

**HAVEN HOUSE'S MEMORANDUM IN SUPORT OF ITS APPLICATION FOR A
PERMIT UNDER CBJ 49.20.320 – USE NOT LIMITED (SIMILAR USE
DETERMINATION)**

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I. Introduction/Overview

Haven House, Inc. (Haven House), is a 501(c)(3) nonprofit corporation that wishes to establish a reentry home in Juneau for women coming out of prison. The home will provide transitional housing in a faith-based and supportive setting to women coming out of prison. The specialized service that Haven House has designed is based on the conviction that women coming out of prison are a low-income population in Juneau that is particularly in need of safe, sober, stable, structured, affordable housing.

Haven House is also based on evidence nationally and in Alaska that persons in supportive housing are less likely to reoffend. See, in particular, these exhibits: Exhibit 11 - Alaska Prisoner Reentry Task Force Five-Year Prisoner Reentry Strategic Plan, 2011-2016; Exhibit 12 – Resolution Number 13-16 Alaska Native Brotherhood and Alaska Native Sisterhood Grand Camp; Exhibit 15 – Statement from Brent Wilson, Juneau District Supervisor, Juneau Adult Probation Office; Exhibit 18 – Statement of Chaplain Brenda Nagunst, Executive Director, Alaska Correctional Ministries, Inc.; Exhibit 25 – Statement from Mariya Lovishchuk, Executive Director of The Glory Hole; Exhibit 26 – Statement from Mike Pellersin, Executive Director, Gastineau Human Services; Exhibit 27 – Statement from Ann Lockhart, Executive Director, Love INC; Exhibit 32 – Report from the Housing Law Bulletin; Exhibit 33 - Studies on Effectiveness of Housing Former Offenders.

Juneau does not have a reentry home for women coming out of prison. The City and Borough of Juneau Community Development Department (CDD) has determined that Haven House does not fit within the Table of Permissible Uses.¹ CDD recommended that Haven House apply for a use not listed permit pursuant to CBJ 49.20.320. Under this procedure, an applicant asks the Planning Commission for permission to operate under a use that is not listed as permissible in a residential (D-5) district but is of the same general character as a use that is listed in a residential district.

Therefore, Haven House is making a request to the Planning Commission that Haven House should be allowed to operate a reentry home for women coming out of prison. Haven House should be authorized to operate in D-5 residential zoning districts because it is a positive and desirable addition to the Juneau community and because, although unique, Haven House is of the same general character as uses that are permitted in D-5 residential zoning districts.

II. Haven House Exhibits

Haven House submits a separate packet of documents in support of this application. These documents show that many in the community—persons in the corrections field, persons who work to help those seeking to reenter society after being incarcerated, persons committed to supporting recovery from substance abuse, persons who work to support low-income housing in Juneau, some persons living close to the proposed site of Haven House, a legislator who supported funding from the State of Alaska for Haven House, former offenders—recognize that Haven House will be a step to making Juneau a better and safer community.

Exhibit 1 – One-page summary of Haven House

Exhibit 1A – Haven House – Description of Board Members

Exhibit 2 – Letter from Hal Hart, AICP, Director, CBJ Community Development Department (CDD), to Attorney for Haven House (March 18, 2014)

Exhibit 3 – As Built Survey, Floor Plan, MLS listing of 3202 Malissa Drive

Exhibit 4 – Map of Group Home and Boarding Houses in Juneau, 2014

Exhibit 5 – Map of walking routes to bus stops closest to 3202 Malissa Drive

Exhibit 6 – Map of CBJ sidewalk snow removal routes near 3202 Malissa Drive

Exhibit 7 – Photos of 3202 Malissa Drive, current

Exhibit 8 – Haven House Application

Exhibit 9 – House Rules of Haven House

Exhibit 10 – Rankings of SSAB Block Grants, Tier 1

Exhibit 11 – Selections from The Alaska Prisoner Reentry Task Force’s Five Year Strategic Plan, 2011 - 2016

Exhibit 12 – Resolution Number 13-16 Alaska Native Brotherhood and Alaska Native Sisterhood Grand Camp (October 2013)

Exhibit 13 – Statement from Ron Taylor, Deputy Commissioner, Department of Corrections (April 11, 2014)

¹ Haven House has appealed that determination. Haven House does not waive the arguments it made in its Notice of Points on Appeal by filing this application.

Exhibit 14 – Statement from Carmen Gutierrez, former Deputy Commissioner, Department of Corrections (January 22, 2014)

Exhibit 15 – Statement and Email from Brent A. Wilson, Juneau District Supervisor, Juneau Adult Probation Office (April 17, 2014)

Exhibit 16 – Statement from Senator Lesil McGuire (February 19, 2014)

Exhibit 17 – Statement from Kathryn Chapman, MSW, Chair, Juneau Reentry Coalition (April 16, 2014)

Exhibit 18 – Statement from Chaplain Brenda Nagunst, Executive Director, Alaska Correctional Ministries, Inc. (April 8, 2014)

Exhibit 19 – Statement from John Shinholser, President, McShin Foundation (April 17, 2014)

Exhibit 20 – Statement of James Wakefield, former President, Alaska Ass’n of Realtors (April 10, 2014)

Exhibit 21 – Statement from Mary M. Tracey, Development Director, Transitions (February 25, 2014)

Exhibit 22 – Statement from Billie Moreland, PhD, Neighbor to Transitions

Exhibit 23 – Statement of Scott Ciambor, Steering Committee, Juneau Coalition on Housing and Homelessness (February 7, 2014)

Exhibit 24 – Statement from Dan Austin, General Manager, St. Vincent de Paul Society (April 21, 2014)

Exhibit 25 – Statement from Mariya Lovishchuk, Executive Director, The Glory Hole (March 3, 2014)

Exhibit 26 – Statement from Mike Pellerin, Executive Director, Gastineau Human Services (Nov. 27, 2013)

Exhibit 27 – Statement from Ann Lockhart, Executive Director, Love INC (November 25, 2013)

Exhibit 28 – Statement from Elaine M. Dahlgren, President/CEO, Volunteers of America (Nov. 14, 2013)

Exhibit 29 – Statement from Kathryn Chapman, MSW, Executive Director, National Council on Alcoholism and Drug Dependence (April 16, 2014)

Exhibit 30 – Letter of Support from Samantha Dye, Executive Coach (April 18, 2014)

Exhibit 31 – Brochure from Juneau Reentry Coalition (2014)

Exhibit 32 – Report from the Housing Law Bulletin (June 2010)

Exhibit 33 – Studies on Effectiveness of Housing Former Offenders

Exhibit 34 – Dear Neighbor Letter (April 8, 2014)

Exhibit 35 – Estimated Cost of Fencing for 3202 Malissa Drive (April 14, 2014)

Exhibit 36 – Email from Michael Matthews, Research Analyst IV at the Department of Corrections (May 23, 2012)

Exhibit 37 – Letter of Support from Reverend Susan Boegli, Aldersgate United Methodist Church and resident of Tall Timbers Subdivision

Exhibit 38 – Letter of Support from Christina Wigg, former offender

Exhibit 39 – Letter of Support from Amber Scroggins, former offender

Exhibit 40 – Letter of Support from Heather Schimanski, former offender

Exhibit 41 – Letter of Support from Larry Olsen, LPC, MAC

Exhibit 42 – Letter from Sr. Delia Sizler, SC, Haven House Board Member and Program Committee Chair

Exhibit 43 – Letter from Josclynn Peterson, Realtor, resident of the Tall Timbers Subdivision

III. Chronology

Below are the key dates in Haven House’s efforts to open a reentry home or transitional residence in Juneau for women coming out of prison.

- | | |
|---------------|--|
| 2008 | Ellen Campbell and other community members begin discussing the need for transitional housing in Juneau for women coming out of prison. |
| 2010 | Haven House, Inc. is formed as a non-profit corporation and receives tax-exempt status as a 501(c)(3) corporation. |
| 2012 | Through the efforts of our local delegation, Haven House receives a \$30,000 CAPSIS grant from the State of Alaska. |
| 2013 | Through the efforts of our local delegation, Haven House receives a \$50,000 CAPSIS grant from the State of Alaska. |
| December 2013 | Haven House reaches agreement with owner of 3202 Malissa Drive that Haven House may rent the home to provide reentry housing for women coming out of prison. |
| 12-23-13 | Haven House files an application for an allowable use permit for a group home. |
| 1-24-14 | CDD denies application: [1] Haven House is not a group home because the residents will not have a disability. [2] Haven House is a halfway house. |
| 2-14-14 | Haven House files notice of appeal. |
| 2-21-14 | Haven House holds an informational meeting for neighbors in Tall Timbers Subdivision. |
| 3-10-14 | Haven House provides additional information to CBJ and files a legal brief:
[1] Haven House’s intended use of 3202 Malissa Drive is as a single family residence as defined by CBJ 49.80.120.
[2] In the alternative, Haven House is a group home, as defined by CBJ 49.80.120 |
| 3-18-14 | CDD rescinds its decision of 1-24-14 and issues a new decision:
[1] CBJ Title 49 regarding halfway houses is likely unenforceable.
[2] CBJ Title 49 regarding group homes is likely unenforceable.
[3] Haven House is not a single family residence.
[4] Haven House is a “use not listed” (similar use) under CBJ 49.20.320.
[5] Haven House is most similar to a boardinghouse and rooming house. |

IV. Description of Project – Background

With over 725,000 persons released from federal and state prisons every year, the need for housing assistance for the formerly incarcerated is immense.² A person coming out of prison faces significant barriers to success including atrophied life skills; low earning potential; potentially destructive habits and relationships; and limited access to successful role models, supportive relationships, housing, and employment.

Nationwide, two-thirds of those released from prisons and jails are rearrested for a new offense within three years and 54% are re-incarcerated.³ The National Housing Law Project stated that finding housing is the greatest challenge faced by those coming out of prison: “Formerly incarcerated individuals struggle to secure employment, obtain medical care and avoid substance abuse. According to criminal justice officials, however, finding housing is the biggest challenge faced by individuals returning to the community.”⁴

The situation in Alaska is the same as the national situation. The Alaska Department of Corrections established the Alaska Prisoner Reentry Task Force. The Task Force produced a landmark document, a “Five-Year Prisoner Reentry Strategic Plan, 2011 – 2016,” which Governor Sean Parnell has endorsed. Exhibit 11 has excerpts of this important document. The Task Force stated two out of three prisoners in Alaska return to prison within three years.⁵

The Task Force also documented that the present system is expensive. In Alaska, spending on the state justice system has almost doubled since 1981.⁶ Indeed, to house one inmate in prison for one year, it costs the people of Alaska \$49,800.⁷ Alaska has one of the fastest growing prison populations in the nation and if new approaches are not adopted, the Alaska Department of Corrections projects that the number of prisoners in our state is likely to double by 2030.⁸

The Task Force identified in the Strategic Plan effective strategies, partners, and organizations that are capable of making Alaskan communities safer by establishing “a seamless set of best

² “In Our Backyard: Overcoming Community Resistance to Reentry Housing (A NIMBY Toolkit),” by John Jay College and The Fortunate Society (2011) at page 1. An additional 230,000 come out of county jails each week. *Id.* Report available at http://www.jjay.cuny.edu/TOOL_KIT_1-NIMBY_FINAL.pdf.

³ “The Importance of Stable Housing for Formerly Incarcerated Individuals,” National Housing Law Project, Housing Law Bulletin (June 2010), Exhibit 32 at page 1.

⁴ Exhibit 32 at page 1 (footnote omitted).

⁵ Exhibit 11 at page 6.

⁶ <http://www.correct.state.ak.us/TskForce/documents/ISERResearchSummary.pdf>

⁷ Exhibit 11 at page 6.

⁸ <http://www.correct.state.ak.us/TskForce/documents/ISERResearchSummary.pdf>

practices aimed at reducing the number of adult offenders who return to custody.” The Strategic Plan lauds the faith community for its role in creating safer communities because “citizens from the faith community provide much of the mentorship required to help released prisoners turn away from the negative influences that lead back to prison. Without the stabilization that comes from access to housing, employment, sober/mental health and positive peer supports, individuals . . . revert back to old patterns.”⁹

The Task Force made eleven recommendations to decrease recidivism in the Strategic Plan. Recommendation # 6 was: “Improve former prisoners’ access to affordable housing.”¹⁰ The Task Force cites state and local faith-based organizations, such as Haven House, as “partners to turn the curve” on spending for prison. The Strategic Plan specifically concludes that more transitional community residences like Haven House are needed because “far too many people coming back to their home communities are . . . need of the kind of support and care that these residences provide.”¹¹

The Task Force specifically cited the New Hope Safe Living House, a home for women coming out of prison in Anchorage, that is run by the Anchorage-based Alaska Correctional Ministries, Inc. (ACM). The Task Force stated that ACM uses “best practices in mentoring, case management and transitional services programs.”¹² Haven House is modeled after the ACM program. Brenda Nagunst, Executive Director of ACM, stated: “Alaska Correctional Ministries strongly supports the work of Haven House, Inc. in Juneau. We believe the successful practices of New Hop Safe Living House and Alaska Correctional Ministries, Inc. can be replicated by Haven House. This is our opportunity to show that all members of the Juneau community deserve to be shown acceptance and forgiveness as we strive to create an Alaska that is safer for and supportive of all of our residents.” [Exhibit 18]

Properly supporting our returning neighbors, therefore, can be the difference between a successful reentry into our community and reoffending. The Alaska Task Force concluded:

As rightly observed by the 2010 Council of State Governments Justice Center, ‘[w]ithout a stable residence, it is nearly impossible for newly released individuals to reconnect positively to a community.’

When individuals are released from prison or jail, the ability to access safe and secure housing within the community is crucial to their successful reentry. Studies have shown that the first month after release is a vulnerable period “during which the risk of becoming homeless and/or returning to criminal justice involvement is high.” Yet, in most communities to which individuals return after incarceration, accessible and affordable housing is in exceedingly short supply. The additional challenges unique to people with criminal histories make it even more difficult for them to obtain stable housing.

⁹ Exhibit 11 at page 7.

¹⁰ Exhibit 11 at page 10.

¹¹ Exhibit 11 at page 33.

¹² Exhibit 11 at page 30.

It is very significant that the Alaska State Legislature, and our local delegation, took steps to implement the Task Force's strategy through two CAPSIS grants to Haven House: \$30,000 in 2012 and \$50,000 in 2013. These grants have provided start-up funds for Haven House to open a residence to provide transitional housing for women coming out of prison. The purpose of this application is to accomplish that goal and open Haven House in Juneau.

How Haven House Will Operate

Haven House seeks to provide transitional housing in the single family residence at 3202 Malissa Drive for up to nine women who have been recently released from prison.

1. Description of residence and neighborhood location.

The residence is a single family residence near the end of a street adjacent to a forest. It has six bedrooms and three bathrooms. Four residents will each share a bedroom. One resident will have her own bedroom. The residence at 3202 Malissa Drive is particularly suited for communal living, which is an essential component of the program at Haven House. Sister Delia Sizler, Haven House Board Member and Chair of the Program Committee, thoughtfully explains how the house will operate:

I write this because I have considerable personal experience in creating and in living in intentional community. The house the Haven House board is proposing for the Haven House on Malissa Drive has all the elements that will aid in the creation of community living. It has ample common space, bedroom space, bathrooms, kitchen and dining area and a floor plan that provides for relational living. And most importantly, the house is constructed in a way that encourages the coming together for family type living of adult women.

As a member of the board of Haven House I was thrilled when we discovered 3202 Malissa because it resonates with what I have experienced in community living. It is unlike any other place the board could find in Juneau as it has all those features that women needing a nurturing place to live require in order to be safe and peaceful together. The home is affordable and has been purchased by a generous donor for our sole use. We hope that the neighbors will be respectful to the community of women who will live there. [Exhibit 19]

John Shinholser, a national expert on addiction and recovery, has helped start over 30 recovery homes. While in Juneau recently, he visited the proposed site of Haven House with Kara Nelson, a co-director. He said, "The residence at 3202 Malissa Drive seemed quite suitable for a recovery home. The home had nice, fairly large, common areas. The bedrooms were small but adequate for two persons. The neighborhood seemed quiet."¹³

¹³ Exhibit 19 at 3.

2. House Rules of Haven House.

The House Rules state the mission and purpose of Haven House:

MISSION

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

PURPOSE

Haven House is designed to be a positive, supportive living environment which will stimulate personal and spiritual growth, encourage accountability and financial responsibility, and provide referrals to essential reentry services during the participant's re-adjustment into the community. Haven House staff and volunteers will assist participants as they navigate their reentry by providing support and referrals to other community services for assistance with food, treatment, counseling, clothing, transportation, employment, and career development, among other services. Additionally, Haven House participants will be expected to participate fully in community activities, including house meetings, meals, and chores.

Haven House 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 for participants to support one another. Haven House is unique in that it is a faith-based home providing natural supports to its residents based on the presumption that women in safe, stable housing situations are less likely to reoffend.

The Haven House Program Elements are described at page 2 of the House Rules: [1] Individual Action Plan by each resident and weekly meeting with Haven House staff to review progress toward the goals identified by the resident; [2] Referrals to Community Services; [3] Communal Living; [4] Faith-sharing; and [5] Performing Household Responsibilities.¹⁴

The House Rules speak for themselves on subjects such as drug and alcohol use, visitor policy, and absences from the home:

HOUSE RULES

Haven House staff will explain each rule to the participant and the participant must follow the guidelines and expectations of each rule in order to continue residing in Haven House. All interpretations of the following rules,

¹⁴ Exhibit 9 at 2.

assessments of violation, and assignment of discipline shall be at the discretion of Haven House staff. **Any violation of any federal, state, borough, or city law on the property is a violation of these rules and may result in dismissal and/or notifying the participant's probation/parole officer. Participants must comply with all their conditions of parole/probation while living in Haven House and any violation of said conditions may result in immediate dismissal from Haven House.** [page 4]

GUIDELINES AND EXPECTATIONS

Staff will ensure a safe, sober, and stable home environment and will meet weekly with each participant to discuss her Individual Action Plan, refer participants to resources provided by other agencies, provide discipleship and faith guidance, facilitate house meetings, and administer UAs or breathalyzer tests when appropriate. [page 4]

LENGTH OF STAY

A participant may reside at Haven House for up to two years (1 month adjustment period + 23 additional months) and is required to commit to stay for at least 6 months (1 month adjustment period + 5 additional months). [page 5]¹⁵

VISITOR POLICY

Only legal family members may visit participants. Legal family members include: spouse, mother, father, brothers, sisters, children, grandchildren, grandparents, and cousins. Visitors must be scheduled at least 48 hours in advance and approved (background checks may be required) by staff. Visiting will occur in the main living room and visitors must leave by 10:00 pm. The visitors must complete a confidentiality form on their first visit. [page 5]

ABSENCES FROM THE HOUSE

All participants must return each evening to Haven House by curfew at 10:00 p.m., unless at a scheduled job or with the prior permission of the staff. Each participant is required to obtain pre-approval from staff if she will be away from the house for more than 24 hours. Any participant absent from the house for more than 24 hours without notifying Haven House staff and obtaining approval will be subject to disciplinary action and her probation/parole officer may be notified. Any participant absent for more than 48 hours will be dismissed. Participants must provide a copy of all travel passes, if applicable to their parole/probation conditions. [page 6]

DISMISSAL FROM HAVEN HOUSE

Haven House or the participant may voluntarily terminate this agreement, with or without any reason. Haven House requests that the participant give a

¹⁵ When Haven House Board approved these policies, it added this provision that a resident make a six-month commitment after the one-month adjustment period.

seven day written notice before leaving and Haven House may terminate this agreement by giving a seven day written notice to the participant. Failure to pay any contributions to household expenses or fees when due may result in a seven-day dismissal notice. **Haven House staff may dismiss a participant immediately if deemed appropriate. Anyone absent from the house for more than 48 hours without giving prior notice to Haven House staff or anyone who uses alcohol and/or substances in Haven House or on Haven House property will be dismissed.** [pages 6 – 7]

A participant may be dismissed immediately from Haven House if she does not abide by the following:

HAVEN HOUSE REQUIRES THAT:

- Participants do not use, possess, manufacture, distribute, share, sell, or store illicit drugs, mind-altering substances, tobacco, alcohol, controlled substances, or drug equipment off Haven House property or in any vehicle parked off Haven House property.
 - Participants submit to inspection and/or testing when requested by Haven House staff, the participant's probation/parole officer, or any other authority.
 - Participants keep all prescribed medication in its original, labeled container in the staff office.
 - Participants do not use tobacco within sight of Haven House property.
- [page 8]

HOUSE RULES AGREEMENT

Please read all of the House Rules carefully. By signing this agreement, the participant acknowledges:

- She has received a copy of Haven House, Inc.'s House Rules
- She understands that a breach of any part of the House Rules is a breach of this written agreement and may result in either immediate dismissal or a seven day dismissal notice
- She has read the House Rules and agrees to abide by all said rules, policies, and procedures
- She understands that any changes to the House Rules will be delivered in writing and will become effective immediately upon receipt by the participant.

I have read and understand all of the provisions contained in the House Rules, and I agree to abide by them. [page 9]

3. Application process.

To reside at Haven House, an applicant must complete a detailed 13-page application, which is Exhibit 8. The application asks for information in the following areas: basic background

information, why the individual is interested in residing at Haven House, faith background, family information, military history, finances, education, medical, vehicle information, criminal history, substance abuse history, and employment history. The applicant is also required to write her life story so that Haven House staff has a better understanding of who she is. Finally, she must submit a recommendation from her chaplain, pastor, counselor, or probation/parole officer.

Once a full application has been received, Haven House staff will contact the applicant to arrange an interview to better understand her background and past experiences and to assess her ability to abide by the House Rules of Haven House. The interview will usually be in person although, if that is not feasible, the interview may be telephonic. Staff will then contact her probation/parole officer to verify that Haven House is the proper environment for her. Each participant of Haven House will be admitted based on her openness to participate fully in a faith community; her sincere desire for change; and the recommendation from her chaplain, pastor, counselor, or probation/parole officer.

While Haven House staff desires the best outcome for every woman exiting prison, we recognize that the Haven House program may not be the best fit for every applicant. Our intake process will attempt to assess sincere desire for change and readiness for community participation.

4. Will Haven House accept as a resident a woman who is required to register as a sex offender?

No. Haven House will not allow anyone who is required to register on a state registry of sex offenders to reside at Haven House. Some neighbors voiced concerns in the February informational meeting over the possibility of sex offenders living at Haven House. In response to these concerns, we added into our House Rules that any woman required to register on a state sex offender registry will be unable to reside at Haven House.

The following is the link to the Alaska Department of Public Safety's sex offender registry: <http://dps.alaska.gov/sorweb/sorweb.aspx>. Although Haven House will not permit anyone on a registry to become a resident, it is very rare for a woman to commit a sex offense. In 2012, only 1.4% of all women held in state custody were convicted of offenses which require registering as a sex offender. In 2012, merely 8 women out of 546 held in State custody were convicted of offenses which require registration as a sex offender.¹⁶

5. What is Haven House's plan of operation?

The Haven House Board of Directors has established House Rules, which describe the elements of the Haven House Program and establish the rules for residents of Haven House [Exhibit 9]. Haven House will have a director or, as currently two co-directors, to implement the Haven House Program and oversee adherence to the Haven House Rules. Haven House will have a staff member on call 24/7 and will provide that number to the residents. The co-directors will work out of the residence and, during normal work hours, one or the co-directors will usually be at the residence.

¹⁶ Page 17, http://www.correct.state.ak.us/admin/docs/2012Profile07_FINAL.pdf

In addition to the program staff, Haven House will either have a resident house manager or a nighttime house manager. If we have a nighttime house manager or managers, we will establish regular hours for that person. Our current plan is that a nighttime manager will be there every evening from 10:00 p.m. until 8:00 a.m. The house manager's duties include being in the house every evening from 10:00 p.m. until 8:00 a.m., unless the house manager informs one of the co-directors that she will be absent from the house. If the regular house manager is not present, Haven House will provide an alternate who will be present from 10:00 p.m. until 8:00 a.m.

Haven House may have a resident manager but that should not be a requirement for Haven House to operate. Haven House thinks it is quite possible that, after the House is open and is operating at full capacity, it will, at times, have a resident manager. A likely source for a resident manager is a graduate of the Haven House program. The Haven House Board does not, however, believe that it can guarantee it will find a suitable person to be resident manager and does not believe a resident manager is an appropriate requirement for the new use category.

The residents of Haven House are not like residents at a group home who suffer from a physical or intellectual disability that makes them unable to physically care for themselves. The residents of Haven House are adults that do not need constant staff presence for their physical safety. The residents will be carefully selected. Based on a model of peer support, the other residents will very likely be a force to help each other move towards recovery and self-sufficiency. If a resident was considering violating a house rule, she would not be able to count on any prolonged absence of, collectively, the house manager, staff, volunteers, visitors and the other residents. It also bears repeating that these women can reside anywhere in Juneau and that the oversight at Haven House is likely more stringent than any other place they could choose to live.

Haven House will also provide the public with a number that they can call to report a problem with the house or to discuss any issue related to the house. This may or may not be the same number for the residents to call but it will be answered 24/7.

6. Cooperation with Probation/Parole officers.

After a person gets out of prison, they are usually on probation or parole. If a person on probation or parole does not abide by their conditions of probation/parole, they may have to go back to prison and serve an additional part of their sentence. A person who was convicted of a felony and is released from prison either on parole or probation will be supervised. That means that the person will have a probation officer and the person has to regularly report to their probation/parole officer. A person on probation from a misdemeanor is generally on unsupervised probation, which means they do not have an assigned probation officer and do not have to regularly report to an assigned probation officer.

For our purposes, the key point concerns housing for a person on probation or parole. With respect to their housing, Alaska Statutes require that a person on supervised probation/parole "shall reside at a stated place and not change that residence without notifying, and receiving permission from, the parole officer assigned to the parolee." AS 33.16.150. The same condition applies to a person on supervised probation.

A unique feature of Haven House is that Haven House staff will cooperate and share information with a resident's probation officer. Haven House has consulted with the Juneau District Probation Office in developing its program. Brent Wilson, Juneau District Supervisor, stated:

A critical component, from my perspective, is the promise of open and timely communication between Haven House staff and the probation and parole officers. Keeping the probation and parole office apprised of positive progress, as well as concerns, increases the ability for officers to play a comprehensive role in supporting transitional progress and swiftly reacting to issues inhibiting rehabilitation. Further, I know Haven House is well aware that at any point the probation and parole office believes continuing residence there is not healthy and/or safe a resident would be required to move. This relationship and level of communication is lacking with other approved residences often preventing timely interventions. [Exhibit 15]

The Deputy Commissioner of the Department of Corrections has expressed the Department's support for Haven House and the program it will offer [Exhibit 13]. This relationship with the probation officers ties in with the question of who will reside at Haven House.

7. From where will the majority of residents at Haven House come?

The applicants will be women who want to live in Juneau and participate in the Haven House program. We expect that most will be women who have lived in Juneau before they were incarcerated or want to move here because they have family, friends or some element of a good support network, such as the ability to go to school or a connection to a particular church.

The Juneau District Probation Office is currently supervising 61 women on probation; 59 of them reside in Juneau.[Exhibit 15 at page 3] Mr. Wilson thought that eight of the woman currently being supervised would benefit from living at Haven House and would likely agree they need a better housing option than where they are currently residing. That would just about fill up Haven House! Mr. Wilson thinks that 12 additional women would benefit but would likely not agree to live there.

Mr. Wilson supervises persons who are on probation/parole from a felony. Haven House would also be open to women who are coming out of prison because they committed a misdemeanor. Mariya Lovishchuk, Executive Director of the Glory Hole, has contact with that population. Ms. Lovishchuk vividly describes what she sees with women coming out of prison, temporarily staying at the Glory Hole, going back to prison or to unhealthy living situations: "Haven House creates the possibility to break the cycle, to provide these women with a fighting chance of a good life, a normal life, a life in wholesome space, instead of an emergency shelter, the gutter, the bed of an abuser. If Haven House is able to operate, it will assume a very important place in the Juneau continuum of care." [Exhibit 25]

According to Alaska Department of Corrections statistics from 2011, 51 women were released from Lemon Creek Correction Center in Juneau and 60 were released from Ketchikan

Correctional Center. We also anticipate that some women exiting Hiland Mountain Correctional Center near Anchorage that have strong ties to Juneau will want to settle here; 1,047 women were released from Hiland in 2011. [Exhibit 37] As Haven House will be the only housing provider in Southeast providing housing specifically for women leaving prison, we expect to operate at capacity while still serving only a small percentage of women needing housing upon their release.

8. What is the policy on length of stay of the residents?

After the application process, Haven House staff will evaluate whether to accept the applicant for a one-month adjustment period.¹⁷ If she is accepted, she will be subject to a one-month adjustment period. If after this one month, both the resident and Haven House staff agree that she may continue residing at Haven House, she will be asked to make a commitment to residing at Haven House for a minimum of five additional months (for a total of a six month minimum stay, 1 month adjustment period + 5 additional months). A resident may stay no longer than two years (6 month minimum stay + 18 additional months).

Haven House Staff and Board responded to the concerns voiced during the February meeting, including the concern in the questions submitted by Tall Timbers neighbors, that residents would be too transient. We considered this concern and added to our House Rules a requirement for a six-month commitment. Six months is longer than many persons reside in Juneau for summer work, the Legislative session, or a winter job at Eaglecrest.

A six-month commitment is beneficial to the residents. Before adopting it in our House Rules, Haven House staff consulted with Brenda Nagunst, the Executive Director of the New Hope Safe Living House, the women's safe living home by the Anchorage-based Alaska Correctional Ministries, Inc. (ACM). Ms. Nagunst stated that residents who stay for six months do better after they leave New Hope than residents who stay a shorter time.

The requirement for a six-month commitment communicates to the resident that this is a program for reentry, not merely a short-term affordable place to stay. Having said that, a resident is, of course, not legally required to live at Haven House. She may leave. It is not a jail. A person cannot be required to live anywhere except when they are in the custody of the Department of Corrections.

9. Will Haven House create a noise impact on the surrounding area?

The surrounding developments are single family homes and Haven House is not expected to create noise impacts to the neighborhood greater than those expected in a D5 residential district. The House Rules include a curfew of 10:00pm and visitors must leave by 10:00pm.

10. Will Haven House create a lighting impact on the surrounding area?

¹⁷ Exhibit 9 at page 5.

The surrounding developments are single family homes and Haven House is not expected to create lighting impacts to the neighborhood greater than those reasonably expected in a D5 residential district. During the February informational meeting and in the questions submitted to Haven House from various Tall Timbers residents, no one expressed concerns over lighting.

11. Where will staff, visitors, and residents park? How will Haven House impact traffic in the Tall Timbers neighborhood?

Because the majority of individuals exiting prison have very few resources, it is our expectation that few to none of our residents will own a vehicle. Haven House staff therefore will connect its residents to public transit. Residents should be able to access all of their services and activities via public transit from the two bus stops within walking distance of Haven House.

After our residents are more financially stable, it is possible that one or more of them will purchase a car. Additionally, one of the Co-Directors has a car and it is our presumption that volunteers and mentors will also own vehicles. Haven House has parking for six vehicles: two in the garage and four in the driveway. An additional two cars can park in front of Haven House on the street. It is our expectation that the parking needs of Haven House staff, volunteers, mentors, and residents will usually easily be met by the two spaces in the garage, the four spaces in the driveway, and the two in the street.

The parking spaces presently available at Haven House, too, fulfill the CBJ 49.40.210 requirement that rooming/boarding houses provide 1 parking space per 2 bedrooms and that according to CBJ 49.40.230(b)(6) stacked parking is not permissible for a rooming/boarding house. As Haven House has 5 bedrooms, it fulfills the required parking stipulation with two cars in the driveway and one car on the street, providing 3 spaces for its 6 bedrooms.

That being said, we do not expect that the presence of Haven House in the Tall Timbers neighborhood will noticeably increase the traffic flow in the area. CBJ 49.40.300 stipulates that a traffic impact analysis is not required if the project will generate fewer than 250 average daily trips. We do not expect that the combination of staff, volunteers, and residents will generate 250 trips, nor do we expect that Haven House will generate any more traffic than the other permitted uses, including the daycares, in the area.

12. Will the residents have access to public transportation and streets that are ploughed in the winter?

Some have questioned the location of Haven House saying that residents would have difficulty getting to services, appointments, and jobs because they would have to use public transportation. A newspaper article mentioned the residents would have difficulty in the winter if the streets were not ploughed.¹⁸

As for public transportation, many residents in Juneau, and many residents in the Valley, do not have cars. Many take public transportation throughout the year, including the winter, to jobs,

¹⁸ Hubert, Dan, "Haven House: Right Idea, Wrong Place," Juneau Empire (Feb. 24, 2014).

school, and appointments. The short walk from Malissa Drive to Tongass Boulevard is not regularly ploughed, although from Tongass Boulevard to Mendenhall Loop Road is. [Exhibit 6]

The walking distance from Haven House to the nearest bus stops is 10 and 15 minutes. [Exhibit 5] This amounts, round trip, to 20 to 30 minutes per day. If a Haven House resident made this trip five days a week, that is 150 minutes of physical exercise per week; if seven days, that is 225 minutes of physical exercise per week. That length of time, 150 minutes, is the minimum amount of exercise recommended by the Centers for Disease Control and Prevention (CDC) to promote health. CDC recommends 300 minutes per week for even greater health benefits.

Walking Distance HH to/from bus stops¹⁹ recommendation²⁰	5 days/ weekly total	7 days/ weekly total	CDC minimum recommendation	CDC healthier
30 minutes	150 minutes	225 minutes	150 minutes	300 minutes

Finally, this is stated as a concern for the residents of Haven House. If the location of the home makes it unappealing for women to live there, the home will not have nine residents, or will have less than nine residents, and the home may not succeed. That is a risk that Haven House is willing to bear.

However, for several reasons, Haven House believes that a number of women getting out of prison will chose this option for housing: the crisis shortage of affordable housing in Juneau for any person of limited income; the particular difficulty that ex-felons have in finding housing; the program at Haven House that will assist the residents with reentry into society; and the success of a similar house in Anchorage.²¹ The statements of the Glory Hole Director [Exhibit 25] and the Juneau District Supervisor, Juneau Adult Probation Office [Exhibit 15] provide further support for the conclusion that the location of Haven House will not prevent women from choosing to live there.

V. Haven House meets the requirements to receive a permit under the Use Not Listed provision of CBJ 49.20.320.

CBJ 49.20.320 provides:

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 is determined to be **of the same general character as those which are listed as permitted in such district.** Once such determination is

¹⁹ Exhibit 5 - Google Maps, Maps of walking routes to bus stops closest to 3202 Malissa Drive.

²⁰ "How much physical activity do adults need", Center for Disease Control and Prevention (CDC), <http://www.cdc.gov/physicalactivity/everyone/guidelines/adults> <<visited April 18, 2014>>

²¹ Exhibit 18 – Statement from Chaplain Brenda Nagunst, Executive Director, Alaska Correctional Ministries, Inc. (April 8, 2014). It is the New Hope Safe Living House.

made, the use will be deemed as listed in the table of permissible uses.
[emphasis added]

The CDD application calls this application “Use Not Listed (Similar Use Determination).”

The residence at 3202 Malissa Drive is located in a D-5 zoning district. The purpose of the D-5 zoning district is stated in CBJ 49.25.210(c):

The D-5, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of five dwelling units per acre. D-5 zoned lands are located in the urban service boundary and are served or can be served by public water and sewer.

CDD concluded that Haven House was a use not listed and was of the same general character as a boardinghouse/rooming house, which is a conditional, or Category 3, use. A Category 3 use requires the owner or lessee to obtain a conditional use permit issued by the Planning Commission for every single use in the category.

Haven House asks CDD to consider the additional material submitted with this application and evaluate whether Haven House is of the same general character as allowable, or Category 1 uses, which may be approved by CDD. Category 1 uses in a D-5 district are as follows: Single-family detached, one dwelling per lot; a single-family detached, one accessory apartment, in certain circumstances; a duplex; a group home (now a defunct category); a day care home for 8 or fewer children under the age of 12; an adult day care home for 8 or fewer people, 12 years and older; home occupations; a common wall development with two dwelling units; a common wall development with accessory apartments in certain circumstances.

Haven House believes that it is of the same general character as a single family dwelling unit and would have less, or comparable, impact on the neighborhood as a duplex, a day care home for 8 or fewer children, an adult day care home for 8 or fewer persons, home occupations, and accessory apartments.

Haven House makes four observations. First, a family “means one or more persons living as a single housekeeping unit, as distinguished from a group occupying a group home.”²² Haven House is of the same general character as a family because its residents will function as a single housekeeping unit. The Program for Haven House has five elements. Two of those elements are “Communal Living” and “Household Responsibilities.”²³

The residents will maintain an orderly living space together. They will eat together. They will live together. With explicit house rules, assigned chores, a curfew, and regular group dinners, Haven House will function as a fairly strict or structured family, but clearly as a single housekeeping unit. The residents of Haven House are nine women joining in a single

²² CBJ 49.80.120

²³ Exhibit 9 at page 2.

housekeeping unit for a shared purpose, namely a successful re-entry into society and addressing the problems that led them to their incarceration in the first place.

Second, the factors mentioned in CDD's determination of March 18, 2014, do not mean that CDD may not determine that Haven House is most similar to a single family residence. CDD has substantially more information now about Haven House than it did on March 18.

CDD's letter of March 18, 2014 mentions six factors: the presence of a resident house manager or nighttime house manager; the presence of co-directors at the house; the payment of rent by the residents; the residents will be recently released from prison and most will be on probation or parole; most will have probation/parole officers; and there are no minimum stay requirements.

The category is "single-family." None of the factors cited in the March 18 CDD letter suggests that there are two families or two housekeeping units at Haven House. And even if they did, duplexes are allowed and accessory apartments are generally allowed.

The fact that most, if not all, of the residents will be on probation or parole, and will have a probation officer, does not mean that this group of women will not live as a single housekeeping unit. The probation officers have legal supervision and must approve the residence of a person on probation. The probation officers do not live with the people they supervise. The probation officers will not be living in the neighborhood.

Third, CDD thought that Haven House was most similar to a boardinghouse/rooming house, which "means a dwelling in which more than two bedrooms are used for commercial lodging provided by the owner or operator who lives on site."²⁴ It is true that a resident of Haven House must pay to live there and will be asked to leave if they do not make the required payments. But that is true of many living arrangements that are demonstrably "single housekeeping units," such as any group of friends living together.

It seems to Haven House that the distinguishing characteristic of a boardinghouse/rooming house is that it is a transient structure and transient structures "means all forms of short term residence, including hotels, motels, boardinghouses, bed and breakfasts, **roominghouses**, or any other residential use *where capacity is measured by rooms rather than dwelling units.*"²⁵ The capacity of the new category will be measured by it being a single dwelling unit. Haven House is not renting out rooms. Most of the residents will share a bedroom anyway. The residents will have full use of the house in much the same way that a family operates.

Fourth, as Haven House understands the process, a boardinghouse/rooming house is only allowed with a conditional use permit because the permit must specify as a condition how many rooms will be permitted. It will make a big difference in terms of impact on the neighborhood if an applicant wants to have a boardinghouse with two rooms versus ten rooms. The permit for a two-room boardinghouse would look very different from a permit for a ten-room boardinghouse.

²⁴ CBJ 49.80.120.

²⁵ CBJ 49.80.120[emphasis added]

With Haven House, the category is fixed and the category controls the impact on the neighborhood. It is a *single* housekeeping unit. If CDD puts a number of residents in the category, the category will have up to nine residents and possibly a resident manager.

Haven House believes that its intended use of the property is of the same general character as uses in Category 1. However, it is clear that if the Planning Commission does not conclude that Haven House is of the same general character as a Category 1 use, it will conclude that Haven House's intended use is of the same general character as a Category 3 use.

Otherwise, CBJ would be saying that these nine women could individually, or even as a group, live in a residential district and even live in this very house but that the very same group of women could not live together in the very same house to participate in a structured program to promote their re-entry into society. Haven House is confident that CBJ will not do that.

Haven House suggests that the elements of the new use of a reentry home should be something like the following: [1] a dwelling in a residential neighborhood; [2] up to nine persons if it is an allowable use, a higher number if it is a conditional use; [3] residents living as a single housekeeping unit; [4] residents have been formerly incarcerated; [5] residents participate in a program to foster self-sufficiency and to help them successfully reenter society; [6] operator will provide a written plan of operation of the house. Haven House residents will be women. CDD can evaluate whether the new category should have a requirement that the residents will be women or will be of the same gender.

VI. Haven House meets the provisions of AS 49.15.330(d)(5).

CBJ 49.15.330(d)(5) provides:

Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:

- (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; or
- (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.

This section applies to findings that CDD must make before it can issue a conditional use permit. Haven House is not certain whether CDD must make the findings in CBJ 49.15.330(d)(5) if CDD determines that the new use is an allowable use. Even if Haven House is not legally required to meet these requirements, these factors are matters of concern to the public generally and to persons who live in the neighborhood. Haven House therefore wants to address them.

A. Haven House will promote public health and safety by providing housing specifically oriented to the needs of former offenders.

Haven House's intended use of the property will promote public health and safety. The residents of Haven House will be recently released from prison. If a woman lives at Haven House, she will have safe, stable, structured, affordable housing. The first six months after a woman (or a man) leaves prison is critical. If, during that time, a woman has safe, stable, structured, affordable housing, this decreases the chances that the woman will reoffend during that period.

Haven House's intended use of the property also decreases the chances that a woman will reoffend after leaving Haven House because the community at Haven House will help her develop a sober, recovery-oriented lifestyle; will help her develop improved life skills; and will help her connect with employment and longer-term stable housing.

Haven House's intended use of the property is a positive addition to the Table of Permissible Uses for land in Juneau. Juneau has people living here now who have been released from prison and who are on probation and parole. This new use is a specific type of group living that is specifically oriented to the needs of former offenders to help them lead a better life. Without this new use, these persons will still live in Juneau but at housing that is less conducive to them staying out of prison.

The exhibits submitted with this application strongly support the conclusion that this type of group housing will promote public safety, in particular Exhibit 11 - Alaska Prisoner Reentry Task Force Five-Year Prisoner Reentry Strategic Plan, 2011-2016; Exhibit 12 - Resolution Number 13-16 Alaska Native Brotherhood and Alaska Native Sisterhood Grand Camp; Exhibit 15 - Statement from Brent Wilson, Juneau District Supervisor, Juneau Adult Probation Office; Exhibit 18 - Statement of Chaplain Brenda Nagunst, Executive Director, Alaska Correctional Ministries, Inc.; Exhibit 25 - Statement from Mariya Lovishchuk, Executive Director of The Glory Hole; Exhibit 26 - Statement from Mike Pellersin, Executive Director, Gastineau Human Services; Exhibit 27 - Statement from Ann Lockhart, Executive Director, Love INC; Exhibit 33 - Studies on Effectiveness of Housing Former Offenders.

B. Haven House will not substantially decrease the value of or be out of harmony with property in the neighboring area.

1. Will Haven House substantially decrease the value of property in the neighboring area?

The operation of Haven House will not substantially decrease the value of property in the surrounding area. As long as Haven House is well-maintained and its neighbors do not create a disturbance, it will not decrease the value of neighboring property. This was the conclusion of James Wakefield, former President of the Alaska Association of Realtors and former President of the Southeast Board of Realtors.²⁶

This is the conclusion of John Shinholser, a nationwide expert on addiction and recovery, who was recently in Juneau to conduct a variety of outreach and educational activities. Mr.

²⁶ Statement of James Wakefield, April 10, 2014, Exhibit 20.

Shinholser has started 60 recovery homes over the past thirty years and is currently President of the McShin Foundation, which operates five recovery homes. He visited the proposed site of Haven House and met with one of our co-directors, Kara Nelson. Mr. Shinholser's conclusion: "Based on this experience, I can say with confidence that a well-maintained and well-run recovery home does not decrease property values in a neighborhood. In fact, these homes increase property values. They are value-added to the community because they make the community safer."²⁷

The evidence generally does not bear out that a single house will decrease property values in a neighborhood and certainly not a single house that is well-maintained and in keeping with the character of the neighborhood. That is the conclusion of numerous studies that were summarized on the Habitat for Humanity website:

It is a common assumption that property values will go down in areas where affordable housing is located. Contrary to popular beliefs, studies indicate conclusively that affordable housing has little or no effect on neighboring property values. No one really know what determines property values – they are a complex phenomenon, and seem to be most closely related to the condition of the particular property for sale and broad trends in neighborhood prosperity, urban and suburban expansion, road and highway construction and nearby large-scale commercial and industrial developments.

The assumption that property values will decline with the location of affordable housing is based on the idea that one facility can affect a whole neighborhood, and that such facilities will be conspicuous, unattractive, poorly maintained and poorly managed. The studies cited on the following sample bibliography as well as others show that these assumptions are incorrect."²⁸

The Furman Center for Real Estate and Urban Policy at New York University looked at property values in New York City over a twenty-year period and reached a similar conclusion:

Our findings show that the values of properties within 500 feet of supportive housing show steady growth relative to other properties in the neighborhood in the years after supportive housing opens. Properties somewhat further away (between 500 and 1,000 feet) show a decline in value when supportive housing first opens, but prices then increase steadily, perhaps as the market realizes that fears about the supportive housing turned out to be wrong.

The city, state, and providers of supportive housing must continue to maximize the positive effects of supportive housing and ensure that supportive housing residences remain good neighbors. But the evidence refutes the

²⁷ Statement of John Shinholser, President, McShin Foundation, April 17, 2014, Exhibit 19.

²⁸ Habitat for Humanity, "Why Affordable Housing Does Not Lower Property Values," <http://www.habitat.org/how/propertyvalues.aspx>

frequent assertions by opponents of proposed developments that supportive housing has a sustained negative impact on neighboring property values.²⁹

In evaluating a claim in 2013 that permits for two multi-family housing projects in Douglas would lower property values, the City and Borough Assessor concluded the project would not have a negative impact on neighboring property values:

The surrounding neighborhood is primarily made up of multi-family housing of similar size and density to the proposed development. Concerns have been raised by the public about impacts to property values because 60% of the units will be income based rental units, where the rents will be established based on income. The CBJ Assessor reviewed the application materials, contacted assessors in Ketchikan and Anchorage as well as the State Assessor. She also reviewed several studies that evaluated the impacts of “low income housing” on neighboring property values. She has indicated that she does not foresee a negative impact to neighboring property values from the proposed development (attachment O).³⁰

Further, there are specific factors to Haven House’s intended use of the property that support the conclusion that the house will be well-maintained. The entire focus of Haven House is creating a community of women that will learn to work together and that will learn life skills. One of those skills is maintaining the property. Haven House Rules include “Household Responsibilities,” which provides: “All participants are responsible for maintaining an orderly living space. Each participant is expected to complete assigned responsibilities in a timely manner. We believe that the basic discipline of performing household chores will help prepare our participants for a structured, independent life.” [Exhibit 9 at page 2] The rules go on to be more specific about this aspect of life at Haven House:

HOUSEHOLD RESPONSIBILITIES

Each participant must follow a weekly cleaning and cooking schedule assigned by Haven House staff. Responsibilities include but are not limited to: yardwork, sweeping, raking, shoveling walkways/driveway, mowing lawns, cleaning common areas, and cooking communal meals.

- All participants are responsible for keeping Haven House clean, safe, and sanitary. Participants will dispose of all garbage and other waste in a sanitary manner in the container provided and garbage must be taken outside the morning of trash day.
- The kitchen and dishes will be cleaned each time after cooking is done and the meal has been eaten. **If you use it, you clean it immediately.**

²⁹ “The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from York City,” Furman Center for Real Estate and Public Policy, http://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

³⁰ Memorandum to Planning Commission from Beth McKibben, Planner, CDD, File No. USE 2013 0032, USE 2013 0033 (Oct. 17, 2013), available on CDD website.

- No participant may install, change, or remove any door lock without approval from staff.
- Participants must notify Haven House staff when any equipment or appliance is not working properly and/or needs repair. [Exhibit 9 at page 5]

Through the application process, Haven House will make sure that prospective residents understand the rules, including communal responsibility for home maintenance and the assignment of regular chores.

2. Will Haven House's intended use of the property be out of harmony with property in the neighboring area?

Haven House understands this question to be whether its use of the property is out of harmony with the other uses of the property in the neighboring area. As the ordinance establishing the conditional use permit process states, 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." CBJ 49.15.330. The D-5 zoning district is intended to accommodate primarily single-family and duplex residential development at a density of five dwelling units per acre.³¹

Haven House's use of the property is by a group of people living together as a single housekeeping unit or, at least, of the same general character as a group of people living together as a single housekeeping unit. The residents will be participating in a program to support successful reentry into society and that will involve the presence of Haven House staff during the day and also volunteers and mentors. This will not have impacts on the neighborhood different from a traditional family with children that receives visitors or from other allowable uses such as day care for eight children or eight adults.

Haven House's intended use of the subject property is in keeping with the character, intensity, and size of the uses of property in this neighborhood.

Haven House would strenuously object if CDD evaluated whether its use would be "out of harmony with property in the neighboring area" as meaning whether the neighbors wanted Haven House in their neighborhood. If "harmony" meant what the neighbors want, or did not want, the government could very well deny a requested use of land based on prejudices and unfounded fears of persons living near the subject property. The test is whether the proposed use is in harmony with the land use of the neighbors, not with the personal opinions of the neighbors.

Haven House notes that the use not listed process is giving the public the opportunity to comment on this new proposed permissible use and to object to it. But the mere fact of opposition by some persons in the neighborhood to a proposed use cannot and should not be a factor in either creating a new category or in granting an allowable or conditional use permit

³¹ CBJ 49.25.210(c).

under the new category. The City can and should consider the reasons for the opposition, but not the mere fact of opposition.

If “harmony” meant what the neighbors wanted, or did not want, a proposed use of land could be permanently prevented and the neighbors, and indeed the community, would never get to see whether the proposed use was beneficial. This is not speculation. This is the experience with supportive housing for the formerly incarcerated. The opposition is based on fear that the proposed use will decrease property values or jeopardize the safety of the neighborhood. When the municipality does the right thing, and allows the project, these things do not happen; the neighbors come to value the home, especially when a neighbor needs it for a loved one who gets in trouble with the law; and the community is overall safer.³²

This is not to say that Haven House does not want good relations with its neighbors. When we realized that some neighbors were upset about Haven House seeking to be in their neighborhood, we delivered invitations to the houses in the neighborhood and held an informational meeting at the house. We responded to written questions [Exhibit 34].

We promptly looked at a large house in downtown Juneau that some neighbors thought would be more suitable. It was a big red house in Downtown Juneau known as the Shattuck House. The owner had rented it for two years to a tourist-oriented business for its employees.³³ We made changes in our policies in response to their concerns: exclusion of sex offenders, a requirement for a six-month commitment, dismissal of resident who has alcohol or drugs on the premises, and a telephone number for the public to call if they wanted to report a problem. We would participate in a CDD-led neighborhood meeting.

It is important to recognize that some residents in the Tall Timbers Subdivision already welcome Haven House [Exhibit 37, Exhibit 43].

C. Haven House is in general conformity with and actually clearly promotes Juneau’s Comprehensive Plan.

The 2013 Comprehensive Plan Update, Chapter 4, addresses housing. This chapter strongly states the need for more housing in Juneau and states that Juneau is suffering a housing crisis. Chapter 4 begins by stating:

The purpose of this section is to recommend policies that encourage adequate housing *for all Juneau residents* and to protect the character and livability of its neighborhoods.

As housing choice is influenced both by lifestyle and income, the CBJ government should encourage and facilitate the provision of a variety of affordable housing opportunities to its residents . . . *Ensuring an adequate*

³² Statement of John Shinholser, President of McShin Foundation (April 17, 2014), Exhibit 19. See also the results of the Furman Center study on pages 21-22 of this document.

³³ Answer to Question 6, Exhibit 34. The house also would have required work.

*supply of rental housing, particularly for low-income residents, is also an important priority.*³⁴ [emphasis added]

Policy 4.1 It is the policy of the CBJ to facilitate the provision and maintenance of safe sanitary and affordable housing for its residents.

This may be obvious but a person who lives in Juneau and was formerly incarcerated is part of the category of “all Juneau residents.” A person coming out of prison is a low-income resident and therefore is included within the category of persons for whom CBJ should “particularly” strive to provide with housing. The fact that a person made mistakes and went to prison does not mean that CBJ should not support rental housing tailored to help them recover and reenter society.

Policy 4.1 – SOP1 - Fund, or assist in securing funding for, emergency shelters, transitional housing, permanent supportive housing, and appropriate supportive services for people who are homeless or near homeless or rent overburdened, particularly families and unaccompanied youth, and an increasing aging population. [emphasis added]

The average monthly rent for an apartment in Juneau is \$1,179.³⁵ The definition of “rent overburdened” is that rent accounts for more than 30% of the person’s monthly income. Virtually no one coming out of prison can afford to rent an apartment by themselves. Many go back to living with the same persons that were part of the reason they went to jail in the first place. Further, many people who were formerly incarcerated are homeless or near homeless.³⁶ Haven House would help a category of persons that largely fall within one or more of these three categories: homeless, near homeless, and rent overburdened.

Policy 4.1 – SOP 1 - IA1 – Develop a housing plan in order to further develop and facilitate affordable housing that encourages a diversity of housing types and densities.

Juneau does not have a sober living home devoted to women coming out of prison. This project furthers the diversity of housing types in Juneau.

Policy 4.2 – To Facility the Provision of an Adequate Supply of Various Housing Types and Sites to Accommodate present and Future Housing Needs for all Economic Groups.

³⁴ 2013 CBJ Comprehensive Plan Update, chapter 4, page 36.

³⁵ <http://www.jedc.org/sites/default/files/Part%204.%20Cost%20of%20Living%20and%20Housing.pdf>

³⁶ Alaska Task Force Report at page 50,
<http://www.correct.state.ak.us/TskForce/documents/Five-Year%20Prisoner%20Reentry%20Plan.pdf>, page 50

People coming out of prison are a unique economic group with distinct housing needs. Haven House would provide housing for up to nine women in this economic group who sincerely desire to change and are willing to accept the restrictions (and hopefully the benefits) of living at Haven House. The restrictions include a sign-in/sign-out sheet, a curfew, a restrictive visitation policy, weekly chores, weekly house meetings, development of an individual action plan, a consent for Haven House staff to share information with probation/parole officers, submission to drug testing (UA or breathalyzer) if requested by the staff, and dismissal from Haven House if the women uses, possesses or stores any alcohol or drugs on the premises.³⁷

Haven House would like to comment on Policy 4.1 – SOP 1 – IA 7:

Policy 4.1 – SOP 1- IA 7 – Facilitate the provision of special needs and adaptive housing and supportive services in residential neighborhoods that are readily accessible to public transit, shopping, public amenities and supportive services.

Haven House does not believe that this provision makes this project out of general conformity with the Comprehensive Plan for several reasons. First, as explained above, Haven House believes that its residents will have adequate access to public transit which will enable them to get to shopping, amenities, and supportive services.

Second, the term “special needs” conveys to Haven House persons that are physically handicapped. Haven House residents will not generally have “special needs,” within the meaning of that term. The term “adaptive housing” also suggests housing that must be physically altered to adapt to the need of its residents. Haven House is not that type of adaptive housing.

Third, assume, for the sake of argument, that Haven House is not “readily accessible” to public transit, shopping, public amenities and supportive services and that this is one way in which Haven House’s intended use of the property is not in conformity with the Comprehensive Plan. This one factor, by itself, would not make the project out of “general” conformity with the plan because that one factor is completely outweighed by the ways that the project conforms with , and carries out, the general housing policy of the Comprehensive Plan in Policy 4.1; Policy 4.1-SOP 1; Policy 4.1 SOP 1 – IA1; and Policy 4-2.

Given the housing crisis for low income persons in Juneau and the “important priority” that Juneau’s Comprehensive Plan places on ensuring an adequate supply of rental property for low income people, it is clear that this use promotes the Comprehensive Plan.

D. Conditions.

If the Planning Commission determines that Haven House’s use is a conditional use, CBJ 49.15.330(a) states the purpose of conditions:

³⁷ Haven House Rules for Haven House, Exhibit 9.

The commission may attach to the permit such conditions listed in subsection (g) of this section as well as any further conditions **necessary to mitigate external adverse impacts**. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.” [emphasis added]

If the Planning Commission approves a new use, and the use is conditional, Haven House examines four possible conditions: number of residents; exclusion of persons required to register as sex offenders; a performance bond; and screening. If CDD wishes Haven House to address any other specific conditions, Haven House would be happy to do so.

First, Haven House would accept a condition that it may have up to nine residents plus a resident house manager or nighttime house manager.

Second, Haven House would accept a condition that a woman may not reside at Haven House if she is required to register as a sex offender under Alaska Law.³⁸ If the new use is conditional, CDD and the Planning Commission should carefully consider whether such a limitation should be a required element of the new use.

Third, the neighbors’ questions asked whether Haven House would post a surety bond. [Exhibit 34, Question 15] The only reference to a bond in the conditions is in CBJ 49.15.330(g)(5):

Performance bonds. The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.

Haven House does not anticipate that the Planning Commission will require improvements on the house and, in the unlikely event that it did, the improvements would certainly not be on the scale or the character for the Planning Commission to require a bond.

Fourth, Haven House understands that a possible condition might be to construct fencing or plantings between its property and the adjacent properties. As Haven House understands this possible condition, it does not seem proper. CBJ 49.15.330(g)(14) states:

Screening. The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.

Haven House does not believe that is an appropriate condition for several reasons. First, the purpose of fencing or plantings is “to screen the development or portions thereof from public view.” The development here is a house that was constructed in 1976. The property does not now have, and to Haven House’s knowledge has never had, a fence or plantings demarcating this property from 3200 Malissa Drive on one side and 3204 on the other side.

³⁸ AS 12.63.

Haven House is unaware of any reason why this development—the residence at 3202 Malissa Drive development—should be screened from public view. Haven House thinks that fencing “to screen the development . . . from public view” is probably a condition imposed when the development is a building site and a fence is required to protect an unsightly or possibly unsafe construction site from public view.

Second, if the purpose of fencing or plantings is to screen *the residents* of Haven House from public view, that is not a legitimate purpose for the government to further or to pursue in any way. The women who live there are persons and should be treated as people. It is true that they have committed a crime and spent time in jail but it is deeply hurtful to these women to suggest that they should be screened from public view. And, of course, no matter what the fencing or plantings, the women will be seen coming and going from the house and, of course, walking in the neighborhood.

It bears repeating that Haven House is not a jail. These women are free to live anywhere in this neighborhood and in any residential district. Seeing the residents of Haven House is not an “external adverse impact” that CBJ can, or even should want to, mitigate through a condition in a CUP.

Third, CBJ does not have an ordinance that requires the owners of residential homes in D-5 districts to build fences or make plantings that demarcate one lot from another lot. A visual inspection of the neighborhood suggests that some houses have fencing between adjacent properties and some do not. Haven House believes that a six-foot privacy fence on both sides of the property is unusual in this neighborhood and would set this residence apart from the other residences, not make it conform to the general character of the neighborhood.

Fourth, Haven House did investigate the cost of a privacy fence on both sides of the residence at 3202 Malissa Drive. The estimated cost is between \$6,000 and \$9,800. [Exhibit 35] Tall trees that are the equivalent of fences would no doubt be fairly expensive also. Haven House prefers to spend its limited funds on necessary operating expenses, such as rent, utilities, possible home improvements, insurance and salaries.

After Haven House opens, Haven House expects that staff and residents and volunteers may very well plant a garden. Haven House would like to improve the landscaping in the front yard and may put in plants on the sides of the residence. But that is an entirely different matter from requiring Haven House to “screen the development or portions therefore from public view.” If any landowner in the neighborhood wants to construct a fence or plantings on their property, they are free to do so.

Haven House is unaware of other conditions “necessary to mitigate external adverse impacts.” CBJ 49.15.330(a). If, however, CDD staff believes that conditions are appropriate, Haven House anticipates that CDD staff would inform Haven House what those conditions are as part of the

Director's Review.³⁹ Haven House will give full and serious consideration to any feedback from CDD as to what corrective action it considers appropriate.

Conclusion


Dan Austin, General Manager of the St. Vincent de Paul Society, has tremendous knowledge and expertise about the problem of affordable housing in Juneau. His thoughtful conclusion sums up much of our application:

The St. Vincent de Paul Society strongly supports the Haven House project, as does the Juneau Coalition on Housing and Homelessness. As the traditional sources of low-income rental assistance dry up, and as the number of households in need of that assistance continues to grow, we must find a wider variety of housing options for those in need. Haven House offers an alternative that can make a significant contribution to a specific segment of the low-income housing market. We support it, first because it expressed the larger community's commitment to our sisters in need. Second, because it diversifies the low-income affordable housing market and that increases opportunity for everyone. [Ex. 24]

Respectfully submitted on May 2, 2014:



June Degnan
President, Board of Directors, Haven House



Mary Alice McKeen
Attorney for Haven House

³⁹ The Director's Review Procedure in CBJ 49.15.330(d)(1) provides: "The director shall endeavor to determine whether the application accurately reflects the developer's intentions, shall advise the applicant whether or not the application is acceptable and, **if it is not, what corrective action may be taken.**" (emphasis added)



“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.

Haven House, Inc. board members as of April 26, 2014

Emma-Lily Schmitz grew up in Juneau, Alaska before attending Trinity Western University in Langley, British Columbia, where she studied Psychology and completed her degree requirements. While a student at Trinity Western, Emma-Lily volunteered at Rahab Ministry, whose purpose was to provide support to a local ministry's outreach to sex workers in the Lower Eastside section of Vancouver. Emma-Lily began working for Aiding Women in Abuse and Rape Emergencies (AWARE) Inc. in 2009 and for the last three years as the lead facilitator the Juneau Choice & Accountability Program (JCAP is a state certified batterer intervention program whose primary goal is increase victim safety by holding offenders of domestic violence accountable for their actions and the impact their violence has on their victim, community and themselves; this program is offered both in the community and in Lemon Creek Correctional Center.) Emma-Lily has been a member of AWARE's sexual assault response team; in her role as SART member she's advocated for victims of sexual assault as they navigate the legal system. Emma-Lily's other interests include volunteering for both the WORD and ACTS retreats. Emma Lily is the daughter of Richard Schmitz and Brian and Linda Sylvester.

Theresa Harris is a fifth-generation Alaskan, and works as a CPA for Elgee Rehfeld Mertz, LLC. Theresa graduated co-valedictorian with a bachelor of science degree in accounting from St. Catherine University. She is a fifth-generation Alaskan, and works as a CPA for Elgee Rehfeld Mertz, LLC. Theresa has served on the board of directors of St. Vincent de Paul for four years, and has been a member of the Diocese of Juneau Finance Council for two years.

June Degnan has a Master of Arts in Library and Information Science with Phi Kappa Phi Honors from the University of South Florida and a Bachelor of Science in Psychology-cum-laude. She has held professional positions as land manager, planner, teacher, archivist, librarian, and historian. She co-founded a women's shelter in Florida and worked with healthy relationships/violence prevention and youth activities for AWARE.

Chris Nelson owns and operates a residential appraisal business, Nelson Appraisals/Ketchikan Appraisals. He has volunteered in halfway houses and Lemon Creek Correctional Center for the past three years. Prior to entering the appraisal profession in 1998, he held a variety of positions in the Southeast Alaska timber industry starting in 1991.

Cheryl Shakespeare has an associates degree in Biblical Education from Alaska Bible College. She is a supervisor in the State's Division of Finance and owns rental real estate within a few blocks of Haven House. She and her husband of 22 years (who served 2.5 years of a 5 year sentence before his conviction was overturned by the Alaska Supreme Court) are committed Christians and routinely volunteer in multiple lay ministries.

Larry Talley is a software developer for National Marine Fisheries Service. He retired from the State of Alaska after 25 years as a programmer and data processing manager. His non-profit experience includes serving as board president and fundraising committee member for Holy

Trinity Episcopal Church during reconstruction after it's total loss to fire in 2006. His experience with prisons and prisoners includes an appointment as a third party custodian to help a nephew in trouble.

Delia Sizler, SC, M.Ed., holds a professional counselors license with supervisor credentials in Ohio. She owns the Pastoral Family Service in Juneau where she sees pastoral counseling clients. She works part-time at AWARE as a shelter advocate and does debriefing for the shelter staff. Delia was the founding director of Bethany House in Cincinnati, Ohio, a shelter for homeless women and children. Later she started NewSpring Center where for 17 years she provided counseling to families and individuals including those who had been incarcerated or had incarcerated family members. She has been a Sister of Charity for 49 years.

Talitha Lukshin has a Bachelor of Business Administration in Management from the University of Alaska, Fairbanks and worked for a number of years for the State of Alaska as a Labor Economist. She left that work over ten years ago to be a full-time mother of three daughters. In recent years, she has found great enjoyment encouraging discouraged readers as a part-time employee with the Juneau School District. She has participated in a Christian volunteer ministry at Gastineau Human Services for over ten years. Meeting women in that ministry has lead her to see the desperate need of women transitioning back to the community from prison.



March 18, 2014

Pamela Finley, Attorney for
Haven House, Inc.
P.O. Box 22977
Juneau, AK 99802

RE: Haven House Transitional Housing located at 3202 Malissa Drive

Dear Ms. Finley:

Thank you for providing the requested additional information. That additional information allowed the Community Development Department ("CDD") to fully review the Haven House proposal and better understand how Haven House intends to operate at 3202 Malissa Drive. I have reached the following decision.

Upon reviewing the additional information provided by Haven House and upon legal guidance, I conclude the Title 49 provisions regarding Halfway Houses and Group Homes are likely unenforceable as applied to Haven House. Except the provisions specifically addressed below, Title 49 is presumed valid and enforceable.

I conclude Title 49 is likely unenforceable regarding Halfway Houses because of the following: (1) large halfway houses (10+ people) are allowed in residential zones but small Halfway House (less than 10) are not, and neither Title 49 nor the legislative history provide justification for the distinction; (2) neither Title 49 nor the legislative history provide justification for the change in prohibiting small Halfway Houses in residential areas; (3) neither Title 49 nor the legislative history provide justification for distinguishing Halfway Houses from other uses in which people are not serving a sentence; and (4) the Table of Permissive uses lists Halfway Houses in two different sections (1.450 and 7.400), table CBJ 49.25.300, which creates an arbitrary effect if CBJ 49.25.300(a)(3) is applied.

Similarly, I conclude Title 49 is likely unenforceable regarding Group Homes as applied to Haven House because of the following: (1) neither Title 49 nor the legislative history provide justification for distinguishing Group Homes from other uses in which people are not serving a sentence; and (2) neither Title 49 nor the legislative history provide justification for differentiating Group Homes with more than six residents and those with less than six residents.

For those reasons, I conclude that I cannot apply the Title 49 provisions regarding Group Homes and Halfway Houses to Haven House. Thus, I conclude Haven House cannot be classified as a Group Home or Halfway House.

Previously, I concluded that Haven House best fit the definition of a halfway house because the proposed use involved people, living together, who would be serving a sentence. However, based on the additional information, the reasoning provided above, and considering the proposed use does not now fit within one of the uses specifically listed in the Table of Permissive uses, I conclude the proposed use of

Haven House is a "use not listed." CBJ 49.20.320. In order to be considered for a "use not listed," Haven House will need to make an application to the CDD consistent with CBJ 49.20.320. This request would be evaluated by the Planning Commission sitting as the Board of Adjustment. This "use not listed" process requires public hearing and the associated public notice.

I conclude the proposed use of Haven House is currently boardinghouse and rooming house or is currently most similar to a boardinghouse and rooming house. CBJ 49.80.120 defines boardinghouse and rooming house as follows:

Boarding and rooming house mean a dwelling in which more than two bedrooms are used for commercial lodging provided by the owner or operator who lives on site. The term "boarding house and rooming house" includes houses offering bed and breakfast.

I conclude that Haven House is not a single family residence per CBJ 49.80.120 because the use is a boardinghouse and rooming house or is more characteristic of a boardinghouse and rooming house. I find the following factors distinguish Haven House from a single family residence: (1) a house manager lives onsite and provides services in exchange for rent; (2) two part-time co-directors live offsite and come onsite daily to provide services in the home; (3) all nine of the clients pay rent of \$550/month; (4) the clients will be recently released from prison and most will be on probation or parole; (5) most, if not all, of the clients will be under the supervision of probation or parole officers; and (6) despite allowing the clients to stay up to two years, Haven House may actually be a transient structure because there are no minimum stay requirements and clients will be evicted for violating the client agreement. At no point has CDD adversely distinguished Haven House based on the actual or potential likelihood of any of its clients having a disability or handicap as protected by 42 U.S.C. 3602 (Fair Housing Act) or by 42 U.S.C. 12101 (Americans with Disability Act).

If the Board of Adjustment decides Haven House is similar to a boardinghouse and rooming house, an application for a conditional use permit can then be applied for and processed. The conditional use permit will be considered by the Planning Commission, after a public hearing. Alternatively, if the Board of Adjustment decides Haven House is more similar to a use that does not require a conditional use permit, then the underlying building permit application could be processed accordingly.

The CDD often hosts neighborhood meetings early in the conditional use permit process so that interested neighbors and other members of the public have an opportunity to learn about the project and the conditional use permit process. Both the "use not listed" and the conditional use decisions are appealable decisions.

The Director's Decision issued January 24, 2014, is rescinded. This Director's Decision is appealable pursuant to CBJ 49.20.110.

Please contact me at 586-0757 if you have any questions or would like to discuss this further.

Sincerely,



Hal Hart, AICP
Director

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 Apex Sketch v5 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			
BSMT	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
Net LIVABLE Area		(rounded)	1403	3 Items	(rounded)		1403

ALL FIELDS DETAIL



MLS #	12840	# of Bedrooms	6
Class	RESIDENTIAL	Baths	3
Type	Single Family	Levels	2 Story
Area	MENDENHAL VL	Covered Parking	2
Asking Price	\$385,000	Capacity	
Address	3202 Malissa Drive	Parking Type	Garage
City	Juneau	Heated	No
State	AK	Waterfront	No
Zip	99801	Construction Status	Existing
Status	Sold & Closed		
Sale/Rent	For Sale		
IDX Include	Yes		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Licensee	Deborah Lewis - CELL: (907) 321-3076	Listing Office 1	RE/MAX of Juneau - Office: (907) 789-4794
Licensee Mobile Phone	321-3076	Licensee Fax	789-1619
Licensee E-Mail Address	debbielewis@gci.net	URL	www.alaskajuneauhomes.com
Comp. to Selling Office	2%	Owner Name	Tow, William W.
Listing Date	8/21/2013	Expiration Date	2/19/2014
Sub/Condo/MHP	Tall Timbers	Property Zoning	D5-Sngl Fam&Dup
Site Disclosure	on file	Legal Description	TALL TIMBERS BL G L3
Borough Parcel Number	5B2101420030	Elementary School	Glacier Valley
Middle School	Floyd Dryden	High School	Juneau- Open Enrollment
Year Built	1976	Year Remodeled	2013
Approx. SQFT	2,638	SQFT Source	Public Records
Approx. Lot SQFT	9,000	Lot SQFT Source	Public Records
Approx. Garage SQFT	436	Garage SQFT Source	Public Records
Off Market Date	10/2/2013	Update Date	1/13/2014
Status Date	1/13/2014	HotSheet Date	1/13/2014
Price Date	1/13/2014	Input Date	8/22/2013 9:45:00 PM
Associated Document Count	4	Original Price	\$385,000
Client Hit Count	24	Agent Hit Count	48
Cumulative DOM	7	Days On Market	7
Days On MLS	6	Picture	21

FEATURES

EXTERIOR	APPLIANCES	WATER SUPPLY	VIEW
Wood Siding	Dishwasher	Public Water	Mountain
STYLE	Garbage Disposal	SEWER	Forest/Meadow
Contemporary	Refrigerator	Public Sewer	TERMS
ROOF	Elec. Range/Oven	INTERIOR AMENITIES	Cash
Shingle	Microwave	Tile Floors	Conventional
EXTERIOR AMENITIES	Rng Hood-Vent	Carpet	FHA
Concrete Driveway	Washer	Smoke Detector	POSSESSION
Paved Street	Dryer	ACCESS	Closing
PORCH/PATIO	FIREPLACE	Paved	BASEMENT/FOUNDATION
Covered Deck	Two	Maintained	Slab
LANDSCAPING	In Living Room	Public	SHOWING INSTRUCTIONS
Trees	In Family Room	LAUNDRY	Call Listing Agent
	OIL HEATING	Lower Level	Lock Box
	Baseboard	Room	Vacant
	WINDOWS	LOT DESCRIPTION	Sign
	Double Pane	Mapped Floodplain	DOCUMENTS ON FILE
	WATER HEATER	Borders Public Land	Home Inspection
	Electric		Lead Based Paint
			Prop. Disclosure

FINANCIAL

Assessed Value: Land	\$100,200	Assessed Value: Buildings	\$277,300
Total Assessed Value	\$377,500	Short Sale	No
Foreclosure	No		

SOLD STATUS

How Sold Cash
Closing Date 1/10/2014
Buyers Name Grant Properties LLC
Selling Office 1 RE/MAX of Juneau - Office: (907) 789-4794
Appraisers Name Kasberg

Contract Date 10/2/2013
Sold Price \$380,000
Selling Licensee 1 Deborah Lewis - CELL: (907) 321-3076
Appraised Value \$385,000

REMARKS

Need space? Don't pass up the opportunity to own this 6 bedroom, 3 bath home located in the Mendenhall Valley. Many updates throughout including new carpet, doors, hot water heater, front porch, fresh interior pain and more.

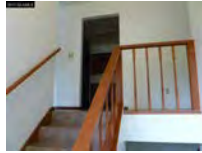
AGENT ONLY REMARKS

Per the owner, all items on the Engineer report have been completed.

ADDITIONAL PICTURES



Entry



Entry



Kitchen



Kitchen



Kitchen



Dining



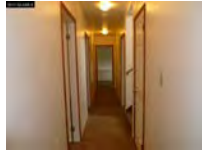
Sliding Door to Deck



Deck



Living Room



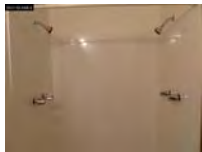
Hallway



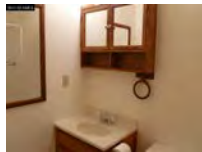
Master Bedroom



Main Bath



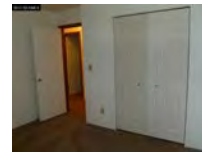
Master Bath



Master Bath



Bath and Laundry Room



Bedroom



Family Room



Family Room



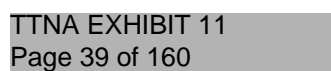
Boiler



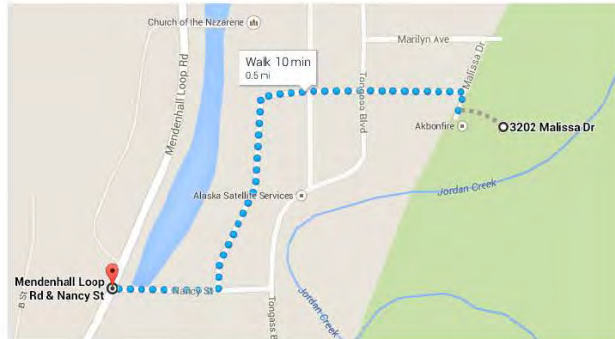
Hot Water Heater

DISCLAIMER

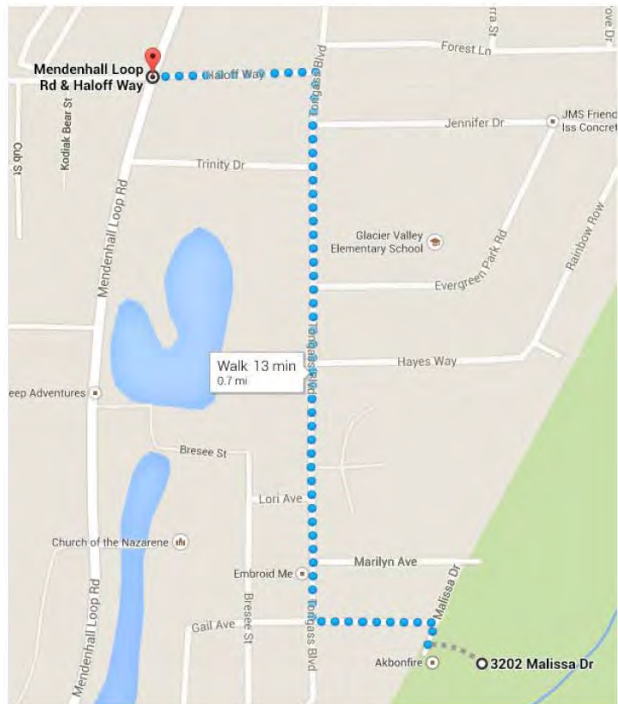
This information is deemed reliable, but not guaranteed.



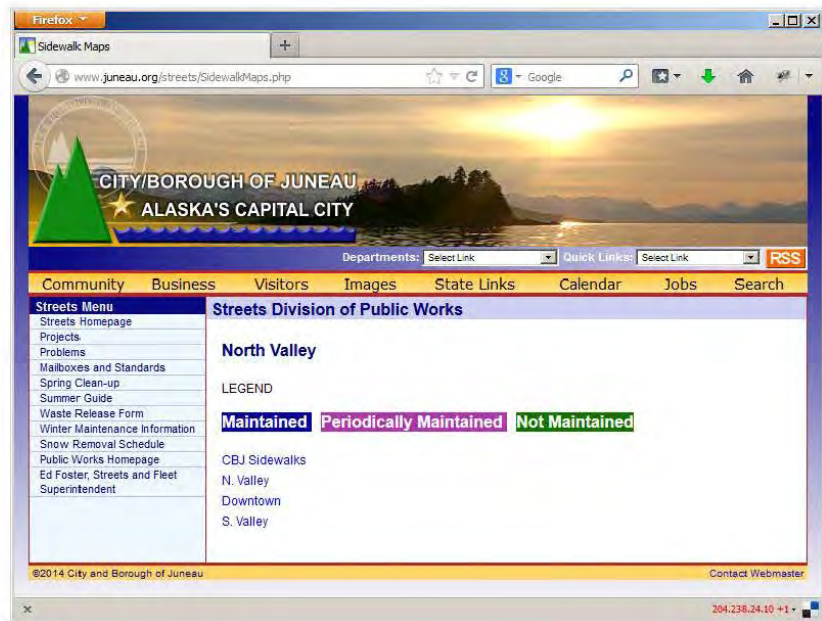
Bus stop at corner of Mendenhall Loop Road and Nancy Street, walking time 10 minutes, 0.5 miles.



Bus stop at corner of Mendenhall Loop Road and Haloff Way, walking time 13 minutes, 0.7 miles.



<http://www.juneau.org/streets/SidewalkMaps.php>

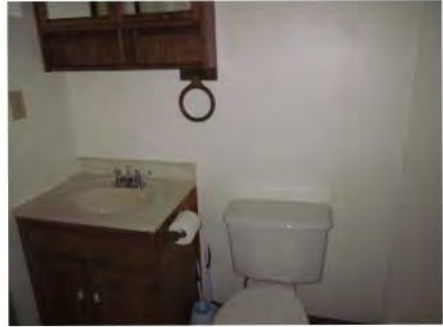


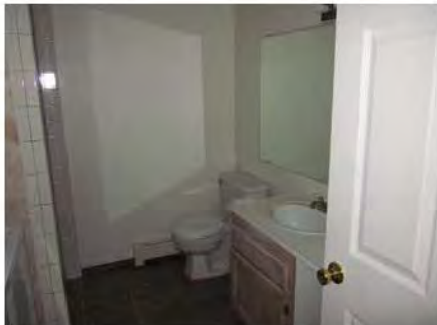
<http://www.juneau.org/streets/images/nvalleysidewalks.jpg>



Photos of 3202 Malissa Drive
photographed in April 2014







Haven House, Inc. Application

Thank you for your interest in living at Haven House! Please thoroughly read through the House Rules before submitting this application so that you are fully aware of the guidelines and expectations for living at Haven House.

Please note that participants of Haven House will not be pressured to claim a particular faith or be required to worship or accept religious doctrine. Christians, non-Christians, and those with uncertain faith will be respectfully welcomed if they are open to seeking healing and renewal in the context of a faith community. Haven House participants will also be expected to participate fully in community activities, including house meetings, meals, and chores. We accept individuals on probation and parole, but cannot accept individuals on Electronic Monitoring at this time.

Please answer the questions in this application completely and honestly and then submit your complete application to Haven House via email at havenhousejuneau@gmail.com or by mail to P.O. Box 20875, Juneau, AK 99802. A complete application consists of:

- the application
- your life story
- a recommendation from your pastor, chaplain, counselor, or probation/parole officer

Once your full application has been received by Haven House staff, staff will contact you to arrange either an in person or telephonic interview to better understand your background and past experiences and to assess your ability to successfully abide by all Haven House Rules. Each participant of Haven House will be admitted based on her openness to participating fully in a faith community, her sincere desire for change, and her recommendation from her chaplain, pastor, counselor, or probation/parole officer.

While Haven House staff desires the best outcome for every woman exiting prison, we recognize that the Haven House program may not be the best fit for every applicant. Our intake process will attempt to assess sincere desire for change and readiness for community participation.

If you have any questions, please contact Haven House staff by phone at (907) 988-7233 or via email at havenhousejuneau@gmail.com.

With gratitude,
Haven House, Inc. Board and staff

THE BASICS

Date of Application: _____

Full Legal Name: _____

Do you go by any names other than what is on your birth certificate? Yes ☐ No ☐

If yes, please list all other names used, including aliases:

Date of birth: _____

Do you have your Social Security Card? Yes ☐ No ☐ Do you have your birth certificate? Yes ☐ No ☐

Social Security Number: _____-_____-_____

Do you have a valid State of Alaska ID or Drivers License? Yes ☐ No ☐

Current ID/Drivers License Number: _____

Are you a resident of Alaska? Yes ☐ No ☐ If no, what is your state of residence? _____

If you are not a resident of Alaska, do you wish to return to another state? Yes ☐ No ☐

Current address (if in prison, please list prison address): _____

Current Phone Number: (____) _____

Expected Release Date: _____

Probation/Parole Officer's Name: _____

OBSCIS Number: _____

Upon release, how can we contact you?

Phone Number: (____) _____ Address: _____

WHY ARE YOU INTERESTED IN HAVEN HOUSE?

Why do you want to live at Haven House? Please check all that apply.

_____ I need a place to live.

_____ I need a job.

_____ I can't go back to my family and/or friends anymore.

_____ My family and/or friends say that I need help.

_____ I want to be held accountable for my actions.

_____ I want to live in a sober place.

_____ I want to live with others who are trying to make a fresh start, too.

_____ I need a plan and community-based support to make a new start.

_____ Other: _____

What do you hope to accomplish while living at Haven House? Please check all that apply.

_____ I want to improve certain relationships.

_____ I want to end certain relationships.

_____ I want to stop using alcohol and/or drugs.

_____ I want to address the reasons why I use alcohol and/or drugs.

_____ I want to improve my self-esteem.

_____ I want to find and keep a job.

Created: 10/2013

Revised: 3/2014

_____ I want support as I avoid certain places.
 _____ I want support as I avoid certain people.
 _____ Other: _____

FAITH BACKGROUND

☐ Protestant/Christian ☐ Muslim ☐ Other: _____
☐ Catholic ☐ Jewish ☐ None
 Name of home worship community: _____

FAMILY INFORMATION

Mother's name and address: Living ☐ Deceased ☐ Father's name and address: Living ☐ Deceased ☐

Sibling's Full Name	Address and Phone Number	Age	Alive (Y/N)	Do you have contact with him/her? (Y/N)

Current Marital Status:
☐ Married/Date: _____ ☐ Separated/Date: _____ ☐ Single
☐ Widowed/Date: _____ ☐ Divorced/Date: _____
 Spouse's full name and address: Living ☐ Deceased ☐

Other than a spouse, do you have a relationship with anyone of the opposite sex at this time?
 Yes ☐ No ☐ Full Legal Name: _____
 Please describe the nature of the relationship:

If you have children, please fill out the following:

Child's Full Name	Address	Who has custody?	Gender	Age	Alive (Y/N)	Contact (Y/N)

MILITARY HISTORY

Are you a veteran of the United States military? Yes ☐ No ☐

If yes, in which branch of the service did you serve? _____

What were your dates of service? _____

Were you honorably discharged? Yes ☐ No ☐

Do you receive any veteran benefits? Yes ☐ No ☐ If yes, please list: _____

FINANCES

List all forms of income you presently receive (DOC, pensions, disability, social security, welfare, etc.):

Do you currently have your own checking account? Yes ☐ No ☐ Savings account? Yes ☐ No ☐

If accepted, are you able to pay upfront the \$250 portion of your first month's contribution towards household expenses? Yes ☐ No ☐

Do you owe child support? Yes ☐ No ☐ If yes, how much? _____

What do you owe for costs and fines? _____

Do you owe restitution? Yes ☐ No ☐ If yes, how much? _____

Do you have substantial debts (\$1,000.00 or more)? If yes, to whom do you owe these debts? Be sure to include credit cards, collection agencies, bad checks, etc.:

Created: 10/2013

Revised: 3/2014

EDUCATION

	Name, location, and years attended	Degree Earned	Subject of Study
High School		<input type="checkbox"/> High School Diploma <input type="checkbox"/> GED <input type="checkbox"/> Did not graduate	
College		<input type="checkbox"/> Bachelors <input type="checkbox"/> Associates <input type="checkbox"/> Did not graduate	
Trade or Vocational School		<input type="checkbox"/> Certified <input type="checkbox"/> License <input type="checkbox"/> Did not graduate	

Do you have any plans to attend school in the future? _____

MEDICAL

Do you have any medical conditions? Yes ☐ No ☐ If yes, please explain: _____

Do you have any medical, dental, or mental health concerns? Yes ☐ No ☐ If yes, please explain: _____

Are you physically and mentally able to work full-time? Yes ☐ No ☐ If no, please explain: _____

Do you have a disability that has been recognized by a doctor? Yes ☐ No ☐ If yes, please explain: _____

Do you have a physician? Yes ☐ No ☐ If yes, please list name, address, and phone number: _____

Do you currently see a therapist or psychiatrist? Yes ☐ No ☐ If yes, please list name, address, phone number: _____

List all medications that you are currently taking, along with the prescribing physician:

Medication Name	Prescribing Doctor	Reason for taking medication	Dose	Date Prescribed

VEHICLE INFORMATION

Do you have a vehicle? Yes ☐ No ☐ If yes, please provide the following:

License plate number: _____ Color of vehicle: _____

Make and model of vehicle: _____

Do you currently carry the legal minimum amount of auto insurance? Yes ☐ No ☐ If yes, amount: _____

If yes, please list the insurance company, agent, phone number and policy number: _____

CRIMINAL HISTORY

Do you have any open charges in Alaska or any state? Yes ☐ No ☐ If yes, please list: _____

If these charges are in a state other than Alaska, please list the state(s): _____

Have you ever been charged with any type of sexual crime? Yes ☐ No ☐

Do you have any outstanding warrants? Yes ☐ No ☐ If yes, please list: _____

In which state(s) was/were the warrant issued? _____

How many times have you been in prison? _____

When released, will you be on probation? Yes ☐ No ☐ If yes, for how long? _____

When released, will you be on parole? Yes ☐ No ☐ If yes, for how long? _____

Do you have any upcoming court dates? Yes ☐ No ☐ If yes, please list where, when, and for what? _____

Created: 10/2013

Revised: 3/2014

Please list all current and past charges:

Charge	State of Charge	Date of Arrest	Date of Release	Currently serving or previously served?	Do you have a co-defendant? If yes, please list their name(s).

Did you have any infractions while in prison? Yes ☐ No ☐ If yes, please list:

Infraction	Date

Please list the programs that you have been involved with during incarceration:

Program	Dates in program	Did you complete the program?
		Yes <input type="checkbox"/> If yes, please list your graduation date: _____ No <input type="checkbox"/>
		Yes <input type="checkbox"/> If yes, please list your graduation date: _____ No <input type="checkbox"/>
		Yes <input type="checkbox"/> If yes, please list your graduation date: _____ No <input type="checkbox"/>
		Yes <input type="checkbox"/> If yes, please list your graduation date: _____ No <input type="checkbox"/>
		Yes <input type="checkbox"/> If yes, please list your graduation date: _____ No <input type="checkbox"/>

SUBSTANCE ABUSE HISTORY

Do you have a history of substance abuse? Yes ☐ No ☐

Please fill out the following:

Substance	Amounts Used	Frequency of Use	First Date of Use	Last Date of Use
Alcohol				
Prescription Medication				
Marijuana				
Heroin				
Cocaine, Crack				
Methamphetamines				

Created: 10/2013

Revised: 3/2014

Ecstasy				
Inhalants				
Spice				
Other				

EMPLOYMENT HISTORY

Please list all current and/or past employers, including employment while incarcerated.

Company Name and Location	Position/Title	Dates Employed
		Starting: Ending:
		Starting: Ending:
		Starting: Ending:
		Starting: Ending:
		Starting: Ending:

What goals do you have for future employment? _____

What wages are you willing to accept to start a new job? _____

YOUR LIFE STORY

Please share with us who you are. Tell us the story of how you became the woman you are today, all of the good and all of the bad, and how you hope to grow. What choices led you to prison? To addiction? To your faith? Tell us about your childhood, your parents, your partners. Please share why you want to come to Haven House.

This image shows a full page of blank handwriting practice paper. It features multiple sets of horizontal lines, each consisting of three parallel lines: two solid black outer lines and a dashed purple middle line. These sets are repeated down the entire page to provide a guide for letter height and placement. The background is white, and there are no margins or other markings present.

Created: 10/2013
Revised: 3/2014

Chaplain, Pastor, Counselor or P.O. Recommendation

The applicant has applied to be a participant of Haven House, Inc. Please return this recommendation to the applicant or mail it to P.O. Box 20875, Juneau, AK 99802 or email it to Haven House, Inc. at havenhousejuneau@gmail.com.

Applicant's Name _____ Date _____

What is your relationship to this applicant? _____

How long have you known this applicant? _____

What has been the extent of your involvement with this applicant? _____

What programs has this applicant been involved in during her incarceration? Include spiritual programs, church services, secular programs, treatment, etc.: _____

What changes have you seen in the applicant during the time in which you have known her? _____

Do you feel that this applicant genuinely desires to create a healthier lifestyle? _____

How would you describe the applicant's relationship with God? _____

The applicant is applying to be a participant of a faith-based, sober and structured transitional living home that will connect each participant with outside services for substance abuse treatment, counseling, etc. Do you feel she is a good candidate for this type of setting? Why or why not? _____

Created: 10/2013

Revised: 3/2014

[illegible]

Date _____

Welcome to Haven House!

Haven House was founded on the belief that given a safe and sober home, women exiting prison can successfully reenter the Juneau community. By living in a structured, stable home, women can address the root causes of their incarceration, such as substance abuse, mental health issues, unhealthy relationships and family dynamics, low self-esteem, or a lack of life skills.

At Haven House, we will not ask you to accomplish anything that has not already been achieved by others coming before you. We will hold you compassionately accountable for your actions, encourage you as you navigate your reentry, and challenge you to nurture your whole self as you strive to create a healthier lifestyle. Haven House will be a self-sustaining home and our hope is that you will bond with staff and volunteers as a community within a community, care for one other, and hold each other accountable for all Haven House rules, parole and probation requirements, and the laws of our city and state. We at Haven House believe that when all members of our house, neighborhood, and Juneau community are welcomed, accepted, and supported, we create a Juneau in which we can all flourish.

We ask that you give us the opportunity to hold you accountable, to support you, and to challenge you as you reenter our Juneau community, and we will help you acquire the tools and boundaries you will need to create a healthier lifestyle here in Juneau. We believe that you can succeed by wanting it, planning for it, and working hard to make your new life a reality.

Welcome to Haven House. Thank you for giving us the opportunity to witness you develop in all areas of your life.

With gratitude,
Haven House, Inc. Board and Staff

HAVEN HOUSE PROGRAM ELEMENTS

Individual Action Plan: Each participant will develop an Individual Action Plan based on her conditions of release and personal goals upon moving into Haven House and each participant will meet weekly with staff for support as she progresses towards her goals. We believe that those who plan for and work hard to create a positive future will be able to live their way into one.

Referrals to Community Services: Each participant will work with staff to seek out the services needed to successfully reenter the Juneau community, and staff will provide referrals to community partners for services such as substance abuse treatment, mental health counseling, employment readiness and job search activities, educational opportunities, permanent housing, etc. Staff, volunteers, and mentors will compassionately hold each participant accountable for her actions by partnering with these community stakeholders, including the Department of Corrections. At Haven House, we believe that participants can overcome obstacles to reentry by creating a network of support in the Juneau community.

Communal Living: All participants are expected to participate in shared meals, household responsibilities, and meetings in order to both provide feedback to and support for one another as all strive to build healthier lives. Our supportive, structured home environment will nurture the development of life skills in participants and positive role models and mentors will encourage participants to develop healthier lifestyles as an alternative to the lifestyles that may have previously led to incarceration. At Haven House, we believe in empowering women to self-determination.

Faith-sharing: Participants of Haven House will not be pressured to claim a particular faith, to worship, or to accept religious doctrine. Christians, non-Christians, and those with uncertain faith will be respectfully welcomed if they are open to seeking healing and renewal in the context of a faith community, sincerely express a desire to change, and are ready to participate fully in communal living. Faith will be discussed at Haven House. Staff, mentors, and volunteers will express their faith and activities may include Christian scripture and/or prayer in the sincere belief that faith in Christ offers the best path to healing and change. We believe that by encouraging a holistic approach to healing, one that includes the spiritual dimension, that the whole person is nurtured and allowed a second chance at thriving in our community.

Household Responsibilities: All participants are responsible for maintaining an orderly living space. Each participant is expected to complete assigned responsibilities in a timely manner. We believe that the basic discipline of performing household chores will help prepare our participants for a structured, independent life.

MISSION

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

PURPOSE

Haven House is designed to be a positive, supportive living environment which will stimulate personal and spiritual growth, encourage accountability and financial responsibility, and provide referrals to essential re-entry services during the participant's re-adjustment into the community. Haven House staff and volunteers will assist participants as they navigate their reentry by providing support and referrals to other community services for assistance with food, treatment, counseling, clothing, transportation, employment, and career development, among other services. Additionally, Haven House participants will be expected to participate fully in community activities, including house meetings, meals, and chores.

Haven House 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 for participants to support one another. Haven House is unique in that it is a faith-based home providing natural supports to its residents based on the presumption that women in safe, stable housing situations are less likely to reoffend.

FAITH SHARING AND COMMUNITY

Participants of Haven House will not be pressured to claim a particular faith, to worship, or to accept religious doctrine. Christians, non-Christians, and those with uncertain faith will be respectfully welcomed if they are open to seeking healing and renewal in the context of a faith community, sincerely express a desire to change, and are ready to participate fully in communal living. Faith will be discussed at Haven House. Staff and volunteers will express their faith, and activities may include Christian scripture and/or prayer in the sincere belief that faith in Christ offers the best path to healing and change.

PARTICIPANTS

Each participant of Haven House will be admitted based on her openness to participating fully in a faith community, her sincere desire for change, and her recommendation from her chaplain, pastor, counselor, or probation/parole officer. Prior to acceptance into the facility, each potential participant must interview (preferably in person, otherwise telephonically) with Haven House staff in order for staff to better understand the individual's background and past experiences and to assess the individual's ability to successfully abide by all Haven House Rules. While Haven House staff sincerely desires the best outcome for every woman reentering our community, we understand that Haven House may not meet every potential participant's needs.

Participants may be on probation or parole, but those either on Electronic Monitoring or who are required to register on the sex offender registry are unable to reside at Haven House.

Because 96% of individuals exiting prison experience a disability, Haven House reserves 7 of its 9 beds for women with a history of substance abuse.

HOUSE RULES

Haven House staff will explain each rule to the participant and the participant must follow the guidelines and expectations of each rule in order to continue residing in Haven House. All interpretations of the following rules, assessments of violation, and assignment of discipline shall be at the discretion of Haven House staff. **Any violation of any federal, state, borough, or city law on the property is a violation of these rules and may result in dismissal and/or notifying the participant's probation/parole officer. Participants must comply with all their conditions of parole/probation while living in Haven House and any violation of said conditions may result in immediate dismissal from Haven House.**

GUIDELINES AND EXPECTATIONS

Staff will ensure a safe, sober, and stable home environment and will meet weekly with each participant to discuss her Individual Action Plan, refer participants to resources provided by other agencies, provide discipleship and faith guidance, facilitate house meetings, and administer UAs or breathalyzer tests when appropriate.

ADJUSTMENT PERIOD

After the participant arrives at Haven House, she is subject to a one month adjustment period.

- If during the one month adjustment period the new participant honors all of the House Rules of Haven House, with staff approval, she may stay for a period of up to 24 months (1 month adjustment period + 23 additional months).
- If the new participant has violated any of Haven House's House Rules, her probation/parole officer will be notified and she will be asked to find other housing. If the violation is deemed serious by staff, the participant may be required to depart within 24 hours.

INDIVIDUAL ACTION PLAN

After a participant has been accepted into the facility, staff and the participant will develop an Individual Action Plan (IAP). Based on the participant's conditions of release and her personal goals, the IAP will identify the services needed and specific goals to work toward. Each participant must actively take part in both developing and following her plan. Progress updates on goals and any compliance issues will be reviewed on a weekly basis. Participants are encouraged to include an advocate, sponsor, or mentor in their weekly plan reviews.

HOUSING

All furniture, kitchen appliances and utensils, bed linens, and towels are provided by Haven House. Although participants may bring clothing and small personal items of low value with them into the house, **Haven House accepts no responsibility for lost or stolen personal items.**

- Checks: Random checks of all Haven House property will be conducted to ensure compliance with the House Rules and health and safety standards. **Participants who refuse a check will be dismissed from Haven House.** Any evidence of illegal activity found during a check will be turned over to the local police and/or participant's probation/parole officer for investigation.
- Most bedrooms will have two female occupants and participants must keep their space clean and livable. No dishes, cups, glasses, perishable foods, TVs, cooking/warming devices, or candles are allowed in the bedrooms. Each participant must have permission before entering another participant's bedroom. No participant may give her right to occupy a bedroom to anyone else and no participant may sub-lease a room to another person for any period of time.
- Participants must be respectful of others' belongings. Obtain permission before wearing or using other participants' property. A participant found stealing will be dismissed from Haven House and may be subject to legal action. Each participant is responsible for her own property and if anything is lost or stolen, Haven House is not responsible for replacement.
- Participants may not have pets.

- Participants must abide by quiet hours, meaning that the volume of TV, voices, radios, etc. must be kept low.
- Participants are responsible for their own transportation. Haven House staff will assist you in locating public transportation.
- Participants should dress modestly. Women must wear a top and pants at all times while in common areas of Haven House.

CONTRIBUTION TO HOUSEHOLD EXPENSES

Household expenses are \$550/month and covers a shared bedroom; the common use of a living room, kitchen, bathrooms, and dining room; utilities; and internet. Each participant is required to pay her monthly contribution to household expenses and any other fees in the form of a money order made out to Haven House, Inc. **All payments must be delivered in person to the Co-Directors and if payments are not made on time, a seven day dismissal notice may be given to the participant.**

- \$275.00 is due on or before the 1st day of each month and \$275.00 is due on or before the 16th day of each month, for a monthly total of \$550.
- Upon initial admission into Haven House, each new participant is required to pay \$250, which will be applied towards her first month's contributions to household expenses.
- Each participant will be charged a \$50 key deposit, which is refundable once the participant has returned her key to Haven House staff. Any participant who loses her key must inform staff immediately and the participant will be charged for the replacement key.
- Haven House will provide laundry machines. Each participant will be assigned one day per week that she can do her laundry. Staff may assess a fee if it is determined that a participant is doing an excessive amount of laundry.
- The participant is responsible for buying all personal items such as toiletries and personal food.

LENGTH OF STAY

A participant may reside at Haven House for up to two years (1 month adjustment period + 23 additional months) and is required to commit to stay for at least 6 months (1 month adjustment period + 5 additional months).

VISITOR POLICY

Only legal family members may visit participants. Legal family members include: spouse, mother, father, brothers, sisters, children, grandchildren, grandparents, and cousins. Visitors must be scheduled at least 48 hours in advance and approved (background checks may be required) by staff. Visiting will occur in the main living room and visitors must leave by 10:00pm. The visitors must complete a confidentiality form on their first visit.

HOUSEHOLD RESPONSIBILITIES

Each participant must follow a weekly cleaning and cooking schedule assigned by Haven House staff. Responsibilities include but are not limited to: yardwork, sweeping, raking, shoveling walkways/driveway, mowing lawns, cleaning common areas, and cooking communal meals.

- All participants are responsible for keeping Haven House clean, safe, and sanitary. Participants will dispose of all garbage and other waste in a sanitary manner in the container provided and garbage must be taken outside the morning of trash day.
- The kitchen and dishes will be cleaned each time after cooking is done and the meal has been eaten. **If you use it, you clean it immediately.**
- No participant may install, change, or remove any door lock without approval from staff.
- Participants must notify Haven House staff when any equipment or appliance is not working properly and/or needs repair.

REQUIRED EMPLOYMENT

All participants are required to obtain and maintain employment that enables them to make monthly contributions to household expenses and pay any fees while at Haven House. Participants must submit a job search log to staff that details their efforts to secure employment.

- Any participant who has not acquired employment within 60 days of moving in will be required to meet with Haven House staff to discuss her situation and her probation/parole officer may be notified.

ABSENCES FROM THE HOUSE

All participants must return each evening to Haven House by curfew at 10:00 p.m., unless at a scheduled job or with the prior permission of the staff. Each participant is required to obtain pre-approval from staff if she will be away from the house for more than 24 hours. Any participant absent from the house for more than 24 hours without notifying Haven House staff and obtaining approval will be subject to disciplinary action and her probation/parole officer may be notified. Any participant absent for more than 48 hours will be dismissed. Participants must provide a copy of all travel passes, if applicable to their parole/probation conditions.

FOOD

Each participant's personal food must be clearly marked with her name and placed in her assigned storage area. All participants will respect these items as the property of the indicated participant. Food items provided by Haven House are intended to be shared.

LAUNDRY

Participants should wash and dry only full loads of laundry to save time and money. Clean the lint trap after each use and make sure no clothing is left in the laundry area. Do not use dyes in the washer. The participant must wash and dry all laundry items in the provided washing and drying machines. Participants who have laundry going must remain at Haven House until they remove their items from the machines and return their loads to their bedrooms.

- Staff may prohibit certain hours of use to avoid noise conflicts.

UTILITIES

Electricity, fuel, sewer, water, and garbage pickup will be paid by Haven House. Internet will be available for use in common areas. Each participant may possess her own cell phone, but all cell phones are subject to staff monitoring. Participants must be responsible in their use of all utilities, as increased utility usage will increase monthly contributions to household expenses.

- One phone line is provided for participants' personal and business contacts in the common area of Haven House and all participants must practice phone courtesy. Be aware of others who are in need of the phone and yield it to them. All phone messages are to be written down.

DAMAGES

The participant will be held responsible for any damages due to her intentional act or negligence, including cleaning fees. Participants are not responsible for wear resulting from ordinary use. Haven House retains the right to sue and to use all other rights and remedies for the collection of damages and fees.

DISMISSAL FROM HAVEN HOUSE

Haven House or the participant may voluntarily terminate this agreement, with or without any reason. Haven House requests that the participant give a seven day written notice before leaving and Haven House may terminate this agreement by giving a seven day written notice to the participant. Failure to pay any contributions to household expenses or fees when due may result in a seven-day dismissal notice. **Haven House staff may dismiss a participant immediately if deemed appropriate. Anyone absent from the house for more than 48 hours without giving prior**

notice to Haven House staff or anyone who uses alcohol and/or substances in Haven House or on Haven House property will be dismissed.

PRIVILEGES AND REQUESTS

Participants of Haven House are expected to work toward self-sufficiency. Requests for special privileges, such as a later curfew or using a personal computer in a bedroom, are at the discretion of staff and will be earned based on the participant's progress towards her Individual Action Plan and participation in the Haven House community.

GRIEVANCE POLICY

Haven House encourages participants to express their complaints and dissatisfactions without fear of reprisal and stipulates that the participant talk directly with the staff against whom she is filing a grievance in order to encourage healthy and direct communication during conflict. This grievance policy establishes the procedure that a participant must follow in order to file a grievance against Haven House, Inc. or Haven House staff:

- The participant has the right to explain her grievance, and must do so both in writing and orally, during a meeting with the person with whom she has a grievance.
- If talking directly with the person against whom the participant is filing a grievance does not resolve the issue, the participant and the individual will then have a meeting with one of the Co-Directors. In this meeting, too, she must explain her grievance both orally and in writing.
- If the participant is filing a grievance against either one of the Co-Directors and talking directly with the Co-Director does not resolve the issue, the participant will then have a meeting with a member of the Haven House Board and the Co-Director. She must again explain her grievance both in writing and orally.
- After filing the grievance, the Co-Directors or a Board member will have up to 15 days to review it and to respond.

Haven House, Inc. will not take retaliatory action against a participant for filing a grievance.

TOBACCO, ALCOHOL, DRUG, GAMBLING, SMOKING, AND PORNOGRAPHY POLICY

Participants recovering from substance and/or sexual abuse and those experiencing mental health issues need safe housing to help in their recovery. To ensure that Haven House remains a safe and sober home for all, Haven House has a zero tolerance policy for tobacco, alcohol, illicit drugs, gambling, smoking, or pornography. If Haven House staff has reason to suspect that a participant is under the influence of any substance including alcohol, the participant's probation/parole officer will be immediately notified and the participant will be required to submit to testing. **Failure or refusal of the participant to cooperate fully, sign any required document, or submit to any testing or inspection by Haven House staff, the participant's probation/parole officer, or any other authority may be grounds for dismissal from Haven House.**

- Participants may not use, possess, manufacture, distribute, share, sell, or store tobacco, alcohol, illicit drugs, gambling, smoking, and pornography in Haven House or on Haven House property. Violation of this will result in dismissal.
- Authorized Use of Prescribed Medicine: Participants must report any prescribed drug to staff. Participants must keep all prescribed medicine in their original containers and the container must identify the drug, the date of the prescription, and the prescribing doctor. All prescription drugs kept in the house must be kept in a secured location in the staff office.

A participant may be dismissed immediately from Haven House if she does not abide by the following:

HAVEN HOUSE REQUIRES THAT:

- Participants do not use, possess, manufacture, distribute, share, sell, or store illicit drugs, mind-altering substances, tobacco, alcohol, controlled substances, or drug equipment off Haven House property or in any vehicle parked off Haven House property.
- Participants submit to inspection and/or testing when requested by Haven House staff, the participant's probation/parole officer, or any other authority.
- Participants keep all prescribed medication in its original, labeled container in the staff office.
- Participants do not use tobacco within sight of Haven House property.

HAVEN HOUSE PROHIBITS:

- Theft or storing stolen items on Haven House property.
- Possessing, storing, or using any weapon on the property. Weapons include but are not limited to: all firearms; knives; spears; or any device designed to cause injury or death.
- Possession by any participant of pornography in any form (books, magazines, photos, videos, movies, sex toys, sound tapes, or equipment) on or off Haven House property. No video games rated T or M or movies rated R or PG-13 for nudity, sexual content, or language are permitted on Haven House property.
- Participant participation in any gambling, betting, or game of chance while on or off Haven House property.
- The participant may not inflict any physical, mental, or verbal abuse on oneself, other participants, or Haven House staff. This includes but is not limited to: any physical force or threat of physical force, the use of vulgar or obscene language, fist fighting, fighting using weapons of any sort, or bullying. Haven House staff will report this behavior to the appropriate authorities.
- Tampering with smoke detectors to allow for smoking tobacco or drugs, starting fires, or to endanger anyone, including the participant herself.
- Engaging in sexual relations with anyone anywhere on the premises.
- Intentionally damaging the Haven House property or the property of other participants.

HOUSE RULES AGREEMENT

Please read all of the House Rules carefully. By signing this agreement, the participant acknowledges:

- She has received a copy of Haven House, Inc.'s House Rules
- She understands that a breach of any part of the House Rules is a breach of this written agreement and may result in either immediate dismissal or a seven day dismissal notice
- She has read the House Rules and agrees to abide by all said rules, policies, and procedures
- She understands that any changes to the House Rules will be delivered in writing and will become effective immediately upon receipt by the participant.

I have read and understand all of the provisions contained in the House Rules, and I agree to abide by them.

Participant Signature: _____ Date: _____

Haven House Staff: _____ Date: _____

FY15-16 Cycle

Organization/Project/Program Title		<u>Averaged Scores</u>
TIER I:		
(AWARE) Juneau Choice & Accountability Program	\$ 25,000	231.71
(AWARE) Domestic Violence/Sexual Assault Prevention Education	\$ 25,000	230.86
(SERRC) Adult ESL, Citizenship, and Employment Program	\$ 25,000	229.86
(CCS) Young Parent Healthy Teen Center	\$ 25,000	229.83
(SAIL) Adult Orca	\$ 25,000	228.71
(CCS) Bridge Adult Day Program of Southeast Senior Services (SESS)	\$ 25,000	227.67
(JFHBC) Donated Healthcare:Empowering Individuals, Strengthening Families	\$ 25,000	221.71
(JYS) Teen Intervene (Substance Use Screening and Early Intervention	\$ 25,000	217.86
(NCADD) School Prevention - SADD/TATU Peer Modeling	\$ 25,000	217.57
(NCADD) School Prevention - CHOICE ATI Retreats	\$ 25,000	214.57
(HAVEN HOUSE) Transitional Housing Program	\$ 24,999	212.43
(DCUMC) Feed the Hungry	\$ 25,000	181.14
(ADC) Juneau Homeless Medical Respite Program	\$ 18,000	166.43
(HUB) After School Program	\$ 25,000	165.29
(Juneau Symphony) Symphony Sundays	\$ 870	130.86
TIER II:		
(SERRC) The Learning Connection - Family Literacy Center	\$ 50,000	237.86
(JYS) Cornerstone Emergency Shelter	\$ 50,000	236.71
(JYS) Transitional Living Program	\$ 50,000	233.86
(The Glory Hole) Emergency Shelter, Soup Kitchen, Care Center	\$ 50,000	233.71
(SAIL) Aging and Disability Empowerment	\$ 50,000	233.00
(AWARE) Domestic Violence Children's Program Services	\$ 50,000	232.00
(CCS) Senior Wrap-Around Services	\$ 50,000	232.00
(CCS) Hospice and Homecare of Juneau (HHCJ)	\$ 50,000	230.33
(SERRC) The Learning Connection - Computer Literacy Center	\$ 50,000	229.29
(NCADD) Formal Intervention Services for Juneau	\$ 50,000	229.00
(AEYC) Juneau Parents as Teachers for Infant Toddler Classrooms (PARTIAL)	\$ 26,331	225.14
<hr/>		
(AEYC) Juneau Parents as Teachers for Infant Toddler Classrooms (PARTIAL)	\$ 23,669	225.14
(ALSC) Juneau Families at Risk Project	\$ 50,000	222.71
(NCADD) Senior Outreach & Intervention	\$ 50,000	220.43
(REACH) Project Now	\$ 50,000	217.14
(CIS) JUMPP: Connecting Our Medical and Mental Health Prevention Efforts	\$ 50,000	216.17
(GHS) Healthy Relationships & Family Recovery	\$ 44,050	214.43
(NAMI Juneau) Mental Health Initiative	\$ 50,000	214.29
(CIS) Dropout Prevention	\$ 50,000	198.43
(HAVEN HOUSE) Intermin Staffing Pattern	\$ 49,999	187.71
	<u>\$ 1,287,918</u>	
Total Requested for FY15-FY16 Cycle:	\$ 1,287,918	
Same level as FY13-FY14 cycle:	\$ 870,200	
Under Funded/(Missing \$\$) to fund ALL grants:	\$ (417,718)	

Alaska Prisoner Reentry Task Force

Five-Year Prisoner Reentry Strategic Plan, 2011 - 2016

"The country was built on the belief that each human being has limitless potential and worth. Everybody matters. We believe that even those who have struggled with a dark past can find brighter days ahead. One way we act on that belief is by helping former prisoners who've paid for their crimes -- we help them build new lives as productive members of our society. . . . the work of redemption reflects our values.

**The bill I'm signing today, the Second Chance Act of 2007, will build on work to help prisoners reclaim their lives. In other words, it basically says:
We're standing with you, not against you."**

President George W. Bush's remarks on signing the
Second Chance Act, April 9, 2008

"Given the importance of prisoner re-entry to the overall well being of our communities, I will be watching with great interest the work of the Alaska Prisoner Re-entry Task Force. I look forward to receiving the Task Force's recommendations regarding Alaska's five-year strategic re-entry plan."

Governor Sean Parnell, March 25, 2010
Letter to Chief Justice Walter Carpeneti and Attorney General Dan Sullivan

March 2011



**Female inmates at Hiland Mountain Correction Center
caring for Iditarod dogs that had been dropped during the race.**

Contact:

**Carmen Gutierrez
Deputy Commissioner for Rehabilitation and Reentry
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Executive Summary

Alaska's Five-Year Prisoner Reentry Strategic Plan, 2011-2016, (5-Year Plan) sets forth a plan for new and more effective strategies to reduce recidivism and make our communities safer. The first of its kind, this 5-Year Plan is the culmination of the work undertaken by the Alaska Prisoner Reentry Task Force, created by the Criminal Justice Work Group in February 2010 and endorsed by Governor Sean Parnell. It sets forth a seamless set of best practices aimed at reducing the number of adult offenders who return to custody, whether for a new crime or for a violation of probation or parole.

It was prompted in large measure by unsettling criminal justice data: 95 percent of prisoners are eventually released from prison in Alaska; more than 289 convicted felons were released into Alaska's communities each month in 2009 and subsequently, two out of three prisoners returned to custody within three years of their release. Alaska's recidivism rate is far too high, both in terms of the human and financial costs. It further reflects that Alaskans' criminal justice dollars could be better spent.

Over the last decade, Alaska has experienced rapid growth in its prison population. Until quite recently, Alaska's prison growth tracked with other states. By 2009, however, other states had begun to examine what was driving this growth and had begun to adopt new policies and practices that were more cost-effective and produced better outcomes. In 2009, for the first time in 38 years, the U.S. prison population contracted rather than grew; 26 states *reduced* their prison populations. Alaska was not among them. Instead, it was one of eight states with the highest increase in the rate of growth. Alaska has the 11th fastest growing prison population in the United States. Since 2005, Alaska's prison population has grown by approximately 200 inmates per year. From 1982 through 2007, Alaska has experienced a 152 percent increase in its prison population. In 2009, 1 out of 36 Alaskans was under the jurisdiction of the Alaska Department of Corrections (ADOC), up from 1 out of 90 in 1982.

Incarceration is expensive. As of January 2011, it costs the state \$49,800 per year (or \$136.00 per day) to incarcerate one prisoner. In the Spring of 2012, the new Goose Creek Correctional Center will open with 1,536 beds. This prison is costing the state approximately \$250 million to build and will cost approximately \$50 million per year to operate. If Alaska fails to change its current criminal justice practices, given its current rate of prison growth, the state will be required to build new prisons at ever increasing costs both to construct and operate.

This 5-Year Plan identifies the strategies currently in place to help former prisoners successfully integrate back into their communities. The most successful efforts

currently in place, although with very limited capacity, work with the mentally ill leaving prison. Today, the ADOC also provides substance abuse treatment to approximately 1000 prisoners per year of the 5600 who are currently incarcerated. ADOC is working to expand its educational and vocational education programs making them available to an increasing number of prisoners. It recently developed a reentry program for prisoners with one year or less to serve, with the goal of encouraging them to start thinking about safe housing, employment and continued community support for their behavioral health needs.

The reality, however, is much more needs to be done. In Alaska there is a paucity of affordable housing and when such housing is available, individuals with criminal convictions are not eligible. Additionally, many felons are precluded from employment by virtue of statutes, regulation and policies that make it impossible for people with felony convictions to work. The extent of these barriers to employment is unknown at this time without a full inventory being conducted.

Alaska currently does not have the capacity to provide substance abuse treatment to the many Alaskans who require such treatment both within and without the criminal justice system. This is because there is both insufficient funding for these programs throughout the state and insufficient trained and qualified providers. The faith-based mentor programs would benefit from additional state support. Citizens from the faith community provide much of the mentorship required to help newly released prisoners turn away from the negative influences that lead back to prison. Without the stabilization that comes from access to housing, employment, sober/mental health and positive peer supports, individuals do what they do best -- revert back to old patterns.

Too many individuals charged with misdemeanor crimes cycle in and out jail and prison. When underlying problems are left unaddressed, the criminal behavior can escalate from petty offenses to felony offenses. Many of these individuals have behavioral health needs that are not being addressed under our current approach. The state should consider new approaches that divert non-violent offenders from jail and prison to, where appropriate, making treatment as much a focus as punishment.

The courts and the ADOC have determined that the containment model for managing sex offenders is appropriate in virtually every sex offender crime. That being the case, and assuming this model does indeed reduce recidivism, more certified state providers are required to manage this population both in the prisons and in Alaska's communities. Far too many sex offenders upon release from custody are on a long waiting list for this treatment. Furthermore, these offenders have the most difficult time finding housing and employment. The result is that sex offenders end up in homeless shelters or camps making it very difficult for them to comply with state registration laws and making it difficult for probation and parole officers to supervise them in the community.

Recent national public polling clearly demonstrates the public's willingness to entertain new approaches that address the underlying causes of crime to reduce the

rate of incarceration and lower recidivism. The public's embrace of rehabilitation and successful reentry has helped the efforts of policymakers, even in "tough on crime" states such as Texas. These states are beginning to move away from a strict focus on incarceration and toward alternatives that will actually reduce crime and recidivism and promote successful offender reintegration .

Alaska has the capacity to turn the curve and reduce its rate of prison growth and recidivism by exploring alternatives to prison for individuals who have committed non-violent offenses primarily because of substance abuse and/or mental health issues. There are less expensive means to reaffirm societal norms and show community condemnation than prison sentences that cost the state \$136.00 per day or \$49,800 per year per prisoner.

Alaska must first identify the factors that have contributed to its rapid rate of prison growth. Once those factors have been identified, policymakers should then identify proven best practices approaches to address those factors in a more cost-effective manner that does not compromise public safety. As shown in other states, such an approach is Alaska's best chance for reducing its prison rate growth. At the same time, the ADOC should continue to expand its substance abuse, educational and vocational education programs with the goal of changing the hearts and minds of those incarcerated in its institutions. With this tandem approach, the state has the best chance to improve public safety, create healthier communities and divert criminal justice dollars to more proactive statewide endeavors.

Alaska's commitment to addressing the challenges presented by its prison growth and high recidivism rate is evidenced by the significant collaborative efforts that have gone into developing policy and practice solutions to criminal justice issues in Alaska. It is beyond the mandate of the ADOC to provide housing, employment, sober/mental health and positive peer supports to newly released prisoners. With the ADOC's decision to implement rehabilitative programming in its institutions and its commitment along with many other state and local agencies, tribal organizations, non-profits and concerned citizens to work collaboratively to improve prisoner reentry outcomes, Alaska is demonstrating its commitment to reduce recidivism and thereby improve public safety and the health of Alaska's communities.

Five-Year Strategic Plan Recommendations (2011-2016)

1. Continue the collaborative process.

State and local agencies, non-profits, local partners and concerned citizens are involved in a number of collaborative processes that address the shared goal of reducing criminal recidivism. These efforts should be encouraged by the Executive Branch, Legislature, Courts and other policymakers whenever possible. Collaboration increases accountability and the ability of state and local governments and community organizations to deploy resources effectively on the same population.

As part of this continued collaborative process, an existing workgroup should be charged with ongoing tracking and identification of the specific factors contributing to recidivism, and Alaska's rapid prison population growth. Without identification of these factors, policymakers will be less successful in selecting the best practices to reduce recidivism and slow Alaska's prison growth.

2. Expand the ADOC's institutional substance abuse treatment programs.

The ADOC currently operates the Residential Substance Abuse Treatment (RSAT) and Living Substance Success Substance Abuse Treatment (LSSAT) substance abuse treatment programs in its institutions. These programs have the capacity to provide treatment to approximately 1,000 prisoners per year of the more than 5,600 prisoners incarcerated. The ADOC is in the process of evaluating these programs. Those programs, or program elements, shown to be effective should be expanded. Those shown to be less effective should be modified to increase effectiveness or replaced with more promising programming.

3. Expand Probationer Accountability with Certain Enforcement (PACE).

Implemented by a collaborative team, (probation, courts, law, defense and local police and state troopers), the Anchorage PACE pilot project has demonstrated sufficient success to warrant expansion to other judicial districts where core team members are committed to following the model with fidelity, and are able to implement an initial pilot project without additional state resources. Further, this model should be implemented with parolees immediately upon their release from custody.

4. Expand the Electronic Monitoring Program (EMP) in the Mat-Su Valley.

Operating in seven communities statewide, the EMP has proven to be a cost-effective system of monitoring offenders in the community without

compromising public safety. Information on EMP participant outcomes in Alaska indicates significant reductions in recidivism, as well as immediate savings in incarceration costs.

The Mat-Su Valley EMP cannot be expanded beyond its current capacity without additional state resources: one probation officer, a criminal justice technician and other infrastructure supports. With this expansion, the Mat-Su Valley could accommodate 60 more qualified offenders who would otherwise occupy a prison bed and not be supporting themselves and their families.

5. Improve the state's ability to collect, analyze and disseminate criminal justice data.

- a) Alaska should continue to work with the National Governors' Association to obtain technical assistance to help the state to identify and fill in gaps in its data collection systems and improve training and supervision of state employees responsible for data collection, entry and analysis.
- b) The ADOC should seek technical assistance to improve its ability to collect and report on a more comprehensive set of data elements.
- c) The state should investigate establishing an entity that would aggregate criminal justice data across agency lines. This entity would be responsible for producing reports that would provide the context and foundation for policy decisions throughout the state.

6. Improve former prisoners' access to affordable housing.

- a) Address the blanket presumption of guilt often used by public and private landlords to automatically preclude individuals with criminal records from being considered as tenants.
- b) As suggested by AHFC CEO/Executive Director Dan Fauske at the last Alaska Council on the Homeless meeting (12/1/10), convene a high level workgroup with a member from AHFC, The Trust, the ADOC, DHSS, and real estate owners and developers to discuss how Alaska may increase the statewide stock of available and affordable housing.
- c) Improve housing information available in the state's 211 system.
- d) Increase the use of subsidized housing programs, recognizing that these programs cost substantially less than incarcerating a recidivist at \$136.00 per day or \$49,800 per year.

7. Promote, where appropriate, the employment of newly released prisoners and facilitate the creation of job opportunities that will benefit communities.

- a) Better educate employers about financial incentives for hiring felons such as the Federal Bonding Program and Work Opportunity Tax Credit program.
- b) Determine which industries and employers are willing to hire people with criminal records and encourage job development and placement in those sectors.
- c) Use probation and parole officer or third-party intermediaries to assist employers with the supervision and management of employees.
- d) The ADOC should ensure that its institutional educational and training programs are consistent with those offered by state Job Centers.
- e) The ADOC and the Department of Labor and Workforce Development should work together to provide apprenticeship programs both within and without ADOC institutions.

8. Improve the ADOC's ability to identify and provide for the behavioral health needs of its inmates.

- a) Implement a statewide, on-line health record database system that is standardized and would allow entry of specific types of information pertaining to an offender's health, mental health, and substance abuse screening and treatment.
- b) Assess the ability for the ADOC and DHSS to electronically share specifically identified and pertinent information from individual databases (i.e. AK AIMS)
- c) Increase the staff capacity of ADOC to manage the APIC and IDP⁺ programs for offenders reentering Alaskan communities.
- d) Work with APIC community providers to enhance their workforce and program capacity to treat and support offenders reentering communities (i.e. peer supports/mentoring).

9. Reduce the number of misdemeanor offenders cycling in and out of jails.

- a) Identify the laws, rules, policies and practices that lead to the incarceration of individuals who pose no substantial risk to public safety.
- b) Expand prosecutorial diversion programs for misdemeanor offenses.
- c) Expand the ADOC Electronic Monitoring Program for misdemeanants.
- d) Make good use of halfway house stays by assessing sentenced misdemeanants for behavioral health and criminogenic risks and needs.

- e) Make good use of halfway house placements by screening sentenced misdemeanants for behavioral health and criminogenic risks and needs and assessing and referring for services as appropriate.
- f) Expand therapeutic courts and other problem-solving courts for misdemeanants such as the Mental Health and Addiction Therapeutic Courts, Operating Without License (OWL) Courts, and Anchorage adjudication/disposition courts.

10. Expand Treatment Services and Housing Options for Sex Offenders.

- a) Determine the effectiveness of the sex offender treatment programs offered by the ADOC with appropriate performance measures.
- b) Upon substantiation of their effectiveness, increase the ADOC institutional sex offender treatment program capacity.
- c) Increase the number of state approved community sex offender treatment providers.
- d) Create a sex offender treatment program for women.
- e) Expand the Y-K Delta sex offender treatment model to other communities that need and will embrace the program.
- f) Remove counterproductive residential restrictions on housing.

11. By order of the Governor, require all state agencies to:

- a) Inventory state employment restrictions related to criminal offenders. Consolidate this information in a unified document specifying restricted occupations and the substance and nature of the restrictions making relevant information readily accessible to the public.
- b) Analyze the necessity of these restrictions to public safety, identify possible mechanisms to provide relief from the restrictions (time limitations/waivers), and amend and simplify as appropriate.
- c) Compile baseline data on:
 - i. The number of people affected by restrictions,
 - ii. The number of jobs that are restricted,
 - iii. The impact of relief mechanisms.

12. Expand state support for the ADOC chaplaincy program.

- a) Expand the mentoring program including the number of volunteer-mentors, recognize the need for better screening, training and supervision of mentors.
- b) Support the efforts of the State Chaplain and Alaska Correctional Ministries (ACM) to develop the Healing Communities model in Alaska.

Building this model will bring more support and mentors to those in prison and coming home.

- c) Support the hiring of state-paid chaplains for the prisons. The volunteer chaplaincy efforts are laudable, but the role is too important and carrying too many responsibilities to be left to under-paid staff hired by ACM and volunteers.
- d) Support the continued expansion of programs such as prison Transformational Living Communities and the transitional community residences.

Part I

Introduction

The 5-Year Plan of the Alaska Prisoner Reentry Task Force focuses on the goal of reducing recidivism. For each prisoner who successfully returns home, fewer Alaskans are victimized, the former prisoner becomes a productive citizen and healthier families and communities result. Equally important, this individual is not occupying an expensive prison bed.

The plan is designed to provide policymakers, people working in the criminal justice system and interested citizens with a single resource that provides a baseline overview of the ADOC's current outcomes and the ADOC's new framework intended to promote successful prisoner reentry. It also describes ADOC's institutional and community based rehabilitative programs and the collaborative work it is performing with its state and community partners to improve prisoner reentry outcomes.

Part I of the 5-Year Plan explains the reasons the ADOC and other state and community partners are working to reduce criminal recidivism and what's at stake for Alaska should policy makers choose to ignore this issue. Chapters 1 through 5 discuss the ADOC's constitutional and statutory role in the state's criminal justice system, the rate of Alaskan prison growth, and the impact prison growth has had on our families, communities and the state at large. Basic information about the ADOC operations and its plan for inmate management, reentry and community transition is also included as is the work of the many entities seeking the same improved prisoner reentry outcomes. As a whole, Part I describes the ADOC, the other stakeholders in reentry efforts and in the context of current prisoner reentry efforts, lays the foundation for the 5-Year Plan described in Part II.

Part II discusses some of the most pressing hurdles facing prisoners upon reentry: housing, employment and access to behavioral health services. Chapters 7 through 9 discuss each of these issues and each chapter outlines a goal, the history of the problem and the specific best practice strategies for achieving the stated goal. Chapter 10 discusses the rehabilitation and reentry challenges imposed by the large number of misdemeanor offenders cycling in and out of Alaska's prisons. Solutions are proposed on how to intervene with this offender population. Chapter 11 discusses the challenges facing sex offenders in obtaining court ordered treatment, the need to expand the availability of treatment and how the lack of stable housing impacts the ability of probation officers to supervise these offenders. Chapter 12 discusses the collateral consequences of criminal convictions. There are numerous state and local laws, regulations, policies and practices that make it all but impossible for many people with criminal convictions to find a living wage job, housing and obtain safety-net benefits. Lastly, Chapter 13 discusses the important work being done by our faith-

based communities both within and without the state prison system and the developing evidence that shows these efforts result in improved reentry outcomes.

This 5-Year Plan does not contemplate handouts for those who choose not to abide by State law, but rather supports policy decisions that offer a hand-up and an opportunity for a second chance. By doing so, the State will improve its prospects for successful prisoner reentry and thereby promote healthier Alaskan families and communities.

This 5-Year Plan is not a static document, but rather one that outlines a set of goals with measureable strategies to be accomplished within the next five years. With the achievement of the goals outlined herein, new goals and strategies will be built on the successes and lessons learned through the implementation of this 5-Year plan.

Chapter One

Prisoner Rehabilitation and Reentry: Why Should We Care?

A. The Purpose of Alaska's Five-Year Prisoner Reentry Strategic Plan

The ADOC's approach to successful prisoner reentry is not a single program, but rather a philosophy central to its culture and its way of doing business. This approach is aimed at turning former prisoners into productive and law-abiding community members. The strategy is built on documented evidence shown to improve reintegration-related outcomes. It begins upon admission to prison and continues through incarceration, release, community supervision and ultimately the unsupervised and successful reintegration into the community.

The State of Alaska recognizes that the successful reentry of prisoners is a critical component of the State's public safety and corrections mission. Failure—which often means homelessness, unemployment, returning to or falling into addiction, often a new crime and a new victim, and ultimately re-incarceration—results in a costly waste of public resources and diminished public goodwill. The burden of this failure has a significant impact on our State's budget, Alaska communities and those former prisoners and their families struggling to succeed in society.

Incarceration impacts the state's economy in a number of ways: the diversion of state funds from other public projects, the social and financial costs to children of incarcerated parents and the impact to the economy when wage earners are no longer financially productive. Recent research shows that the growing number of male offenders convicted of felony crimes has greatly impacted the national GDP (gross domestic product). Using Bureau of Justice Statistics data, researchers estimated that in 2008, the United States had between 12 and 14 million ex-offenders of working age. As will be discussed in Chapter Twelve, because a prison record or felony conviction greatly lowers an ex-offender's prospects in the labor market, researchers estimated that this large population lowered the total male employment rate in 2008 by 1.5 to 1.7 percentage points. In GDP terms, these reductions in employment cost the U.S. economy between \$57 and \$65 billion in lost output.¹ In 2009, the number of Alaskan prisoners, both men and women, between the ages of 20 and 54 was 4,089.²

The ADOC cannot by itself fulfill its reentry mission. Acknowledging this, it recognizes and accepts its critical leadership role in improving prisoner reentry outcomes and reducing recidivism. Successful reintegration requires a collaborative strategy developed out of a partnership among the state criminal justice agencies from the

¹ Ex-offenders and the Labor Market, John Schmitt and Kris Warner, November 2010. found at: <http://www.cepr.net/documents/publications/ex-offenders-2010-11.pdf>

² The ADOC 2009 Offender Profile, <http://www.correct.state.ak.us/corrections/index.jsf>

ADOC, state and local police, courts, prosecutors, defense attorneys, to other state agencies such as the departments of Health and Social Services, Labor, Education, the Alaska Mental Health Trust Authority, the Alaska Housing Finance Corporation, and the Alaska State Legislature. Equally important to this effort is the ability of these state agencies to coordinate with local governments, tribal councils, and community partners such as the Alaska Native Justice Center, Partners for Progress, Akeela, Inc., Nine Star, and United Way to name a few of the many that offer resources and services needed for successful prisoner reentry.

Alaska's commitment to collaboration is evidenced by collaborations already put in place. This plan reflects the coordinated efforts of state and local agencies, community organizations and committed individuals working together toward the common goal of creating a statewide prisoner reentry strategy that addresses Alaska's unique reentry challenges caused by its geographical vastness and cultural diversity.

Alaska is not the first state to develop a coordinated recidivism reduction strategy, nor the first to have its state corrections agency adopt recidivism reduction as part of its mission. Given the country's high rates of recidivism and the ever-growing costs of incarceration, criminal justice policymakers nationwide have embarked on a major reexamination of their criminal justice systems with the goal of improving prisoner reentry outcomes. During the past decade, and in spite of a cynical and unproductive "nothing works" attitude that developed in 1976 by Dr. Martinson,³ an array of community-based, state, and federal efforts were launched specifically designed to provide effective and innovative responses to the myriad challenges presented by prisoners being released from incarceration. Research related to, and evaluation of these efforts resulted in a much better understanding of what does, and does not work. As a result, today we know far more about effectively preparing prisoners for release. We have new evidence of what works to reduce recidivism, the importance of correctional systems adopting evidence-based practices and an understanding that corrections alone cannot provide the desired results or solve the numerous challenges facing newly released prisoners. It is on this evidence that our strategies are based.

B. Cost-Effective Justice: What's at Stake for Alaska?

Operating a prison system is a costly proposition, not just for Alaska, but for all 50 states and the federal government. The ADOC FY 2011 operating budget is estimated to be \$258 million. Alaska is currently in the midst of constructing a \$250 million, 1536 bed, minimum to medium custody facility with an estimated annual operating budget of \$50 million—offset by the \$20 million currently spent to house 1000 prisoners in

³ The Psychology of Criminal Conduct, D.A. Andrews & James Bonta, The Martinson "Nothing Works" Debate, pgs 319-324 (4th Ed. 2006).

Hudson, Colorado— in the Mat-Su Valley. Given the growth in the State's prison population, there is uniform agreement that the state requires this new facility. Proof of the need is housing prisoners in an out-of-state private prison due to insufficient bed space in Alaska. One purpose of this plan is to advance new approaches that, if embraced by the state's policymakers, may avoid the need to construct additional new prisons within the next ten years.

This is an opportune time for Alaska to reevaluate current criminal justice practices to determine if it is receiving good value for the dollar spent. As measured by the state's recidivism rate—two out of three prisoners return to custody within the first three years of their arrest—good value is not being achieved. Thus, the state is now beginning to examine its current practices, learn from what other states have done to achieve more cost-effective results and determine if proven best practices would improve outcomes, reduce recidivism and build strong families and healthier communities.

Other states have performed a cost-benefit analysis of their criminal justice systems and found their citizens were receiving a poor return on the dollar spent. Given the rapidly increasing costs of their prison systems and their high rates of recidivism, these states set out to employ more cost-effective and smarter approaches to criminal justice.⁴ Texas is an excellent success story that is instructive on the cost-effective changes that can be made while at the same time improving public safety.

C. The Texas Experience

In 2007, the famously “tough on crime” Texas legislature took dramatic, bipartisan action to control crime and corrections costs. This initiative was led by Republican Jerry Madden who was appointed by the majority leader as Chairman of the Corrections Committee. The then speaker of the house instructed Rep. Madden to develop new approaches to slow Texas' rapid prison growth. “Don't build new prisons. They cost too much”.⁵ With that directive in mind, Rep. Madden, an engineer, gathered the data and the facts to develop a systematic approach to breaking the cycle of crime.

At the start of 2007, the state's corrections department projected a shortfall of 17,000 prison beds over the next five years and recommended the construction of 4,000 new beds at a cost of more than \$900 million. Texas legislators requested assistance from the Pew Center on the States' Public Safety Performance Project and its partner, the Council of State Governments Justice Center (CSG), to identify options to avert prison growth while protecting public safety.

⁴ Among these states are Kansas, Arizona, Alabama, Nebraska, North Carolina, and Texas.

⁵ Anchorage Daily News editorial, *Be tough, be smart*, September 19, 2010.

Based on their nonpartisan research and the menu of policy options they prepared, the 2007 legislature approved a plan that provided an historic investment of over \$241 million in treatment and diversion facilities and substance abuse treatment services, both behind prison walls and in community-based programs.⁶ With these and other measures, the legislative package successfully averted all of the previously planned prison beds through 2012.⁷ While the legislation authorized funding for three of the eight prisons originally requested, the dollars for them may be tapped only if the community corrections plan fails to erase the bed shortfall.

To date, tapping these dollars has not been necessary. According to Rep. Madden, who spoke at the Cost-Effective Justice Forum held in Anchorage in September 2010, the Texas prison population completely leveled off as a result of these initiatives. No shortfall in capacity is predicted until 2013, when the system may need a relatively small number of prison beds compared to the previously predicted need for eight prisons. Moreover, following the adoption of these reforms, Texas' crime rate did not increase, but continued to fall.

D. The Alaska Prisoner Reentry Task Force

Alaska's commitment to addressing the challenges presented by its prison growth and high recidivism rate is evidenced by the significant collaborative effort that has gone into developing recent policy and practice solutions to criminal justice issues.

In 2007, the legislature funded the Alaska Judicial Council to staff the Criminal Justice Work Group (CJWG) to collaborate on ways to improve Alaska's criminal justice system.⁸ The CJWG is currently co-chaired by the Chief Justice of the Alaska Supreme Court and the state's Attorney General. The CJWG membership includes state commissioners from the state Departments of Corrections, Health and Social Services, Public Safety, Education, and the Alaska Mental Health Trust Authority, Alaska Court System and other high level representation from a broad range of state agencies that either directly participate in or are impacted by the state's criminal justice system.⁹

⁶ The Texas plan focused on five areas: parole, probation, diversion for drunken driving offenders, school programs to cut the prison pipeline for young offenders, and preschool programs that have a proven success record for keeping children in school and away from delinquent behavior.

⁷ The Texas "justice reinvestment" approach was a dramatic turn in Texas' criminal justice policies. The state legislature committed to ensuring accountability and the continued success of these new measures. Accordingly, the Texas legislature established the Criminal Justice Legislative Oversight Committee to monitor and evaluate the implementation of the new policies and programs and to evaluate their impact on state prison populations.

⁸ The AJC is mandated by the Alaska State Constitution to, among other things, conduct studies for the improvement of the administration of justice and report those findings and recommendations to the Supreme Court and to the legislature at least every two years.

⁹ A roster of CJWG members is attached as Appendix A.

The CJWG has two committees, one of which is the Prevention and Recidivism Committee, chaired by the Commissioner of the ADOC. The second is the Efficiencies Committee chair by the Alaska Court System Administrator. The Prevention and Recidivism Committee is focused on identifying and monitoring cost-effective, evidence-based ways to prevent crime and reduce recidivism.

In February 2010, the CJWG with Governor Sean Parnell's approval, created the Alaska Prisoner Reentry Task Force (Task Force). The CJWG recognized that reducing Alaska's rate of recidivism would require the collaborative efforts of a broad range of state, local and community organizations as the challenges facing releasing prisoners were beyond the purview of the ADOC alone.

The mission of the Task Force is to reduce Alaska's recidivism rate and thereby improve public safety and the overall health of Alaska's communities. This will be accomplished by developing a coordinated and seamless set of policies and programming, from admission to prison through release from prison, that support the successful reintegration of prisoners into Alaska's communities.¹⁰

The Task Force membership includes a broad range of state, local and citizen members who are either stakeholders in developing solutions to reentry challenges or who represent a constituency impacted by the state's criminal justice system. The Task Force members have demonstrated a clear commitment to working collaboratively to reduce Alaska's recidivism rate.¹¹

E. Developing Alaska's Five-Year Strategic Reentry Plan

Since February 2010, the Task Force has worked to develop Alaska's 5-Year Plan. The purpose of the 5-Year Plan is to create a system of best practices aimed at reducing the number of adult offenders who return to custody. The task force identified eight key strategies for achieving this result:

1. Organizational/Cultural Change: Create an ADOC organizational and cultural environment that supports risk reduction and reentry work with offenders.
2. Employment: Increase the ability of former prisoners to obtain and sustain employment.
3. Housing: Increase the ability of former prisoners to be safely housed upon release.

¹⁰ The Task Force Charter is attached as Appendix B.

¹¹ A list of Task Force members is attached as Appendix C.

4. Substance Abuse & Mental Health services: Increase the identification of those who need substance abuse treatment or other behavioral supportive services and improve access thereto.
5. Collateral consequences: Ensure that laws, regulations, policies and practices are rationally related to public safety and do not unduly hinder the successful reintegration and opportunities of people with criminal histories.
6. Community Corrections: Continue to enlist and engage the participation of other state agencies and stakeholders in the risk reduction and reentry plan.
7. Faith-Based Programs: Expand faith-based programs inside ADOC institutions and in the community.
8. Data and Evaluation: Develop a comprehensive system for the collection and evaluation of Alaska criminal justice data that will permit ongoing monitoring and evaluation of the risk reduction and reentry initiatives.

The ADOC, along with its state and community partners, is committed, through the adoption of cost-effective, evidence-based measures, to embrace its constitutional and statutory mandate to protect public safety and provide reformatory programs to Alaska's prisoners.

F. Alaska State Prisoner's Constitutional and Statutory Right to Rehabilitation

Article I, Section 12 of the Alaska State Constitution provides: "Criminal administration shall be based upon the following: the need for protecting the public, community condemnation of the offender, the rights of victims of crime, restitution from the offender, and *the principle of reformation.*"

The Alaska Supreme Court has interpreted "the principle of reformation" to mean that state prisoners in Alaska have a constitutional right to rehabilitation services. *Rust v. State*, 584 P.2d 38 (Alaska 1978). This right was clarified in the *Abraham v. State*, where court held that the defendant had a constitutional right, while in prison, to rehabilitative treatment for his alcoholism, as such treatment was the key to reforming his criminal behavior. *Abraham v. State*, 585 P.2d 526 (Alaska 1978).

Alaska state statute AS 33.30.011 (3) provides that the commissioner [for the ADOC] shall, for persons committed to his custody, establish programs, . . . that are reasonably calculated to

- (A) protect the public and the victims of crimes committed by prisoners;
 - i. create or improve occupational skills;
 - ii. enhance education qualifications;

- iii. support court-ordered restitution; and
- iv. otherwise provide for the rehabilitation and reformation of prisoners, facilitating their reintegration into society.

The ADOC mission statement, rewritten in early 2007, embodies the department's constitutional and statutory responsibilities: "The Alaska Department of Corrections enhances the safety of our communities. We provide secure confinement, reformatory programs, and a process of supervised community reintegration."

Under the leadership of Governor Parnell and with the collaborative efforts of the ADOC and its state and community partners, the State of Alaska affirms its constitutional and statutory directives. High recidivism rates, growing prison populations and concomitantly growing criminal justice costs demonstrate the need to provide cost-effective rehabilitative and reentry programs to change the hearts and minds of offenders. To do otherwise will only perpetuate an unsustainably expensive cycle that does not promote public safety.

G. Polling Data Shows Strong Public Support for Rehabilitation

Alaska's constitutional promotion of the principle of reformation is consistent with the public's embrace of community-based rehabilitation over incarceration in the case of nonviolent offenses, and of prison-based rehabilitation over idleness.

A poll by Peter D. Hart Research Associates in 2002 found that Americans believed government should be addressing the underlying causes of crime rather than the symptoms of crime; that prevention should be the top priority for fighting crime, far ahead of punishment or enforcement; and that the wisdom of harsh prison sentences as the centerpiece of the nation's crime strategy should be reconsidered, especially for nonviolent offenders.

Some thought this poll was an outlier, but Zogby polling in 2006 and 2009 replicated these findings. And in the Harris poll that asks Americans every year to name their top ten issues that the government should address, crime and violence had been named among the top ten by 19 percent of those polled in 1994, but dropped to less than one percent by 2010. Consequently, in neither the 2004 or 2008 presidential election cycles did any candidates have anti-crime platforms. Nor was crime the centerpiece (or even mentioned) in most of the mid-term campaigns.

The public's embrace of rehabilitation and successful reentry has helped the efforts of policymakers, even in the toughest of "tough on crime" states such as Texas, move away from a strict focus on incarceration and toward alternatives that will actually reduce crime and recidivism and promote successful reintegration for those sentenced to and released from prison.

This embrace is also reflected in the introduction and passage of the Second Chance Act. This federal legislation, first introduced in 2004, was designed to encourage and fund collaborative strategies at the state and local levels to provide a continuum of services and supports for people from the point of entering prison to the point of successful reintegration into the community.

Public support of state and local efforts to promote successful prisoner reentry is so strong, so nonpartisan and untouched by ideological differences, that prisoner reentry may be the first policy issue to bring people from all political persuasions to agreement.

With the Republican Party leading the House in 2004, the original sponsor of the House bill was Congressman Rob Portman, a conservative from Ohio on the House Republican leadership team who went on to be Bush's Trade Ambassador, then his Director of the Office of Management and Budget and is now the Senator from Ohio. In the Senate, Senator Sam Brownback, a conservative Republican from Kansas, who was just elected Governor, led the legislation. Later, Joe Biden became the lead Senate sponsor when the Democrats won the majority in the Senate. Conservative Republicans stayed on board and were joined by Democrats such as Barack Obama and Hillary Clinton in the Senate, and Charles Rangel of New York City and Chicago's Danny Davis in the House. Davis went on to be the final bill's chief sponsor after the Democrats took control of the House.

The bill's many co-sponsors included members who score 100 percent in the Christian Coalition's ratings and members who score 100 percent in the diametrically opposite People for the American Way's ratings. They included Planned Parenthood's 100-percenters, who score zero by the National Right to Life Committee, and the Right to Life's 100-percenters, who get zeros from Planned Parenthood.

Significantly, many of those now pressing for passage of the Act had once been *making* the "tough on crime" laws that subsequently contributed to filling the prisons, and which are now necessitating new strategic thinking about rehabilitation, reentry and reintegration. Pat Nolan was once the Republican leader of the California Assembly but is now the head of Justice Fellowship, the advocacy arm of Prison Fellowship. "One of the mistakes I made as a legislator," he said, "was that I thought we could put them in prison and forget about them. But I forgot that 95 percent come back. What kind of neighbors will they be?"¹²

Mark Earley, formerly a GOP Virginia legislator and attorney general, has regrets as well. In 2006, the *New York Times* reported on his speech to a Congressional Black Caucus conference, where he said, "I spent most of my time in the Legislature

¹² Mills, Linda, "Smart Justice: Findings and Recommendations for Florida Criminal Justice Reform, Collins Center for Public Policy, February, 2009, at 5, available at CollinsCenter.org.

working on how to put more people in jail and keeping them there longer." Earley now heads up Prison Fellowship, works in support of more reentry strategies and says of his years passing crime laws, "I was wrong. I repent!"

The efforts of Pat Nolan and Mark Earley, various advocacy organizations spanning the political spectrum, tens of thousands of people sharing in this work across the country, along with the focused efforts of Alaska's criminal justice, political and community leaders working collaboratively to develop this plan all exemplify the importance of reentry and rehabilitation.

Chapter Thirteen

Faith-Based Prison and Reentry Support

A. The Goal

The state recognizes the value of chaplaincy and religious programming in its prisons and reentry programming; prisons welcome religious volunteers and programs; and local communities show support for faith-based reentry work by volunteering and mentoring prisoners, former prisoners and their families.

1. Introduction

The faith community has been visiting and ministering to prisons for hundreds of years. For many people of faith, this is part of their core values and they consider it their duty.

The faith community brings to the corrections mission of reducing recidivism and improving reentry outcomes an absence of cynicism and rejection of the notion that certain people, as evidenced by the crimes they have committed, are utterly irredeemable. The faith community believes in acceptance, forgiveness, reconciliation, restoration, redemption and *reformation*, the last of which is embedded in Alaska's Constitution. These core principles guide their encounters with inmates and returning prisoners. Rather than judgment and stigmatization, they offer compassion.

As the states and the federal government began focusing greater efforts on improving reentry outcomes, the faith community redoubled its efforts and moved from models that relied on preaching in the prisons to developing mentoring relationships that would sustain the prisoner while incarcerated and after release and to developing new program models. Some states and municipalities were so impressed by these efforts that they offered to pay faith-based organizations to do such work in their prisons and jails. They also allowed faith-based groups to provide the *only* rehabilitation programs in some facilities and made a confession of faith a prerequisite to participation in those programs. Those states and municipalities had crossed the line of the Establishment Clause of the First Amendment and such arrangements were repudiated by the courts and found unconstitutional.

The vast majority of the faith-community's efforts have not crossed the line and have successfully developed programs and practices that respect the First Amendment and have grown increasingly evidence-based. Nor has the faith community's work in Alaska's prisons crossed the line. The provision of chaplaincy services has a long tradition in America's prisons – as well as in the military. No one is required to accept such services or attend services. The faith component of faith-based programs is not

paid for with state funds. Moreover, the faith community facilitates government respecting the other religion prong of the First Amendment – the Free Exercise Clause. It is hard to exercise one's faith if faith leaders and volunteers are not welcome in the prisons.

The federal government and private foundations recognize the unique strengths that the faith community brings to the work of rehabilitation and successful reentry. When the Department of Labor and the nonprofit Public/Private Ventures, with the support of the Annie E. Casey Foundation and the Ford Foundation, developed the reentry Ready4Work pilot program, its design included mentoring.

What the Ready4Work program grantees quickly found is that the mentors came from the faith community. Most were recruited through churches. The program designers had guessed, based on other mentoring models such as Big Brothers and Big Sisters that this might be the case, but they had not realized what an untapped resource the faith community was and how much they had to offer in the pursuit of successful reentry outcomes. The mentors' job was not to proselytize (they were forbidden to do that) but to build a healthy relationship with the mentee and support his or her reentry. The program's outcomes were extremely promising in terms of education, employment and program retention, with recidivism rates among Ready4Work participants 34 to 50 percent below the national average.¹³⁰ Indeed, it was these successful outcomes that contributed to Congress providing funds under the Second Chance Act to organizations that provide mentoring services to inmates and returning prisoners.

B. The Baseline

One way to establish a baseline measuring support for chaplaincy is to count the number of chaplains employed by the State. At one time there were two state-employed chaplains and one chaplaincy services administrator, but as of 2008, the only chaplain in the employ of the State is the administrator. Alaska is one of only seven states that do not employ one or more chaplains in each of its prisons. Instead, chaplains are made available to prisons through a nonprofit that raises money to provide chaplaincy services in the prisons.

Another way to establish a baseline is to measure the number of approved faith-based volunteers working in Alaska's prisons. It is an indicator of the extent of both the prisons' welcome of volunteers and of the faith community's engagement in this work. In 1989, when the current chaplaincy services administrator began his work

¹³⁰ Farley, C. and McClanahan, W., Ready4Work In Brief: Update on Outcomes; Reentry May Be Critical for States, Cities, Public/Private Ventures, May 2007.

with the ADOC, there were about 200 approved volunteers. Today, there are approximately 1,700.

A third way to establish a baseline is to look at the number of faith-based programs operating in the prisons and supporting former prisoners during reentry. In 1989, there were no such programs, only a bare bones chaplaincy service that provided counseling to inmates and organized worship services.

Today, prisoners are supported by a much wider array of the following in-prison faith-based efforts:

- Worship Services
- Bible Teaching and Discipleship
- Spiritual Counseling
- Mentoring prisoners and ex-offenders
- Transformational Living Community (TLC)
- Christ-centered recovery groups
- Intercessory prayer groups
- Music and drama
- Kairos ministry
- Alpha Ministries Reentry Program

Faith-based aftercare includes two residential programs:

- New Horizons in Wasilla
- New Hope in Anchorage

C. The Back-Story: Alaska's support of faith-based efforts in prison and upon Reentry

Alaska's prisons started off small and were few in number; and they never had a formalized chaplaincy structure. Instead, it was an all-volunteer effort. In 1980, a group of pastors approached the legislature asking for a statewide coordinator of chaplaincy services. They succeeded and one fulltime position was approved to be hired under a competitively bid contract. Later one assistant position was created, as well. In 1995, these two contract positions were converted to state employees. Later, two chaplains were hired but the positions were eliminated in 2008.

Given that the state was not employing chaplains in the prisons, this same group of pastors also formed a nonprofit in 1980, Alaska Correctional Ministries (ACM), which raises funds to hire minimally paid chaplains for the prisons. In all U.S. states but six, including Alaska, the state funds chaplaincy services. The federal government funds chaplaincy at its prisons and for all branches of the U.S. armed forces, the latter of which have had chaplains since the Continental Congress.

In Alaska, the chaplains are not paid by the state and don't even have health insurance, yet they provide traditional chaplaincy services at all twelve of Alaska's prisons. Most of the chaplains are paid directly through ACM's fundraising but others are deployed to various prisons through prison ministry organizations such as Rock of Ages Prison Ministry.

The office of the DOC Chaplaincy program is managed by a full-time Chaplaincy Coordinator Services Administrator and a full-time Criminal Justice Technician II and is responsible for addressing the religious and spiritual interests of prisoners and ex-offenders statewide and at the Hudson, Colorado facility.

The Chaplaincy Services Administrator provides general services for the department such as: managing all aspects of the ADOC's chaplaincy services, religious programs, and religious volunteers; training for departmental staff and volunteers; monitoring to ensure adequate and essential religious coverage throughout all the ADOC's facilities as resources permit; representing the ADOC in all religious matters affecting prisoners; formulating and implementing effective departmental policies and procedures for religious programming; providing conflict resolution in chaplaincy issues and religious dispute resolution in religious programming; coordinating Critical Incidents Stress Management and other pastoral care services for the ADOC staff as requested; and facilitating the development of private funds and materials for use in chaplaincy programs.

Currently there are no ADOC-paid institutional chaplains. There are, however, nine privately paid chaplains, and seven part-time volunteer chaplains serving in various facilities around the state providing chaplaincy services and programs in the institutions. A strong volunteer program is a vital component in the delivery of chaplaincy services and activities. Augmenting the chaplains' efforts is a valuable cadre of over 1,700 clergy and lay volunteers involved in various program/ministry services. All religious volunteers are under the general supervision and direction of the Chaplaincy Services Administrator.

ACM's thirty-year partnership with the ADOC Chaplaincy Program has developed unique and solid working relationships at state and local levels with institutional superintendents, security personnel, program managers and probation/parole personnel. Over time, ACM's programming has grown more evidence-based and directly related to reducing recidivism and achieving improved reentry outcomes.

The following are ACM's key services and programs:

Chaplaincy core services:

The Chaplaincy Program provides opportunities for prisoner reformation through religious programs, spiritual counseling, and pastoral care. All religious activities and

programs are provided on a volunteer participation basis. Specific services include worship services, pastoral care and counseling, crisis intervention, death notifications, hospital/medical visitation, segregation visitation, religious literature distribution, and critical incidents stress management. – Located in all the institutions.

Transformational Living Community (TLC):

This is a multi-phase, intensive 12-18 month program that is designed to provide a spiritually based approach to correctional rehabilitation. The inmates live together in a supportive highly structured community environment and are expected to embrace personal accountability, responsibility, and commitment to change in all aspects of their life. All inmates volunteer for the program and may volunteer to leave at any time. The costs for the operations of the program are 100 percent paid for by private sector donations. – Located at Palmer Correctional Center (PCC), Hiland Mountain Correctional Center (HMCC), and Hudson, Colorado.

MentorNet:

This program utilizes community volunteers as mentors working on a one-to-one basis with inmates who have volunteered for the program. It is designed to be an intensive level of mentoring in which the mentors meet once per week with the inmate they are assigned to and commit for no less than one year. Men are matched with men and women with women. The focus is on spiritual formation and nurture, guidance, role modeling, encouragement, and accountability. It is expected that the mentoring relationship will be a spiritual-based care-net providing support from incarceration to the community when the prisoner is released. ACM staff and volunteers currently mentor 60-100 prisoners and former prisoners. This program is offered in the TLC programs at PCC, HMCC, and Hudson and in the Alpha Reentry program at the Wildwood Correctional Center (WCC).

Faith wing:

This is a short-term 6-month faith-based residential program that provides inmates an opportunity to live in a positive, supportive, spiritual-based community environment with an emphasis on spiritual growth, personal responsibility, and accountability. – Located at HMCC

Kairos:

The Kairos Prison Ministry is an international program that conducts a highly structured lay-program designed specifically for correctional institutions. Their mission is to bring Christ's love to incarcerated individuals and their families, and to assist the incarcerated in their reentry transition in becoming productive citizens. – Located at HMCC, Hudson, and WCC

Community-based residential programs:

ACM has opened two reentry residential homes, New Hope, for women in Anchorage, and New Horizons, for men in Wasilla and is approved for ex-prisoners on electronic monitoring and under supervision by the ADOC. Services in the homes include case management, food, clothing, transportation, mentor match, counseling, group mentoring and relapse prevention. Additionally, life skills classes including financial budgeting and resume preparation, interview and job search assistance are provided. Volunteer mentors are an integral part of this program, providing encouragement and healthy role models for pro-social living and accountability. ACM uses best practices in mentoring, case management and transitional service programs.¹³¹

Alpha Reentry Program:

Started in January 2011, Alpha Prison Ministries established a new reentry pilot program, focusing on men at WCC returning to their homes in the Kenai Peninsula. The program will test this faith-based model with a small target population returning to a rural area of the state.

In partnership with Alpha Reentry USA, this program will provide a six to twelve month pre-release program for 18 incarcerated men who plan on returning to a community on the Kenai Peninsula. The men will live together in a residential dorm setting and will be enrolled in various classes designed to foster spiritual growth, accountability and personal responsibility as well as moral and character development. Additionally, these courses focus on the issues of preparing for release and are designed to better equip them for their return to community life. Releasing prisoners are matched with a mentor from the community who will mentor them once per week during the pre-release phase serving as a role model and a source of support and encouragement during incarceration and upon release to the community.

Chaplaincy for Native Alaskans:

The ethnic make-up of the population within the State of Alaska includes 16percentwho are Alaska Native. However, within the ADOC 36 percent of the prisoners are Alaska Natives.

Chaplaincy provides programs and services that are culturally and spiritually relevant to the needs of this population which holds customs, spiritual traditions and practices that are very diverse and often quite different from Native American people groups in the rest of the country. Over many years, a large percentage of Alaska Native people have embraced and practiced both their traditional cultural practices and

¹³¹Bauldry, Shawn, Danijela Korom-Djakovic, Wendy McClanahan, Jennifer McMaken, Lauren Kotloff, Mentoring Formerly Incarcerated Adults, Insights from the Ready4Work Initiative, Public/Private Ventures, January 2009.

spirituality and have also embraced Christianity. This is due to the missionary efforts of many Christian denominations and churches from many parts of the world over much of Alaska's pre- and post-statehood history.

In most institutions, ADOC Native prisoners have opportunities to engage in cultural, traditional, and spiritual practices including Sweat Lodge, Sacred Pipe Ceremony, Smudging, Potlatch, Talking Circle, and sacred herbs. Additionally, they have access to any and all Christian and non-Christian religious services, religious studies and pastoral care services provided by Chaplains and volunteers. As resources permit, Bibles are provided which are written in their native languages. Effort is made to recruit native community volunteers who can assist in providing religious services as well as mentoring.

Impact:

Chaplaincy estimates that about 40 percent of the state prison population participates in various religious services and programs around the state. Generally, there are two areas of impact that corrections officials focus on with respect to Chaplaincy. One has to do with the institutional population management benefit. Most institutional superintendents who run ADOC facilities believe that inmates who participate in the various Chaplaincy programs and services are generally better behaved with fewer disciplinary problems, which makes the facilities safer. Chaplaincy connects prisoners with many outside volunteers who are positive role models and who express genuine concern and care for their futures.

The second is recidivism reduction. Using raw ADOC data, a recent recidivism evaluation of graduates of the TLC program at the Palmer Correctional Center reveals that of those graduates who have been released from prison only 38 percent had been rearrested within three years for either a new crime or a parole/probation violation. By contrast, the overall re-arrest after three years of release for Alaskans is 66 percent. The total number of graduates tracked was 63, and the program had been operating for six and a half years at the time of the evaluation.

D. What would turn the curve so that the state increases its recognition of the value of chaplaincy and religious programming in its prisons and reentry programming; so that all prisons welcome religious volunteers and programs; and that all local communities show support for faith-based reentry work by volunteering and mentoring prisoners, former prisoners and their families?

While Alaska has allowed the faith-based community to work with prisoners, it has not shown a strong embrace of their contributions. And the faith community has not sung its own praises.

The *Healing Communities* model created by the Annie E. Casey Foundation is an initiative that could increase the recognition of the value that the faith community brings to prisoners and to reentry and could increase local support for faith-based prisoner and reentry work.

Programs such as Ready4Work had proven very successful, but they were not being replicated to any great extent by the federal government, states, localities, or the philanthropic community. In response to this challenge, Casey considered tapping the rich resources of the faith community to help fill the tremendous gap between the needs of returning citizens and the scant resources available. The original idea of just addressing prisoner reentry soon expanded to embrace a ministry to all parties affected by crime and the criminal justice system --perpetrators, victims, and their families--from the point of arrest through incarceration to reentry. Instead of churches reaching out to the community at large, the Healing Communities model starts at home--in the very congregation of the individuals and families affected by crime. Casey developed a guide for congregations and made it available in a variety of denominational versions.¹³²

Once a congregation agrees to welcome and support the families of prisoners and crime victims as well as criminal defendants, prisoners and returning prisoners, it becomes "A Station of Hope." Frequently, the ministry of supporting members of the congregation affected by crime leads to a deeper engagement – from mentoring prisoners and reentering prisoners not associated with the congregation to getting involved in criminal justice reform. The congregation does not need to set up a program, establish a nonprofit, seek funds or even know very much at all about the criminal justice system. Instead, it just does the same thing for those in the congregation who fall ill by reaching out the hand of care and compassion.

The model has been adopted by scores of congregations throughout the country, extending its reach far beyond its initial three pilot sites in 2008. The designers of the model, gathering feedback from its adopters have learned that its popularity and effectiveness is due to a variety of factors. First, congregations are relieved and excited that they can do so much without creating a formal program. Second, what they are doing aligns precisely with their core principles of faith: acceptance, forgiveness, reconciliation, restoration and redemption. Third, they realize the enormous impact acting on those principles has on the people affected by crime and criminal justice system and the congregation itself.

If congregations in Alaska adopted the model, there would be greater engagement in prison ministries, more people would volunteer to be mentors and the contribution of the faith community would be more explicit and thus more noticed.

¹³² These may be downloaded from the new Healing Communities website at: <http://healingcommunitiesusa.org/aboutus.aspx>.

E. What do we propose to do to turn the curve?

1. The Task Force strongly supports expanding the mentoring program – the number of volunteer mentors, the ways and vehicles through which mentoring relationships are established, and recognizing the need for better screening, training and supervision of mentors.
2. The Task Force supports the efforts of the state chaplain now being made by Chaplain Enschede and ACM to develop the Healing Communities model in Alaska. They have already reached out and engaged the three largest congregations and will be working with the coordinating group called the Churches of Anchorage to introduce the model to them, as well. Building this model will bring more support and mentors to those in prison and coming home.
3. The Task Force supports the hiring of state-paid chaplains for the prisons. The volunteer chaplaincy efforts are laudable, but the role is too important, carrying too many responsibilities, to be left to under-paid staff hired by ACM and volunteers alone.
4. The Task Force supports the continued expansion of programs such as TLC and the transitional new community residences. Far too many people coming back to their home communities are homeless and in need of the kind of support and care these residences provide. More are needed.

F. Partners to Turn the Curve

1. The ADOC
2. ACM
3. State and local faith-based organizations



**Alaska Native Brotherhood & Alaska Native
Sisterhood
Grand Camp**



RESOLUTION NO. # 13-16

Title: ENDORSEMENT OF HAVEN HOUSE, INC's RE-ENTRY PROGRAM

WHEREAS, The Alaska Native Brotherhood and Alaska Native Sisterhood are fraternal organizations organized in 1912 and 1921, respectively. The mission of the ANB/ANS is to better the lives of Native people and their families; to fight for civil rights and land rights for all Native people; to share the cultural knowledge, wisdom, and artistic beauty of Native tribal societies; and to strive for a spirit of brotherhood and sisterhood among all people; and,

WHEREAS, for years, it has been known by public and private organizations and residents that an over representation of incarcerated Alaska Native inmates exists within the criminal justice system; and,

WHEREAS, the Alaska Judicial Council's 2007 report "Recidivism in Alaska" found that 66% of offenders return to the correction's system within three years, and offenders were arrested for most of their new offenses within the first year of release, particularly during the first six months; and

WHEREAS, ex-offenders recidivate due to lack of living facilities, financial resources, employment, training, counseling, continuation of substance abuse, and/or religious conviction; and

WHEREAS, facilities such as halfway houses established to provide some assistance to those released from state prisons predominantly serve males, with very minimal services provided to females inmates; and

WHEREAS, a number of studies indicate that faith-based rehabilitation programs have a high rate of success, particularly for substance abuse and prisoner re-entry, providing the tools necessary to restore physical and emotional health as well as spiritual well-being; and

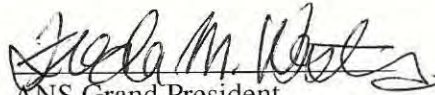
WHEREAS, Haven House, Inc, which is a 501(c)(3) non-profit organization based in Juneau, will be providing supportive transitional housing for women upon their release from prison, partnering with organizations to eventually provide a holistic support system in the form of life skills training, mentoring, substance abuse treatment, employment coaching, and counseling; and

NOW THEREFORE BE IT RESOLVED, by the Alaska Native Brotherhood and Sisterhood Grand Camp meeting in Yakutat, Alaska this October 10-12, 2013 to support the establishment and advocacy of re-entry services for female inmates/offenders as envisioned and provided by Haven House, Inc. of Juneau.

NOW THEREFORE BE IT FURTHER RESOLVED, a copy of this resolution be sent to the Commissioner of the Alaska Department of Corrections, the Chairperson of the Alaska Parole Board, the Chairperson of the Alaska Judicial Council, the Director of the Alaska Native Justice Center, the Executive Director of the Alaska Federation of Natives, and the Southeast Alaska Legislative Delegation

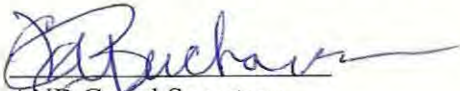


ANB Grand President



ANS Grand President

ATTEST: I certify that this resolution was adopted by the ANB/ANS Grand Camp in convention at Yakutat, Alaska, during the week of October 8 through 11, 2013.



ANB Grand Secretary



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Corrections

Deputy Commissioner Ron Taylor

Box 112000
Juneau, Alaska 99811-2000
Main: 907 465 4652

April 11, 2014

Anne Flaherty
Haven House, Inc.
Box 20875
Juneau, Alaska 99802-0875

Dear Ms. Flaherty:

The Alaska Department of Corrections recognizes the importance of providing reentry services to offenders who are released from incarceration. Statistics show 95 percent of prisoners will eventually be released into the community. These offenders face many barriers to successful reentry such as the lack of safe housing and support services.

Supporting successful reentry is a focus of the Department. For an offender who is returning to the community, obtaining safe housing is an important aspect of successful reentry. Haven House is seeking to provide housing to a small and select group of female offenders who have been released from incarceration. They are committed to providing each of their residents with an Individual Action Plan and weekly meetings with staff based on conditions of release and personal goals.

Haven House will also provide an important service in assisting residents with referrals to community partners such as employment readiness, counseling and educational advancement.

The Department supports the mission and goals of Haven House.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ronald F. Taylor".

Ronald F. Taylor
Deputy Commissioner

Carmen L. Gutierrez
Attorney
529 W. 19th Ave
Anchorage, Alaska 99503
Email: ave2cg@gmail.com
907-301-6650

January 22, 2014

To Whom It May Concern:

This letter is written to support Haven House Incorporated's application for funds to open a home for women coming out of prison. Haven House is a faith-based organization providing supported and structured living opportunities to foster healing and self-sufficiency for women coming out of prison. The home is designed to be a positive, supportive living environment that will stimulate personal and spiritual growth, encourage accountability and financial responsibility, and provide essential re-entry services during the resident's re-adjustment into the community. Other services offered include: case management; regular status review; compliance monitoring; relapse prevention support groups; referrals to other community services; and assistance with food, clothing, transportation, employment, and career development.

Based upon thirty years of professional experience, I know from experience and countless firsthand stories how these services are desperately needed in Juneau, Alaska. I was a criminal defense attorney for twenty-five years representing Alaskans charged with serious felony offenses across the state. I practiced in Ketchikan, Juneau, Anchorage and Kotzebue, among other Alaskan communities. Then in 2009, I became the Special Assistant to the Commissioner for the Department of Corrections and then became Deputy Commissioner in October 2010 responsible for institutional rehabilitative programs and improving prisoner reentry outcomes. In December 2013, I retired to care for my husband.

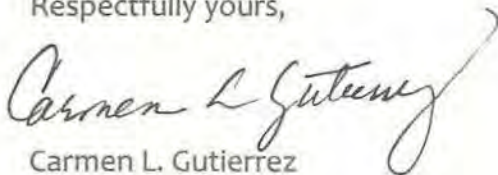
I repeatedly observed that one of the greatest obstacles to a former offender's successful return to his/her community is the lack of safe and secure housing. This is especially true for women who often are the primary caretaker for their children. The prospect of women avoiding the return to old behaviors is greatly enhanced when they have safe and secure housing. With such, a woman has the alternative to move away from the old boyfriend, friends and family involved in anti-social activities. It further improves her opportunities to be reunited with her children. In Anchorage, Akeela House, Inc. operates a program with services similar to those Haven House seeks to provide. I have witnessed the reformation of a number of women who, until their participation in the Akeela House program, were not able to stay clean and sober. After time in this program, these women were sober and working. Most significantly, they had been reunited with their children and had become

loving, caring and responsible parents. The 2010 Council of State Governments Justice Center noted "without a stable residence, it is nearly impossible for newly released individuals to reconnect positively to a community." The successes demonstrated by the Akeela House program clearly demonstrate the effectiveness of the work Haven House seeks to accomplish.

Haven House will be able to house nine women at any given time. According to Department of Corrections statistics from 2011, 90 women who were convicted of offenses were released from Lemon Creek Correctional Center and 60 were released from Ketchikan Correctional Center. As Haven House is the only housing provider for women exiting prison in Southeast, it expects to operate at capacity while still serving only a small percentage of women needing housing upon their release. Haven House is unique in that it is a faith-based home providing natural supports to its residents based on the presumption that women in safe, stable housing situations are less likely to reoffend.

I strongly believe that Haven House, Inc. will address a critical need in Southeast Alaska and I strongly urge support of their funding request. If you have any questions about the need for this program or our opinion of its potential success, please do not hesitate to contact me.

Respectfully yours,

A handwritten signature in black ink, reading "Carmen L. Gutierrez". The signature is fluid and cursive, with the first name "Carmen" being more prominent and the last name "Gutierrez" following in a similar style. The signature is positioned above the printed name.

Carmen L. Gutierrez



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Corrections
DIVISION OF PROBATION AND PAROLE
Juneau Adult Probation Office

121 Seward Street
Juneau, Alaska 99801
Main: 907.465.3180
Fax: 907.465.2881

April 17, 2014

Anne Flaherty
Haven House
Box 20875
Juneau, Alaska 99802-0875

Ms. Flaherty:

The problem of limited affordable housing in Juneau is well known. Legal barriers and issues related to stigma magnify the problem for those coming out of prison. As offenders transition from prison to the community they face challenges with employment, training, education, family support, rebuilding relationships, substance abuse, mental health, and housing among others. Trying to rank the importance of needs during transition is arguable. However, when someone does not know where they are going to live or how they can afford a place to live, it is difficult to address any of their other needs.

The Haven House will provide an opportunity, not only for affordable housing, but supportive, structured, healthy, and sober housing. Too often, options lacking, transitioning offenders return to the community to reside in the same unhealthy situations they were living in prior to their incarceration. Having an option to reside in an environment such as Haven House will provide hope for those focusing on change and transition.

As misdemeanants in Alaska are not actively supervised on probation or parole except in rare cases, my office is concerned with those convicted of felonies. The first critical decision to be made as they approach release from prison is where they are going to live; which community, and where in that community. As probation and parole officers we attempt to approve the healthiest and most supportive choices that will provide the greatest opportunity for success and the lowest risk to the community. Haven House will be a welcome option. My understanding of the Haven House structure gives me confidence there will be rules in place, that it will be a sober residence, that staff will be working with residents to provide support, mentorship, and ongoing education on life skills.

A critical component, from my perspective, is the promise of open and timely communication between Haven House staff and the probation and parole office. Keeping the probation and parole office apprised of positive progress, as well as concerns, increases the ability for officers to play a comprehensive role in supporting transitional progress and swiftly reacting to issues

inhibiting rehabilitation. Further, I know Haven House is well aware that at any point the probation and parole office believes continuing residence there is not healthy and/or safe a resident would be required to move. This relationship and level of communication is lacking with other approved residences, often preventing timely interventions.

I believe the Haven House mission will enhance the success rates for those transitioning from prison and, subsequently, enhance the safety and well-being of our community. The Juneau Probation and Parole office supports the unique option for transitional housing that will be provided by the Haven House.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brent A. Wilson". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Brent A. Wilson
Juneau District Supervisor



Mary Alice McKeen <ottokeen@gmail.com>

Haven House statement

Wilson, Brent A (DOC) <brent.wilson@alaska.gov>

Fri, Apr 18, 2014 at 1:12 PM

To: Mary Alice McKeen <ottokeen@gmail.com>

Cc: kara nelson <karanelson4@hotmail.com>, Anne Flaherty <flaherty.anne@gmail.com>

1. We currently have 61 women on supervision out of this office. Our office supervises Juneau, Yakutat, Haines, Skagway, Hoonah, Angoon, Kake, and occasionally some other small communities in the region when someone on supervision requests to reside there. 2 of the 61 do not currently reside in Juneau.
2. Sitka=11; Ketchikan=42
3. At a glance, I see 8 that I think would benefit AND would be likely to agree they need a better housing option than where they are currently residing. There are another 12 that I think would benefit and are not living in a great place now, but may not necessarily agree with my thoughts.

**BRENT WILSON**
Adult Probation Officer IIIAlaska Department of Corrections
121 Seward St • Juneau, AK 99801
Office: (907) 485-3183 • Fax: (907) 485-2881
brent.wilson@alaska.gov

★ CHOOSE RESPECT ★

From: Mary Alice McKeen [mailto:ottokeen@gmail.com]**Sent:** Friday, April 18, 2014 8:21 AM**To:** Wilson, Brent A (DOC)**Cc:** kara nelson; Anne Flaherty**Subject:** Re: Haven House statement

[Quoted text hidden]

Alaska State Legislature Senate Rules Committee

Session:
State Capitol 103
Juneau, AK 99801
Phone: (907) 465-2995
Fax: (907) 465-6592

Rules Committee:
Senator McGuire, Chair
Senator Coghill
Senator Huggins
Senator Meyer
Senator Ellis



Interim:
716 W 4th Avenue, Suite 300
Anchorage, AK 99501-2133
Phone: (907) 269-0250
Fax: (907) 269-0249

Committee on Committees
Rules Committee
Resources Committee
Judiciary Committee
Legislative Council
TAPS Troughput Decline
World Trade and Tourism

Senator Lesil McGuire, Chairman

February 19, 2014

Haven House Inc.
PO Box 20875
Juneau, Alaska, 99802

Dear Ms. Degnan;

Thank you so much for the opportunity to tour your property in the Mendenhall Valley last week. The whole Haven House team is commended on your work to offer quality housing opportunities for Alaskan women. Individuals who have completed their obligation to our justice system and wish to re-enter our community in a positive way deserve our support. It is rewarding to see the direct use of funds we were able to secure in the Legislature last year for this project.

In the Legislature we have been made fully aware of the challenge to break the cycle of incarceration in our state. The difficulties these individuals face are formidable. In Juneau housing is especially challenging and choices for those you will serve are very difficult at best. Thank you for taking this challenge head on and please know how much we appreciate those efforts.

Good luck to you and accept my continued support.

Warmly,

A handwritten signature in black ink, appearing to be "Les McGuire", with a long horizontal line extending to the right.

Senator Lesil McGuire
Senate District K

Juneau Reentry Coalition

April 16, 2014

Haven House
P.O. Box 20875
Juneau, AK 99802

Dear June Degan:

The Juneau Reentry Coalition supports the mission of Haven House to provide safe, sober and supportive housing for women transitioning out of prison. The Juneau Reentry Coalition's mission is to promote public safety while increasing a transitioning offender's ability to become a successful contributing member of the community. Programs like yours will do exactly that. We know that people coming out of prison are less likely to reoffend if they are provided with support services to meet their housing, employment, and mental health/substance use disorder needs.

We have the opportunity at our monthly coalition meetings to hear individuals in the community tell their stories about having experienced incarceration and the challenges of reentry. Their stories illustrate the barriers we have in Juneau from employers denying interviews, landlords refusing to rent, public assistance being denied and no safe or sober housing available. Haven House is that safe and supportive home where women can begin to live the rest of their life and are given an opportunity to live in ways that we all deserve to live; with safety, support, and dignity. Haven House will give women the opportunity for self-determination and affiliation with like-minded people as well as connection to other pro social individuals in the community.

Haven House has a peer support component and in the world of reentry our coalition is learning how valuable this is for men and women to make meaningful changes in their life. The Juneau Reentry Coalition has a peer support work group and we also sponsor the Juneau Recovery Community. Both are peer led and consist of peers identifying ways to help those who still struggle with alcohol and/or drug addiction and co-occurring disorders. The peer work group is developing a peer support program that will provide mentorship and recovery coaching to people coming out of prison. In fact, one of our strongest and most active leaders in this workgroup and in the Juneau Recovery Community Organization is co-director of Haven House, Kara Nelson. The Juneau Reentry Coalition acknowledges and appreciates the work Haven House puts forth toward advocating for this population. From the coalition's point of view, your efforts are setting the stage for more reentry programs, as well safe and sober living homes to come to Juneau.

This legislative session has been promising and has given us hope. Our State leaders are recognizing that it is less costly to provide reentry programs than it is to continue incarcerating people. We heard great testimony about how support services and transitional living homes changed people's lives for the better. The "Smart Justice" approach seems to be accepted and it appears as though the State of Alaska is moving more in that direction. This gives us hope that there will be more opportunity for homes like yours to be established.

We thank you for your participation on the Juneau Reentry Coalition and we look forward to partnering with Haven House to continue promoting safety in the Juneau community and helping transitioning offenders live to their full potential.

On behalf of the Juneau Reentry Coalition and with gratitude,

A handwritten signature in blue ink, appearing to read 'Kathryn Chapman', with a long horizontal flourish extending to the right.

Kathryn Chapman, MSW
Chair, Juneau Reentry Coalition



P.O. Box 210188, Anchorage, AK 99521

April 8, 2014

To Whom It May Concern:

Haven House, Inc. is modeled after New Hope Safe Living House, the women's safe living home run by the Anchorage-based Alaska Correctional Ministries, Inc. (ACM). New Hope Safe Living House offers, just like Haven House will, a faith-based safe, sober, and structured living environment for women reentering to our community. We refer our residents to other agencies for services that they need in order to successfully reintegrate into our city, such as employment, mental health counseling, and substance abuse treatment. Our staff and mentors at New Hope Safe Living House provide support and resources to our residents as they readjust to life in Anchorage and our residents offer peer support to one another, bonding as a community and holding one another accountable.

Alaska Correctional Ministries has been operating for 34 years and has identified that safe and affordable housing is an urgent need for individuals who are reentering our community. In the 4 years New Hope Safe Living House has been operating in our Anchorage neighborhood, we have never had complaints or negative interactions with our neighbors. In Alaska, where 66% of former offenders will return to custody within 3 years of release and where the majority of incarcerated women have been charged with a drug-related crime, we know that women who are supported and provided with a sober, affordable home after their release are significantly less likely to reoffend. In fact, of residents who successfully complete their stay at New Hope Safe Living House, 80% continue to lead healthy, law-abiding lives after cultivating a self-sufficient lifestyle and moving on from the supportive environment of New Hope Safe Living House.

The Alaska Prisoner Reentry Task Force was created in 2010 and endorsed by Governor Sean Parnell. Their Five-Year Prisoner Reentry Strategic Plan for 2011-2016 identifies effective strategies, partners, and organizations that are capable of making Alaskan communities safer by establishing "a seamless set of best practices aimed at reducing the number of adult offenders who return to custody". The Strategic Plan lauds the faith community for its role in creating safer communities by stating that "citizens from the faith community provide much of the mentorship required to help released prisoners turn away from the negative influences that lead back to prison. Without the stabilization that comes from access to housing, employment, sober/mental health and positive peer supports, individuals ... revert back to old patterns." The Alaska Prisoner Reentry Task Force identifies Alaska Correctional Ministries by name in their Strategic Plan as the faith-based organization in Alaska that "uses best practices in ... transitional service programs" and calls ACM a "partner to turn the curve," as a partner to help create stronger and safer communities in Alaska. The Strategic Plan cites state and local faith-based organizations, just like Haven House, as additional "partners to turn the curve" and argues that more transitional community residences like New Hope Safe Living House and Haven House are needed because "far too many people coming back to their home communities are ... in need of the kind of support and care that these residences provide."

Alaska Correctional Ministries strongly supports the work of Haven House, Inc. in Juneau. We believe the successful practices of New Hope Safe Living House and Alaska Correctional

Ministries, Inc. can be replicated by Haven House. This is our opportunity to show that all members of the Juneau community deserve to be shown acceptance and forgiveness as we strive to create an Alaska that is safer for and supportive of all of our residents.



Chaplain Brenda Nagunst
Executive Director
Alaska Correctional Ministries, Inc.

John Shinholser
President/Co-
Founder

Honesty B. Liller
CEO

Frank Brewer
Caroline County
Recovery Community
Center Peer Leader

Mike Mason
Director of
Development

David Rook
Intake Specialist/
Peer Leader

Michelle Rook
Compliance Manager

Blake Rosenbaum
Peer Leader

Wayne Blanks
Board Member

Nancy Spratley
Secretary
Board Member

Terry Kinum
Board Member

John Rueger
Board Member

Jimmy Brooks
Board Member

Carol Pleasants
Board Member/
Vice-President

Matthew Daniel
Board Member

Chick Jordan
Board Member

Bernie Meyer, Jr.
Board Member

Darin Parr
Board Member

Dr. James Thompson
Board Member

John Finn
Board Member

Cynthia May
Board Member

Wil Inge
Board Member

Jimmy Christmas

TTNA EXHIBIT 11

Page 114 of 160

Board Member



April 17, 2014

June Degnan
President
Haven House Board of Directors
PO Box 20875
Juneau, Alaska 99802

Re: Haven House in Juneau

Dear Ms. Degnan,

I am writing to support your efforts to open Haven House in Juneau Alaska. Haven House will be a recovery and reentry home for up to nine women coming out of prison.

Activities in Alaska March 5 – March 11, 2014

I know about Haven House because I was in Juneau from March 5 to March 11, 2014, on a trip hosted by the Juneau Reentry Coalition. While in Juneau, I visited the site of Haven House at 3202 Malissa Drive with Kara Nelson, one of the co-directors of Haven House.

The purpose of my trip to Juneau was to reach out to people in recovery from drug and alcohol addiction and to raise awareness and educate the public and providers about addiction and recovery.

I am Founder and President of The McShin Foundation, which was established in 2004. The McShin Foundation is Virginia's leading Peer to Peer Recovery Community Organization, which uses recovering addicts and alcoholics to educate, mentor and spread the message of recovery to individuals new in sobriety. I have also testified as an expert witness in the field of addiction to help courts determine the proper sentence for a criminal defendant who has a history of substance abuse problems. I have been working to help individuals and families in or seeking recovery from the disease of addiction since 1982.

The good news is that there are twenty million persons in this country in long-term recovery. Recovery from addiction is real. However, our jails are still full of people who have substance abuse problems. If we offer them safe, sober, supportive housing when they are released from prison, this greatly increases their chances to stay clean and sober and live a healthier life.

While in Juneau, I made a presentation to the general population at Lemon Creek Correctional Institute; met with Lemon Creek Staff; attended "Success Inside and Out;" met with persons involved with the Juneau Therapeutic Court; attended a Board meeting for the Juneau chapter of the National Council on Alcoholism and Drug Dependence; at the Alaska State Legislature, presented a "Lunch and Learn" talk for legislators and their staff on Addiction and Recovery; and met individually with twelve legislators or their staff on the same topic. My activities at the Alaska State Legislature were with the Alaska Mental Health Trust Authority.

I also presented a daylong training on "Recovery Coach Training" in Juneau, which about 50 people attended. The training teaches people in the community how to offer peer support to individuals new to sobriety. I also showed to a packed house at a local theatre a new documentary, "The Anonymous People," on 12-step programs and the historic recovery movement that is spreading across this country.

I hope that the City government in Juneau supports this vital movement and supports Haven House in opening a sober living home in Juneau dedicated to women getting out of prison. The recovery community in Juneau is alive and well and would support such a home.

Experience With Opening and Operating Recovery Homes

What may be most relevant to your situation is that, since 1982, I have helped start at least 30 recovery homes in the Richmond, Virginia metropolitan area. The McShin Foundation currently operates five recovery homes in Richmond with a total of 60 beds. Our homes have a "house manager" that lives there and oversees the home. If needed, a staff is always reachable by telephone for emergencies. Many of the current and past residents of McShin Homes have a criminal record. The McShin homes accept people directly released from prison in accord with a home plan approved by the prison authorities. The Richmond Virginia area has approximately 100 recovery homes in an area of about one million people.

Based on this experience, I can say with confidence that a well-maintained and well-run recovery home does not decrease property values in a neighborhood. In fact, these homes increase property values. They are value-added to the community because they make the community safer. Most people in prison have a history of substance abuse and, when they come out of prison, if they have a safe and sober place to live with sound house rules, they are more likely to stay out of prison.

It is also my experience that the neighbors to a recovery home come to value it when they see that it is not a source of disturbance in their neighborhood. The

neighbors also come to appreciate it when they experience a loved one who is released from prison and needs a safe and sober place to live.

The residence at 3202 Malissa Drive seemed quite suitable for a recovery home. The home had nice, fairly large, common areas. The bedrooms were small but adequate for two persons. The neighborhood seemed quiet.

Recovery homes are being started all over the country because they help people lead healthier lives. Recovery homes are a mark of a community that is forward thinking. I wish you success in your efforts to open one in Juneau.

If I can provide any additional information, please contact me or Honesty B. Liller Chief Executive Officer of the McShin Foundation.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Shinholser", with a long horizontal line extending to the right.

John Shinholser
President

c.c.: Honesty Liller

James R. Wakefield
17325 Point Lena Loop Road
Juneau, AK 99801
907-723-2733

April 10, 2014

To Whom It May Concern:

I have lived in Alaska for the last 46 years. Except for a several month period in late 1974 and early 1975 while living in Fairbanks and working on the pipeline, I have lived in Juneau.

I was the Assistant Business Manager for the Laborers Local 942 from 1975 to 1987. I was a member of the CBJ Assembly (Valley seat) from 1976 to 1982. I was Special Assistant to the Commissioner of Labor from 1987 to 1991.

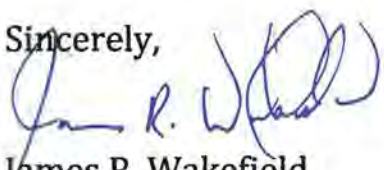
From 1992 until 2006, I worked full-time as a real estate agent. In 1996, I was President of the Southeast Board of Realtors. In 2000, I was President of the Alaska Association of Realtors.

As a Realtor, I sold mainly residential and some commercial real estate in Juneau, representing both buyers and sellers. If I was representing a seller, I had to provide a broker's opinion, with a report, recommending to the seller what price to list their home for sale. My report required evaluating the particular residence for sale, the neighborhood, and comparable homes that had sold recently and comparable homes currently on the market.

I am aware that Haven House Inc. wishes to open a residence at 3202 Malissa Drive for up to nine women who have recently been released from prison. I have inspected the exterior of the property and the neighborhood in question. I have not inspected the inside of the residence.

In my opinion if the home at 3202 Malissa Drive is used for this purpose and the home is well-maintained and the residents do not disturb the peace of the neighborhood, the home would not decrease the property values of nearby properties.

Sincerely,


James R. Wakefield

February 25, 2014

Planning and Zoning Commission
City of Juneau
155 S. Seward Street
Juneau, Alaska 99801



Dear Commissioners,

In the mid-1980s a group of women saw a need in the Spokane, WA community; there were single women out on the streets all night struggling to make ends meet with nowhere to go. Even with a safe place to go many of these women returned time and time again in crises to emergency service centers. To make a change and create a service that provides support and intervention these women, led by 5 Catholic sisters, created Miryam's House in 1986.

Throughout its history Miryam's House has been in two locations. The current location on Spokane's South Hill is in a historic home in a residential neighborhood, within 3 blocks of public transit. There is no signage on the house marking it as different from its neighbors. The other location, now closed, was on Spokane's east side. It was less centrally located and in a neighborhood with higher crime rates – an environment that reinforced rather than changed the worldview of many of the homeless and low-income women served at Miryam's.

Miryam's House as it stands today blends into the neighborhood. Unless you stopped in to find out more about what happened in the house on the corner you would have no reason to think it was any different from other homes on the block. Care for the property and the surrounding neighbors are as essential to the program as care for yourself and other house-mates. There are barbecues in the backyard during the summer, pumpkins on the stoop at Halloween and smoke escapes the chimney on cold winter nights.

The work going on inside the four walls of Miryam's House is nothing short of miraculous and the women value the opportunity to create order in their lives. Calls to emergency services are rare, but do occur. Recently a participant had a stroke and an ambulance was needed; she can hardly be faulted for needing emergency medical care.

While the program is not perfect or idyllic and emergencies do happen they are far rarer than the wonderful relationships built with neighbors and the good effects created by the program – like our current Tuesday Morning Walk Group. It can be scary for a neighborhood to accept a transitional housing program but just think about the courage it takes for these women to ask for help. I would urge you to put aside your fear, as they do, and embrace community.

Sincerely,


Mary M. Tracey
Development Director

Administration
3128 N. Hemlock
Spokane, WA 99205
509-328-6702

EduCare
3120 N. Hemlock
Spokane, WA 99205
509-325-8632

Miryam's House
1805 W. Ninth Avenue
Spokane, WA 99204
509-747-9222

New Leaf Bakery Cafe
3104 W. Ft. George Wright Dr.
Spokane, WA 99224
509-496-0396

Transitional Living Center
3128 N. Hemlock
Spokane, WA 99205
509-325-2950

Women's Health
920 W. Second Avenue
Spokane, WA 99201
509-455-4249

1806 W 9th Avenue
Spokane, WA 99204
February 7, 2014

Mary Tracey
Miryam House
1805 W 9th Avenue
Spokane, WA 99204

Dear Ms. Tracey,

I live directly across the street from Miryam House. Ours is an antique neighborhood with many antique houses. Although not palatial, these gracious Victorians are large and spacious – built for the large families typical of the early 1900's.

The neighborhood was zoned for multifamily occupancy long before I moved here in 1974. We watch with trepidation each time one of the “old ladies” goes up for sale, fearing that a developer would raze the dwelling and put in an apartment complex. Thus, we were delighted when Miryam House took over the beautiful house across the street.

Miryam House has proved to be a good neighbor. The exact number of years of their ongoing tenure is forgotten, but in that time, they have repaired their roof, put on new siding, and have made other, less obvious, repairs. Their lawn is always neat and tidy. There is never a problem with noise levels or traffic. Because of the possibility of resident's allergies, Miryam House keeps no pets, so that is never a problem.

From our point-of-view, we couldn't have a better neighbor than Miryam House.

Yours truly,

A handwritten signature in black ink, appearing to read "Billie Moreland". The signature is fluid and cursive, with a large, stylized initial 'B'.

Billie Moreland, PhD



February 7, 2014

To Whom It May Concern:

On behalf of the Juneau Coalition on Housing and Homelessness (JCHH), I am writing in support of Haven House, Inc. Haven House is a faith-based organization providing supported and structured living opportunities to foster healing and self-sufficiency for women coming out of prison. The Haven House program is designed to be a positive, supportive living environment which will stimulate personal and spiritual growth, encourage accountability and financial responsibility, and provide essential re-entry services during each woman's transition into our community.

Many women who exit the prison system rely on friends and family for support. Unfortunately, many of those family systems include domestic violence, substance abuse and other unhealthy family dynamics. It is our profound hope that women who desire a chance to live a healthier life are given that opportunity. Haven House is one such opportunity, and the Juneau Coalition on Housing and Homelessness is proud to support this project.

The JCHH is comprised of organizations in Juneau providing support to those experiencing homelessness, as well as members who have been homeless themselves. JCHH recognizes that supportive re-entry services are a key strategy to prevent long-term homelessness. For women who are attempting to re-integrate into our community, re-entry services can increase their personal safety and the safety of their children.

Our organization believes that Haven House will address a critical need in Southeast Alaska while promoting safety for their participants, their families, and their neighborhood. We support their mission, and believe this program will contribute to a healthier Juneau community.

If you have any questions about the need for this program or our opinion of its potential success, please do not hesitate to contact me at 586-6623.

Respectfully,

Mandy O'Neal Cole
Co-Chair, Juneau Coalition on Housing and Homelessness



St. Vincent de Paul Society
Juneau, Alaska

svdpjuneau.org

Mindy Voigt, President

Ida Barnack

Peggy Morris

Barbara Bechtold

Robert Rehfeld

Anna Marg Rear

Terry Elder

Theresa Harris

Charles Van Kirk

Peggy Morris

Jennifer Klein

Sandy Oliphant

*We provide material and
spiritual charity and work
for social justice for all
people.*



St. Vincent de Paul Society

Diocesan Council of Southeast Alaska, Inc.

8617 Teal St., Juneau, Alaska 99801

(907) 789-5535 phone

st.vincentdepaul.juneau@gci.net

(907) 789-2557 fax

April 21, 2014

Mary Alice McKeen
Haven House Project

Ms. McKeen;

You have asked me to relate my knowledge and experience with the Section 8 Housing Choice Voucher program in Juneau.

As General Manager and Director of the St. Vincent de Paul Society, I have been working with this federally funded rental assistance program for almost 20 years. This year, the Alaska Housing Finance Corporation (AHFC), the state agency that administers the program, instituted major changes to the program. While I am personally very pessimistic about its future as a result of these changes, the final impact is unknown, so I will limit my comments to the program as it is today and as it has operated for the last couple of decades.

The Section 8 voucher program provides rental assistance to households below 50% of the Juneau Area Median Income (AMI). Households that have a voucher are required to pay 30% of their household income towards the rent and no household may pay less than \$50 per month. Eligibility requirements extend beyond simple income calculations. Many households are not eligible because of a criminal conviction or past problems with public housing or voucher programs.

We manage permanent, regulated, low-income housing at six locations in Juneau. Of the 88 apartments, 70% are occupied by single person households with incomes at **30% or less** of the Juneau AMI. Their median income is \$14,040 per year. I believe this would be the income category for most Haven House residents. If you accept the federal standard for "affordable" housing at 30% of household income, then these folks could afford about \$351 per month in total housing expense (rent,



Utilities etc.). In the regular housing market all of these households would be homeless without the substantial rental assistance provided by vouchers.

A few months ago, AHFC closed the waitlist for vouchers in Juneau. At that time there were approximately 350 vouchers being utilized and around 400 households on the waitlist for one of those vouchers, if it should become available. This is consistent with utilization and waitlist statistics over the last 20 years. There have never been a sufficient number of vouchers to meet the need. Voucher opportunities would typically arise when a recipient household lost a voucher because they violated their lease, moved out of the area, died or went to prison. It is rare for a recipient household to increase its income beyond the eligibility ceiling. The number of vouchers a community has, depends on the level of funding allocated by AHFC. Funding has not increased commensurate with the increase in cost and rent rates over time. Higher rents means fewer low-income households can be supported.

There has been no new construction of low-income affordable housing in Juneau in over a decade. Between 2007 and 2012, just two apartment building fires in downtown alone removed 58 low-income affordable apartments from the community inventory. There have been other losses as well—often by sale and conversion to market rate housing. A new tax credit project is being constructed in Douglas that should provide about 30 low-income units. However, none of those are supported by subsidy. Existing vouchers may move around, but there will be no increase in the actual number of supported households. It is not likely that any prospective Haven House resident without a voucher will be able to afford the rent at that project.

Another alternative could be the St. Vincent de Paul shelter. However, our current waitlist for the shelter, as always, is over 200% and our priority is for the elderly, disabled, and families with children.

We have watched the low-income affordable housing market get tighter and tighter over the last two decades—in spite of the construction we have sponsored. This is the main reason that Juneau is Alaska's most homeless city, with the highest per capita homeless rate in the state, and one of the highest in the nation.

The St. Vincent de Paul Society strongly supports the Haven House project, as does the Juneau Coalition on Housing and Homelessness. As the traditional sources of low-income rental assistance dry up, and as the number of households in need of that assistance continues to grow, we must find a wider variety of housing options for those in need. Haven House offers an alternative that can make a significant contribution to a specific segment of the low-income housing market. We support it, first because it expresses the larger community's commitment to our sisters in need. Second, because it diversifies the low-income affordable housing market and that increases opportunity for everyone.

Sincerely



Dan Austin, General Manager





247 S. Franklin Street
Open 24 Hours a day
365 days a year
**Food
Shelter
Hospitality**

September 17, 2012

Dear Grant Review Team,

It is my pleasure to write this letter in support of Haven House's application for SSAB Tier I funds. It is absolutely clear that Haven House will provide a great service for our community and we are anxiously anticipating the day when Haven House opens its doors.

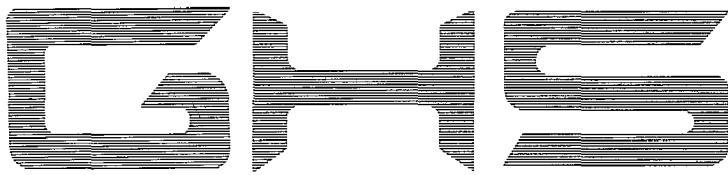
As you know, the Glory Hole is an emergency shelter, soup, kitchen, and care center. We are open 365 days of the year and provide breakfast, lunch, dinner, snacks, food boxes, warm day shelter, emergency shelter, and other programs and services. Our mission to provide food, shelter, and compassion to those in need.

One of the most heartbreaking aspects of operating the Glory Hole is seeing women with substance abuse issues come out of jail and stay at the Glory Hole. The first days and weeks are very positive. The women are generally busy looking for work, having interviews, and often finding jobs, getting their documents in order, applying for housing, going to AA meetings, generally trying very hard to have a good life. However, as the days and weeks go by and the women fail time after time to find housing, on account of lack of affordable housing in Juneau or because no one wants to/can rent to felons, things begin to deteriorate. The women, desperate for stable housing return to their partners, the same partners that got them into jail in the first place. They get into new terrible relationships, often prostituting themselves for housing. They start drinking and using drugs again. This happens over and over again because stable housing is essential to recovery and normalization.

Without a stable place to live, women will continue on having relapses and will continue on with the vicious cycles of being in and out of jail, in and out of abusive relationships, losing and regaining custody of their children, perpetuating homelessness, drug abuse, and violence. Haven House creates the possibility to break the cycle, to provide these women with a fighting chance of a good life, a normal life, a life in wholesome space, instead of an emergency shelter, the gutter, the bed of an abuser. If Haven House is able to operate, it will assume a very important place in the Juneau continuum of care. I strongly urge to approve Haven House's request for funding and to do everything in your power to support Haven House in any way you can.

Respectfully,

Mariya Lovishchuk
Executive Director



GASTINEAU HUMAN SERVICES CORPORATION • 5597 AISEK STREET • JUNEAU, ALASKA 99801
Behavioral Health Services • Community Corrections • Transitional Housing • (907) 780-4338 • Fax (907) 780-4098

November 27, 2013

Members of the Juneau Affordable Housing Commission,

Gastineau Human Services wholeheartedly supports Haven House Incorporated's application for a loan from the Juneau Affordable Housing Fund. This loan will help Haven House establish a supportive home for women re-entering the community from the prison system. Gastineau Human Services has been serving individuals re-entering the community from the prison system for many years, and we often see that one of the greatest hurdles to successful re-entry for women is an affordable home that is safe and supportive of their unique needs. Haven House can play a large role in overcoming this great need.

Haven House offers an innovative approach to addressing the problems that many women leaving prison must overcome. Your support through the Juneau Affordable Housing Fund will play a large role in making Haven House a community resource that Juneau can be proud of.

Sincerely,

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

Michael Pellerin
Executive Director



Love INC

Love In the Name of Christ

To Whom It May Concern:

Love INC Juneau
PO Box 35432
Juneau, AK 99803
Tel: (907) 780-4090
Fax: (907) 780-4091
loveinc@alaska.net
www.LoveINCJuneau.org

Nov. 25, 2013

On behalf of LoveINC, I am writing in support of Haven House Incorporated's application for funds to open a home for women coming out of prison. Haven House is a faith-based organization providing supported and structured living opportunities to foster healing and self-sufficiency for women coming out of prison. The home is designed to be a positive, supportive living environment which will stimulate personal and spiritual growth, encourage accountability and financial responsibility, and provide essential re-entry services during the resident's re-adjustment into the community. Other services offered include: case management; regular status review; compliance monitoring; relapse prevention support groups; referrals to other community services; and assistance with food, clothing, transportation, employment, and career development.

The 2010 Council of State Governments Justice Center noted "without a stable residence, it is nearly impossible for newly released individuals to reconnect positively to a community."

Haven House will be able to house nine women at any given time. According to Department of Corrections (DOC) statistics from 2011, 90 women who were convicted of offenses were released from Lemon Creek Correctional Center and 60 were released from Ketchikan Correctional Center. As Haven House is the only housing provider for women exiting prison in Southeast, we expect to operate at capacity while still serving only a small percentage of women needing housing upon their release.

I represent Love INC Juneau and we see daily evidence of the critical need for reentry programs for women. There are many single moms calling for our assistance, who desperately need the support and guidance provided by transitional housing, such as this.

Our organization believes that Haven House, Inc. will address a critical need in Southeast Alaska and we strongly urge support of their funding request. If you have any questions about the need for this program or our opinion of its potential success, please do not hesitate to contact me.

Respectfully,


Ann Lockhart
Executive Director

"Helping Churches Help People"



509 W. 3rd Avenue, Ste. 103
Anchorage, AK 99501
Phone: 907.279.9634
Fax: 907.279.0148

November 14, 2013

To Whom It May Concern,

On behalf of Volunteers of America Alaska, I am writing in support of Haven House Inc.'s application for funds to open a home for women coming out of prison. Haven House is a faith-based organization providing supported and structured living opportunities to foster healing and self-sufficiency for women coming out of prison in Southeast Alaska

Women coming out of prison face overwhelming obstacles. Given these challenges it isn't surprising that an Alaska Judicial Council study found that 66 percent of released prisoners are back in custody within three years of release. Sadly, most return to prison in the first six months.

The 2010 Council of State Governments Justice Center noted *"without a stable residence, it is nearly impossible for newly released individuals to reconnect positively to a community."*

The Alaska Prisoner Reentry Task Force Five-Year Prisoner Reentry Strategic Plan 2011-2016 notes, "the federal government and private foundations recognize the unique strengths that the faith community brings to the work of rehabilitation and successful reentry....what an untapped resource the faith community was and how much they had to offer in the pursuit of successful reentry outcomes. The program's outcomes were extremely promising...with recidivism rates among Ready4Work participants 34 to 50 percent below the national average." The strategic plan also "supports the continued expansion of programs such as Transformational Living Community and the transitional new community residences. "Far too many people coming back to their home communities are homeless and in need of the kind of support and care these residences provide. More are needed."

I represent Volunteers of America Alaska we see regular evidence of the critical need for reentry programs for women across our state. Our Grandfamilies Support Program sees many families who are shattered because of incarceration, worse yet, when Mom is released from prison she is unable to live with her children because many housing situations simply don't allow felons. This is heartbreaking for everyone.

Our organization believes that Haven House, Inc. will address a critical need in Southeast Alaska and we strongly urge support of their funding request. If you have any questions about the need for this program or our opinion of its potential success, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anne M. Dahlsten".



National Council on Alcoholism and Drug Dependence, Inc

211 4th Street, Suite 102
Juneau, Alaska 99801
Phone: 907-463-3755
www.ncadd-juneau.org

April 16, 2014

Haven House
P.O. Box 20875
Juneau, AK 99802

Dear June Degan:

The National Council on Alcoholism and Drug Dependence (NCADD), Juneau Affiliate supports Haven House's mission to provide safe and sober transitional housing for women exiting prison. When a person is released from prison he or she is at their most vulnerable and are likely to go back to using/abusing drugs and alcohol unless they have a safe and sober home to reside in. Haven House provides this along with peer support and connectivity to resources in the community where women can access support and treatment for mental health, drug/alcohol disorders, and/or co-occurring disorders.

Our agency encounters women on a daily basis who struggle to stay sober. We know that for many of these women a significant barrier for their recovery is the home environment and lack of positive peer support. They continue to reside with family or friends who continue to use/abuse alcohol and drugs and make unhealthy choices. Housing options are very limited in this community and so for some of these women they have no other options but to continue residing in these toxic environments. Haven House provides not only the safety and sober living, but also the peer support.

Peer support is growing in the Juneau community through agencies like NAMI, Juneau, and in the Juneau Recovery Community Organization that NCADD sponsors. There is also peer support found in the 12 step fellowships in our community. I have had the privilege to witness and hear countless stories throughout the past ten years of working in the behavioral health field about how peer support has helped men and women to get sober and live a life of recovery. Living a life of recovery is (re) building and (re) establishing relationships, employment, education, and other things that were lost or never had due to the use of alcohol and drugs. Haven House is giving women the opportunity to not only have sobriety, but a life of recovery where possibilities are endless. What a gift.

There are no transitional living houses that provide safe and sober living and support for women in Juneau. Our community needs you and we need more programs like Haven House.

Thank you for your advocacy, your hard work, and for your safe haven.


Respectfully yours,

Kathryn Chapman, MSW, C I
Executive Director

Education, Information, Help and Hope

Samantha Dye
Dye Consulting, LLC
P.O. Box 34774
Juneau, AK 99803

April 18, 2014

Haven House
P.O. Box 20875
Juneau, AK 99802

To the Members of the Board of Haven House:

I am writing this letter in support of Haven House opening a home in a residential neighborhood for women re-entering the community from prison.

In my work as an executive coach, I work with individuals and groups who want to make changes in their life. As a coach, I partner with them in that process and hold them accountable. What I have found is that for any change to occur, it has to start with a desire for change. I am in complete support of your opening a home for women who desire a change. It is clear to me that Haven House is not for all women transitioning from prison, but for those who really desire to make changes in their life.

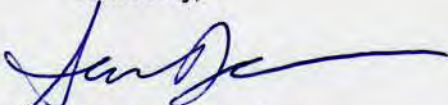
With the basis that Haven House is a place for women desiring change, I support Haven House opening this home in a residential neighborhood. In the re-entry process, the situation in which one lives can be the most influential element of success or failure. So often the situation (or home) from which one has come is not the best place to return. Having a place where women can live in a supportive *independent and interdependent* community would help women re-entering society take a large step toward success.

According to the hierarchy of needs, it is only when we have our physiological needs and our need for safety cared for that we can move on to our need to belong, our need for esteem, and our need for self-actualization. In order for women to be successful in re-entering society in every way, they need their basic need of housing cared for. Haven House provides for this basic need *and* it provides for the need of community and a sense of belonging.

For these reasons, I am in complete support of Haven House opening a home in a residential area. A residential area would give women a sense of 'normalcy' in the re-entry process. A residential home would give women a sense of physical community and hopefully lead them to deeper levels of trust and to the ability to create emotional community as well.

Opening a home in a residential neighborhood would give women re-entering society a healthy place to belong.... a place to move forward and to be successful in finding their own confidence, a place to learn how to respect others and to experience being respected, and a *home* in which to find and to shape the healthy version of who they are.

Sincerely,



JUNEAU REENTRY COALITION (JREC)

RE-ENTRY FACTS AT A GLANCE

- The daily cost of incarceration in Alaska's Department of Corrections (DOC) is about \$159 in 2014. It costs far less than that to provide community services, like housing and employment assistance, substance abuse/mental health treatment, education and training. It is more cost-effective to help returning citizens succeed in the community, than to pay for a prison bed.
- 2 of 3 prisoners return to custody within the first 3 years of release. Most of these individuals are rearrested within the first 6 months of their release. Many report that the difficulty of getting housing, employment, training, and other supports, as a contributing factor to failing and returning to prison.
- Misdemeanants make up about 78% of the releases from Alaska's institutions, contract jails, CRCs, or electronic monitoring. Misdemeanants are released unsupervised (not on probation or parole) and therefore are released without supervision or community supports.
- Alaska's top five misdemeanor offenses are: DUI, minor assaults, driving with licenses suspended or revoked, disorderly conduct, and domestic violence assault.
- 95% of Alaska's inmates are eventually released from prison – making it critical to support rehabilitation efforts so individuals leaving incarceration are more likely to succeed after release.
- About 1,383 people participated in substance abuse treatment inside Alaska's prisons in 2013.
- In 2002, 15.39% of offenders in Alaska were incarcerated for drug or alcohol offenses. By 2011, that number increased to 19.08%.
- DOC reports that as many as 80% of Alaska's prison population has a substance use disorder, and that 42% of Alaska's prison population have an identified mental disability.
- DOC has followed substance abuse program completers for 2.5 years and is showing a 14% reduction in recidivism.
- Communities are not adequately prepared to maintain rehabilitative programming. With more community supports, the likelihood of success increases.
- DOC reports some of their top challenges include:
 1. Connecting offenders to substance abuse treatment upon release;
 2. Complicated and lengthy process to connecting offenders to entitlements;
 3. Connecting offenders with safe, sober housing upon release.
- There are approximately 255 currently housed at Lemon Creek Correctional Center (LCCC) in Juneau. 394 inmates were released from LCCC in 2012.
- The Juneau Re-Entry Coalition is working to reduce Alaska's recidivism rate, and improve public safety in Alaska's communities.

CONTACT US:

Phone: 907-463-3755

Fax: 907-463-2540

Email: juneareentry@gmail.com

Location:

211 4th Street, Suite 102
Juneau, Alaska 99801

Website: www.juneareentry.org



MONTHLY MEETINGS

Contact
juneareentry@gmail.com
Or 463-3755

If you are a victim of a crime and need support or services, please contact the Violent Crimes Compensation Board, toll free at:
1-800-764-3040

MISSION of JREC

Promote public safety by identifying and implementing strategies that increase a former prisoner's well-being within the community and reduces the likelihood of their return to prison through recidivating. We will accomplish this by:

- Improved communication and collaboration between Alaska Department of Corrections and the community
- Building community partnerships to strengthen local services
- Identify barriers for those being released from incarceration and taking an active role in addressing those concerns
- Promoting community educational opportunities for those releasing regarding resources
- Work in conjunction with the Alaska Reentry Task Force to inform and promote reentry efforts within Alaska

JREC WORKGROUPS

Behavioral Health Workgroup

Community Education Workgroup

**Employment, Education
& Training Workgroup**

Family Support Workgroup

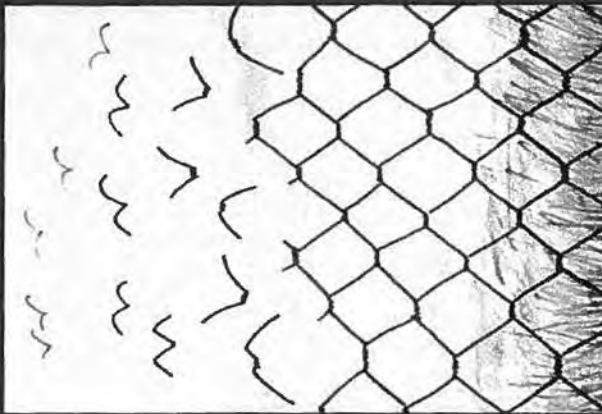
Housing Workgroup

Peer Support Workgroup

Pre/Post Release Workgroup

*To join a workgroup, email us at
juneautoreentry@gmail.com*

JUNEAU REENTRY COALITION (JREC)



The Juneau ReEntry Coalition is a collaboration of individuals, community stakeholders, public and not-for-profit agencies, faith-based and business partners who are united and committed to reducing recidivism among ex-offenders returning to the community of Juneau, Alaska

the affordability protections that implement the government housing program.

An evaluation of five such approaches in this two-part article demonstrates that successful efforts must observe six key principles:

- meeting short-term and long-term physical and financial needs;
- reinvesting excess proceeds back into affordable housing;
- guaranteeing affordability for current and future tenants;
- weeding out poorly performing owners and managers;
- providing for tenant participation in the decision-making process; and
- ensuring clarity in the governing law and regulations.

Passage of Congressman Frank's draft omnibus preservation bill would be a significant step in the right direction for several of the types of properties reviewed here. Other innovative long-term measures should be explored as well, such as providing stronger incentives to transfer these projects to mission-driven nonprofits or to local land trusts, in order to provide greater assurances of long-term public benefit from responsible recapitalization.²⁰ By combining the lessons learned from prior approaches with new innovative proposals, this important housing stock can remain a viable and valuable asset long into the future. ■

²⁰Exit tax relief is one such important proposal that would help address the issue of many private owners being unwilling to sell due to the steep capital gains taxes they would incur as a result of having taken prior significant depreciation deductions. Many owners thus hold onto their property to secure the step up in basis that occurs upon transfer at death, thus eliminating both the tax revenue to the government, as well as potentially failing to recapitalize the property. Exit tax relief would eliminate this tax burden in cases of a sale to a preservation-motivated purchaser.

The Importance of Stable Housing for Formerly Incarcerated Individuals

Each year more than 725,000 people leave state and federal prisons.¹ An additional 230,000 people leave county jails every week.² Formerly incarcerated individuals struggle to secure employment, obtain medical care and avoid substance abuse. According to criminal justice officials, however, finding housing is the biggest challenge faced by individuals returning to the community.³ This article will identify the barriers to accessing stable housing, describe the housing arrangements of individuals returning to the community and explore the relationship between residential instability and recidivism.

Obstacles to Stable Housing

A number of institutional and legal barriers prevent formerly incarcerated individuals from finding stable housing after release. Private housing represents 97% of the total housing stock in the United States.⁴ Due to soaring prices, however, private housing is simply out of reach for many formerly incarcerated individuals living in urban areas.⁵ Moreover, most landlords conduct criminal background checks on prospective tenants.⁶ Given the short supply of affordable housing, landlords can afford to deny housing to applicants with criminal records. Screening for sex offenders is especially prevalent.

Federally assisted housing is the only option for many people leaving correctional facilities. Harsh admission

¹HEATHER C. WEST & WILLIAM J. SABOL, U.S. DEP'T OF JUSTICE, BUREAU OF JUSTICE STATISTICS, PRISONERS IN 2007 (2008), available at <http://www.ojp.usdoj.gov/bjs/pub/pdf/p07.pdf>.

²AMY L. SOLOMON ET AL., LIFE AFTER LOCKUP: IMPROVING REENTRY FROM JAIL TO THE COMMUNITY XV (2008), available at <http://www.jjay.cuny.edu/centers/institutes/pri/pdfs/Final%20Life%20After%20Lockup.pdf>.

³CATERINA GOUVIS ROMAN & JEREMY TRAVIS, THE URBAN INST., TAKING STOCK: HOUSING, HOMELESSNESS, AND PRISONER REENTRY 2 (2004), available at http://www.urban.org/UploadedPDF/411096_taking_stock.pdf.

⁴JOAN PETERSILIA, CALIFORNIA POLICY RESEARCH CENTER, UNDERSTANDING CALIFORNIA CORRECTIONS 69 (2006).

⁵See NAT'L LOW INCOME HOUS. COALITION, OUT OF REACH 2009, <http://www.nlihc.org/oor/oor2009/data.cfm?getstate=on&getmsa=on&msa=2243&state=CA>. For example, the fair market rent for a one-bedroom apartment in Oakland, California, is \$1,093.

⁶See Maria Foscarnis & Rebecca K. Troth, *Reentry and Homelessness: Alternatives to Recidivism*, 39 CLEARINGHOUSE REV. 440, 446 (2005). All 50 states allow private landlords to screen an applicant for a criminal record. *But see* Madison, Wis. Code of Ordinances, Ch. 39.03(1) and (4) (Renumbered by Ord. 12,039, Adopted 2-17-98), available at <http://www.municode.com/resources/gateway.asp?pid=50000&sid=49>, Urbana, Ill., Code of Ordinances, Ch. 12 Art. III. Div. 1, §§ 12-37 and 12-64, (Ord. No. 7879-92, § 1(29), 4-24-79; Ord. No. 9798-49, § 1, 10-6-97), available at <http://www.city.urbana.il.us/>. Both Madison, Wisconsin and Urbana, Illinois passed ordinances that prevent discrimination on the basis of an arrest or conviction record.

policies, however, prevent many people with criminal records from accessing federally assisted housing. Public housing authorities (PHAs) must reject lifetime registered sex offenders and individuals convicted of manufacturing or producing methamphetamine on the premises of federally assisted housing.⁷ In addition, federal law permits PHAs to deny admission to applicants with histories of violent criminal activity, drug-related criminal activity, or criminal activity that may threaten the health, safety or peaceful enjoyment of the premises by other residents.⁸ The statute directs PHAs to consider criminal activity that occurred within a “reasonable time” prior to the admission decision.⁹ Nevertheless, some PHAs consider criminal activity that occurred as long as 10 years prior to the admission decision.¹⁰

Housing Arrangements After Release

Because of the barriers to obtaining stable housing, many formerly incarcerated individuals end up in unstable housing arrangements. A total of 10% of parolees are homeless nationwide.¹¹ In large urban areas such as Los Angeles and San Francisco, 30% to 50% of parolees are homeless.¹² A large portion of formerly incarcerated individuals rely on family members to provide shelter after release.¹³ Some family members, however, set limits on the amount of time that a returning relative can stay.¹⁴ Consequently, formerly incarcerated individuals end up “shuttling” between relatives, friends, shelters and the street.¹⁵ A study of men returning to the metropolitan

Cleveland area reveals the extent of the shuttling:¹⁶ 63% of the study participants reported living in two, three, four, or five places within the first year after release.¹⁷ At the end of the first year, 46% of the men referred to their housing arrangements as temporary and expected to move within a few weeks or months.¹⁸ Conversely, a small portion of formerly incarcerated individuals manage to secure their own apartment or house after release. In a study of men returning to Chicago, only 19% of the study participants reported living in their own place 16 months after release.¹⁹

Relationship Between Unstable Housing and Recidivism

Ultimately, many individuals are not able to avoid re-incarceration. In California, for example, 79% of parolees return to prison or abscond.²⁰ Research suggests that securing stable housing is crucial to successful re-entry. The study of men returning to the Cleveland metropolitan area found that obtaining stable housing within the first month after release inhibited re-incarceration.²¹ As stated in an Urban Institute study, “The importance of finding a stable residence cannot be overestimated: men who found such housing within the first month after release were less likely to return to prison during the first year out.”²² The study of men returning to Chicago reinforces the idea. Study participants who reported living in their own apartment or house two months after release faced a lower risk of re-incarceration.²³

Moreover, a study of over 40,000 individuals returning to New York City from state correctional facilities reveals the correlation between shelter use and risk of recidivism.²⁴ Individuals who entered a homeless shelter within the first two years after release faced a higher risk of re-incarceration.²⁵ Perhaps more significantly, individuals who reported living in a shelter before incarceration faced a higher risk of both shelter use after release and re-incarceration.²⁶ The figures suggest that “the crossing

⁷42 U.S.C.A. §§ 1437n(f), 13663 (Westlaw Oct. 27, 2009). The ban on individuals convicted of manufacturing or producing methamphetamine does not apply to project-based Section 8, Section 202, Section 811, Section 221(d)(3), Section 236, or USDA housing. The ban on lifetime registered sex offenders does not apply to USDA housing.

⁸42 U.S.C.A. § 13661(c) (Westlaw Oct. 27, 2009).

⁹*Id.*

¹⁰See San Francisco Housing Authority Admissions and Continued Occupancy Plan 2008, available at <http://www.sfha.org/about/pha/pdf/2008ACOP.pdf>.

¹¹LITTLE HOOVER COMM’N, BACK TO THE COMMUNITY: SAFE & SOUND PAROLE POLICIES 39 (2003).

¹²*Id.*

¹³See Nancy La Vigne et al., The Urban Institute, CHICAGO PRISONERS’ EXPERIENCES RETURNING HOME 16 (2004), available at http://www.urban.org/UploadedPDF/311115_ChicagoPrisoners.pdf. In a study of men returning to Chicago, 88% of the men reported living with family members or intimate partners four to eight months after release.

¹⁴TRACEY L. SHOLLENBERGER, THE URBAN INST., WHEN RELATIVES RETURN: INTERVIEWS WITH FAMILY MEMBERS OF RETURNING PRISONERS IN HOUSTON, TEXAS 9-10 (2009), available at http://www.urban.org/UploadedPDF/411903_when_relatives_return.pdf. The study followed family members of men and women returning to Houston. Of the family members who provided housing to a returning relative, over half imposed limits on the duration of the housing arrangements. Some of the study participants said that the returning relative could stay until he or she found an apartment or a job. Others said that the returning relative could stay as long as he or she did not use drugs or engage in criminal activity.

¹⁵JEREMY TRAVIS, BUT THEY ALL COME BACK: FACING THE CHALLENGES OF PRISONER REENTRY 219 (The Urban Inst. Press 2005).

¹⁶CHRISTY A. VISHER & SHANNON M.E. COURTNEY, THE URBAN INST., ONE YEAR OUT: EXPERIENCES OF PRISONERS RETURNING TO CLEVELAND 1 (2007), available at http://www.urban.org/UploadedPDF/311445_One_Year.pdf.

¹⁷*Id.* at 3.

¹⁸*Id.*

¹⁹JENNIFER YAHNER & CHRISTY VISHER, THE URBAN INST., ILLINOIS PRISONERS’ REENTRY SUCCESS THREE YEARS AFTER RELEASE 3 (2008), available at http://www.urban.org/UploadedPDF/411748_reentry_success.pdf.

²⁰LITTLE HOOVER COMM’N, *supra* note 11, at 55.

²¹VISHER & COURTNEY, *supra* note 16, at 11.

²²*Id.*

²³YAHNER & VISHER, *supra* note 19, at 3.

²⁴Stephen Metraux & Dennis P. Culhane, *Homeless Shelter Use and Reincarceration Following Prison Release*, 3 CRIMINOLOGY & PUB. POLICY 139 (2004).

²⁵*Id.* at 147.

²⁶*Id.* During the first two years after release, roughly 11% of the study participants entered a homeless shelter and 33% returned to prison. Among the study participants with a record of shelter use prior to incarceration, however, roughly 45% entered a homeless shelter and 42% returned to prison.

over from incarceration to homelessness, and vice versa, threatens to transform spells of incarceration or homelessness into more long-term patterns of social exclusion.”²⁷ Directing housing assistance to individuals with a history of residential instability before incarceration could reduce the rate of homelessness and re-incarceration among the re-entry population.²⁸

Conclusion

Many formerly incarcerated individuals end up in unstable housing arrangements after release. As the research above indicates, stable housing is a vital component of effective re-entry. By working to reduce the barriers that prevent formerly incarcerated individuals from accessing stable housing, advocates can reduce recidivism and improve public safety and community wellbeing. ■

Recent Cases

The following are brief summaries of recently reported federal and state cases that should be of interest to housing advocates. Copies of the opinions can be obtained from a number of sources including the cited reporter, Westlaw,¹ Lexis,² or, in some instances, the court’s website.³ Copies of the cases are *not* available from NHLP.

Housing Choice Voucher Program: Police Report Insufficient to Establish Drug-Related Criminal Activity

Weekes v. Boston Hous. Auth., No. 09H784CV00531 (Mass. Hous. Ct. Dec. 10, 2009). In terminating a voucher tenant’s assistance, a hearing officer relied on a police report stating that officers seized clear plastic bags containing a substance “believed to be Class D marijuana” from the tenant’s apartment. The court found that the statements in the police report, standing alone, were insufficient to establish by a preponderance of the evidence that the substance seized from the tenant’s apartment was marijuana. The court therefore found that the hearing officer’s conclusion that the tenant allowed her apartment to be used for drug-related criminal activity in violation of her Section 8 lease was legally erroneous. The court vacated the hearing officer’s decision and ordered the housing authority to reinstate the tenant’s voucher.

Housing Choice Voucher Program: Evidence Supported Hearing Officer’s Finding that Tenant Was Evicted

Morford-Garcia v. Metro. Council Hous. & Redev. Agency, 2009 WL 4909435 (Minn. Ct. App. Dec. 22, 2009) (unreported). An owner filed an eviction action against a voucher tenant. The parties later entered into a settlement agreeing to a mutual termination of the lease. The settlement stated that if the tenant violated its terms, the landlord would be entitled to an immediate writ of recovery. The tenant violated the settlement, and a writ of recovery was issued but later canceled. The tenant argued that the record did not support the hearing officer’s finding that she was evicted. The court disagreed, finding that an eviction judgment must have been entered in the owner’s favor, or else a writ of recovery would not have been issued. The court also found that there was substantial evidence to support the

²⁷*Id.* at 142.

²⁸*Id.* at 151; *see also* CORP. FOR SUPPORTIVE HOUS., GETTING OUT WITH NOWHERE TO GO: THE CASE FOR RE-ENTRY SUPPORTIVE HOUSING, *available at* http://www.csh.org/_data/global/images/ReEntryBooklet.pdf. Research shows that supportive housing—permanent affordable housing linked to services—works to break the cycle of homelessness and incarceration.

¹<http://www.westlaw.com>.

²<http://www.lexis.com>.

³For a list of courts that are accessible online, *see* <http://www.uscourts.gov/links.html> (federal courts) and <http://www.ncsc.dni.us/COURT/SITES/courts.htm#state> (for state courts). *See also* <http://www.courts.net>.

Studies on Effectiveness of Housing Former Offenders

National Housing Law Project, Housing Law Bulletin, Volume 40, "The Importance of Stable Housing for Formerly Incarcerated Individuals"

(http://www.nhlp.org/files/Importance%20of%20Stable%20Housing%20for%20Formerly%20Incarcerated_0.pdf)

"Research suggests that securing stable housing is crucial to successful re-entry. The study of men returning to the Cleveland metropolitan area found that obtaining stable housing within the first month after release inhibited re-incarceration. As stated in an Urban Institute study, 'The importance of finding a stable residence cannot be overestimated: men who found such housing within the first month after release were less likely to return to prison during the first year out.' The study of men returning to Chicago reinforces the idea. Study participants who reported living in their own apartment or house two months after release faced a lower risk of re-incarceration.

Moreover, a study of over 40,000 individuals returning to New York City from state correctional facilities reveals the correlation between shelter use and risk of recidivism. Individuals who entered a homeless shelter within the first two years after release faced a higher risk of re-incarceration. Perhaps more significantly, individuals who reported living in a shelter before incarceration faced a higher risk of both shelter use after release and in-incarceration. The figures suggest that "the crossing over from incarceration to homelessness, and vice versa, threatens to transform spells of incarceration or homelessness into more long-term patterns of social exclusion. " Directing housing assistance to individuals with a history of residential instability before incarceration could reduce the rate of homelessness and re-incarceration among the re-entry population."

Criminal Recidivism in Alaska, Alaska Judicial Council, January 2007

"Offenders are much more likely to re-offend or be remanded to custody during the first year after release, and especially during the first six months. Using existing resources for 're-entry' programs may be a cost-effective way to reduce recidivism by helping offenders to adjust to the expectations of employers, treatment providers, and others with whom they must interact. Re-entry programs can also deal with offenders' treatment needs, and help them find safe, sober housing."

In Our Backyard: Overcoming Community Resistance to Reentry Housing (A NIMY Toolkit)

(http://www.jjay.cuny.edu/TOOL_KIT_1-NIMBY_FINAL.pdf)

"Supportive housing programs provide stable and safe housing to homeless formerly incarcerated men and women alongside comprehensive and individualized services, such as education and vocational training, employment assistance and counseling, substance abuse treatment, access to medical and mental health care, family reunification counseling, and other specialized services directed at promoting independent living and reintegration into the community. There is growing evidence that supportive housing for homeless formerly incarcerated persons reduces recidivism, makes neighborhoods safer, promotes family re-unification, and is more humane and cost-effective than re-incarceration."

Alaska Prisoner Reentry Task Force Five-Year Prisoner Reentry Strategic Plan, 2011-2016

(<http://www.correct.state.ak.us/TskForce/documents/Five-Year%20Prisoner%20Reentry%20Plan.pdf>)

"As rightly observed by the 2010 Council of State Governments Justice Center, '[w]ithout a stable residence, it is nearly impossible for newly released individuals to reconnect positively to a community.'

When individuals are released from prison or jail, the ability to access safe and secure housing within the community is crucial to their successful reentry. Studies have shown that the first month after release is a vulnerable period “during which the risk of becoming homeless and/or returning to criminal justice involvement is high.” Yet, in most communities to which individuals return after incarceration, accessible and affordable housing is in exceedingly short supply. The additional challenges unique to people with criminal histories make it even more difficult for them to obtain stable housing.

More often than not, when these individuals are not linked to the services and supports that could facilitate their successful reintegration; they end up back in jail for either violating the conditions of their release or for committing a new crime. According to the 2007 Alaska Judicial Council recidivism study, one of the greatest contributing factors to recidivism was indigence, a condition impacting an individual’s ability to find housing.

Historically, the ADOC has performed insufficient prerelease planning to educate soon to be released prisoners on housing options or services in their communities. Soon the ADOC intends to implement its Offender Reentry Program that will provide convicted felons with an Individual Reentry Plan addressing, among other things, the prisoner’s plans for housing. To what extent institutional probation officers will be able to go beyond ascertaining if the prisoner has housing to actually working proactively to help the prisoner find housing prior to release remains unknown at this time.

Even if probation officers had lower caseloads and thus more time to work proactively with the probationer, the lack of accessible and affordable housing stock in most of Alaska’s communities makes it difficult even with the most proactive efforts on the part of probationer officer and probationer alike.”

April 8, 2014

Dear Neighbors,

Thank you for attending Haven House's neighborhood information meeting. We appreciated the opportunity to meet with you and believe we have a better understanding of your concerns and fears surrounding Haven House and our future residents.

We are all concerned about safety in Juneau. We strongly believe that Juneau will be safer for having Haven House and we may not have explained that as well as we could have at the meeting. If a woman getting out of prison cannot find safe, stable and sober housing, she is more likely to violate conditions of probation or parole or commit other crimes. With safe, stable, structured, sober housing, she is more likely to stay out of prison and become an engaged productive member of society. As one report put it, "There is growing evidence that supportive housing for homeless formerly incarcerated persons reduces recidivism, makes neighborhoods safer, promoted family re-unification, and is more humane and cost-effective than re-incarceration."¹

Haven House is part of a Statewide and nationwide effort to more effectively help persons getting out of prison, an urgent goal being taken up by government agencies, non-profit corporations, churches, individual volunteers. We hope you join us in that effort. We hope these answers to your questions may help you do that.

When he signed the Second Chance Act in 2008, President Bush said, "The country was built on the belief that each human being has limitless potential and worth. Everybody matters. Even those who have struggled with a dark past can find brighter days ahead."

To open Haven House, we plan to apply by April 21, 2014, for a use not listed/conditional use permit in accord with the letter from Hal Hart, Director of Community Development Department (CDD), dated March 18, 2014.

Below are answers to your questions. A few of the questions will be more fully addressed in our application.

Sincerely,

Larry Talley
Secretary, Haven House Inc.

¹ In Our Backyard: Overcoming Community Resistance to Reentry Housing (A NIMBY Toolkit) by Fortune Society and John Jay College of Criminal Justice at 3 (2011)J.

1. Groups homes are made up of disabled people. What kind of disability would the residents have?

“Group home” is a term that has different definitions in different contexts. A group home can mean a group of people living together in a home where the people are not related to each other but are living together out of affection, convenience, or a common interest.

We understand that you are most likely referring to “group home” as that term is defined in CBJ Ordinance CBJ 49.80.120. We believe Haven House is properly categorized as a single family residence and the residents of Haven House fall within the definition of family, namely “a group of people living together as an integrated housekeeping unit,” CBJ 49.80.120. In the alternative, we believe that Haven House is a group home. Haven House will have nine residents and at least seven residents will be women being released from prison who are committed to recovery from addiction. The women in recovery will clearly have a disability (addiction). Past history of drug or alcohol abuse is a handicap or disability. The two additional residents may also have this disability.

However, as you know, in its March 18, 2014 letter, CDD rescinded its earlier determination that Haven House was a halfway house and concluded that the CBJ ordinances regarding halfway houses and group homes were unenforceable. CDD concluded that Haven House is a boardinghouse and rooming house or is most similar to a boardinghouse and rooming house.

**2. What are the rules, regulations and or protocols for residents?
Please send us a copy.**

- a. With no supervisor on-site, how can you enforce these?**
- b. What is the expectation for alcohol use? Will there be regular testing for illegal drug use? If a woman does not follow expectations and/or tests positive for an illegal substance, what is the consequence?**
- c. Will there be a sign out/in form? Will there be a curfew in place? How long is a resident allowed to be absent from the house?**

Haven House will have house rules for residents. We have carefully reviewed the policies and house rules developed by similar re-entry programs in other cities. We are finalizing these rules and are making changes in two areas to respond to your concerns. First, a woman who is required to register on the Alaska sex offender registry will not be eligible to reside at Haven House. While very few sex offenders are women, and while the probation/parole officer would not recommend a woman required to register as a sex offender to live at Haven House, Haven House itself will not accept a woman in this category.

Second, a woman who violates the rule against alcohol or drugs [except, of course, for prescription drugs prescribed for the woman] on the Haven House

premises will be dismissed from Haven House. Haven House always had a zero tolerance stance on drugs and alcohol but we have established mandatory dismissal as the penalty for violating this rule.

In addition to the prohibition on the possession of alcohol or drugs on the premises, the house rules will establish will establish the conditions for a daily curfew of 10:00 p.m.; random inspections of rooms; visitation only by legal family members—with check of online court records for all visitors; limitations on absences from the home; shared household chores; and compliance with conditions of probation/parole.

- a. We will have an onsite night-time supervision of the house every night. We will describe the operation of the house during the day more fully in our CBJ application.
- b. As noted, Haven House will not allow any alcohol or drug use on the premises by any resident, staff, or volunteer. Those residents who are on probation or parole will be subject to testing by probation/parole officers or any other authority as allowed by Alaska law. Haven House does not plan to conduct drug testing for residents at this time.^[2] If a Haven House staff member suspects a woman has been using drugs or alcohol, the staff member will contact the woman's probation/parole officer.
- c. Haven House will have a sign out/sign in form. There will be a 10:00 p.m. curfew. Each resident is required to obtain pre-approval from the staff if she will be away from the home for more than 24 hours.

3. In light of the city's classification of Haven House as a halfway house, have you considered moving to a location where your organization's intentions would be properly zoned?

As you know, after you asked this question, CDD rescinded its classification of Haven House as a halfway house and has concluded that its ordinance regarding halfway houses is unenforceable. We never believed that Haven House is a halfway house

4. Please provide an answer to the apparent discrepancy between Mr. Talley's statement that women living in the house will be on Probation/Parole, and Ms. Degnan's statement that the women will not be serving a sentence and have completed all obligations to the Department of Corrections. Are these residents still on parole or probation while living in our neighborhood? Isn't Probation/Parole still considered a sentence that has not been completed?

Women living in Haven House may be on probation and/or parole. Women living in Haven House will not be serving a sentence while living in Haven House. We

² Per House Rules for Haven House, approved by the Board on April 20, 2014, Haven House staff may administer drug tests to Haven House residents.

believe that the term “serving a sentence for a criminal act” in CBJ 49.80.120 in the definition of group home and halfway house means that the person is confined to a particular location, must “serve their sentence” at that location, and is in the custody of the Department of Corrections while they are serving a sentence. In Juneau, people serve a sentence at the Lemon Creek Correctional Institution and the Anka Street Halfway House. A person on probation or parole can typically live anywhere subject to the approval of their probation or parole officer (if they have a probation or parole officer) .

Yes, we agree that a woman on probation or parole has not completed all the terms of their sentence. However, we do not believe that a woman is “serving a sentence” at Haven House, the Glory Hole, the house of their friends, the house of their parents, or anywhere else she may be living. If a woman violates the conditions of her probation or parole, she may have to return to prison to “serve her sentence.”

5. We understand that the house was purchased by Hugh Grant & Associates and HH has a year lease with option to buy with a monthly rate of \$2500/mo. Is this true?

We are renting the house from a private party and we intend to respect that party's privacy.

6. Someone said the owner of the Airport mini-mall apartments offered up a "large house" for HH use. Are there any plans to use this during the months or years while your appeal is pending?

We have been made aware of a number of properties which might be available for Haven House to rent. In the cases where those properties were available in a reasonable timeframe and appeared to be suitable for our purposes we made further inquiries. In the cases where the properties were only potentially available at some unspecified future date, or, the properties didn't meet Haven House requirements, we have not made further inquiries.

At the neighborhood meeting on February 22, 2014, some people asked that we look at the large red house, sometimes called “The Shattuck House,” in downtown Juneau near the Governor's Mansion. We immediately contacted the owner, who lives in Anchorage. The owner stated that the basement apartment was rented and that he had reached an agreement in principle to rent the house to a tourist-related company and was sending that renter a lease. However we could look at the house, in case the prospective rental fell through. We immediately toured the house. It would have needed work to bring it up to our standards and there was a renter for the downstairs basement apartment but we wanted to follow up further on it in case it would be available. When we called back the owner, he said that the tourist-related company had signed a two-year lease.

We will consider any other suggestions.

7. Some folks from Haven House have suggested that it meets the definition of single-family residence under the CBJ code. Please explain.

The women living at Haven House will be “one or more persons living as a single housekeeping unit,” which is the definition of family in CBJ 49.80.120. The definition does not require any blood or legal relation among the persons. The definition does not exclude anyone from being a member of a family because they are on probation or parole. The definition does not require any particular length of living together as a single housekeeping unit. The women at Haven House will share chores and have communal meals. We explained further why we believe we meet the definition of family in CBJ 49.80.120 in our appeal of CDD’s first determination, which we filed on March 10, 2014.

8. Wouldn’t it be more cost effective for your benefactors, and less destructive to the neighborhood, if you would simply take one or two of these women to live with you, and maybe others on the board can do the same. Spread out the people in ordinary families rather than create a concentration of ex-offenders in a residential neighborhood where everyone might not be as accepting as you?

We believe that the women participating in Haven House will derive benefit from being part of a community of peers with similar backgrounds and shared challenges and successes. Taking released women into a family home, where they would certainly feel out-of-place, uncomfortable, and a burden, would not offer the same opportunities for healing, self-respect, personal growth, and positive peer support that we believe these women will provide for each other within Haven House. Further, few, if any, on the Haven House Board have an empty room in their homes and a room that they could commit to being empty for two years.

We are not asking people in the neighborhood of 3202 Malissa Drive to have women who they do not personally know live in their homes. We simply want to locate Haven House in this neighborhood. It will not be destructive to the neighborhood. Everyone involved with Haven House would be willing to have Haven House in their neighborhood.

Finally, persons coming out of prison face tremendous difficulties in finding an affordable, sober, stable, safe place to live. The lack of affordable, sober, stable, safe housing linked with community services contributes to the high rate of recidivism—people returning to jail after release—in Alaska. A group of women released from prison living together in a safe, sober, structured environment are less likely to reoffend. The Alaska Department of Corrections

Five-Year Prisoner Reentry Strategic plan explains why the State supports faith-based prison and reentry support.

9. Some folks from Haven House have suggested that Haven House will not provide supervision and other services, but previously you have said that the house will be supervised by a house manager and a codirector.

Please explain.

a. If there will be a supervisor, do they have any experience supervising ex-offenders living together?

b. If there is no supervision, how are these women going to be rehabilitated as your stated mission implies?

Haven House will provide a nighttime supervisor. Haven House will explain the supervision of the house during the day in its permit application. Haven House will use the intake process as a new resident moves in as an opportunity to ensure that each resident fully understands the house rules. Haven House staff and the residents themselves will oversee adherence to house rules and coordinate shared household chores and other communal activities during weekly house meetings. Haven House staff will also share information with Probation/Parole Officers. Haven House participants will sign release forms allowing Probation/Parole Officers to share information with Haven House and visa-versa as a condition of their application.

Haven House staff will provide referrals to externally provided services (12-step programs, job training, etc.) and will assist Haven House participants in selecting and participating in these external services. Haven House will establish mentors for the residents. Staff and volunteers will serve as healthy role models for residents as they assist the resident navigate the difficult transition back into Juneau. Staff and volunteers will also learn from residents and develop relationships with them. Staff, volunteers and residents will discuss faith and how they have dealt with difficulties in their lives. This will result in a supportive and safe community of peers, staff, and mentors at Haven House that will support the women in making changes to increase their chances of integrating back into the community.

10. What is the application process like for women wanting to live at HH? Are there any backgrounds, criminal offenses or situations that could disqualify a woman from applying to HH?

Haven House participants must complete an extensive application which will include recommendations by Probation/Parole/Corrections Officers, and must interview with Haven House staff. The applications will be carefully reviewed by Haven House staff in consultation with the Probation/Parole Officers. A high priority of the review process will always be to protect the potential success of the participants who are already in the Haven House program. A woman who is

required to register as a sex offender will not be eligible to reside at Haven House.

11. Is there a long-term business plan or are we going year to year? What commitments do you have in place for Budget Year #2 and #3?

We are continually seeking stable funding sources and have grant applications under review and applications in process. Donations for Haven House are gratefully accepted at <http://juneaucf.org/>. Until Haven House has a legal right to operate, however, we cannot receive rental income and our ability to receive grants, engage in fundraising, and seek commitments for future years is severely undermined.

12. What is your policy on residents' visitors? Who, how long, when, hours, background checks, etc.?

Only legal family members may visit participants. Legal family members include spouse but do not include boyfriends. Visits must be scheduled at least 48 hours in advance and approved by staff. The staff will conduct a background check on all potential visitors by checking Court View, the online record system of the Alaska Court System, and may conduct further investigation. Visiting will occur in the main living room and visitors must leave by 10:00pm.

13. Will the residents have vehicles? If so, where will they park? Where will additional parking be located for those visiting or checking in with the women?

The residence at 3202 Malissa Drive has room for six cars on the Haven House property: two in the garage and four in the driveway outside the garage. There is room in front of the house to park two cars.

Based on our knowledge of the target participants and discussions with similar homes in Anchorage we expect few, if any, of our residents initially to have cars. However, eventually, after a resident has lived there a while and has a job and steady income, it is likely that one or more residents may have a car.

The two co-directors may be at the residence at the same time and both may have cars, although currently only one has a car. We expect the parking needs of Haven House residents, staff and volunteers will usually easily be met with the existing two-car garage and four spaces in front of the garage.

14. What is the expected length of stay for residents? How do you determine when a resident is appropriate for release?

We offer program participants up to two years in Haven House. We expect most residents will stay at least for six months and many will stay longer.

Haven House does not release a woman in the same way that a correctional facility releases someone. A woman who resides at Haven House is free to leave although, if she has a probation officer, she needs to have her residence approved.

However, in talking to a resident about whether to move out of Haven House, Haven House staff would primarily discuss whether she has other housing and whether that housing is safe and affordable; is likely conducive to her recovery from addiction, if she has that disability; is likely conducive to meeting the goals she has identified, such as employment, spiritual growth and possibly reunification with her children.

15. What is the safety plan if a resident or visitor becomes violent or is a danger to other residents or to the neighborhood? Will Haven House, Inc. be posting a surety bond?

The record of residences like Haven House are that the police are hardly, if ever, called. For example, the police have never been called to either of the Anchorage Correctional Ministry homes in Anchorage. Haven House will have a number which will be answered 24/7 if a neighbor wants to report a problem. If Haven House staff, residents or neighbors encounter a violent or threatening situation, they should call the police.

Haven House does not plan to post a surety bond. We believe it would be unprecedented for a project of this nature—a small project with no possibility of large scale economic damage—to be requested to post a bond.

16. Who is Haven House accountable to if they do not follow their stated plan and rules?

Haven House is a corporation and has the same accountability as any other corporation. As a non-profit corporation, Haven House is run by a Board of Directors, which sets policy for the organization. Haven House will provide a phone number for the neighbors to call to report any problems which will be answered 24/7.

17. What is your plan to assure the safety of neighborhood families, children, and property? Please address safety with respect to residents, as well as safety with regard to visitors, family, known associates, etc.

Haven House will offer housing to women who have been released from custody and who can live anywhere. Because of Haven House supervision, house rules, peer accountability, information sharing with Probation/Parole Officers, volunteer mentors and other support systems, the neighbors will be much safer with respect to the residents of Haven House than they would be from released prisoners living in Juneau without these supports.

For these same reasons the neighbors would likely be safer from Haven House residents than they would be from a large family providing little supervision and filling the house with children, children's friends, occasional babysitters, possibly couch-surfing relatives.

Please also see our answer to Question 12 regarding Haven House's visiting policy.

18. Are there any protocols in place for any uninvited unwanted visitors and how to properly deal with that situation when it arises?

Haven House staff will ensure that all residents understand the visitor policy. If an unwanted visitor comes by, Haven House staff will ask them to leave. If they do not leave, staff will call the police. Our board is committed to providing our staff with the training and resources that are recommended by the operators of similar homes. For example our staff participated in a 40-hour "Certified Victim Advocate" training provided by AWARE, and our staff traveled to Anchorage to spend a week being mentored by staff at re-entry homes operated by Alaska Correctional Ministries and New Life Ministries.

19. Which ones of the Board members have experience starting and operating a transitional facility for ex-offenders?

Several board members have many years of direct experience meeting with women who are still in the prison system, and over the years a great many of those women have been released and have maintained their acquaintance with our board members. Through that experience we have learned a great deal about what women need in order to successfully re-enter society. We also have board members (and staff) who have direct experience with founding and/or operating women's shelters. We are in close contact with Alaska Correctional Ministries and New Life Ministries who operate similar programs in Anchorage. We have paid for Alaska Correctional Ministries staff to travel to Juneau to consult, and we have sent our staff to Anchorage for mentoring.

20. What type of research did you do into the zoning and allowable use issues of this experiment prior to investing in this home? There are multiple areas that are zoned for this use, why did you not choose one in a properly zoned area? We are assuming you advised the realtor of your intentions for the property- did your s/he fail to disclose the applicable zoning to you?

We were aware that "group home" is an allowable use in the zone and we applied for an allowable use permit for a group home. We now believe that this was unnecessary because our use is more appropriately categorized as a single family residence. However, CDD has determined that Haven House is a

boarding house and rooming house, as defined in CBJ 49.80.210, or is a use most similar to a boarding house and rooming house.

21. Please describe your site selection process. Why did you decide against consulting the neighborhood's residents during this process?

We searched diligently for a long time to find a house that was a good fit for our requirements. We worked with multiple realtors and were shown a number of properties. When we found the house we now intend to occupy we recognized that, while it was not perfect, it was the best fit that we had seen in two years of searching.

We believed that our use of this property was an allowed use in this neighborhood and that under zoning codes this use did not require notification or consultation with the neighbors before we move in. Our board also desired to protect the privacy of our residents with respect to their status as felons in a society that stigmatizes felons. But the primary reason we did not consult the neighbors before renting the property was because we were applying for an allowed use which was proper without prior notice to nearby property owners. Our entire board would be pleased to have Haven House in our neighborhoods. We did not anticipate a negative neighborhood reaction.

22. Haven House, Inc. cites a number of parallel programs across the nation. These are close to bus routes, job centers, educational opportunities, etc. Why did you decide to be located remotely from services that the residents require in order to re-integrate into society?

It takes about 10 minutes to walk from the house to the bus stop at the corner of Nancy St. and Mendenhall Loop Road, the bus stop going towards the glacier. It takes a few minutes to cross the street and get the bus on the other side of the street going towards downtown.

It takes about 15 minutes to walk from the house to the bus stops at the corner of Haloff Way and Mendenhall Loop Road (where there is a cross walk to the other side of the street).

A round-trip walk of 30 minutes a day is a reasonable distance and would meet the standard recommendation for minimum physical exercise a day. Many people who live in the Valley do not have a car and take the bus to jobs, schools, and appointments.

We are currently of the opinion that, after two years of searching, this house is the best fit that we can find.

23. How many years are you prepared to engage in the appeals process through the different levels of city government and state courts before abandoning this location?

If our board decides this question the decision will be in executive session. However we are fully committed to seeing this worthy and needed project to completion. We believe that Haven House will be a very valuable addition to the community of Juneau.

The need for housing for formerly incarcerated persons is immense. The need for safe, sober, stable, structured, affordable housing for this population is undeniable. We hope to contribute to filling this community need without litigation.

24. Would you reconsider your decision and find another location if it is clear that the majority of the Tall Timbers neighbors are uncomfortable with their neighborhood being selected to for the halfway house? The house could be rented to a family - your loss minimized. Furniture stored for a future location. Assuming Hugh Grant supports your endeavor he could waive any lost rent and return your years payment.

The board is open to considering all viable alternatives.

25. Residential neighborhoods get to know each other and who belongs and who is a stranger. We school our children not to talk to strangers.
a. If you lived next door, what steps would you take to know who belongs here anymore, in view of the continual turnover of residents?
b. How can families with small children be comfortable with a continual flow of strangers - both HH residents and their visitors?

We expect that most women will stay for at least six months and they may stay up to two years. Most residents will be living in the neighborhood longer than a son or daughter who is home from college for the summer.

It is likely that the residents will not have that many visitors from their old life because by agreeing to live at Haven House, they are committing to turning their lives in a new direction and to cutting contact with unhealthy family and friends. All visitors must schedule a visit 48 hours in advance, must be approved, and will be subject to a check of their criminal history.

Further, the conditions of release for most of our residents will prohibit them from associating with other felons, unless at an approved meeting or an approved living situation, such as Haven House. So visitors are likely to be healthy and safe and not another felon.

A note specifically from Larry Talley, Haven House Board Secretary: I would welcome Haven House in my neighborhood. It is worth noting that my children are now sixteen and older, but I would introduce my children to Haven House staff and, to the extent comfortable to all parties, to Haven House residents. I would talk to my children about crime and prison and prisoners and recovery from substance abuse and re-entry into society after coming out of prison. I would try to find one or more Haven House participants who might feel comfortable with my family, and make an attempt to integrate that person or persons into my neighborhood, my church, my community, my circle of family friends. If my children were younger I would introduce my children to the Haven House staff if convenient but would otherwise expect my children and the residents of Haven House to be mostly unaware of each other. In other words, I would treat residents of Haven House like people.

Estimated Cost of Fencing for 3202 Malissa Drive

It would cost approximately \$6,000 – \$8,000 to build a 6 foot high cedar fence on both sides of the property at 3202 Malissa Drive. For vinyl fencing with the same specifications, it would cost approximately \$7,600 – \$9,800.

Source: Chris Nelson, Haven House, Inc. Board Member and Appraiser, 4/17/14. Mr. Nelson checked on a standard website, URL below, for building costs and obtained a verbal estimate from a local contractor. http://www.homewyse.com/costs/cost_of_6_foot_privacy_fencing.html

Email from Michael Matthews, Research Analyst IV at the Department of Corrections

From: larry talley <larryt@acm.org>
Date: May 23, 2012 at 7:09:03 PM AKDT
To: HavenHouseJuneau@googlegroups.com
Subject: Fwd: FW: women released from prison annually in Alaska
Reply-To: havenhousejuneau@googlegroups.com

----- Forwarded message -----

From: Matthews, Michael T (DOC) <michael.matthews@alaska.gov>
Date: Wed, May 23, 2012 at 7:22 AM
Subject: RE: FW: women released from prison annually in Alaska
To: larry talley <larryt@acm.org>

Apologies Larry. Your request ended up in the 'done' file without being sent.
Here you go.

Michael Matthews
Research Analyst IV
Department of Corrections
State of Alaska
P.O. Box 112000
Juneau, AK 99811
[907.465.3313](tel:907.465.3313)

-----Original Message-----

From: larry.talley@gmail.com [<mailto:larry.talley@gmail.com>] On Behalf
Of larry talley
Sent: Tuesday, May 22, 2012 4:50 PM
To: Matthews, Michael T (DOC)
Subject: Re: FW: women released from prison annually in Alaska

Hi Mike, did I answer all of your questions about the information we would like?
Number of discharges of persons who were serving a sentence, by sex,
by facility, by year, would be great.
Larry

On Thu, May 17, 2012 at 3:39 PM, larry talley <larryt@acm.org> wrote:
Good questions!
Discharges by facility is fine, we want to know what community a
person was discharged into, not where they came from.
We want statistics for offenders who had a conviction and were serving
a sentence.
Thanks for refining my questions.
Larry

On Thu, May 17, 2012 at 10:52 AM, Matthews, Michael T (DOC)
<michael.matthews@alaska.gov> wrote:

Hi Larry,

My name is Mike Matthews and your data request was forwarded to me by Bonnie for response as she
no longer works for Corrections and I am her replacement.

Just got a question or two and one or two comments:

*We can get you this information but only by the location of the facility from which the offender was discharged. So if the offender was from Angoon, and she was discharged from Lemon Creek CC, then she would be a Juneau discharge. Make sense?

*When you ask for "release" information, does it matter what the offender's status was prior to release? Are you only looking for the count of releases for offenders who have a conviction? Or are you looking for the gross count of discharges including unsentenced offenders who were discharged because they were found not guilty, offenders released from non-criminal holds, convicted offenders, and anyone else who was under our jurisdiction during the specified time period.

Mike

Michael Matthews
Research Analyst IV
Department of Corrections
State of Alaska
P.O. Box 112000
Juneau, AK 99811
[907.465.3313](tel:907.465.3313)

-----Original Message-----

From: Walters, Bonnie L (DOT)
Sent: Tuesday, May 15, 2012 8:18 AM
To: Matthews, Michael T (DOC)
Subject: FW: women released from prison annually in Alaska
Mike:
Another one for you...
Bonnie

-----Original Message-----

From: larry.talley@gmail.com [<mailto:larry.talley@gmail.com>] On
Behalf Of larry talley
Sent: Tuesday, May 15, 2012 8:00 AM
To: Walters, Bonnie L (DOT)
Cc: HavenHouseJuneau@googlegroups.com
Subject: Re: women released from prison annually in Alaska
Bonnie, excuse me for bothering you again, but, could you provide statistics on women released from prison by community of release? My specific interest is Southeast Alaska, I would like to know how many women are released annually in Juneau, Ketchikan, Sitka, etc. But I can of course filter the communities myself if you can provide the information.
Thanks again.
Larry Talley

On Wed, Jan 6, 2010 at 8:19 AM, Walters, Bonnie L (DOC) <bonnie.walters@alaska.gov> wrote:

Mr. Talley:

I am responding to your request for the number of women released from prison annually in Alaska. Here are the numbers for 2007 - 2009:

2007 - 8868

2008 - 8856

2009 - 9243

If you have any questions or need any further information, please let me know.

Bonnie Walters

Research Analyst

Department of Corrections

[\(907\) 465-3313](tel:9074653313)

**Convicted Female Offender Releases by
Facility: 2008-2011**

Year	Facility	Count
2008	ANCHORAGE JAIL	28
2008	ANVIL MTN CC	86
2008	COOK INLET PRETRIAL	1
2008	FAIRBANKS CC	316
2008	HILAND MTN CC	1,076
2008	KETCHIKAN CC	60
2008	LEMON CREEK CC	90
2008	MATSU PRETRIAL	88
2008	WILDWOOD PRETRIAL	206
2008	YUKON-KUSKOKWIM CC	222
2008	z_TOTAL	2,173
2009	ANCHORAGE JAIL	16
2009	ANVIL MTN CC	82
2009	FAIRBANKS CC	352
2009	HILAND MTN CC	1,271
2009	KETCHIKAN CC	48
2009	LEMON CREEK CC	65
2009	MATSU PRETRIAL	77
2009	WILDWOOD PRETRIAL	176

2009	YUKON-KUSKOKWIM CC	235
2009	z_TOTAL	2,322
2010	ANCHORAGE JAIL	22
2010	ANVIL MTN CC	77
2010	FAIRBANKS CC	249
2010	HILAND MTN CC	1,047
2010	KETCHIKAN CC	43
2010	LEMON CREEK CC	58
2010	MATSU PRETRIAL	91
2010	WILDWOOD CC	1
2010	WILDWOOD PRETRIAL	150
2010	YUKON-KUSKOKWIM CC	164
2010	z_TOTAL	1,902
2011	ANCHORAGE JAIL	18
2011	ANVIL MTN CC	64
2011	FAIRBANKS CC	189
2011	HILAND MTN CC	1,047
2011	KETCHIKAN CC	60
2011	LEMON CREEK CC	51
2011	MATSU PRETRIAL	90
2011	WILDWOOD PRETRIAL	120
2011	YUKON-KUSKOKWIM CC	52
2011	z_TOTAL	1,691



Aldersgate United Methodist Church

A Reconciling Congregation

Open Hearts, Open Doors, Open Minds

P.O. Box 33491 • Juneau, Alaska 99803

Rev. Susan Boegli, Pastor

April 21, 2014

June Degnan, President,
Haven House Board of Directors
PO Box 20875
Juneau, Alaska 99802.

Dear June,

I am writing you in support of Haven House opening its doors at 3202 Malissa Drive, which is a mere three blocks from my own home. I currently live in the Aldersgate United Methodist parsonage on Tongass Drive and love my neighborhood. Having the Haven House open its doors in our area is an honor and I look forward to befriending the residents of the home.

I am so impressed with the vision and mission of your organization and the hearts of those involved. In my view, helping women move back into society in a healthy and functional way is all of our responsibilities. I only wish we had more organizations committed to renewing lives.

Yesterday was Easter, and I preached of course on new life and new possibilities. The Haven House is an Easter story and I am thrilled to assist and work with you in any way I can. I am convinced that the fear some neighbors feel regarding Haven House opening on Malissa Drive will vanish once the relationships are built with the new residents. You can count on my service and support wherever Haven House opens, but I do hope that it is on Malissa Drive so I can be a more prominent part in making this a story of success.

Blessings to all of you,

Rev. Susan Boegli
3228 Tongass Blvd
Juneau AK 99801

April 15, 2014

A letter of support for Haven House:

To whom it may concern:

My name is Christina Wigg. I grew up in Juneau and have had many affiliations with the good and the bad due to some of my choices. I was incarcerated for about 2 years, most of my time spent in Eagle River at Hiland Mountain Correctional Center. I came back to Juneau on Parole, with only the Halfway House as an option. Though it did me good, I believe having other options to look into would have been beneficial for me. It took me working two jobs to save to get a place when I was in the halfway house. Most of us know not only working two jobs is hard enough on top of all of your treatment, but to save is harder. Had I not done any of this I wouldn't have gotten out of the halfway house when I did nor got my son back from State's custody. I would have been homeless amongst many others after getting out of incarceration. I believe having Haven House available will help many leaving prison to get back on their feet and create a sense of stability. Haven House is a great opportunity to prove that everyone is worth a chance. This is our time to prove that we are supportive in helping those who need help to get it in the manner that works for them.

Thank you,

A handwritten signature in black ink, appearing to read 'CW' or 'Christina Wigg', written in a cursive style.

Christina Wigg

April 21, 2014

Haven House
P.O. Box 20875
Juneau, Alaska 99802

To Whom It May Concern,

I'm taking a moment to write this and let you know a little about my story.

I was arrested in 2009 on drug felonies. I spent 2 years in jail and was released from Highland mountain in 2011. Upon release I had no idea what I was going to do for work or housing. I stayed at my daughter's grandparents home got a job at a car rental place. Things seemed to be going fine.


I relapsed a few months after my release. I went back to jail, lost my job and the trust of everyone close to me. I did one more year in jail and the halfway house. While I was in the halfway house I was able to apply for TBRA (Tenant Based Rental Assistance) .

Once I got out I struggled to find anyone that was willing to take TBRA. It wasn't until the last possible day that someone gave me a chance. I now have my own place in which I live with my daughter, and I have a good job.

I feel that if there was somewhere for women like my self to go upon release we would have a greater chance at success. I truly believe that Haven House is going to be a great opportunity for people. I would have used it as a stepping stone if it were available then. I was lucky to have found a home and had people in my life willing to take a chance on me, I now have over 2 years clean and sober, been at my job for over a year now, and am able to provide for my 14 year old daughter. All of this has been possible with a safe home, the support of friends, family and people willing to give me a chance.

Haven House is that chance that some will need to succeed in this journey they are on in life. Feel free to call me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amber Scroggins", is written over the printed name.

Amber Scroggins

907-209-3089

April 20, 2014

Haven House
P.O. Box 20875
Juneau, AK 99802

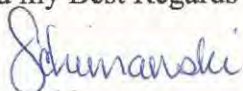
Hi my name is Heather Schimanski and I'm writing a letter to show support for Haven Housing in Juneau. I am a life long Juneau resident of over 30 years. I have been in recovery for over 5 years and have struggled with addiction from an early age. My addiction to drugs led me to prison and therefore caused me to have to start from scratch towards rebuilding my life all over again. I will list below the reasons why transitional housing is vital and imperative towards helping an individual to become a positive and productive member to a community.

While I was in prison I successfully completed an inpatient treatment program (RSAT) that addressed my addiction and other issues that caused me to use. Due to my incarceration I essentially lost everything and the biggest concern for me was a place to live. I am so grateful that RSAT was able to help develop an exit plan before my release; therefore making my transition into the community more easy. I was initially released to a Halfway House in Anchorage and resided there for almost 4 months. During my stay at the halfway house I was able to gain access to resources available in the Anchorage community. I applied for transitional housing that supported a drug free environment and promoted recovery. I was screened during this process and because of my completion with RSAT and showing various different ways that I was committed to my recovery I was accepted into transitional housing.

I feel very fortunate and grateful for the opportunity to have started my transition into the community inside transitional living. This environment helped me stay accountable and get the additional support I needed during my new transition. Being able to have assistance and live in an environment with other people experiencing the same kinds of things as myself allowed me to be more productive and stress free from those that did not have the resources such as I did. There were a multitude of levels that the transitional team helped coordinate and plan to allow me to be where I am at today.

My life is very different from before and has so much meaning and value to me today. I am forever grateful that I was given the opportunity to begin my transition in an environment that whole heartedly supported my recovery and success. I can say without a doubt that the transitional living was the biggest factor in my success today! I urge the public to support the Haven House as I can assure it will save and change many women's lives.

Thank you and my Best Regards



Larry Olson, LPC
P.O. Box 35925
Juneau, AK 99803-5925
Phone: 907.321.5104 Fax: 907.790.9655

April 21, 2014


To Whom It May Concern:

This letter is in support of Haven House.

I am a counselor who deals with many clients who have run afoul of the law. An enormous challenge newly released ex-prisoners are confronted with is re-establishing themselves in the community after their incarceration. Many have very little sober support or a safe place to live. Many also have very poor skills in independent living.

Haven House will be able to provide support for women recently released from prison. It will not just be a place to stay, but also will provide much needed support in many areas of life. I hope that Haven House will become a reality in Juneau.

Sincerely,



Larry Olson, LPC, MAC

Sr. Delia Sizler, SC

P.O. Box 240793

Douglas, AK 99824

To whom it may concern:

It is my belief that 3202 Malissa Drive is the best location for Haven House as it is conducive to the creation of a healthy community environment. My reasons for coming to this conclusion are the following.

I have been a member of a religious community for 49 years, most of which I lived in intentional community in groups of adult women living together for mutual support and with a common intention. The homes in which this living experience was successful were those that had shared common living space and space for privacy. We shared bathrooms and laundry space, kitchen and common room. We had a place for our office needs and a place to keep our personal belongings. The floor plans allowed for good relational living. These homes were located in neighborhoods, had yards and other homes near us. As adult women we were responsible for maintaining our home.

I write this because I have considerable personal experience in creating and in living in intentional community. The house the Haven House board is proposing for the Haven House on Malissa Drive has all the elements that will aid in the creation of community living. It has ample common space, bedroom space, bathrooms, kitchen and dining area and a floor plan that provides for relational living. And most importantly, the house is constructed in a way that encourages the coming together for family type living of adult women.

As a member of the board of Haven House I was thrilled when we discovered 3202 Malissa because it resonates with what I have experienced in community living. It is unlike any other place the board could find in Juneau as it has all those features that women needing a nurturing place to live require in order to be safe and peaceful together. The rent is affordable and has been purchased by an individual for our use. We hope that the neighbors will be respectful to the community of women who will live there.

In my opinion it is to the advantage of the CBJ to allow Haven House to occupy 3202 Malissa and permit its opening soon. It is my hope that the leadership both of the CBJ and Haven House mutually work together to promote this home for women previously incarcerated and desiring a relational community in which to live and recover. Haven House has the potential of being a model home that is most needed in our community.

Respectfully,

Sister Delia Sizler, SC

April 23, 2014

Ms. June Degnan
President
Haven House Board of Directors

Dear Ms. Degnan,

I am writing this letter in support of your effort to open Haven House at 3202 Malissa Drive, Juneau, AK 99801.

My name is Josclyn Peterson. I live in the neighborhood of 3202 Malissa Drive. I am supporting the Haven House for a number of reasons. I work in Real Estate in the community. The housing market here for rentals is very slim. I am hearing stories of people renting couches out to strangers because there are no other options. Much less, women getting out of jail with a felony charge; not only will they have a hard time finding work, but enough work to pay rent and support a household.

I am the mother of a teenager and a toddler. I do not fear the women who will be housed at the Haven House. There are more sex offenders in our neighborhood that I am concerned with. As a mother or father, you will always have to keep an eye on your kids no matter where you live. It is your duty to know your neighbors and to teach your children about "stranger danger".

My vision for Haven House is that it would help women like my sister to re enter society and become the woman she was meant to be. My sister has been on drugs for many years. She was incarcerated in Texas for one year before she moved to Juneau. She successfully finished her rehab treatment program. She moved here in Dec 2013 because my mom was diagnosed with stage 4 Breast cancer. Only 5 months after diagnosis, my mom passed away. My sister is not a bad person, she is not a child molester, or an abusive person. She just needs a safe place where she could have the support and help to get her on her feet. To help her become an independent woman for once in her life. She is not married, has no children. My mom and her were really close. She has never been alone. Right now, she is in the Half Way house and has the support of a case manager, counselor, and Probation officer. When she gets out, she will not have that every day support, or have a place to live. My sister is currently working 2 jobs and wants to have a healthy normal life.

Thank you for taking the time to read this. I hope everything works out.

--

Josclyn Peterson

209-6160

To whom it may concern:

We are practitioners of criminal law. In our practice, we commonly talk to our clients about time to serve both to evaluate whether to accept a plea agreement and when a judge imposes a sentence. Typically when a judge imposes a sentence, the judge will say, for example, seven years with four years suspended, three to serve. We would explain to our clients that means you will be in the custody of the Department of Corrections for three years minus any good time credit. When a person is released from the custody of the Department of Corrections on parole or probation, we do not believe they are "serving a sentence for a criminal act." If their probation or parole is revoked, they may return to the custody of the Department of Corrections and they would then be "serving a sentence."

Tom Wagner 4/25/14
Name

22
Number of years practicing
criminal law

Tom Collins 4/25/14
Name

37
Number of years practicing
criminal law

Kirsten Swanson 4/25/14
Name

18
Number of years practicing
criminal law

Julie Willoughby 4/27/14
Name

16
Number of years practicing
criminal law

Tom Wagner
Tom Collins
Kirsten Swanson
Julie Willoughby