

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 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 that 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

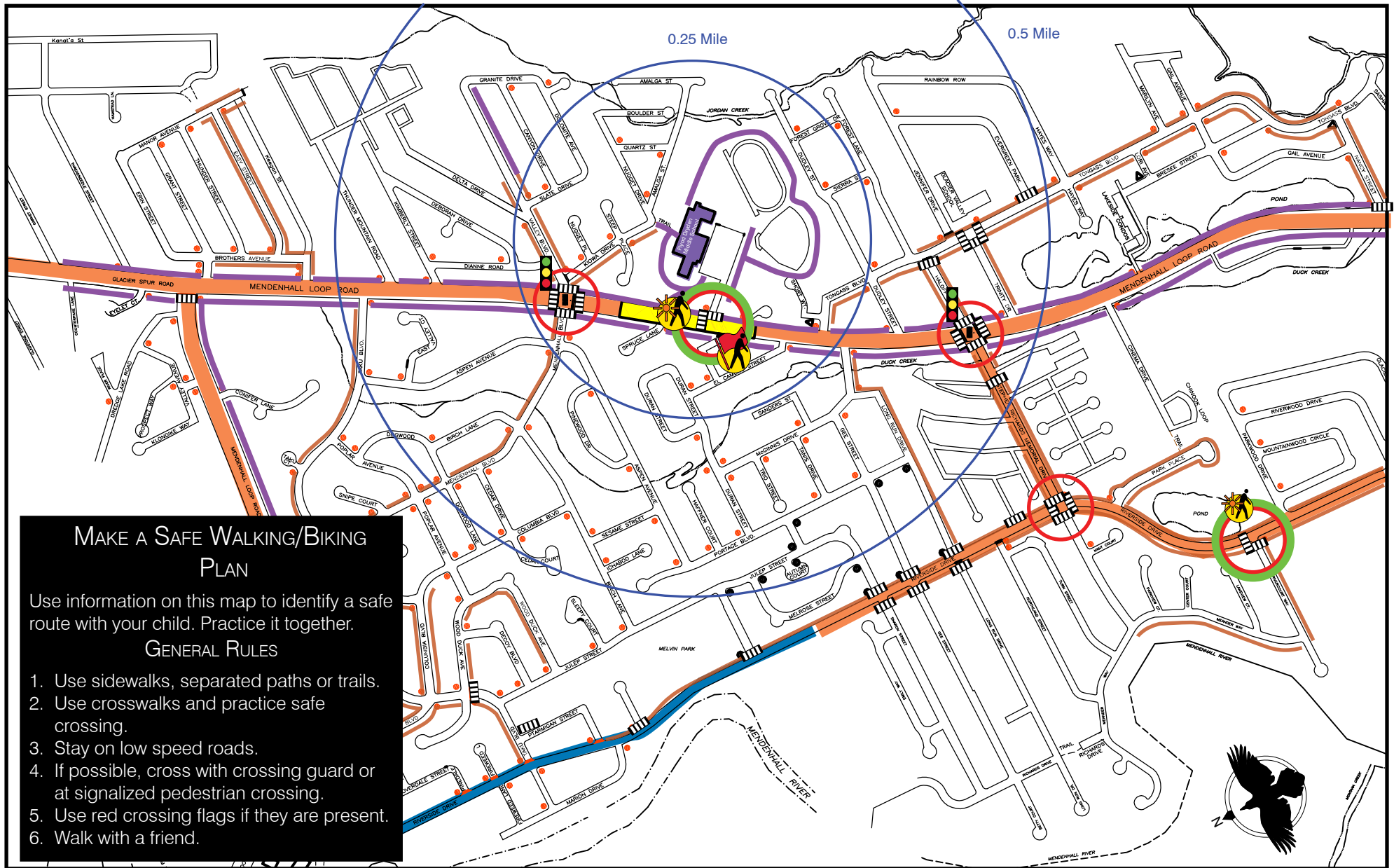
program success. If a client is unable to accept the conditions of the Haven House program they will be asked to leave.

- 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

- Balance Sheet, Income Statement with Graph attached
- 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 will be 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 allowing us to operate while we finalize sources of long-term operating revenue.
- Analysis
 - We recognize that there are optimistic assumptions in our financial plan. We recognize that our vacancy/uncollectible factor may be too optimistic. 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.



Safe Routes to School Walking Map - Floyd Dryden Middle School

0ft 500ft 1000ft 2000ft



Traffic Signal

TTNÀ EXHIBIT 4

Page 1 of 2



Crossing Guard

Crossing



Recommended Crossing



Difficult Intersection



Stop Sign

Separated Path

Sidewalk



Crosswalk



School Zone



Attendance Boundary
(if no boundary is shown, entirety of map is attendance area)

Road Speed

20 mph or less

25 mph

30 mph or more





“A Home for Recovery and Reentry for Women Coming out of Prison”

Haven House, Inc. is a 501(c)(3) nonprofit corporation providing transitional housing in Juneau in a faith-based and supportive setting to women who have recently exited the correctional system.

Women in safe, sober, stable, and structured housing are less likely to reoffend. Haven House will make our community safer.

Haven House will provide:

- successful role models and mentors
- daily opportunities for residents to support one another
- safe, sober, and supportive transitional housing for up to 2 years in a faith-based community setting

Residents may be on probation and parole. To live at Haven House, the applicant must submit a detailed application and, if applicable, a recommendation from her probation/parole officer. All residents will contribute each month towards household expenses.

Ellen Campbell, 45-year prison volunteer, wife of a former Commissioner of the Alaska Department of Corrections, and founder of Haven House, 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.”

2 out of 3 prisoners return to custody within 3 years of their release.

- Spending on our state justice system has almost doubled since 1981, but crime has only decreased by 30%.
- Alaska has one of the fastest growing prison populations in the nation.
- The Alaska Department of Corrections projects that the number of prisoners in our state is likely to double by 2030 if new approaches, like Haven House, are not supported.
- 96% of inmates experience either mental health disorders and/or substance abuse issues.

Properly supporting our returning neighbors is the difference between a successful reentry into our Juneau community and reoffending.

Haven House will support up to nine women as they successfully reintegrate into Juneau by:

- maintaining house rules that prohibit substance and alcohol use
- supporting residents in their acquisition and retention of employment and/or education
- increasing life skills through communal living and household responsibilities
- developing and/or deepening one’s faith through communal activities and groups
- increasing positive social support networks through relationships with supportive peers, healthy mentors, and positive role models
- advocating for them to attain permanent housing

Currently, Haven House is applying to CBJ for permission to operate at 3202 Malissa Drive.

Join us! Haven House is a community effort and we need your support. We invite you or your agency to be involved. Please contact us at (907) 988-7233, havenhousejuneau@gmail.com, or P.O. Box 20875, Juneau, AK 99802.

72.02.160 Crossing at other than crosswalk

(a)

A pedestrian crossing a roadway at a point other than within a marked crosswalk or within an unmarked crosswalk at an intersection shall yield the right-of-way to all vehicles upon the roadway.

(b)

No pedestrian may cross a roadway at a point where a pedestrian tunnel or overhead pedestrian crossing has been provided and which is accessible at road level at or near the point of crossing, unless a marked crosswalk is also provided at that point. If a pedestrian overpass or tunnel is not accessible and if no marked crosswalk is provided, a pedestrian crossing the roadway must yield the right-of-way to all vehicles on the roadway which are so close as to constitute a hazard.

(c)

Between adjacent intersections in a business or residence district in which traffic control signals are in operation, no pedestrian may cross except in a marked crosswalk.

(d)

No pedestrian may cross a roadway intersection diagonally or otherwise than at a right angle unless authorized by an official traffic control device. When authorized to cross diagonally, pedestrians must cross in accordance with the official traffic control device.

(e)

No pedestrian may cross a roadway where an official traffic control device specifically prohibits the crossing.

(f)

Except as provided in subsection (d) of this section, a pedestrian must cross a roadway at a right angle to the roadway or by the shortest route to the opposite side of the roadway.

(CBJ Code 1970, § 72.02.160; Serial No. 71-66, § 4, 1971)



701 E. Parks Highway, Ste. 205 • Wasilla, Alaska 99654
Office: 907-373-7717 • Fax: 907-373-7749

July 22, 2014

To Whom It May Concern:

I writing about the plan of Haven House, Inc. to operate a transitional home for newly released felons at 3202 Malissa Drive, Juneau, Alaska.

I previously owned and resided in a home on Marilyn Ave, within sight of 3202 Malissa Drive. I resided in Juneau for 33 years, including 4 years in the Marilyn home. In my experience, this is has always been an area with a great sense of community, where neighbors watch out for each other and many know each other by name. On sunny days, numerous children play in front yards and ride bikes in the street. Some people leave their homes unlocked. The neighborhood is comprised of single family homes, actually occupied by families. As the neighborhood does not offer through access to other streets, there is little traffic and noise but for the residents.

By whatever name (boarding house, rooming house, halfway house), the proposed business of Haven House, Inc. is completely out of harmony with the neighborhood.

I can honestly say that I would not have purchased my Marilyn Drive home if, at that time, Haven House, Inc. had been operating their transitional home at 3202 Malissa Dr.

I have been employed in Alaska as a real estate professional since January 2000. During 5.4 of those years I practiced in Juneau. I am familiar with the infrastructure, businesses, facilities, and neighborhoods of Juneau. It is my professional opinion that the presence of a transitional home for felons as proposed by Haven House, Inc. would substantially decrease property values in the neighborhood.

As a real estate professional, I realize that law-abiding listing and selling agents would be required to advise potential buyers of issues such as the proximity of Haven House's proposed transitional home for felons. Over a period of years, a home with nine short-stay ex-felon residents could potentially bring hundreds of felons into the neighborhood, and this is a material fact that buyers would want to know. Common sense dictates that, faced with a home near Haven House or a comparable home elsewhere in Juneau,

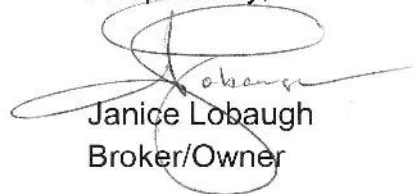
Experience the Difference _____

if the homes were offered at the same price it would be patently obvious for buyers to select the "other" home. This effect will result in homes being slow to sell, and forcing owners to ultimately lower their offering price.

I have learned that other real estate professionals are already raising concerns about a property for sale on Marilyn Drive due to the proximity to the proposed site of Haven House, Inc.

If you need me to elaborate further, feel free to contact me at 907-232-6451 or email: jlobaugh@gci.net

Respectfully,



Janice Lobaugh
Broker/Owner

Attention: Juneau Planning Commission
230 South Franklin Street
4th Floor - Marine View Center
Mail: 155 S. Seward Street
Juneau, Alaska 99801

I am presently a homeowner in the Tall Timbers neighborhood of Juneau, Alaska. I reside at the address listed below. I purchased my home before Haven House, Inc. acquired any interest in the property at 3202 Malissa Drive.

At the time of purchasing my home, if Haven House, Inc. had been conducting operations at 3202 Malissa Drive according to the business plan stated in their various filings with the Juneau Community Development Department:

- ☐ Absent a substantial discount in offering price, I would have avoided purchasing property in this neighborhood, and sought property elsewhere in Juneau.
- ☒ Under no circumstances would I have purchased property in this neighborhood. I would have sought property elsewhere in Juneau.
- ☐ I would have purchased property in this neighborhood without regard for the operations of Haven House, Inc.

Daniel A. Nelson
Signature

8/18/14
Date

Daniel A. Nelson
Printed Name

8606 Marilyn Avenue
Address
Juneau, AK 99801

Attention: Juneau Planning Commission
230 South Franklin Street
4th Floor - Marine View Center
Mail: 155 S. Seward Street
Juneau, Alaska 99801

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Kimberly Hearn 8-17-14
Signature Date

Kimberly Hearn
Printed Name


Shell Gail Ave
Address

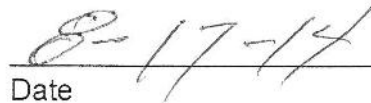
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Signature


Date


Printed Name


Address



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Mail: 155 S. Seward Street
Juneau, Alaska 99801

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- ☐ Absent a substantial discount in offering price, I would have avoided purchasing property in this neighborhood, and sought property elsewhere in Juneau.
- ☒ Under no circumstances would I have purchased property in this neighborhood. I would have sought property elsewhere in Juneau. *I had small children,*
- ☐ I would have purchased property in this neighborhood without regard for the operations of Haven House, Inc.

David Marvel
Signature

8/17/14
Date

David Marvel
Printed Name

8616 Gail
Address

Attention: Juneau Planning Commission
230 South Franklin Street
4th Floor - Marine View Center
Mail: 155 S. Seward Street
Juneau, Alaska 99801

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- ☐ I would have purchased property in this neighborhood without regard for the operations of Haven House, Inc.

Darlene F. Thornton
Signature

8/17/14
Date

Darlene F. Thornton
Printed Name


8621 Gail Ave.
Address

Attention: Juneau Planning Commission
230 South Franklin Street
4th Floor - Marine View Center
Mail: 155 S. Seward Street
Juneau, Alaska 99801

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- ☐ I would have purchased property in this neighborhood without regard for the operations of Haven House, Inc.



Signature

8/17/14

Date

Ted Wilson

Printed Name

8612 Marilyn

Address

Attention: Juneau Planning Commission
230 South Franklin Street
4th Floor - Marine View Center
Mail: 155 S. Seward Street
Juneau, Alaska 99801

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Signature

08.17.19
Date

Noah LASSER
Printed Name

8607 MARILYN AVE, Juneau AK
Address

Attention: Juneau Planning Commission
230 South Franklin Street
4th Floor - Marine View Center
Mail: 155 S. Seward Street
Juneau, Alaska 99801

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- ☐ I would have purchased property in this neighborhood without regard for the operations of Haven House, Inc.

Shelly Jager
Signature

08/15/14
Date

Shelly Jager
Printed Name

8607 Marilyn Ave
Address
Juneau AK 99801

Attention: Juneau Planning Commission
230 South Franklin Street
4th Floor - Marine View Center
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Juneau, Alaska 99801

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- ☒ Under no circumstances would I have purchased property in this neighborhood. I would have sought property elsewhere in Juneau. *Especially since my home is two doors away from the subject property.*
- ☐ I would have purchased property in this neighborhood without regard for the operations of Haven House, Inc.

Sam Bertoni
Signature

8-17-14
Date

Sam Bertoni
Printed Name

8614 Gail Ave
Address

P.O. Box 32993
Juneau, AK 99803

Attention: Juneau Planning Commission
230 South Franklin Street
4th Floor - Marine View Center
Mail: 155 S. Seward Street
Juneau, Alaska 99801

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Andy Hughes
Signature

8-17-14
Date

Andrew Hughes
Printed Name

3200 Malissa Drive
Address