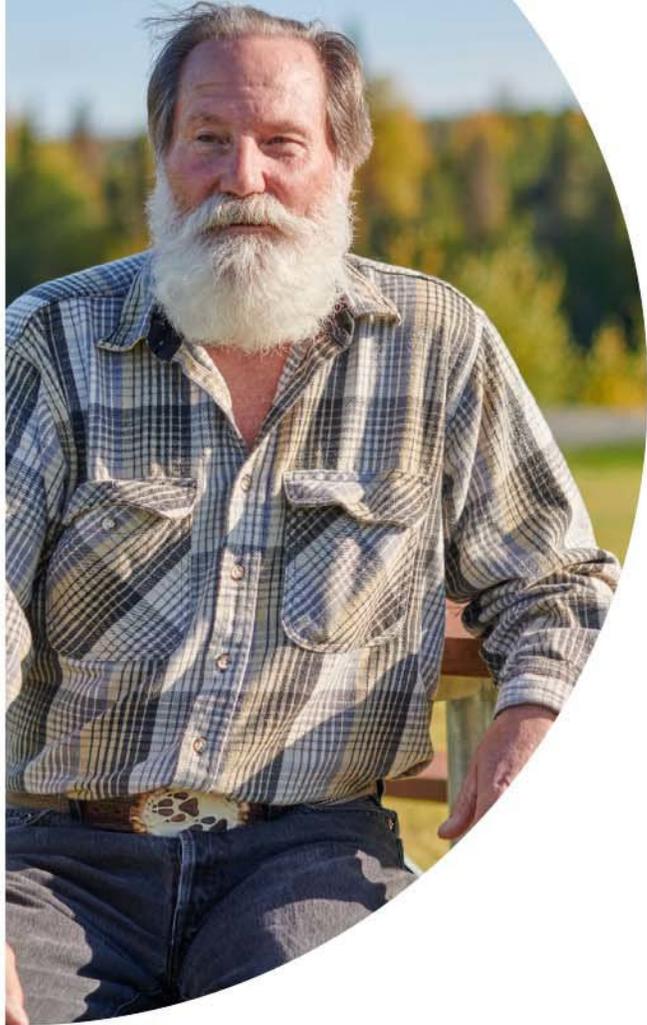
04/2026 - Catholic Social Services



06/2026 - Assets Inc.



Project Viability



- The project must have a beneficiary serving purpose that forwards the Trust mission and Comp Plan goals.
- The requestor must have the capacity to build and/or operate the project.
- Funding and plans must be sufficient to indicate a successful build and/or start up.
- The TAO determines the project is ready for a recommendation.
- The TLO determines the land is suitable for the proposed use.

Process

- A written request from a beneficiary serving organization is submitted to the TAO.
- The TAO determines when sufficient information has been received to make a recommendation.
- Though before the recommendation can be made the TAO requests a land use suitability determination from the TLO.
- The TLO conducts due diligence and advises the TAO of the land's suitability for the proposed use, as well as the estimated fair market value for the use.





Process (cont.)

- TAO (with support from the TLO) will inform the Resource Management Committee of their determination.
- The Resource Management Committee makes a recommendation on the project.
- 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.

Process (cont.)

- If the recommendation is for the full board to approve the project, the TAO will give public notice of the request for the project with the committee's recommendation.
- At the next regularly scheduled full board meeting Trustees will decide if the land will be used for a less than fair market disposal, also known as Program Related Real Estate.
- A decision of the board is a final decision of the authority.
- The decision may be appealed to the superior court.





Questions?



Hítx'i Sáani Little Houses Project

12/6/22

Trust
Alaska Mental Health
Trust Authority

Hítx'i Sáani (Little Houses)

- Hítx'i Sáani means Little Houses
- This project will build and operate permanent supportive housing for the chronically homeless in Sitka.
- It serves 100% Trust beneficiaries
- The project will be managed by the Sitka Homeless Coalition.

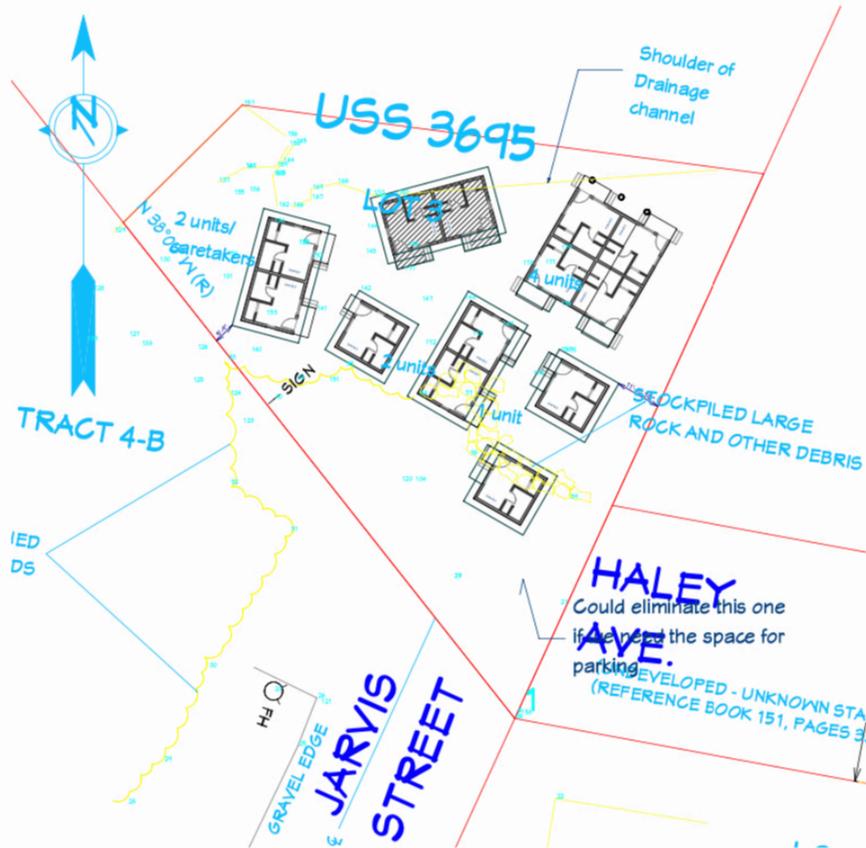


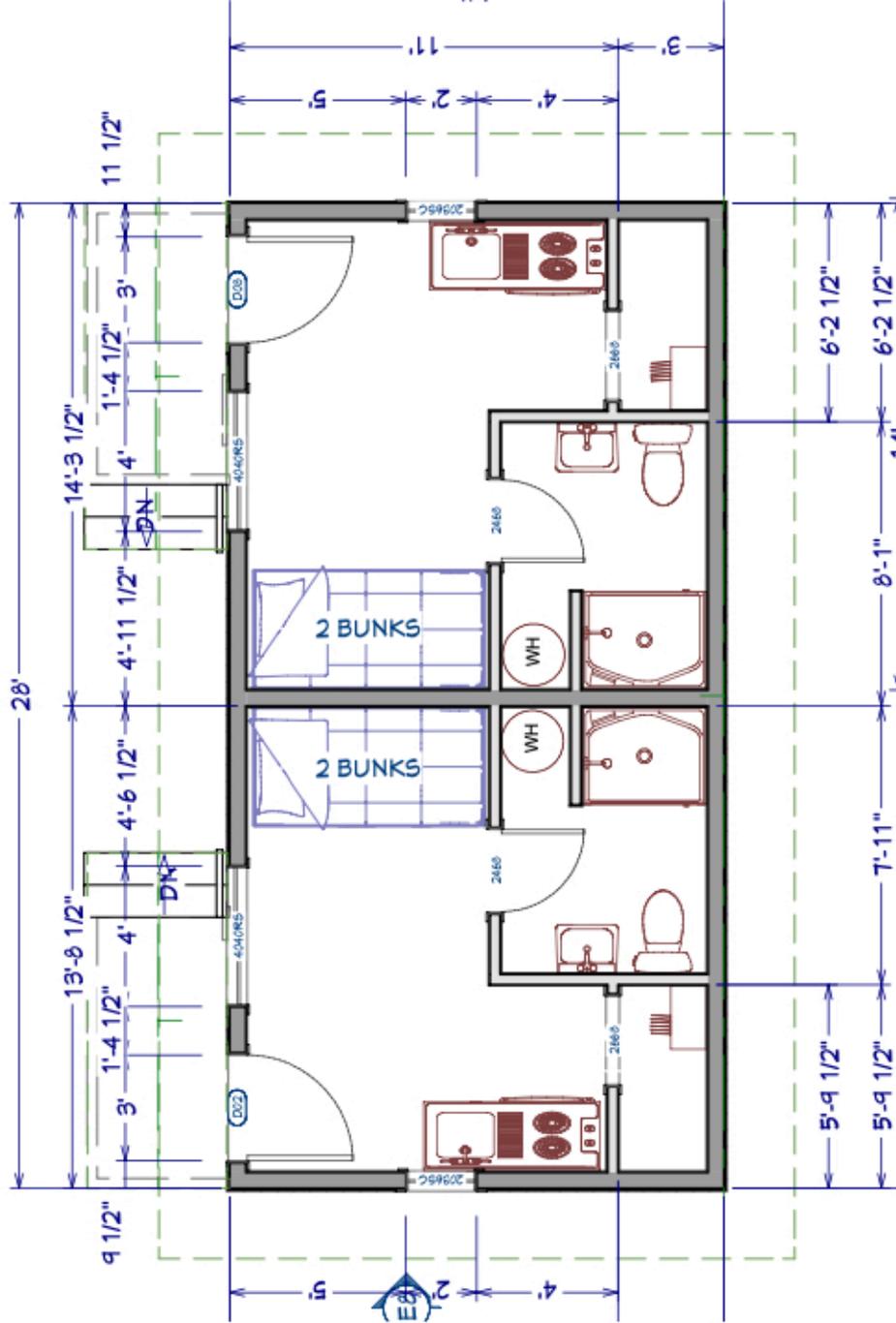
Little Houses Community Components

- 12-14 fully plumbed cabins will be constructed at the Jarvis Street site.
 - Two of which will be ADA accessible.
- A large community room will provide group recreation as well as overflow space if more need should arise.
- A community garden.
- A cabin for a live in manager will be part of the plans.

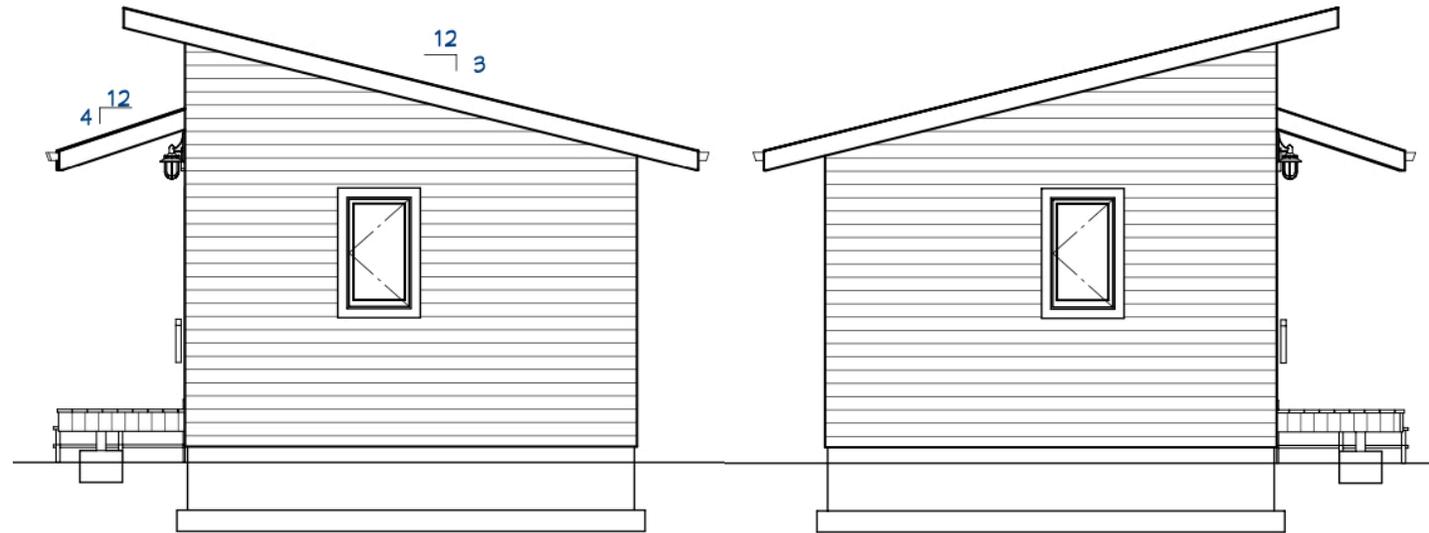


Jarvis Street Neighborhood Project





Exterior Elevation Front 1/4 in = 1 ft



Exterior Elevation Right

Exterior Elevation Left 1/4 in = 1 ft

An aerial photograph of a wide river winding through a dense, green forest. The river flows from the upper right towards the lower left. In the middle distance, a bridge spans across the river. The surrounding forest is thick and covers the entire landscape. The image has a white circular cutout in the top right corner.

Questions?

From: [Lenise Henderson](#)
To: [Barstad, Kelda O \(DOR\)](#)
Subject: Sitka Homeless Coalition request
Date: Tuesday, March 15, 2022 2:18:36 PM
Attachments: [SHC MHT info as requested.docx](#)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings Ms. Barstad:

Attached is the request for approval to use trust land at less than fair market value.

Best Regards,

Lenise A. Henderson
For: Sitka Homeless Coalition
The Professional Development Company
lenisepd@gmail.com

To: Alaska Mental Health Trust Authority
From: The Sitka Homeless Coalition

Request:

The Sitka Homeless Coalition (SHC) requests the approval to use trust land at less than fair market value.

Contact information:

Sitka Homeless Coalition

PO Box 1112

Sitka, AK. 99835

Phone:

907-747-7978

sithc@gmail.com

SHC President of the Board of Directors Contact:

Gayle Young

gayle.young@yahoo.com

Property Description:

USS 3695 Lot 3

Sitka, AK.

Description of Building Site:

- The building site proposal is the most southern tip of USS 3695.
- Approximately 11,250 square feet.
- The property begins in what is now being used as Jarvis Street.
- From the Jarvis point, out in two directions, northwest, and northeast, each 150 feet.
- The back of the site spans 150 feet.
- The building site is triangular.



The Period for Use and Lease of the Trust Land is:

An initial lease period of twenty-five (25) years is sought.

The requested annual lease fee is (\$50 - \$100).

The Sitka Homeless Coalition [Alaska incorporated, certified as non-profit in May 2018 with EIN 83-0674617], acting on behalf of up to fourteen chronically homeless male Sitkans, is requesting the Alaska Mental Health Trust Authority to issue an intermediate-term lease to SHC for the purpose of providing housing and supportive programing to said unsheltered men.

Summary of SHC Cabin Community Project Objectives:

- The purpose for which the property USS 3695 Lot 3 is sought to be used aligns with Goal 3, Objective 1 of the Comprehensive Integrated Mental Health Program Plan: “Alaskans have stable, safe housing with appropriate, community-based social supports to maintain tenancy”
- To work towards ending homelessness in Sitka by building a cabin community to meet basic housing needs of chronically homeless individuals.
- To create support programs to help tenants learn and maintain basic care skills and provide mental health programs to improve quality of life.
- The Cabin Community will embrace the Housing First approach to accomplish these goals.

Details of the Cabin Community Mental Health Programs

From the SHC Board President Gayle Young:

The Sitka Homeless Coalition seeks the authority to use this property to both provide care for Sitka's unhoused population and to focus and direct the gathered attention of the Sitka community towards these brothers who live among us.

The purpose for use of this land parcel is to prepare the site and construct up to fourteen 14'X14' cabins, a live-in manager's quarters, and community space for small and large group use. It will include utility block housing toilets, showers, and laundry facilities for the use of the chronically unsheltered men.

Develop a neighborhood:

The grounds will house a Tlingit-carved house post to signal "home" for the residents, provide privacy from the public street and to engender cultural pride, as 83% of Sitka's homeless are Tribal citizens. The neighborhood will further feature a covered fire pit area, covered bike rack and a neighborhood/community garden.

The cabin community will offer programs to coach life skills, on-site services of medical/dental screening by agreement with SEARHC Hospital, and on-site mental health clinical services by contract.

Programs will be founded in conjunction with Outer Coast, an alternative college in Sitka. Guiding principles will include education and self-governance. The backbone of the program will involve hands-on mentorships between the residents of the cabin community and Sitka residents.

Each program will be a pillar that will uphold Goal 3, Objective 1 of the Comprehensive Integrated Mental Health Program Plan: Alaskans have stable safe housing with appropriate, community-based social supports to maintain tenancy.

Board President’s Statement to the Alaska Mental Health Trust Authority for the Sitka Homeless Coalition:

Dear Alaska Mental Health Authority Trustees:

What we propose to do is to basically look out for, mentor these men for what may be the remainder of their lives: making sure they are dry and warm, that they are eating and sleeping well, that they get health care and dental care.

Because it is an important step, we also desire the Trust to understand that we will encourage the men forward in developmental ways that may have been missing most of their lives. We will advance their individual interest, encourage a work schedule, and job site tailored to their situation, which the Homeless Coalition will help identify and advocate for them.

We needed, we will assume the task of functioning as their memories which simply do not work any longer or may have never worked for them.

We will help monitor their medications, make sure that favorite meals are prepared regularly at group dinners and assist them with all paperwork including applications needed to "move up" to low-cost housing, if that is their desire once some income has been stabilized.

We will take the place of families; for some it may be the first time they have had life skills support as their birth family may not have been able to provide this support.

In every way the Sitka Homeless Coalition stands with the Alaska Mental Health Trust Authority as a partner on the ground, not to be confused with functioning simply as a leaseholder with financial interests.

Thank you for your time and support,
Gayle Young
SHC Board President

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

November 7, 2022

Trust Authority Office staff requests the Trust Land Office determine whether the Trust land USS 3695 Lot 3 in Sitka Alaska is suitable for the use proposed by the Sitka Homeless Coalition (“SHC”) and the estimated fair market value of that use. The organization has provided a request by email to Trust Authority Office staff for a long term lease below market value under 11 AAC 99.110 and 20 AAC 40.710 to build and operate permanent supportive housing for Trust beneficiaries.

The request is attached and summarized below.

1. A request by email was received for use of trust land at less than fair market value from the Sitka Homeless Coalition, an organization acting on behalf of a group of beneficiaries in Sitka.
2. The request included the organization’s contact information.
3. The request included a sufficient property description to identify the location and area to be used.
4. The organization asks to pay less than fair market value for a long term lease to build and operate permanent supportive housing for Trust beneficiaries. This project aligns with the Trust Authority Office’s Focus Area Housing and Home and Community Based Services. This project also aligns with Alaska’s Comprehensive Mental Health Program Plan 2020-2024. This project will help implement Goal 3.1 which has the objective: Alaskans have stable, safe housing with appropriate, community-based social supports to maintain tenancy.
5. The request asks for a 25 year lease.
6. The request asks for a nominal annual lease fee of \$50.00 - \$100.00.

Trust Authority Office staff have been working with the SHC since 2019 to identify shelter and housing solutions for the chronically homeless single adults in Sitka. 100% of the people served are Trust beneficiaries. All of the men to be housed through the proposed Little Houses project experience a mental illness and co-occurring addiction with a smaller percentage of the group having a third condition of either a traumatic brain injury or an intellectual or development disability.

With the information above, Trust Authority Office staff have determined sufficient information has been provided by the organization as guided by 20 AAC 40.710. Please advise whether the land is suitable for the use proposed by SHC and what the TLO has determined to be the estimated fair market rental value of the use as required by 20 ACC 40.710 (c Please contact me with any additional questions.

Sincerely,



Kelda Barstad, LMSW
Program Officer, Housing & Home and Community Based Services

Cc: Steve Williams, CEO TAO
Jeff Green, Deputy Director, TLO
Katie Baldwin-Johnson, COO TAO
Eric Boyer, SPO TAO

Kelda Barstad, LMSW
Program Officer, Housing & Home and Community Based Services
Alaska Mental Health Trust Authority
kelda.barstad@alaska.gov



Trust
Land Office

2600 Cordova Street, Suite 201
Anchorage, AK 99503
Tel 907.269.8658

alaskamentalthrust.org/trust-land-office/

November 21, 2022

The Trust Land Office (TLO) has reviewed the request from the Alaska Mental Health Trust Authority Staff, received on November 7, 2022, to determine the suitability of the proposed use of Trust land, estimated fair market value of the parcel, and use requested by Sitka Homeless Coalition (SHC).

The parcel involved in the proposed use is CRM-1852 and is legally described as:

Township 055 South, Range. 064 East, Copper River Meridian, Alaska
Section 31: Lot 3 of US Survey 3695; Containing 16.300 acres, more or less. According to the survey plat accepted by the United States Department of the Interior, Bureau of Land Management in Washington, D.C on June 2, 1960.

The parcel is located at, and legally accessed from, the north end of Jarvis St. in Sitka, AK and is bisected by the Indian River. It is currently zoned C-1, General Commercial, by the City & Borough of Sitka, which allows for the provision of all commercial services, including personal services. In June of 2022, the TLO met with the City & Borough of Sitka Planning and Community Development Department, who are aware of and have been supportive of the proposed SHC project. In February of 2021, the TLO and its contracted surveyor inspected the parcel and evaluated its potential use for the proposed SHC project. The inspection report provided to the TLO from the surveyor stated, "The homeless housing concept is very doable and would be a great asset to the City of Sitka. The area available for the housing project can be adjusted to fit the terrain".

Therefore, it is the TLO's conclusion that the parcel is suitable for the proposed use by the SHC.

In June of 2021, the TLO had the parcel appraised "as is" and "where is" by Ramsey Appraisal Resource. The appraisal used a sales comparison approach of similar properties within the region that recently sold and determined the fair market value of the parcel to be \$390,000.00. A ground lease for this type of parcel in this market area would likely be in the 6-8% range of the appraised fair market value for the annual rental, making the estimated fair market lease rental \$23,400 - \$31,200/annually. Please contact the TLO with any additional questions.

Sincerely,

Jusdi Warner
Executive Director
Trust Land Office



Sitka Homeless Coalition

Hítx'i Sáani (Little Houses) Project

Operating Plan (*Excerpts*)

09.25.2022

—

PO Box 1112
Sitka, AK. 99835
Phone:
907-747-7978

Table of

The Professional Development
Company



SHC Mission

The Sitka Homeless Coalition provides warm, safe shelter to those in need.

SHC Main Objectives

1. To work towards ending homelessness in Sitka by building a cabin community to meet basic housing needs of over a dozen chronically homeless individuals.
2. To create support programs to help tenants learn and maintain basic life skills.

Executive Summary

The Sitka Homeless Coalition has provided support for the chronically unhoused in Sitka for many years. The organization's vision has evolved in order to move forward with a trailblazing housing project that will include small affordable cabins built into a cohesive community. To achieve this the board has been expanded, the volunteer base multiplied, a design team and general contractor hired, administrative supports added, and an executive director hired. Construction and support programs fundraising is in progress. SHC is working closely with the Alaska Mental Health Trust to obtain land, as well as other important collaborative partners. The overall goal is to end homelessness in Sitka. It is a substantial undertaking. The construction goal is to begin building in early spring 2023.

SHC Keys to Success

- Maintain a strong Board of Directors that can offer guidance, help with fundraising efforts, and oversee the smooth operation of the organization.
- Develop ongoing relationships and work with strong partners in the housing and social programs sector, actively looking for collaboration and funding opportunities.
- Design and implement strong operational management and accurate financial controls.
- Create the structure and staff to continue to write grants and raise funds to cover not only initial construction, but also ongoing operations, and community maintenance.
- Adopt a detailed operational and management plan for the cabin community.
- Recruit and maintain a diverse volunteer base.
- Reevaluate organization goals and operational plans on an annual basis.

Organization Summary

The Sitka Homeless Coalition (SHC) was founded in September 2017 by a local group of volunteers who desired to establish a shelter for unhoused people in Sitka. After several attempts to lease a shelter space were unsuccessful, the cabin community idea was launched.

For the past several years, SHC has provided daily support and advocacy to adults experiencing homelessness. Support services include laundry, showers, cell phone use, job application assistance, memory support, transportation, clothing donations, and equipment donations.

SHC also provides crisis management, as a contact for Sitka Police Department and EMT Services. When adults experiencing homelessness need immediate shelter, SHC is notified by local authorities and expected to provide shelter, though there is no framework for long-term solutions.

In 2018, SHC became a registered 501(c)(3) nonprofit. The leadership is a board of directors that has nine members, with 2 co-chairs, and two advisory positions.

Alaska Mental Health Trust Authority (AMHTA) showed support for SHC by funding Agnew::Beck consulting firm to write the initial feasibility report for a cabin community.

SHC collaborated with consulting firm Agnew::Beck in 2021 to develop a feasibility plan that outlines the roadmap to creating the Cabin Community. This work was evaluated through in-state and out-of-state case studies, and extensive stakeholder interviews with local organizations in the fields of affordable housing, local and Tribal government, and health and human services. Many of the points in the Agnew::Beck study have already been acted upon and achieved, demonstrating the project's feasibility and trajectory to successful project completion.

Description of the Community of Sitka

SHC provides services to the residents of the City and Borough of Sitka. Sitka is in southeast Alaska. It is a federally designated rural area with a population of 8,640 (US Census Bureau, 2019). Located on western Baranof Island, planes and ferries are the only means of transportation to and from Sitka.

According to the American Community Survey (U.S. Census Bureau. 2016. ACS , Five-year Estimates), an estimated 34% of homes in the Sitka Borough are cost burdened, spending more than 30% of their income on housing costs, which surpasses the statewide average. Additionally, given that—according to the [National Low Income Housing Coalition](#)—Sitka has a relatively low average renter wage and relatively high fair market rents, affordability poses a particularly difficult challenge to renters. In fact, the [Alaska Housing Finance Corporation](#) estimates that a renter household “needs 1.7 full-time paying jobs paying the average renter wage in order to afford a two-bedroom rental unit at fair market rent.”

Operating Environment

Local support for this project is strong; Sitka residents selected ending homelessness in our community as a top priority in 2021 through the Sitka Health Summit. This event catalyzed dozens of volunteers and representatives from different organizations to join SHC. Currently, SHC has a group meeting every Friday at 10 am with an average of 15 participants. There are several active committees.

Sitka has a diverse economy with fishing, tourism, government, military, marine services, retail, food & beverage, construction, education, and the arts.

There is currently a housing and usable land shortage in Sitka. With unmet demand for real estate on the market and expensive rentals. This continues to create roadblocks for acquiring any available buildings or land. The Alaska Mental Health Trust Authority (AMHTA) property at Jarvis Street is SHC's plan for land to develop this project.

SHC is working with AMHTA to finalize the use of the land for a nominal cost. The timeline for completion of this step is Fall of 2022.

Target Tenants & Demographics of Chronically Homeless in Sitka

The project will serve Alaska Mental Health Trust Authority Beneficiaries.

Current demographics:

- 83% of the adults experiencing homelessness in Sitka are Alaska Native.
- Many of the adults experiencing chronic homelessness in Sitka live with a developmental disability.
- The majority of the chronically homeless in Sitka are adult males.

SHC defines chronically homeless for Hítx'i Sáani (Little Houses) tenancy:

A Sitka community member (18+) who lacks or has a limited ability to obtain the external and/or internal means of securing and maintaining the basic human right of safe, stable, and adequate housing.

SHC, in an effort to most-effectively support this group of people, will define the target demographic more precisely and implement an unbiased tool for evaluating eligibility.

A Sitka community member will be recognized as a person who has been physically present within the borough for a minimum of six months.

Letters of Support:



Mt. Edgecumbe Medical Center | searhc.org

P: 907.966.2411

222 Tongass Drive | Sitka, AK 99835

September 21, 2022

Dear potential supporters,

Southeast Alaska Regional Health Consortium (SEARHC) strongly supports the creation of the Hit'xi Saani cabin community project in Sitka. Homelessness is a long-standing problem in our community and the housing first project, led by the Sitka Homeless Coalition (SHC), is a vital next step in providing supportive housing services to some of Sitka's most in-need residents. We fully support this project.

SEARHC understands the urgency and importance of the work being done to provide essential services for these too-often overlooked members of our community. Southeast Alaska Regional Health Consortium has several decades of experience working with Alaska Native communities as a primary care provider, behavioral health support and hospital services. Over these years the linkage between culture, historical trauma, basic housing, wellness, and lifestyle habits has shown clearly. To support an individual's housing is to support their health.

Our staff have worked with people who have experienced homelessness and are willing to meet people where they are at. Our resource and referral materials will be provided and restocked to SHC so they can be available to all the residents of Hit'xi Saani. We can and do provide services to people that do not have the financial means to pay and, if needed, we are open to the possibility of providing services at the cabin community located on Jarvis Street upon construction.

Ending homelessness is an important community goal in Sitka. We are excited to provide our support for this effort and recommend funding at highest levels available.

Thank you,

A handwritten signature in cursive script that reads "M. Pearson".



THE SALVATION ARMY
405 Saw Mill Creek Road
Sitka, AK 99835
Mail: P.O. Box 454, Sitka, AK 99835
Doing the most good!

WILLIAM BOOTH
Founder

Brian Peddle
General

Douglas Riley
Territorial Commander

Doug Tollerud
Divisional Commander

September 22, 2022

RE: Hit'xi Saani Letter of Support

To Whom It May Concern:

The Salvation Army of Sitka supports the creation of the Hit'xi Saani cabin community project in Sitka. Homelessness is a long-standing problem in our community. This project is the next step in providing supportive housing services to some of Sitka's most in-need folks.

At The Salvation Army, we are feeding family that find themselves in need through the Soup Kitchen five days a week. Our numbers are averaging in the high fifties and are sometimes in the low seventies. We also make other items available to folks. We work with other lovely helping organizations in Sitka to help improve the lives of all the citizens of Sitka. This project will go a long ways in helping those in need with housing, and we would encourage your support of this project, as well.

In Christ's love,

Majors John & Sabrina Tumeys



Sitka Tribe of Alaska

Tribal Government for Sitka, Alaska

9.20.2022

Dear potential supporters,

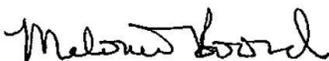
Sitka Tribe of Alaska Social Services department strongly supports the creation of the Hit'xi Saani cabin community project in Sitka. Homelessness is a long-standing problem in our community and the housing first project, led by the Sitka Homeless Coalition (SHC), is a vital next step in providing supportive housing services to some of Sitka's most in-need residents. We fully support this project and hope that you will do the same.

Our social services department provides financial assistance, social, and childwelfare services to enrolled tribal citizens mainly in the Sheet'ka (Sitka) area. As such, we understand the urgency and importance of the work being done to provide essential services for these too-often overlooked members of our community. We have provided funds to temporarily shelter our tribal citizens in the coldest times of the year for a short term and temporary basis. We understand the need for a more suitable living situation for those in need of housing.

Our staff have worked with people who have experienced homelessness and are willing to meet people where they are at. Our resource and referral materials will be provided and restocked to SHC so they can be available to all the residents of Hit'xi Saani. We can and do provide services to people that do not have the financial means to pay and, if needed, we are open to the possibility of providing services at the cabin community located on Jarvis Street upon construction.

Ending homelessness is an important community goal in Sitka. We are excited to provide our support for this effort and hope that you will do the same.

Thank you,



Melonie Boord, Licensed Clinical Social Worker (LCSW)
Sitka Tribe of Alaska Social Services Director
204 Siginaka Way, Sitka, Alaska, 99835
(907) 747-7221 Melonie.boord@sitkatribenon.gov



113 Metlakatla St
Sitka, AK 99835
T 907-747-3636
F 907-747-5316
info@scpsak.org
sitkacounseling.org

September 22, 2022

Dear potential supporters,

We at Sitka Counseling strongly support the creation of the Hit'xi Saani cabin community project in Sitka. Homelessness is a long-standing problem in our community and the housing first project, led by the Sitka Homeless Coalition (SHC), is a vital next step in providing supportive housing services to some of Sitka's most in-need residents. We fully support this project and hope that you will do the same.

Sitka Counseling has been providing Behavioral Health Services across the life span for the last 35+ years. We work with youth and adults with Substance use disorder and Mental Health concerns. As such, we understand the urgency and importance of the work being done to provide essential services for these too-often overlooked members of our community.

Our staff have worked with people who have experienced homelessness and are willing to meet people where they are at. Our resource and referral materials will be provided and restocked to SHC so they can be available to all the residents of Hit'xi Saani. We can and do provide services to people that do not have the financial means to pay and, if needed, we are open to the possibility of providing services at the cabin community located on Jarvis Street upon construction.

Ending homelessness is an important community goal in Sitka. We are excited to provide our support for this effort and hope that you will do the same.

Thank you,

Amy Zanuzoski
Executive Director



September 20, 2022

Dear potential supporters,

The State of Alaska, Division of Public Health support the creation of the Hit'xi Saani cabin community project in Sitka. Homelessness is a long-standing problem in our community and the housing first project, led by the Sitka Homeless Coalition (SHC), is a vital next step in providing supportive housing services to some of Sitka's most in-need residents. We fully support this project. Sitka Public Health Clinic provides community services Monday through Friday 8:00AM to Noon 12:00 and 1:00PM until 4:30PM. Services include:

- STD Screening and Treatment
- Contraception and Family planning
- Women's Health exams including pap smears
- Pregnancy Testing
- Emergency birth control
- Immunizations
- TB Screening for work or school clearance
- TB treatment
- Infectious Diseases (including COVID-19, Monkeypox)
- Well Child Screening

The department of Public Health understands and promotes equity and see the importance of working to provide essential services for our community members that face circumstances such as homelessness. Our clinical staff have worked with people who have experienced homelessness and are willing to meet people where they are at. Our resource and referral materials will be provided and restocked to SHC so they can be available to all the residents of Hit'xi Saani. We provide services to people that do not have the financial means to pay, services are provided on a sliding scale based on income. No one is turned away due to an inability to pay. Sitka Public Health is open to the possibility of providing services at the cabin community located on Jarvis Street upon construction on a as needed basis.

Ending homelessness is an important community goal in Sitka. We are excited to provide our support for this effort and hope that you will do the same.

Sincerely,
Denise Ewing, RN, BSN
Sitka Public Health Nurse



Dear Alaska Mental Health Trust,

The Sitka Health Summit Coalition (SHSC) started in 2006 with the vision of serving our state as a model for community wellness by creating a healthy community, where citizens strive for and enjoy a high quality of life. To that end SHSC organizes an annual planning day where a diverse group of Sitka residents brainstorm, evaluate and ultimately choose two important health initiatives to become funded goals. At the 13th annual Sitka Health Summit Planning Day on September 23, 2021, ending homelessness and building a cabin community to provide safe, warm, and dry places for locals in need was selected as a top goal. Out of the hundreds of ideas that got considered this rose to the top because of the need and the community support.

As a community goal the SHSC donated \$2,000 to the Sitka Homeless Coalition (SHC) to support initial cost of this cabin community building project. Additionally, this health goal is being supported by SHSC with publicity, meeting facilitation, recruiting, and coaching. It has been incredibly rewarding to see this citizen selected health initiative grow so quickly. The community support has been incredible.

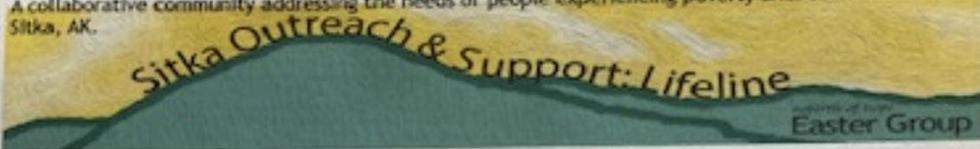
The Sitka Health Summit coalition is coordinated, funded, and supported by a team of local groups that includes the SouthEast Alaska Regional Health Consortium (SEARHC), Sitka Counseling/Hope Coalition, Sitka Tribe of Alaska, Southeast Alaska Independent Living (SAIL), the University of Alaska Southeast Sitka Campus, Sitka Conservation Society, Southeast Radiation Oncology Center, Outer Coast, and the Sitka School District. SHSC is strongly in support of the Sitka Homeless Coalition's Hit'xi Saani (Little Houses) project.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "B. Miller", is written over a light blue horizontal line.

Sitka Health Summit Coalition

A collaborative community addressing the needs of people experiencing poverty and/or homelessness in Sitka, AK.



Sitka Outreach and Support:Lifeline Group
303 Kimsham Street
Sitka, AK 99835

September 21, 2022

Dear Potential Supporter,

We at Sitka Outreach and Support:Lifeline Group (SOS) strongly support the creation of the Hit'xi Saani cabin community project in Sitka. Homelessness is a long-standing problem in our community and the housing first project, led by the Sitka Homeless Coalition (SHC), is a vital next step in providing supportive housing services to some of Sitka's most in-need residents. We fully support this project and hope that you will do the same.

At SOS we provide direct services to homeless persons and those who are on the verge of homelessness through direct grants for emergency housing, clothing, bedding, tents, and travel grants for health reasons, and utilities. We also plan and conduct a yearly Project Homeless Connect. As such, we understand the urgency and importance of the work being done to provide essential services for these too-often overlooked members of our community.

Our volunteers have worked with people who have experienced homelessness and are willing to meet people where they are at. Our resource and referral materials will be provided and restocked to SHC so they can be available to all the residents of Hit'xi Saani. We can and do provide services to people that do not have the financial means to pay and, if needed, we are open to the possibility of providing services at the cabin community located on Jarvis Street upon construction.

Ending homelessness is an important community goal in Sitka. We are excited to provide our support for this effort and hope that you will do the same.

Thank you,
Julia Smith
President

[907] 738-6336 / eastergroupsitka@gmail.com / 303 Kimsham St, Sitka, AK 99835 / EIN: 80-0647738 / 501(c)3 status



Directors Office
1332 Seward Ave
Sitka, Alaska 99835
Tel: (907) 747-7704
Fax: (907) 747-7768
uas.alaska.edu/sitka

9/22/22

Dear potential supporters,

We at the University of Alaska Southeast - Sitka Campus strongly support the creation of the Hit'xi Saani cabin community project in Sitka. Homelessness is a long-standing problem in our community and the housing first project, led by the Sitka Homeless Coalition (SHC), is a vital next step in providing supportive housing services to some of Sitka's most in-need residents. We fully support this project and hope that you will do the same.

At UAS Sitka, we offer classes and training that help our students become more equipped to secure jobs with livable wages and become informed and engaged members of our communities. There are times that some of these students find themselves in very difficult life circumstances, including being homeless. As such, we understand the urgency and importance of the work being done to provide essential services for these too-often overlooked members of our community.

Our staff have worked with people who have experienced homelessness and are willing to meet people where they are at. Our resource and referral materials will be provided and restocked to SHC so they can be available to all the residents of Hit'xi Saani. We can and do provide services to people that do not have the financial means to pay and, if needed, we are open to the possibility of providing services at the cabin community located on Jarvis Street upon construction.

Ending homelessness is an important community goal in Sitka. We are excited to provide our support for this effort and hope that you will do the same.

Thank you,

A handwritten signature in blue ink, appearing to read "Paul Kraft".

Dr. Paul Kraft
UAS Sitka Campus Director



Sitkans Against Family Violence

P.O. Box 6136, Sitka, Alaska 99835 • (907) 747-3370 • Fax (907) 747-3450 • Crisis Line (800) 478-6511

September 20, 2022

Dear potential supporters,

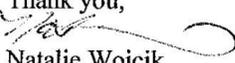
Sitkans Against Family Violence (SAFV) strongly support the creation of the Hit'xi Saani cabin community project in Sitka. Homelessness is a long-standing problem in our community and the housing first project, led by the Sitka Homeless Coalition (SHC), is a vital next step in providing supportive housing services to some of Sitka's most in-need residents. We fully support this project and hope that you will do the same.

SAFV is a domestic violence and sexual assault prevention and advocacy organization. We currently serve as the only shelter in Sitka providing temporary shelter to survivors of violence. Due to our limited capacity, we are not able to provide shelter to everyone in need, and we do not serve as a long-term solution for housing. As such, we understand the urgency and importance of the work being done to provide essential services for these too-often overlooked members of our community.

Our staff have worked with people who have experienced homelessness and are willing to meet people where they are at. Our resource and referral materials will be provided and restocked to SHC so they can be available to all the residents of Hit'xi Saani. We can and do provide services to people that do not have the financial means to pay and, if needed, we are open to the possibility of providing services at the cabin community located on Jarvis Street upon construction.

Ending homelessness is an important community goal in Sitka. We are excited to provide our support for this effort and hope that you will do the same.

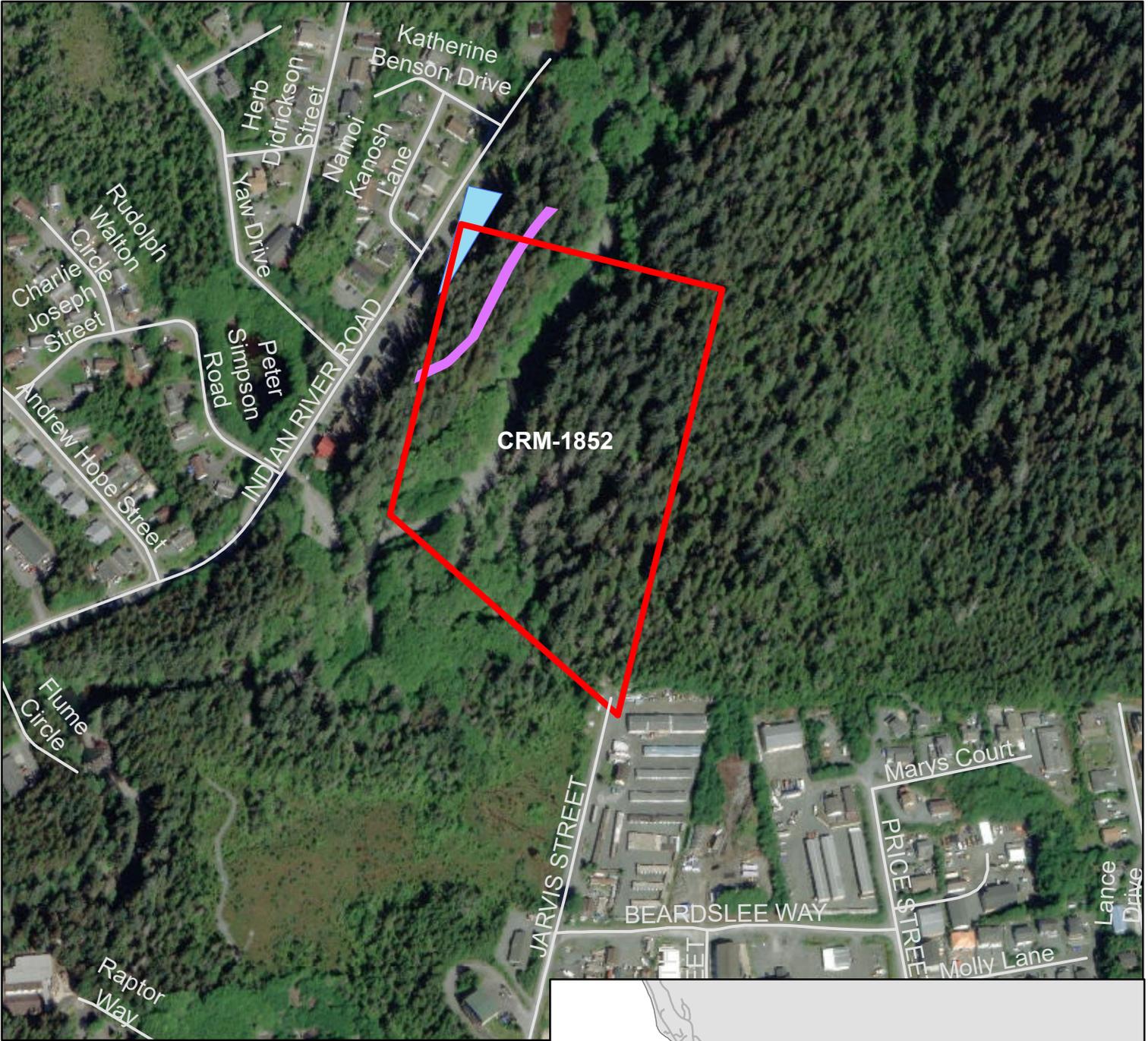
Thank you,



Natalie Wojcik

Executive Director

Sitkans Against Family Violence



MHT 9101102, Parcel CRM-1852

— Roads

 MHT 9101102

 MHT 9100320, Easement

 MHT 9100220, Land Sale

