

***Creating Hope***

they could be a cousin, sister,  
mother or a distant relative  
serving out a sentence for  
a number of assorted felonies  
tucked away in the  
Lemon Creek Correctional Center  
or Hiland Mountain Correctional Center  
repeat offenders in a vicious  
cycle of recidivism  
in a state where incarceration  
is a business without an ounce  
or thought of rehabilitation  
locked up in a gulag  
of hopelessness as victims  
of domestic violence, mental illness,  
alcoholism or drug abuse  
whose problems are never addressed  
during confinement or contact  
exiting prison to the outside world  
they become repeat offenders  
due to neglect, abuse and  
the justice system's  
blind eye approach to rehabilitation  
we can stop this vicious cycle  
thru intervention by  
creating safe shelters like  
Haven House Juneau  
a 501 ©(3) faith-based nonprofit charity  
a safe shelter for women exiting prison  
Join our team to offer  
Help and hope today  
"It is better to light one candle than to curse the darkness"  
© ***June I Degnan***

**June I. Degnan, MLIS**  
415 Willoughby Ave  
Apt 507  
Juneau, Alaska 99801

**Attachment D**

August 11, 2014

To: Juneau Planning Commission

RE: Opposition to Proposed site of Haven House

I live at 9343 Rivercourt Way. I would like to voice my opposition to the proposed location of Haven House. I would like to point out that Tall Timbers Neighborhood Association mocked by Clergy and met with hostility and animosity by the City Planner from the moment they noticed the picture in the paper of this proposed Halfway House. Haven House is labeled a Halfway House with the Federal Government on their non-profit paperwork. The City has walked hand in hand with Haven House Board members every step of the way. Now, this wouldn't seem so odd if Haven House had submitted their request in accordance with City Ordinance and Zoning Laws and found a place in the correct zone within City limits. However, they did not. Everyone in Juneau and in connection with Haven House should be offended with the path Haven House has chosen to take. Haven House Board members and the City together ignored the neighbors in the area and their pleas to operate Haven House under the guidelines set forth in zoning laws, which speaks to the character of those on the Board and who will be supervising felons renting space in the house. The Board of Haven House has changed the label of this Group Home several times in order to hide it at the end of a quiet street. These neighbors purchased homes in a Single Family Zone, not a Light Commercial or Industrial. They have the right to assume that a Transitional Group Home for Felons, a Halfway House, Boarding Home or whatever the City and Haven House want to change the label to suit the zoning laws, would not have ended up in their neighborhood. Yet, they are being treated as though they are the problem. The neighbors have been told they should emulate the values of Haven House yet Haven House and their members have not been polite, neighborly or terribly giving in their pursuit of permitting. At one point a neighbor was told by a nun she was not blessed at the first neighborhood meeting. These neighbors have not been allowed to fight the status of something that zoning laws clearly state belongs elsewhere.

The issue I see that Haven House is facing is they acted first and are asking forgiveness after completing a transaction to put a Re-Entry home for Felons on the property. Haven House has been working for years to set up shop. They knew this site would not match zoning laws yet they forged ahead and now are suffering the consequences of not being a good neighbor. They entered into a business relationship with their angel and they have no way to pay the lease. The program is in jeopardy because they are losing money every day they cannot rent these rooms to women exiting prison on parole. This delay is a consequence directly related to the actions Haven House and its Board Members have chosen to take. That should have no bearing on these neighbor's daily lives, yet it does. The neighbors have spent precious time as well as thousands of dollars that could have gone into the community in many useful ways. Instead they have to spend energy fighting city hall and religious zealots. They are going into debt fighting the City, is this what the City does to its citizens willingly and knowingly? Is this the example you want to put forth to your citizens? You will fight City Hall and whatever project they deem is politically advantageous in the moment. You will spend money you don't have to protect your right to live in an area that was safe prior to a project that may not be safe being planted next to your house. You will uproot your family and move away from your friends and safe place because we as a City don't care about Neighborhood Harmony. Is this the message you want to deliver to your community?

No one in this neighborhood thinks the idea of Haven House is a bad idea. However, it does not and never will belong in a single family residential zoned neighborhood.

A standout issue is Recidivism. Each one of you can look up the statistics, but here's one that stands out in every study I have looked at -- most felons released on parole or probation will not make it 3 years before re-offending, even if they participate in faith-based programs. Faith-based organizations and their promises cannot guarantee a higher percentage of successful integration into a community than prison or traditional halfway houses. The 3 years is a good thing for Haven House, this will not factor into their statistics or how they run their business. They allow women to stay for up to 2 years so Haven House won't need to take responsibility for their promises to the community. The probability of these women walking away and reoffending is 66%. This means a high turnover at Haven House. That decreases stability in the house with new faces bringing new problems and new dynamics frequently. This neighborhood is not prepared to face the instability this will bring nor do they deserve the disruption in their quiet residential area.

The likelihood of these neighbors spending more of their hard-earned money is great. They will be forced to put up motion sensor lighting, surveillance equipment and alarm systems.

Haven House cannot in good faith guarantee they will supervise parolees in the house 24-7, leaving the residents of the neighborhood to police the area. This is not what they signed up for when they purchased their houses yet Haven House has so generously told them to help out and call if they see a problem. What contract can Haven House make with the neighbors that will guarantee their peace that is experienced daily will continue? What concessions will Haven House and its operators make so the neighbors don't have to change their daily lives? When a family moves in, a certain sense of welcome and neighborly friendship is expected to occur. Over time we trust each other with our house keys. We take the time to watch over each other animals and children. We share meals and help out if our friends experience injuries or the kids come home sick from school. The anguish and anger the neighborhood feels will guarantee the residents of Haven House will never be comfortable or welcome in this neighborhood.

Is this the product the Board of Directors from Haven House foresaw when they worked so hard to make this pipedream a reality? Is this what you truly want to offer women who have not had an easy go of it in prison and need to feel encouraged and comforted? They will not feel what you feel when you go to your own homes.

Traci K Gilmour, LMP  
9343 Rivercourt Way  
Juneau, AK 99801  
907 790-2337

# Haven House Neighborhood Meeting- Glacier Valley Elementary

March 27, 2014 6:30pm- 7:30pm

NAME	ADDRESS	PHONE NUMBER
Larry Talley	519 W 9th St Juneau	364 3275
Shelly Lager	8607 Marilyn Ave 99801	209-0274
Nomh Lager	8607 Marilyn Ave 99801	209 0909
2 Dee Biber	PO Box 240793 Douglas 99824	586 2085
Kura Dean	4220 Long Run Dr. Juneau, AK	723-9953
Semra Deaner	3250 Tongass Blvd	780-6949
Jeffrey "	"	
June Deana	415 LeDell Coughlin Ave 99807 NW	907 752-0830
Dan Nelson	8606 Marilyn Ave., Juneau	789-0564
Becky Nelson	8606 Marilyn Ave Juneau	789-0564
Trace Bickmore	9343 Riverat Way Juneau	290 2337
Susan Boegli	3228 Tongass Blvd, Juneau	209-7881
Dixie Hood	9350 View Dr. 99801	789-2068
Dan Hubert	8597 Marilyn Ave 99803	523-9719
Paula Hubert	8597 Marilyn Ave 99801	523-9719
Scott Reid	8619 Gail Ave	723-9993
Mark Page	8527 Jennifer Dr. #1	957-3743
Brian Van Kirk	8707 Gail Ave 99801	789-1058

# Haven House Neighborhood Meeting- Glacier Valley Elementary

March 27, 2014 6:30pm- 7:30pm

NAME	ADDRESS	PHONE NUMBER
Guy Hour	8610 Gail Ave.	957-1743
Teri Maxwell-Hart	8610 Gail Ave	723-3099
Debe Wilson	8612 Marilyn Ave	321-5252
Dustin Stogner	8609 Gail Ave	502-718-7477
Waldo & Julie Fenumai	8609 Marilyn Ave	723-6736
William Joy	Po Box 34136	723-9199
Bruce Wilson	Junco 99801	789 1598
Sam Benton	P.O. Box 32993 Juneau AK 99803	89-3786
Darlene Thornton	8621 Gail Ave ' 99801	586-4794
Toi Cove	8605 Oregon Ave	790-4290
Lolita Duran	3208 Malissa Dr	796 2839
Paul Duran	3208 Malissa Dr.	796 2839
Sam Larson	8613 Marilyn Ave	780-2206
Dr. David Marvel	8616 Gail Ave	209-4528
Teal Wilson	8612 Marilyn Ave	321 5201
Cheryl Shakespeare	9346 Northland St	789-3397
Rey D. McCoy	8608 Marilyn Ave	789-4022
Mandy + Richard Cole	8721 N Loop Way	957-6750



**NOTICE OF NEIGHBORHOOD MEETING  
FOR USE NOT LISTED AND CONDITIONAL USE PERMITS**

Glacier Valley Elementary School Commons  
Tuesday, May 27, 6:30-8:00 p.m.

May 13, 2014

Dear Resident,

The CBJ Community Development Department received an application for a Use Not Listed (49.20.320) and an application for a Conditional Use permit for a "Re-entry home for women coming out of prison" from Haven House, Inc. at 3202 Malissa Drive.

The CBJ Community Development Department is hosting a neighborhood meeting to explain the details of each application and the CBJ permitting process. This meeting will be held on Tuesday, May 27, 2014, from 6:30 to 8:00 p.m. in the Commons area of Glacier Valley Elementary School.

The purpose of the May 27<sup>th</sup> meeting is to provide information, respond to questions, and to get a sense of concerns that the neighborhood might have, so issues may be addressed in advance of the formal public hearing with the CBJ Planning Commission. The project has been scheduled for review by the Planning Commission at the June 27, 2014 Regular Meeting. Prior to the meeting all landowners within 500 feet of the subject property will receive a separate notice with details on how and where to submit comments or testify on the proposal.

If you have questions or would like more information, please contact Beth McKibben, Community Development Senior Planner, at 586-0765 or by email, [beth\\_mckibben@ci.juneau.ak.us](mailto:beth_mckibben@ci.juneau.ak.us).

cc: File numbers UNL2014 0001 & USE2014 0008



**Haven House Neighborhood Meeting**  
**Glacier Valley Elementary School Commons**  
May 27, 2014

Tall Timbers Neighborhood Association	24
Interested Party	1
Haven House affiliation	6
United Methodist Church	1
Re-entry Coalition	1
Probation Coalition	1
Concerned Citizen	1
Press	2

\*\* More parties attended but were not present for introductions. 37 people signed in. CDD staff counted 42 in attendance, including 3 representatives from Haven House and 2 Juneau Empire reporters.

All attendees introduced themselves and said their reason for joining. The meeting first began with a clarification by Beth McKibben (BM) that the meeting would encompass only the Use Not Listed (UNL) and Conditional Use (CU) permit applications from Haven House, Inc. (HH); not the current appeals.

Q: Are you (BM) part of HH?

A: No, I work with CBJ and I only facilitate the process.

C: Upset that we are sitting through a presentation by HH, this was not communicated to be a part of the evening.

Q: Will these questions and comments be given to the Planning Commission (PC)?

A: Yes, they will be included if a staff report is created for their review if the UNL and CU permits move forward.

Q: Isn't this meeting a waste of our time if these permits haven't been scheduled before the PC and an appeal(s) are currently being reviewed?

A: No, the PC agreed to keep this meeting on schedule during their last regular meeting.

Q: Why?

A: Because it had already been scheduled and mailings had already been processed for owners within 500 feet of the property.

C/Q: I didn't receive a mailing.

Q: Who decided this meeting was to be heard? We have better things to do than attend something like this.

A: That is your opinion. This evening we'll cover the process, the proposal, and then continue to answer and questions and hear everyone's comments. The Planning Commission did not have any concerns about proceeding with the meeting. You are welcome to leave if you don't feel it will provide any information.

Staff then continued to outline the expectation of conduct throughout the meeting; one person speaks at a time, all attendees should be respectful, and no throwing cookies. The agenda for the evening was then read aloud to provide an overview of when particular items would be addressed. BM then continued with the PowerPoint presentation and began to discuss the surrounding zoning areas around the parcel in question, and who and how one can apply for Land Use permits.

Q: How can lessees apply for these permits if they don't own the land?

A: Our code, Title 49, allows for lessees to apply.

Q: Where does it say this?

A: In the code and on the application paperwork.

Q: Did you make this presentation?

A: Yes. There are/were hard copies available for you all on the back table, but they may have all been taken.

The presentation then continued on to discuss how the UNL and CU cases are heard at a Planning Commission meeting and how there are two different, but similar, processes that they follow. They both require a public hearing in front of the PC, will have a large red sign posted on the property in question, neighbors within 500 of the residence will receive a notification in the mail of the hearing, and there will be two notices in the local newspaper. BM then gave an overview of how the internal review is done within the department and how this information is presented to the PC.

Q: Who writes the report?

A: The staff assigned to the case. Most likely this will be me.

C: The CBJ pays for someone to do that...

BM then began to list the other items that will be examined during staff's review such as a Traffic Impact Analysis, lighting, etc. She then listed some examples of other cases that had to be reviewed in this way, such as a childcare facility regarding parking requirements and hours of operation.

Q: Why is there a fee for an appeal? Is it \$250 or \$200?

A: The fee for a Director's Decision within CDD is \$200. A fee of a PC Decision is \$200. In the case of HH and Tall Timbers Neighborhood Association (TTNA), a \$200 fee was assessed.

Q: If the UNL and CU cases move forward and are approved, will an appeal stop them?



A: I'm not sure about this; I will have to double check and follow up with you.

BM then continued on with the presentation and explained that while the UNL and CU permits follow similar review, the UNL evaluation is shorter. It is a learning process for all.

Q: I live on the corner of Gail and Tongass and can count 20-30 cars coming through the 4 way stop in an afternoon. I've had my grass driven over and slander graffitied on my fence; there are crimes in all neighborhoods. When do you look at this type of impact?

A: This is reviewed and conveyed in the staff report. Again, the two processes have somewhat different evaluations. There will be notice sent out to property owners with 500 feet of the subject area that will allow for time for questions to be answered and written concerns to be included in the report for the PC to review. This is important as we can make sure address your concerns.

Q: Where and who do we send these comments to?

A: You can send them to me. The notice will show how to do this. I can then put it in the file.

Q: Is there anywhere in Juneau where 3+ felons live together?

A: Yes.

Q: In a D-5 zone?

A: I'm not sure, but I believe so.

C: I'm worried about time; we want our questions to be heard tonight.

BM then explained that a half an hour was left at the end of the meeting just for that, but will make sure to leave staff's contact information. She then said aloud her contact information at the CBJ including her direct phone number and email address. BM then said if there weren't any more questions, HH would present the proposal.

HH then presented a mission slide first to begin their presentation.

Q: Are you a lawyer?

A: Yes, my name is Mary Alice McKeen. I'm also a life-long Juneauite.

Q: Are you doing this pro-bono?

A: Yes.

HH then continued to give info about prison populations and how all sorts of housing are in demand, including re-entry and transitional. HH is modeled after Hope Safe Living House based in Anchorage, a successful transitional home. HH went on to discuss the amount of residents that would be in the house and what the extent of the application process is and what the commitment timeline is like. HH then explained the type of supervision the residents would have while being at the house; nighttime

manager, 24 hour phone line available to neighbors, and that one of two of the co-directors would generally be there Monday through Friday. The house rules were then overviewed, including an extensive visitor policy.

HH continued to discuss the concerns of property value. By their research, they did not anticipate that the house would lower any of the neighbor's property value and felt their organization was in harmony with the neighborhood by people living together in a communal way. Supporters and similar facilities were then overviewed.

Questions directed towards Haven House regarding the presentation were then allowed.

C: This is a great program and I support it. But not in this neighborhood.

Q: If the residents were to come on the premises and be under the influence of alcohol, would they be asked to leave?

A: If they come back to the home under the influence, that is a violation of a rule; we would make it known to the probation officer and have it dealt with by them. If the person were to have alcohol in the house, then they would be asked to leave immediately. These situations are generally dealt with on a case-to-case basis.

Q: Is there supervision in the house 24 hours a day, 7 days a week?

A: No, the program doesn't find this appropriate. During the weekdays one of the two co-directors will be there between 8am and 5pm, and then there is an onsite supervisor in the evening. We use accountability within the women to help keep everyone on the right track.

Q: You mentioned a similar home in Anchorage, where is it at? Is it in a residential zoned area?

A: In a single-family area I believe.

C: No, it's in a Light Commercial zone.

C: I'm unsure of the zoning, all I know is that I saw homes when I went and visited.

Q: Will Haven House consider any male applicants or will they only be women?

A: It's possible, but it's not in our plans as this time.

Q: Will spaces be available to only Juneau residents?

A: It will be available to anyone that wants to live here. That might mean that it was someone who possibly wasn't incarcerated here.

Q: What happens if someone wants to live at the house that isn't on probation? Who or how will they be supervised?

A: Most will be on felony probation and will have an assigned probation officer. If they have a misdemeanor on record and are found to be in possession of either drugs or alcohol, they would be removed from the house.

Q: To clarify, are only women who have drug convictions considered?

A: No, but usually they have had this type of issue at some point. 7 out of 9 beds are reserved for persons with drug convictions.

Q/C: This area isn't the proper venue for this type of establishment, it's a family residence. If our property values do decrease, will you be refunding us the difference?

A: The research regarding property values was my opinion, and no, I will not provide that.

Q: Will there be room checks in the house?

A: Yes, frequently and random. There will also be drug tests- staff is included in this as well.

C/Q: This concept is a great idea. Is Haven House willing to extend the same courtesy to really understand that these women aren't wanted in the neighborhood and will be thrown under the bus? Will you inform them of the situations that they may encounter by moving into this house?

Q/A: What benefit will you get to not welcome them?

Both sides of the room began to become emotional and upset with the subject.

C/Q: You must understand the stigma that comes along with this type of facility. We are also very worried about the traffic impact that nine extra residents will bring and attract into this neighborhood.

Q: Can you imagine any neighborhood that would embrace this type of facility next door? No, there aren't any. This is how we can break the stigma. This is a faith based, people helping people opportunity.

C: We need to look at the bigger picture. See the recovery this can nurture and break this stigma.

BM then interjected and reiterated that this meeting is to ask questions about the process and to stick to questions rather than comments.

Q: What is the screening process for visitors? Can they be relatives, co-workers, ex-boyfriends? I'm less concerned about the women and more so about the visitors. Who do I call if I notice someone is there that shouldn't be? The street is dark, there are no lights- I'm concerned about neighborhood safety.

A: The unknown is scary. We have a visitor policy for this reason. Visitors are required to give 48 hours notice and must be a legal relative. If they arrive unannounced, they will be asked to leave and the police may be called.

Q: If there isn't 24/7 supervision and there isn't someone there are the time that a visitor does come, what do we do?

A: We will give out the cell phone number for the after business hours to all the neighbors. However, from 10pm to 8am, there will always be an evening supervisor present. We trust that this is an engaged community and that people will be observant. The other women in the house also create accountability.

Q: Well how will the women know who is authorized and who isn't?

A: There is a sign-in and sign-out sheet on the front door, we also will have open communication with the women and they will tell us if a visitor comes to the house.

C: But we, as neighbors, won't know who is pre-screened still.

BM: We are getting short on time.

Q: It's apparent that TTNA doesn't support this idea, but HH is still pushing to enter a community that is not welcoming. Why do they continue to push for this specific venue? Community Development's Director decision was taken back when legal information came in from Haven House.

A: The board of HH looked for a house for a long time. It's difficult in Juneau to find a six bedroom house to buy, let alone rent. This is the perfect place for this establishment.

At this point in the conversation, the legal representative for Haven House gave an analogy comparing the current situation to past issues of racism and un-welcoming neighborhoods. The majority of the people then left the meeting.

Q: HH is a business; the residents are required to pay rent, etc. Businesses are not allowed in D-5 zones. Also, there is no on-street parking allowed in this zone; where will the residents park, since there is not enough off-street parking available to them?

BM: There are multiple types of businesses allowed to run in a D-5 zone with a CU; for example, a bed and breakfast or a boarding house. However, homeowners within a subdivision have a conveyance that they can enforce through civil action to not allow these types of business. The CBJ cannot enforce this.

Q: Is this only for persons recovering or not?

A: 7 out of the 9 residents must be in recovery, any felon (not including sex offenders) could apply, but they must have identified with some sort of substance abuse at some time.

C: Thank you for trying to create an environment of structure and safety for these women. I can't understand why people are so upset over this concept.

Q: Has anyone called to help HH find an alternative location? Everyone likes this idea, but just doesn't want it in their neighborhood.

A: Yes, one suggested Shattuck house in the downtown. However, it's already rented and occupied. People are just fighting the idea rather than trying to find an alternate solution. If some different effort had been put in, it could have been a different story.

C/Q: Thank you to who is left of TTNA. We'd like to know how we can be good neighbors to you? We all feel very hurt that this neighborhood association was formed only because of HH.

A: This faith based organization has great intentions and I have never seen this side of HH before. However, our neighborhood is zoned a certain way; I'm worried that our zoning laws won't be enforced. How we will handle the extra traffic on the street and excess cars? If the women don't have cars, will they ride the bus? They don't plow the street until late and it can be a struggle getting to public transit.

C: We're upset that there was no outreach to the neighborhood ahead of time; HH just came in rather than involving the community from the beginning.

Q: If we supplied an address, can we be added to the mailing list?

BM: Yes, we can arrange for that.

The meeting ended slightly after 8:00pm.



# Neighborhood Meeting

Use Not Listed & Conditional Use  
applications – Haven House, Inc.  
@ 3202 Malissa Drive



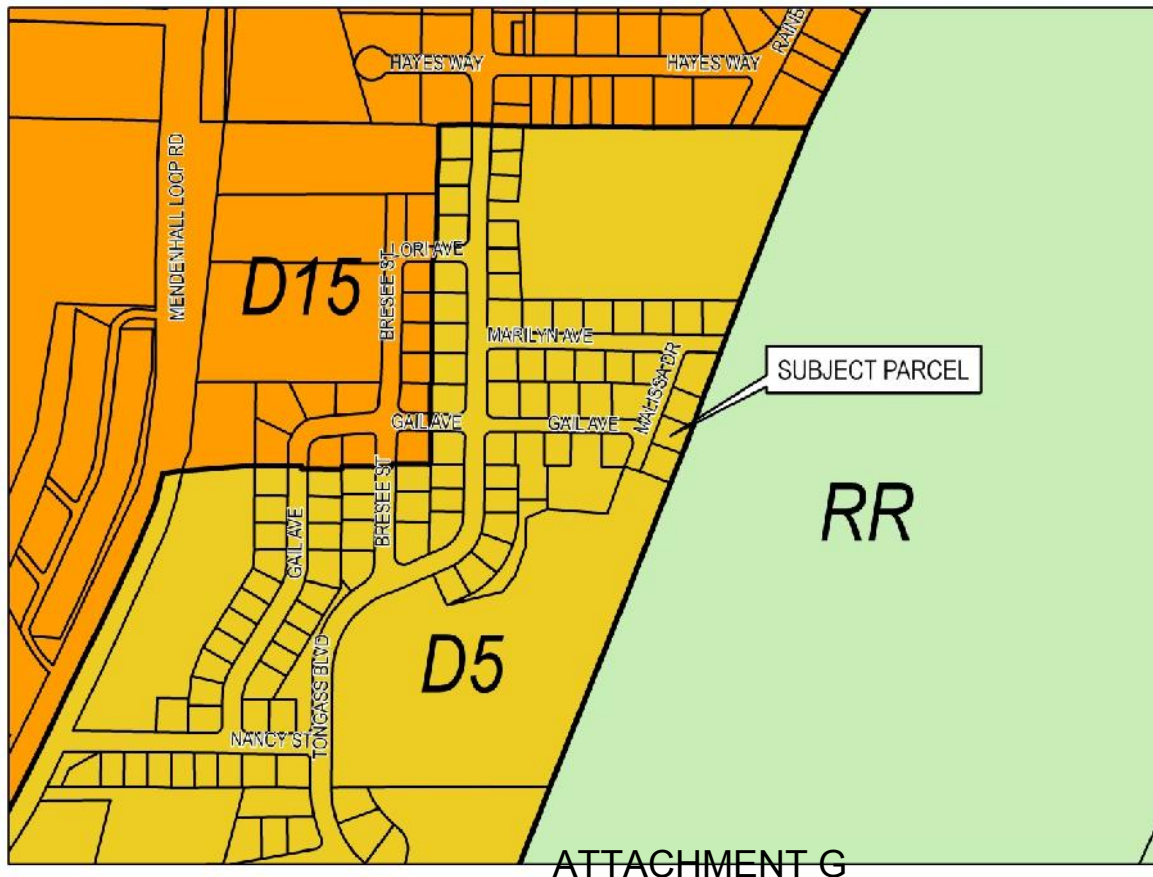
# Location



0 50 100 Feet

ATTACHMENT G

# Area Zoning



Property Owner:	Grant Properties, LLC.
Property Address:	3202 Malissa Drive
Legal Description:	Tall Timbers 1 Block G Lot 3
Total site size	9,000 square feet
Comprehensive Plan Future Land Use Designation:	MDR (Map G)
Zoning:	D-5
Utilities:	City water & sewer
Access:	Malissa Drive
Existing Land Use:	Single Family Residential

## CBJ 49.20.320 Use Not Listed

After public notice and a hearing, the board *may permit in any district* any use which is not specifically listed in the table of permissible uses but which *has been determined to be of the same general character as those which are listed as permitted in such district*. Once such determination is made, *the use will be deemed as listed in the table of permissible uses*.

# Use Requested

**A re-entry home for women coming out of prison.**

## 2 possible paths

- Use Not Listed is determined to require departmental approval. (1)
- Use Not Listed is determined to be a “conditional use” requiring an approved conditional use permit. (3)



# Conditional Use Permit Process

- Agency review
- Public notice sign on site 2 weeks prior to public hearing
- Notices of public hearing mailed to property owners within 500 feet of proposed use
- Staff report written with evaluation and recommended findings (approval/denial) and recommended conditionals
- Planning Commission public hearing & decision

# Conditional Use Permit

**CBJ 49.15.330**

**A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The CU permit procedure is intended to provide the Commission the flexibility necessary to make determinations appropriate to individual sites.**

# Director's review procedure

## CBJ 49.15.330(d)(5)

Even if the proposed development complies w/all the requirements of this title and all recommended conditions of approval the director may nonetheless recommend denial if it is found

## 49.15.330 continued

- A.** Will materially endanger the public health or safety;
- B.** Will substantially decrease the value of or be out of harmony with property in the neighboring area;
- C.** Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.

## CBJ 49.15.330(e) the Commission to consider

- (A) Whether the proposed use is appropriate according to the table of permissible uses (in this case decided by the UNL process);
- (B) Whether the application is complete;
- (C) Whether the development as proposed will comply with other requirements of this chapter.