

Under these circumstances, Code 49.15.330 requires that the conditional use permit be denied.<sup>97</sup>

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Guy Holt', written over a horizontal line.

Guy Holt, President  
Tall Timbers Neighborhood Assn, Inc.  
September 24, 2014

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<sup>97</sup> If the adverse impacts cannot be satisfactorily overcome, the permit shall be denied as required by Code 49.15.330(a).

## APPENDIX

As explained in the foregoing memorandum, the proposed use cannot be modified through conditions placed on a conditional use approval. Therefore, approval should be denied.

To grant the proposed use and impose conditions would be a meaningless gesture, as CBJ does not have any established programs, staff, or resources to monitor, analyze, and supervise compliance with imposed conditions. Nor does the proposed use of Haven House require any licensure or related review by any licensing body whatsoever.

Nevertheless, should the Planning Commission approve the proposed use, then pending Tall Timbers' appeal of this decision to the Assembly and State Courts, the Planning Commission should allocate funds as needed to give meaning to the following conditions, which are essential to integrating the proposed use with existing uses in the surrounding neighborhood.

1. **Supervision.** Haven House shall provide full-time, on-site, 27/4 supervision. Before serving in this role, supervisory personnel shall demonstrate licensure indicative of meaningful skills and training in treating alcohol and substance abuse and mental illnesses. Such licensure shall be from a respected body or government board of licensure. Supervisory personnel shall not be an ex-offender or person with known current or history of substance abuse, alcohol dependency, or mental illness. Former Haven House residents are prohibited from acting as supervisors. Within TEN day of assigning a new supervisor, Haven House, Inc. shall submit to CDD a written record of the identity of each supervisory person, and CDD shall make this document available for public inspection.

This condition is necessary to help minimize the impact of having a focused population of ex-offenders in residential community.

2. **Occupancy.** Occupancy shall be limited to a maximum of one resident per bedroom. This condition shall be verified quarterly by a CBJ inspector, and results of the inspection shall be made available for public inspection within TEN days of such inspection.

This condition is necessary in order to help minimize the impact of having a focused population of ex-offenders in a residential community. Also, reducing occupancy

USE20140008

density would help provide the residents with greater dignity and self-respect, assisting their transition into life outside prison where people are not housed in higher density jail cells. Haven House asserts that "Haven House is not a jail."<sup>98</sup>

3. **Sunset Provision in accordance with 49.15.330(g)(8).** The permit shall automatically expire in ONE year from issuance. Haven House shall be required to apply for a new permit, whereupon CDD shall: (1) fully investigate Haven House's record of enforcing its own house rules, (2) consult with Juneau Police to analyze any change in crime patterns in the neighborhood as well as recidivism rate of Haven House residents, (3) consult with one or more licensed appraisers not employed by CBJ to study whether nearby homes have sold under market value or lingered excessively on the market, and (4) fully investigate Haven House's impact on harmony with property and persons in the neighboring area.

This condition is necessary since, admittedly, Haven House is a social experiment conducted by people inexperienced in running a transitional re-entry home. If Haven House fails, it is in the best interests of the residents and neighbors to bring an orderly close to operations.

4. **Juneau Residency.** Residents of Haven House are limited to people being released from incarceration in Juneau or with proven and substantial ties to Juneau family or the Juneau community. Within TEN days of housing a new resident, Haven House, Inc. shall submit to CDD a written record of the identity of each resident, and within TEN further days CDD shall make these records available for public inspection for residency verification.

This condition is necessary to avoid Juneau becoming a magnet for ex-offenders from all over Alaska and the continental United States.

5. **Substance Testing.** For each resident, Haven House shall conduct mandatory drug and alcohol testing every four weeks, and such testing shall be conducted off-site by Tongass Substance Screening, Inc. (TSS). Haven House shall file the results of

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<sup>98</sup> TTNA EXHIBIT 11, page 14 and 28 of 160. However, by imposing two residents to each tiny bedroom, mandating a curfew, limiting visitors, and restricting residents from sexual relations, some residents of Haven House might feel that they are still living some type of jail.

such drug testing with CDD within TEN days of the test, and CDD shall conduct ongoing compliance monitoring.

This condition is necessary to ensure that Haven House observes and enforces its own house rules. Halfway Houses are notorious focal sites for drug use and sale. One example is the Carver Transitional Center, where many inmates fail surprise drug tests.<sup>99</sup>

6. **Eviction.** Residents evicted for violation of house rules are permanently banned from Haven House. Haven House, Inc. shall continually maintain and update with CDD a written record of the identity of each approved resident, and CDD shall make such records promptly available for public inspection.

This condition is necessary to avoid disturbances caused by evicted residents, and also to avoid lax enforcement of House rules.

7. **Sex Offenses and Violence.** Residents of Haven House shall not include any sex offenders, nor shall they include any criminals convicted of violent crimes including but not limited to murder, manslaughter, burglary, robbery, and assault. Haven House, Inc. shall submit to CDD a written record of the identity of each resident, and CDD shall make these records available for public inspection for verification of these facts. CDD shall conduct ongoing compliance monitoring as to observance of resident background.

This condition is necessary to encourage public safety and minimize the impact of the transient occupants of Haven House on the neighboring community.

8. **Transport of Evicted Residents.** For residents evicted for violating house rules, Haven House, Inc. takes responsibility for promptly transporting the evicted person and their belongings to one of the following: (1) custody of the evicted person's parole or probation officer, or (2) a site no less than TEN miles from 3202 Malissa Drive. Moreover, within TEN days of eviction, Haven House, Inc. shall supply CDD with records containing the identity and one or more photographs of those evicted from the house. CDD shall make such records available for public inspection within TEN days of receipt so that the public can verify which residents are no longer supposed to be in the neighborhood.

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<sup>99</sup> TTNA EXHIBIT 35.

This condition is necessary to minimize the disturbance resulting from the eviction of a resident. Identifying evicted persons to CDD is essential so that trespassers (evicted residents that return) can be identified and reported.

9. **Women Only.** For the duration of Haven House's permit, the residents are restricted to females only. CDD shall conduct ongoing compliance monitoring as to gender of residents.

This condition is necessary to ensure that Haven House does not diverge from its stated business plan, namely, transitional housing for women coming out of prison.

10. **Background Checks.** Prior to allowing visitors to 3202 Malissa Drive, Haven House shall conduct background checks on each visitor, prepare a written record showing completed background check results and reasons for approval of the visitor, and submit the written records to CDD for public inspection. The background check shall include outstanding warrants pending in any of the United States and its territories, as well as past convictions in any of the United States and its territories. CDD shall conduct ongoing compliance monitoring as to observance of visitation rules and policies.

This condition is necessary to ensure that Haven House does not diverge from its stated business plan, and also to prevent Haven House from becoming an attractant for dangerous individuals.

11. **Bus Stop Travel.** The facility will not allow resident travel to bus stops without staff supervision during the peak hours when school children are arriving and leaving school (currently 7:00-8:00am and 2:30-3:30pm).

This condition is needed to ensure the safety of Juneau's children as they walk and ride bicycles to school, and wait at school bus stops.

12. **Fencing.** Haven House shall erect opaque screening in accordance with 49.15.330(g)(14).

This condition is necessary for the following reasons. Unlike any property in the neighborhood, this property will likely have a continual stream of residents and visitors

USE20140008



**BOARD OF ADJUSTMENT  
NOTICE OF DECISION**

Date: August 26, 2014

File No.: UNL2014 0001

Haven House, Inc.  
Attn.: June Degnan  
PO Box 20875  
Juneau, AK 99802

Application For: Use Not Listed determination for re-entry housing for women coming out of prison in the D5 zoning district per CBJ 49.20.320

Legal Description: Tall Timbers 1 Block G Lot 3

Property Address: 3202 Malissa Drive

Parcel Code No.: 5-B21-0-142-003-0

Hearing Date: August 21, 2014

The Board of Adjustment ("Board"), at its special public meeting, considered a request for a similar use determination. CBJ 49.10.210(3); 49.20.320; 49.25.300(a)(2). The Board reviewed the staff report with attachments; reviewed public comments presented prior to the hearing, and considered the public comments at the hearing.

The Board adopts the findings and analysis listed in the attached memorandum dated August 13, 2014, and approves the Similar Use Determination. The Board concludes that transitional housing for people coming out of prison is of the same general character as those uses listed in category 1.610, miscellaneous rooms for rent of CBJ 49.25.300, the Table of Permissible Uses. The transitional housing use is deemed as listed in category 1.610 of the table of permissible uses for the purpose of determining whether a Conditional Use permit should be issued to Haven House.


The Board recommends that Title 49 be amended to include a definition and a specific subcategory in the Table of Permissible Uses for Transitional Housing in the D-5 zoning district with an approved conditional use permit.

Attachments: August 13, 2014 memorandum from Beth McKibben Community Development, to the CBJ Planning Commission regarding UNL2014 0001.


This Notice of Decision is not appealable until the Planning Commission makes a final decision on the Conditional Use permit requested for this transitional housing use. CBJ 01.50.020(b).

Haven House, Inc.  
File No.: UNL2014 0001  
August 26, 2014  
Page 2 of 2

Project Planner:

  
Beth McKibben, Planner  
Community Development Department

  
Michael Satre, Chair  
Board of Adjustment

  
Filed With City Clerk

Date

8/27/14

cc: Plan Review

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

# DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name) <u>Haven House allowable use permit</u>		

INFORMATION           PROJECT / APPLICANT	Project Description <u>Haven House is a re-entry and transitional housing group home for women coming out of prison. This permit is an application for an allowable use permit for a group home.</u>		
	PROPERTY LOCATION		
	Street Address <u>3202 Malissa Drive</u>	City/Zip <u>Juneau 99801-9017</u>	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>Lot 3 Block G Tall Timbers</u>		
	Assessor's Parcel Number(s) <u>5B 2101420030</u>		
	LANDOWNER/ LESSEE		
	Property Owner's Name <u>Haven House, Inc</u>	Contact Person: <u>Larry Talley</u>	Work Phone: <u>6-7512</u>
	Mailing Address <u>PO Box 20875 Juneau 99802</u>	Home Phone: <u>364 3275</u>	Fax Number:
	E-mail Address <u>havenhousejuneau@gmail.com</u>	Other Contact Phone Number(s): <u>723-1868</u>	
	LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits***		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>Larry Talley, secretary</u> <u>[Signature]</u> <u>12-23-13</u> Landowner/Lessee Signature Date			
X _____ Landowner/Lessee Signature Date			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name <u>Same</u>	Contact Person:	Work Phone:	
Mailing Address	Home Phone:	Fax Number:	
E-mail Address	Other Contact Phone Number(s):		
X _____ Applicant's Signature Date of Application			

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE			
	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received
		Building/Grading Permit		
		City/State Project Review and City Land Action		
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)		
		Mining Case (Small, Large, Rural, Extraction, Exploration)		
		Sign Approval (If more than one, fill in all applicable permit #'s)		
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)		
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		
		Variance Case (De Minimis and all other Variance case types)		
		Wetlands Permits		
		Zone Change Application		
		Other (Describe)		
	***Public Notice Sign Form filled out and in the file.			
	Comments:			Permit Intake Initials

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NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

FORMS 2010 Applications

Revised November 2009

# ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
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## TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ☐ Accessory Apartment\*\*\* (AAP)    ☐ Driveway in Right-of-Way (ADW)  
☒ Use Listed in §49.25.300 (USE) *Group home*  
 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 1.400

\*\*\*An Accessory Apartment Application will also be required.

## DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

*Haven House is a re-entry and transitional housing group home for women coming out of prison.*

## IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

☐ NO    ☐ YES - Case # \_\_\_\_\_

## CURRENT USE OF LAND OR BUILDING(S):

*residential (single family dwelling)*

## PROPOSED USE OF LAND OR BUILDING(S):

*group home*

## UTILITIES PROPOSED:

WATER:

☒ Public    ☒ On Site

SEWER:

☒ Public    ☒ On Site

## SITE AND BUILDING SPECIFICS:

Total Area of Lot 9,000 square feet

Total Area of Existing Structure(s) \_\_\_\_\_ square feet

Total Area of Proposed Structure(s) same as existing square feet

## EXTERNAL LIGHTING:

Existing to remain    ☐ No    ☒ Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed    ☒ No    ☐ Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

## PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- ☒ Site Plan  
☒ Floor Plan of proposed buildings  
☐ Elevation view of existing and proposed buildings  
☐ Proposed Vegetative Cover

- see site plan*  
☒ Existing and proposed parking areas (including dimensions) and proposed traffic circulation  
☐ Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

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## ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ _____	_____	_____	_____
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ _____	_____	_____	_____
Pub. Not. Sign Deposit	\$ _____	_____	_____	_____
Total Fee	\$ _____	_____	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

## Allowable/Conditional Use Permit Application Instructions

**Pre-Application Conference:** A pre-application conference is required prior to submitting an application. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at [Permits@ci.juneau.ak.us](mailto:Permits@ci.juneau.ak.us).

**Application:** An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

**Forms:** A completed Allowable/Conditional Use Permit Application and Development Permit Application form. The "land owner or lessee consent" signature and initials are mandatory on the Development Permit Application form.

**Fees:** The fee is dependent upon the class of the proposed use. Land Use fees generally range from \$300 to \$1,350. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.

**Project Description:** A detailed letter or narrative describing the project.

**Plans:** All plans are to be drawn to scale and clearly show the items listed below:

- A. Site plan, floor plan and elevation views of existing and proposed structures
- B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
- C. Proposed traffic circulation within the site including access/egress points and traffic control devices
- D. Existing and proposed lighting (including cut sheets for each type of lighting)
- E. Existing and proposed vegetation with location, area, height and type of plantings
- F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

**Document Format:** All information that is submitted as part of an application shall be submitted in either of the following formats:

- A. Electronic copies may be submitted by CD, DVD or E-mail in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf or other formats pre-approved by the Community Development Department.
- B. Paper copies may not be larger than 11" X 17" (Unless a larger paper size is preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

**Hearing:** All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

**Public Notice Responsibilities:** As part of the Allowable/Conditional Use permitting process, all permit requests must be given proper public notice, which consists of the following:

**Community Development Department:** Will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail abutters notices to all property owners within 500-feet of the project site.

**Applicant:** Will post a sign on the site at least 14-days prior to the meeting. The sign shall be visible from a public right-of-way or where determined to be appropriate by the Department. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned by 4:30 p.m. on the Monday following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, \$50.00 may be refunded. The applicant may make and erect their own sign. Please speak with the Community Development Department for more information.

Pages /.../Meeting of November 30, 2009

## Haven House Juneau Business Plan

Created and last modified by Larry Talley on Nov 05, 2013

### Introduction

Haven House Juneau is a start-up not for profit social service agency serving Southeast Alaska with transitional services for women on release from prison. The organization was founded by Ellen Campbell who has devoted many years to helping people who have been imprisoned to get their life back on track and become productive members of society. Haven House Juneau provides Christian community, transitional housing, and life skill training for women released from prison. This is an at-risk and under-served population with few positive options. Women who leave prison with a serious determination to succeed face significant hurdles, including atrophied life skills, low earning potential, potentially destructive habits and relationships, and limited access to successful role models and supportive relationships. Haven House Juneau will provide long-term (up to two years) of transitional housing, a faith-based community with successful role models and opportunities for positive relationships, life skills training, and an opportunity to help each other.

### Services

Haven House Juneau is primarily a safe home in a nurturing Christian Community. The program's primary focus will be on safety – physical safety and safety from life patterns that lead back to prison. Within the context of a safe home and nurturing community, clients will be encouraged to participate in life skills development, job skills training, substance abuse recovery, and similar programs available through external organizations. Haven House will not be staffed to provide these services directly but will network with the providing organizations and coordinate client participation as possible.

### Need

State prisons release over 9,000 women prisoners annually [DOC via email]. Southeast Alaska is home to approximately 12% of the state's population [2000 census] so we expect approximately 12% of these released women to choose to live in Southeast Alaska, for a total potential client base of approximately 1000 per year. While our program will have the potential to serve residential clients for up to two years, we are currently assuming that an average residential stay will be one year. With nine available beds, Haven House Juneau will provide residential services to less than one percent of the eligible population.

According to the Alaska Judicial Council report "Recidivism in Alaska" published in 2007, 66% of offenders return to the correction's system within three years. The study also found that offenders were arrested for most of their new offenses within the first year after release, particularly during the first six months. According to Alaska Correctional Ministries, it costs the state of Alaska \$49,800 per year to house a prisoner.

The vast majority of people in prison or jail expect to live with their families or friends upon their release, but many families and friends are not equipped to receive them. Those closest to the ex-offender may lack space or financial resources to help. Sometimes the newly released find their relationships have eroded over the period of incarceration. Sometimes family and friends are not providing models that will help the offender change their life direction. Ex-offenders who cannot find stable housing in the community are more likely to recidivate. The Georgia Department of Corrections determined that, with each move after release from prison, a person's likelihood of re-arrest increased by 25 percent.

Studies have found that faith-based rehabilitation programs have a higher rate of success, particularly for substance abuse and prisoner re-entry. Faith based programs provide the tools necessary to restore physical and emotional health as well as spiritual well-being. Up to 90% of Alaska's parolees have substance abuse issues and finding faith is a powerful catalyst towards regaining physical, mental and spiritual health. Faith-based programs

TTNA EXHIBIT 2

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anxiety, shame and guilt that often drive people back to using drugs and alcohol.

## Management

Ellen Campbell is the founder and driving force behind the organization, but she has left Alaska. The Haven House board currently includes:

- June Degnan, President
- Chris Nelson, Vice-President
- Adele Hamey, Treasurer
- Larry Talley, Secretary
- Rachel Sanders, Board Member
- Talitha Lukshin, Board Member
- Lily Schmitz, Board Member
- Dee Sizler, Board Member

Current staff (consultants) include:

- Kara Nelson, Consultant, Co-Director
- Anne Flaherty, Consultant, Co-Director

## Mission

Haven House is a faith-based organization providing encouragement and structured living opportunities to foster healing and self-sufficiency for women coming out of prison.

- Keys to Success
  - Empowerment of clients and acceptance of responsibility for their own recovery
  - An engaged Board of Trustees, who accept leadership responsibility but who also participate in community with the clientele
  - Excellent relationships with similar service agencies in Juneau and elsewhere in Alaska
  - Close coordination with a variety of sources of financial assistance (for example AHFC Section 8 Housing) so that client expenses are subsidized by existing and established programs
  - Diligent and transparent management and accountability
- Near-term Objectives
  - Secure sufficient funding, both start up and operational
  - Design the service program and thoroughly prepare the staff and volunteers
  - Purchase an appropriate home and open for business
  - Continually build capacity in the trustees, staff and volunteers

## Marketing

Haven House Juneau will find clients through referrals from Corrections Officers and Probation Officers. We maintain close working relationships with Department of Corrections staff. DOC staff will screen potential clients and refer those that they think are most likely to participate in and benefit from our program. We will also accept referrals from Alaska Correctional Ministries which operates similar homes in Anchorage, if residents of the Anchorage homes wish to transition to Juneau. When we receive a referral our Co-Directors will review the application and interview the applicant. Screening will focus on assessment of the applicant's sincere desire to change.

## Operations

- Staffing – Haven House is staffed with two part-time (20 hours/week) Co-Directors, a resident House Manager, and volunteers.
- Organizational Structure – Co-Directors meet bi-weekly with the board and on an as-needed basis with the board's Executive Committee. Co-Directors will share duty hours in the home, with coverage focused around a daily communal meal. During duty hours they will coordinate activities with the resident House Manager and with clients. The resident House Manager is a client who receives free housing in a single occupancy room in exchange for supervising the home when neither Co-Director is present. Haven House

board members and Haven House volunteers will rotate through supplementing the staff-to-client ratio and providing Christian community, individual mentoring/support, life skill modeling, and friendship.

- **Services** – Haven House Juneau is primarily a safe home in a nurturing Christian Community. The program's primary focus will be on safety – physical safety and safety from life patterns that lead back to prison. Within the context of a safe home and nurturing community, clients will be encouraged to participate in life skills development, job skills training, substance abuse recovery, and similar programs available through external organizations. Haven House will not be staffed to provide these services directly but will network with the providing organizations and coordinate client participation as possible.
- **Problem Prevention and Resolution** – Safety will remain a priority and policies and procedures will be maintained to minimize serious problems. For example, visitation will be very limited, as our clients friends and relatives may not be in a position to help the client succeed in their new life. New clients will have no visitation, and will gradually earn visitation rights. There will be no overnight visitation. Children will not be able to live in Haven House but mothers will be encouraged to earn the rights for visitation. Most of our clients will be on parole or probation and will have weekly contact with Probation Officers. Probation Officers will coordinate closely with Haven House Co-Directors in the interest of client and program success. If a client is unable to accept the conditions of the Haven House program they will be asked to leave.
- **Facilities** – Haven House is buying a six-bedroom, 3-bath home. Clients rooms will be dual-occupancy, except for the resident House Manager, who will occupy a single room. The house has an additional bedroom-sized room that will be converted to an office. The house has a large kitchen/dining area and two large living/family rooms.

## Financials

- **Assumptions and Comments**
  - **Income sources:**
    - 9 clients paying \$550/month each. We understand that clients coming from prison will have limited resources. We expect to help clients receive housing assistance from a variety of sources. We expect some clients to qualify for Section 8 Housing Choice Vouchers, others to qualify for "General Assistance" from Central Council Tlingit and Haida Indian Tribes of Alaska, and some to receive Department of Corrections housing vouchers. Haven House staff will coordinate closely with Department of Corrections staff and funding agencies to help clients apply for help before their release. We also expect our clients to seek and maintain employment and establish a pattern of staying current on their rent.
    - 10% vacancy/uncollectible factor. We recognize that our vacancy/uncollectible target may be optimistic. We have established this target with the expectation that housing assistance will help many clients with their initial month or two of rent and that subsequently they will be employed and able to pay rent.
    - food donated. We are in contact with the Southeast Alaska Food Bank and with churches that collect for that food bank. Based on discussions with the Food Bank and with the Alaska Correctional Ministries re-entry homes in Anchorage we expect to be able to provide an evening meal each day with donated food. We also expect to maintain some breakfast food items in our pantry.
    - individual donations of \$7,500/year are conservatively estimated based on historical individual donations of \$18,625.86 and \$2,650.09 for fiscal years 2013 and 2012 respectively. We have planned our focused individual fundraising outreach start when we open our doors to our first clients.
    - church donations of \$7,500/year are conservatively estimated; in the past two years we have received over \$7,500 in donations from religious organizations. Holy Trinity Episcopal Church has committed to \$1,200/year. We are in direct contact with Juneau Christian Center, Glacier Valley Baptist, Tongass Baptist Association, Northern Light United Church, Glacier Valley Church of God and St. Brendan's Episcopal Church. We are in indirect contact with many more churches through Love Inc. We have planned our focused church fundraising outreach to start when we open our doors to our first clients.
    - Our profit and loss projections assume that we will receive some additional funding. We are in discussion with Alaska Mental Health Trust Authority and other funding sources. We do have

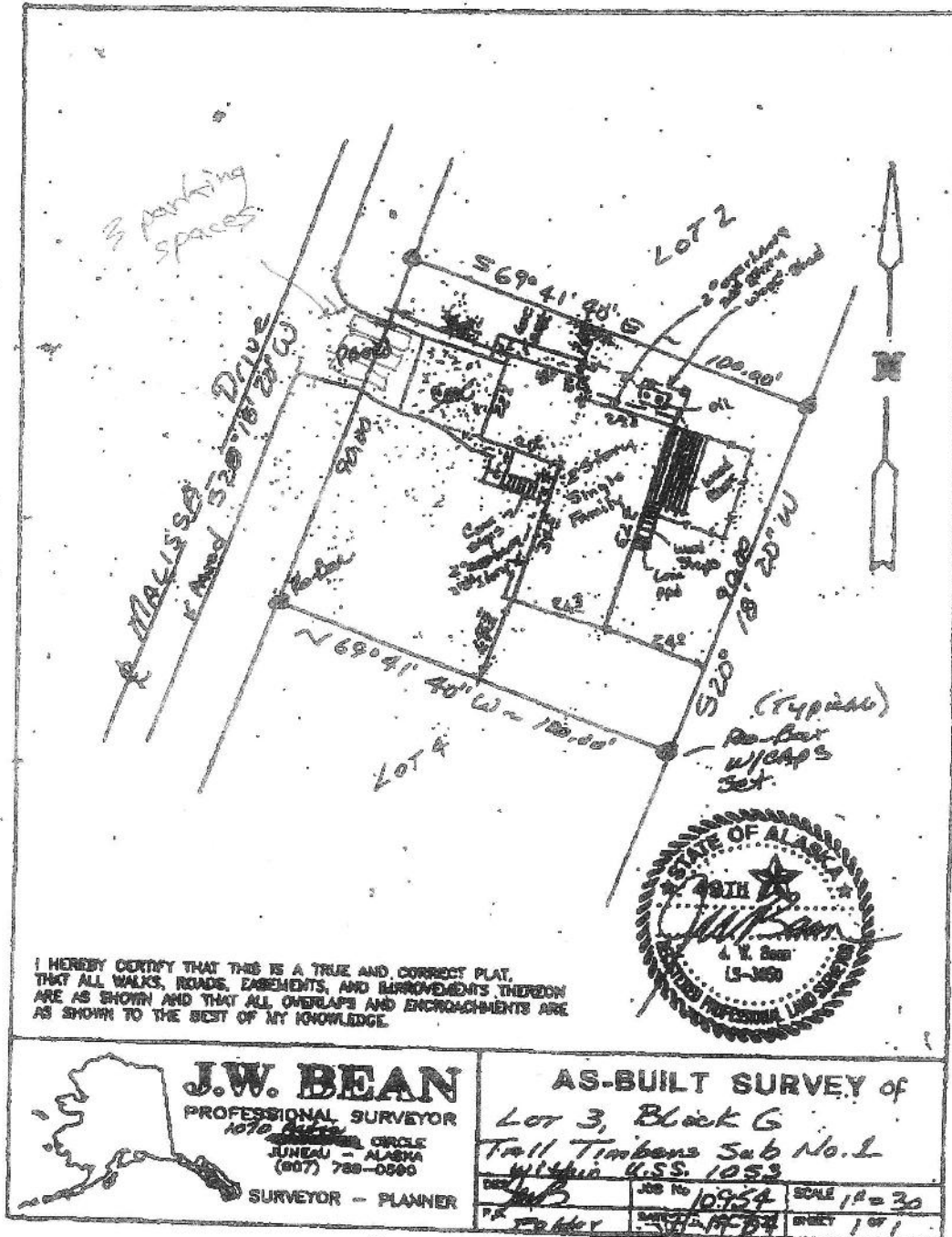
reserves which will allow us to operate while we finalize sources of long-term operating revenue.

- Starting Balance Sheet
  - See attached financial statements
- Profit and Loss Projection
  - See attached Pro-Forma Net Operating Statement
- Analysis
  - We recognize that there are optimistic assumptions in our financial plan. We recognize that our vacancy/uncollectible factor may be too optimistic. We recognize that the additional funding from AMHTA is not guaranteed. But we also know that we have a current account balance of \$103,451.78 as of 10/16/2013 and we have strong support from our legislative delegation, local government, Department of Corrections officials, the Court System, and Southeast Alaska churches and individuals. We are also in dialog with Alaska Mental Health Trust Authority, Tlingit-Haida Regional Housing Authority, Juneau Community Foundation, Alaska Community Foundation, Rasmuson Foundation, and other sources of funding for non-profit service agencies. We are prepared to adjust our plans as necessary, and we have operating reserves that allow us some flexibility as we move forward and learn.

No labels

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Kasberg Appraisal Services  
FLOOD MAP ADDENDUM

File No. 2349  
Case No.

Borrower Haven House  
Property Address 3202 Malissa Drive  
City Juneau County City and Borough of Juneau State AK Zip Code 99801-8017  
Lender/Client Alaska Housing Finance Corporation Address P.O. Box 101020, Anchorage, AK 99510



Flood Map Legends

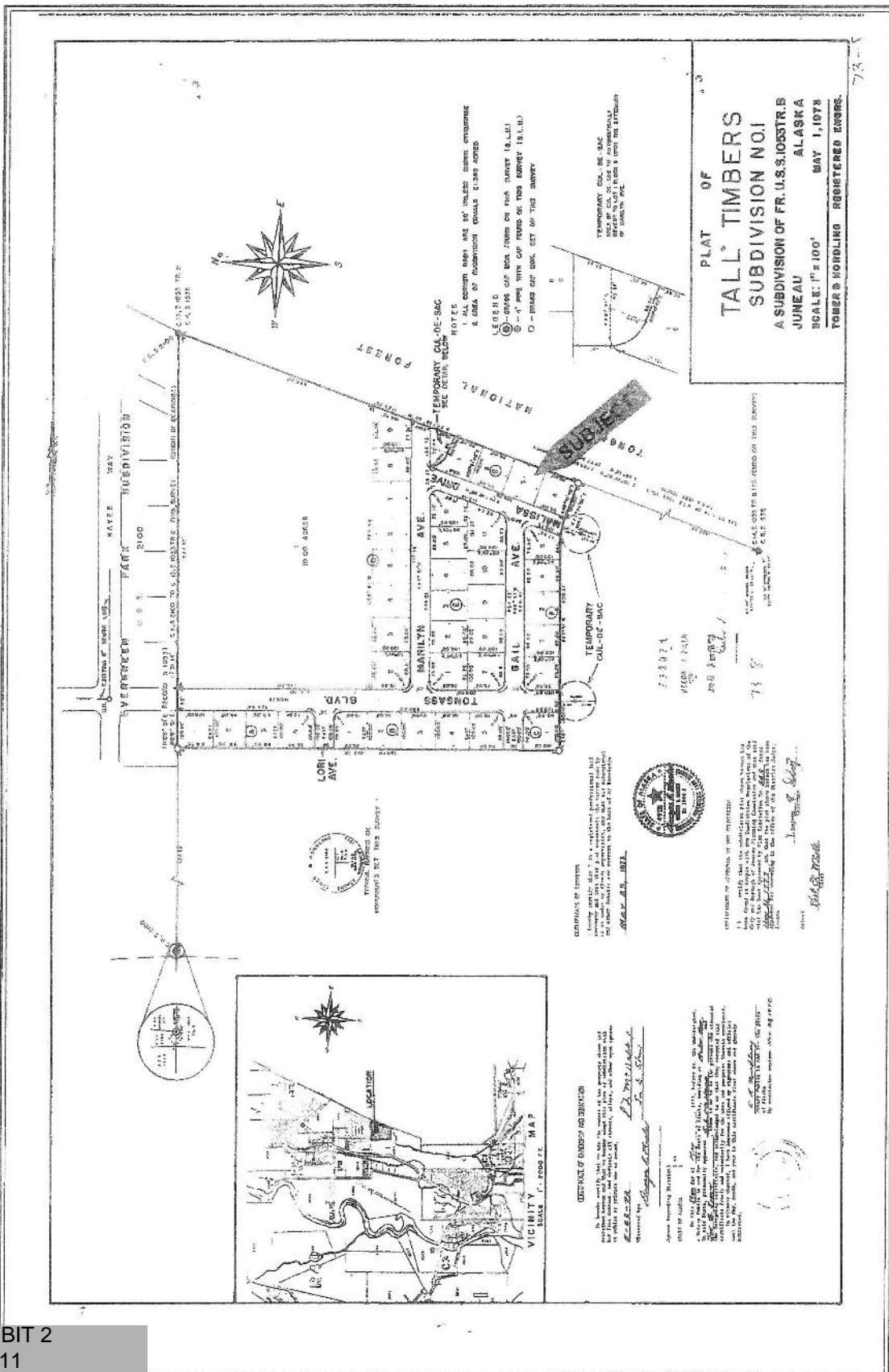
Flood Zones

- Area inundated by 500-year flooding
- Area outside of the 100 and 500 year flood plains
- Area inundated by 100-year flooding
- Area inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Area of undetermined but possible flood hazard
- Area not mapped on any published FEMA

Flood Zone Determination

SFHA (Flood Zone): In  
Within 250 ft. of multiple flood zone? Yes  
Community: 020009  
Community Name: JUNEAU, CITY & BOROUGH OF  
Zone: AE Panel: 02110C 1239D Panel Date: 08/19/2013  
FIPS Code: 02110 Census Tract: 000300  
This Flood Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by the customer. That customer's use of this report is subject to the terms agreed by that customer when accessing this product. No third party is authorized to use or rely on this report for any purpose. NEITHER FIRST AMERICAN FLOOD DATA SERVICES NOR THE SELLER OF THIS REPORT MAKES ANY REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT ACCURACY OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Neither FAFDS nor the seller of this Report shall have any liability to any third party for any use or misuse of this Report.

City	Juneau	County	City and Borough of Juneau	State	AK	Zip Code	99801-8017
Lender/Client	Alaska Housing Finance Corporation		Address P.O. Box 101020, Anchorage, AK 99510				



Kasberg Appraisal Services  
**SKETCH ADDENDUM**

File No. 2348  
Case No.

Borrower Haven House  
Property Address 3202 Malissa Drive  
City Juneau County City and Borough of Juneau State AK Zip Code 99801-9017  
Lender/Client Alaska Housing Finance Corporation Address P.O. Box 101020, Anchorage, AK 99510



Sketch by Appraiser: Sketch vs Standard™

Comments: This sketch is not drawn to scale.

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN			
Code	Description	Net Size	Net Totals	Breakdown		Subtotals	
GLA2	Second Level	1403.00	1403.00	Second Level			
BBMT	Finished	1260.00	1260.00	2.0	x	25.5	51.00
GAR	Garage	479.00	479.00	2.0	x	22.0	44.00
				54.5	x	24.0	1308.00

# **Haven House Business Plan**

## **Introduction**

Haven House is a faith-based organization to provide supported and structured living opportunities to foster healing and self-sufficiency for women coming out of prison. The organization was founded by Ellen Campbell who after more than forty-five years of prison ministry came to the realization that women released from prison need help to successful transition back to the community. Haven House Juneau will provide Christian community, transitional housing, and life skill training for women released from prison.

This is an at-risk and under-served population with few positive options. Women who leave prison with a serious determination to succeed face significant hurdles, including addiction, atrophied life skills, low earning potential, potentially destructive habits and relationships, and limited access to successful role models and supportive relationships. Haven House Juneau will provide up to two years of transitional housing, a faith-based community with successful role models and opportunities for positive relationships, life skills training, and an opportunity to help each other.

## **Services**

Haven House Juneau is primarily a safe home in a nurturing Christian Community. The program's primary focus will be on safety – physical safety and safety from life patterns that lead back to prison. Within the context of a safe home and nurturing community, clients will be encouraged to participate in life skills development, job skills training, substance abuse recovery, and similar programs available through external organizations. Haven House will not be staffed to provide these services directly but will network with the providing organizations and coordinate client participation as possible.

The home is designed to be a positive, supportive living environment to stimulate personal and spiritual growth, encourage accountability and financial responsibility, and provide essential re-entry services during this time of transition into the community. Haven House residents will be expected to participate fully in community activities including: house meetings, meals, and chores. Other services offered include: case management; regular status review; compliance monitoring; relapse prevention support groups; referrals to other community organizations.

After a resident has been accepted into the facility, the House Manager and the resident will develop an Individual Action Plan, which will identify the services needed and specific goals to work toward. Each resident must actively take part in both the developing and following her plan. Progress updates on goals and any compliance issues will be reviewed on a weekly basis. When applicable the

mentor or support group will be included in these reviews. Residents are encouraged to include an advocate or sponsor in their weekly plan reviews.

## **Need**

With over forty-five years of volunteering in prisons, Ellen Campbell wrote, "Women released from prison need help. To successfully mainstream into society, women need a safe haven where they can focus on healing their lives, begin to change their lifestyles, address the drug and alcohol abuse that initially sent them into prison. The safe haven we construct will address those issues while providing safe shelter."

The Department of Corrections estimates that state prisons release over 9,000 women prisoners annually. According to the 2000 census, Southeast Alaska is home to approximately 12% of the state's population so we expect approximately 12% of these released women to choose to live in Southeast Alaska, for a total potential client base of approximately 1000 per year. While our program will have the potential to serve residential clients for up to two years, we are currently assuming that an average residential stay will be one year. With nine available beds, Haven House Juneau will provide residential services to less than one percent of the eligible population.

According to the Alaska Judicial Council report "Recidivism in Alaska" published in 2007, 66% of offenders return to the correction's system within three years. The study also found that offenders were arrested for most of their new offenses within the first year after release, particularly during the first six months. According to Alaska Correctional Ministries, it costs the state of Alaska \$49,800 per year to house a prisoner.

The vast majority of people in prison or jail expect to live with their families or friends upon their release, but many families and friends are not equipped to receive them. Those closest to the ex-offender may lack space or financial resources to help. Sometimes the newly released find their relationships have eroded over the period of incarceration. Sometimes family and friends are not providing models that will help the offender change their life direction. Ex-offenders who cannot find stable housing in the community are more likely to recidivate.

Studies have found that faith-based rehabilitation programs have a higher rate of success, particularly for substance abuse and prisoner re-entry. Faith based programs provide the tools necessary to restore physical and emotional health as well as spiritual healing. Up to 90% of Alaska's parolees have substance abuse issues and finding faith is a powerful catalyst towards regaining physical, mental and spiritual health. Faith-based programs offer freedom from the shame and guilt that often drive people back to using drugs and alcohol.