

The following materials were submitted by the Tall Timbers Neighborhood Association after the completion of the staff report.

Staff will provide a supplemental staff report before the Public Hearing that addresses these comments.

Timbers Neighborhood Assn, Inc.
P.O. Box 33257
Juneau, AK 99803-3257

September 24, 2014

via hand delivery

Juneau Planning Commission & Board of Adjustment
c/o Community Development Department
155 S. Seward Street
Juneau, AK 99801

RECEIVED
OCT 01 2014
PERMIT CENTER/CDD

Re: USE20140008

Submitted herewith is a memorandum opposing issuance of a conditional use permit for Haven House, Inc. to open a "re-entry housing for women coming out of prison" at 3202 Malissa Drive, Juneau Alaska.

Please enter the memorandum into your files and deliver copies to the Planning Commission and Board of Adjustment in advance of the conditional use hearing scheduled for October 14, 2014.

Regards,



~~Guy Holt, President~~

Tall Timbers Neighborhood Assn, Inc.

**MEMORANDUM OPPOSING ISSUANCE OF
CONDITIONAL USE PERMIT FOR HAVEN HOUSE, INC.**

This is a memorandum by the Tall Timbers Neighborhood Association, Inc., explaining the numerous reasons why the Community Development Department (CDD), Juneau Planning Commission, and Board of Adjustment should deny a conditional use permit sought by Haven House, Inc. in file USE20140008.

Introduction

Haven House, Inc. is a non-profit corporation that seeks to use an existing home in a D-5 zone for transitional housing for people coming out of prison. Haven House has submitted various and sometimes contradictory descriptions of its proposed use in their permit application BLD20130767, first appeal APL20140001, second appeal APL20140004, conditional use application USE20140008, and use-not-listed application UNL20140001.

Each of the foregoing files contain public records on file with the Community Development Department, the entirety of which is hereby incorporated herein by reference.

On August 26, 2014, the Planning Commission of Juneau, Alaska sitting as the Board of Adjustment decided the use-not-listed case, UNL20140001. The Planning Commission decided that that the proposed use is of "the same general character" as those uses listed in category 1.610, miscellaneous rooms for rent, and would be permissible with an approved Conditional Use Permit.¹

It would be improper for the Planning Commission to approve the Conditional Use Permit because the proposed use would: (1) materially endanger public health or safety, (2) substantially decrease the value of property in the neighboring area, (3) be out of harmony with property in the neighboring area, (4) fail to be in general conformity with land use plans, thoroughfare plans, or other officially adopted plans, and (5) violate social policy. The foregoing assertions are explained below in detail.

¹ TTNA EXHIBIT 1, Board of Adjustment decision dated August 26, 2014, UNL20140001.

Under these circumstances, Code 49.15.330(a) unambiguously proclaims that "the permit shall be denied."

1. The Proposed Use Would Materially Endanger Public Health Or Safety

Make no mistake, Haven House's proposed use is that of a "halfway house." In her Nova Southeastern University Alumni Association biography, the President of Haven House, Inc. represents Haven House as a "halfway house for women recently released from prison."² Moreover, the National Taxonomy for Exempt Organizations (NTEE) category for Haven House, according to Haven House's IRS filings, includes "Half-Way House for Offenders/Ex-Offenders."³ In a letter issued by CDD Director Hart on January 24, 2014, Mr. Hart proclaimed that "Haven House best fits the definition of a halfway house."⁴

Numerous dictionaries make it clear that a halfway house is a place where people who have recently left a prison, mental hospital, or similar facility can live until they are considered ready to live by themselves; halfway houses may provide vocational training, counseling, and other services. The proposed use of Haven House fits this definition exactly, with the exception of providing any services, since Haven House

² TTNA EXHIBIT 20, Nova Southeastern University Alumni Association summary for June I. Degnan.

³ See TTNA EXHIBIT 21, a listing from GuideStar, an organization that seeks to "revolutionize philanthropy by providing information that advances transparency, enables uses to make better decisions, and encourages charitable giving," published at from <http://www.guidestar.org/organizations/27-3085950/haven-house.aspx>. See also TTNA EXHIBIT 22, a listing from another non-profit records aggregator, published at http://501c3lookup.org/HAVEN_HOUSE_INC/.

⁴ TTNA EXHIBIT 23, letter from CDD Director Hal Hart dated January 24, 2014. Although CDD subsequently refused to enforce the Halfway House ordinance, CDD's characterization still stands, and the definition from Code 49.80.120 is still on the books regardless of any enforceability issues.

requires residents to find their own social services off-site.⁵ Therefore, Haven House, Inc. in effect proposes a "reduced services" halfway house.

The following chart illustrates the comparison between the proposed use of Haven House and the concept of a Halfway House.

⁵ By its own admission, Haven House "will not provide substance abuse treatment programs, job-training problems [sic], mental health counseling or the like...." See TTNA EXHIBIT 15, page 6 of 39, letter from Pamela Finley to Director Hart.

	Haven House	Halfway House	Family
Residents are recently released ex-offenders.	✓	✓	O
Residents are serving a sentence. ⁶	✓	✓	O
Residents are recruited by Parole Officers or Department of Corrections staff to live in facility.	✓	✓	O
Facility does not welcome non-offenders as residents.	✓	✓	O
Some on-site supervision by paid staff.	✓	✓	O
Sole feature in common among all residents: ex-offender, recruited by sponsoring organization to live in house.	✓	✓	O
Familial relationship among residents is unnecessary.	✓	✓	O
Facility provides on-site counselors and services.	O	✓	O

⁶ "Sentence" includes the prison term as well as probation and parole. Probation is part of a sentence, according to the Alaska Judicial Council. See TTNA EXHIBIT 24, page 10 of 18 ("A Handbook for Victims of Crime in Alaska," from the Alaska Judicial Council). Parole is also part of a sentence, according to the Alaska Department of Corrections, since it "lets the offender serve the last part of a sentence in the community." See TTNA EXHIBIT 25, published by the Alaska Department of Corrections at <http://www.correct.state.ak.us/probation-parole/victim-resources-faq>.

The danger to public health and safety of having a *reduced services* halfway house in a residential neighborhood is explained as follows.

By Haven House's own admission, two out of three prisoners in Alaska returns to prison within three years.⁷ The recidivism statistics are even worse for those with alcohol or substance abuse problems.⁸

However, these alcohol and substance addicts, with the highest recidivism rates, are the central focus of Haven House's operations.⁹

The shortest stay for a resident at Haven House is said to be a one month probationary period; the longest stay is said to be two years.¹⁰ Therefore, over a ten year period, Haven House would introduce a transient population of between 95 (best case) and 1,080 (worst case) ex-offenders into the Tall Timbers community. With a recidivism rate of approximately 70% for those with drug and alcohol problems, this would mean that between 66 and 756 of the ex-offenders living at 3202 Malissa Drive over a ten year period would return to prison within three years.

An even greater number would inevitably commit crimes and evade being caught or convicted.¹¹

⁷ TTNA EXHIBIT 5, excerpted from the USE20140008 application filed May 2, 2014. See also TTNA EXHIBIT 11, page 5 of 160, "Haven House's Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination)." See also TTNA EXHIBIT 48, page 5 of 21, from Haven House, Inc. presentation of May 27, 2014.

⁸ TTNA EXHIBIT 19, See page 27 of 30, "Criminal Recidivism in Alaska," published by the Alaska Judicial Council.

⁹ "Of the nine residents, Haven House has reserved a minimum of seven spaces for women who are recovering from addiction." TTNA EXHIBIT 15, page 4 of 39, letter from Pamela Finley to Director Hart.

¹⁰ TTNA EXHIBIT 11, page 14 of 160, "Haven House's Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination)." See also, TTNA EXHIBIT 48, page 7 of 21.

¹¹ In the Planning Commission hearing of August 21, 2014, Kara Nelson testified that she committed many more crimes (probably thousands of felonies) than she was

The State of Alaska explicitly recognized the danger of ex-convicts congregating outside prison when they made it illegal for parolees to “contact or correspond with... a felon without the permission of the parole officer assigned to a parolee.”¹²

There is no shortage of documented cases of halfway house residents committing violence or other crimes. For example, consider the brief sampling set forth in TTNA EXHIBIT 36, TTNA EXHIBIT 37, TTNA EXHIBIT 38, TTNA EXHIBIT 39, and TTNA EXHIBIT 40.

Clearly, the proposed use of Haven House materially endangers public health and safety because it focuses a continually changing population of ex-offenders at 3202 Malissa Drive, exposing the families of neighboring homes and communities to a transient stream of ex-offenders that are statistically proven to re-offend far more often than not.

There is considerable doubt as to whether halfway houses help the problem of recidivism or actually make it worse. A groundbreaking study by officials in Pennsylvania cast serious doubt on the halfway house model, concluding that inmates who spend time in these facilities were actually more likely to return to crime than inmates who were directly released to the street.¹³ A different study by Harvard Professor James A. Beha, observed that there has been an explosion in the halfway house field, but little research has been done on the effectiveness of such programs.¹⁴

ever prosecuted for. TTNA EXHIBIT 49, page 9 of 14, minutes from August 21, 2014 planning commission meeting. Likewise, Susan Boegl testified that the only difference between her and potential felons of Haven House was that she did not get caught. *Id.* at 10 of 14.

¹² AS 33.16.150.

¹³ TTNA EXHIBIT 26, “Recidivism Report 2013” published by Pennsylvania Department of Corrections. See also, TTNA EXHIBIT 27, “Study: Halfway Houses a Flop at Rehabilitation,” Houston Chronicle. TTNA EXHIBIT 28, “Pennsylvania Study Finds Halfway Houses Don’t Reduce Recidivism,” New York Times.

¹⁴ TTNA EXHIBIT 29, page 335, “Testing the Functions and Effect of the Parole Halfway House: One Case Study,” Journal of Criminal Law and Criminology.

Beha studied halfway houses, ranging from two or three to over fifty residents, providing services and treatment ranging from simple shelter to intensive therapeutic community, and focusing on the ex-offenders difficult transition from prison to the community.¹⁵ After studying the Brooke House in Massachusetts, Beha found:

Even after all the appropriate methodological fallbacks are explored, the evidence on Brooke House discloses no net impact for the program in terms of reducing recidivism. This is consistent with other research on residential programs, whether pre-release, parole, or referral, whatever the program modality employed.

This does not mean that some programs may not help some people. But it does seem to imply that the general utility of such programs as a tool in crime reduction is minimal, given the limits of present knowledge about instigating behavior change. The case of Brooke House demonstrates that this is probably true even where the program is stable, the house well-run, and the staff well-trained.¹⁶

In the case of Haven House specifically, there is no clear evidence that the proposed use would succeed where other attempts have failed. Would Haven House improve recidivism, have no effect, or worsen it? The prospects for success are unclear at best. The Haven House staff has no experience operating a halfway house and, indeed, this is a brand new venture—a social experiment of sorts. None of the staff are certified in counseling or psychotherapy, and consequently the plan of Haven House, Inc. is for residents to somehow find such services off-site.¹⁷

Haven House has inconsistently described the supervision to be provided, ranging from a nighttime supervisor only, to night and day supervision."¹⁸

¹⁵ *Id.*

¹⁶ *Id.*, at pages 348-349.

¹⁷ By its own admission, Haven House "will not provide substance abuse treatment programs, job-training problems [sic], mental health counseling or the like...." TTNA EXHIBIT 15, page 6 of 39, letter from Pamela Finley to Director Hart.

¹⁸ TTNA EXHIBIT 15, page 3, letter from Pamela Finley to Director Hart. TTNA EXHIBIT 49, Haven House at Glacier Valley Elementary School presented May 27,

A substantial risk to public health and safety is posed by focusing ex-offenders in a residential neighborhood, by the poor record of the halfway house model, by the inexperience of the Haven House staff, by the high recidivism rate in Alaska, by the potential for high turnover at Haven House, and by the distance of 3202 Malissa from police stations.¹⁹

This risk is especially acute considering that: (1) there are at least twenty children residing within one block of 3202 Malissa Drive,²⁰ (2) an in-home day care for children is located three homes away, and (3) an elementary school is located 0.19 miles away.²¹

In its permit application, Haven House included several letters of support. Most or all of these tout the concept of re-entry housing in general. None of the letters addressed specific facts pertaining to the Tall Timbers neighborhood, nor the issue of whether Haven House would pose a substantial risk to public health and safety by focusing of ex-offenders in this residential neighborhood. As such, the letters of support must be dismissed when considered for this purpose.

Clearly, ex-offenders already live in a variety of neighborhoods across Juneau and the state of Alaska. In most individual cases, they are free to live wherever they wish. Some ex-offenders already live in Tall Timbers with full knowledge and acceptance by their neighbors. Nobody is trying to impinge on that freedom. What is objectionable, however, is that Haven House's proposed use would create a new and permanent institutional concentration of a transient body of ex-offenders focused in the midst of a residential neighborhood.

2014. In one description, Haven House, Inc. merely suggested that one or two co-directors might only be "generally present." TTNA EXHIBIT 48, page 9 of 21.

¹⁹ The home at 3202 Malissa is 4.5 miles from the Juneau Police station at 6255 Alaway Avenue. As a point of reference, Gastineau Human Services is another halfway house in Juneau, located at 5597 Aisek Street, which is less than one mile from Juneau Police.

²⁰ EXHIBIT 31 depicts a small sampling of children and some typical activities in the Tall Timbers neighborhood.

²¹ The distance from 3202 Malissa Drive to Glacier Valley Elementary School is 0.19 miles directly, and 0.38 miles along surface streets.

For the reasons expressed above, this concentration as proposed by Haven House is rife with problems. The proposed use cannot be modified through conditions placed on a conditional use approval. The reason for the danger to public health and safety is the very nature and essence of the proposed use, namely a concentration of transient ex-offenders from a penal system with high recidivism, focused in a low density suburban family neighborhood. Consequently, approval must be denied.

The proposed use would materially endanger the public health and safety, and the impacts cannot be satisfactorily overcome. Under these circumstances, Code 49.15.330 requires that the conditional use permit be denied.²²

2. The Proposed Use Would Substantially Decrease The Value Of Property In The Neighboring Area

The conditional use permit must also be denied because the proposed use would substantially decrease the value of property in the neighboring area. Although the actual danger to public health and safety is substantial, as explained above, the public apprehension surrounding the proposed reentry facility is even greater. And this perception is central to the nature of property values, aside from any arguments about whether the perception is justified or not.

Common sense dictates that, if a potential buyer viewed a Tall Timbers property proximate Haven House operating as proposed, and the potential buyer also viewed a property of comparable size and features and price elsewhere in the Valley, the buyer would select the "other" property in order to avoid the potential future impact on safety, nuisance, and property values due to the presence of Haven House. This avoidance of Tall Timbers property in favor of similarly situated properties elsewhere has a direct and obvious correlation with property values.

This effect is reflected by a letter from real estate broker Janice Lobaugh, who is a 33 year resident of Juneau and a former resident of Tall Timbers.²³ As a former resident, Ms. Lobaugh is familiar with the appearance, traffic, people, and character of the

²² Code 49.15.330(a).

²³ TTNA EXHIBIT 7, letter from Janice Lobaugh dated July 22, 2014.

neighborhood. Ms. Lobaugh states that, in her professional opinion, the presence of a transitional home as proposed by Haven House would **substantially decrease property values in the neighborhood**.

Moreover, Ms. Lobaugh recognizes that real estate agents would be legally and ethically obligated to disclose the presence of a home housing a transient set of ex-offenders, because this is a material fact relating to neighboring properties.²⁴

Also relevant are a substantial number of statements made by many residents of Tall Timbers stating that, had Haven House been operating as proposed when they were considering the purchase of a home in Tall Timbers, they never would have purchased in this neighborhood, or as some stated, without a substantial discount in offering price.²⁵

Even the mere possibility of Haven House beginning operations in the future threatens to lower real estate values. For example, a recent professional property appraisal of 8160 Gail noted the following:

There is a proposed half way house "house facility" in a nearby property. At this point, the facility has not been approved by the city and is not felt to be an adverse effect on value or marketability. However, if the housing facility is approved, this may change.²⁶

Therefore, at least one professional appraiser is already alert to the adverse effect of Haven House's proposed use on neighborhood properties.

Adverse impacts to property values quite obviously result from the public's avoidance of property in the neighborhood outright, and similarly result from the public's demand for a substantial discount in offering price.

In this regard, at least one real estate agent has already expressed reservations about a particular home for sale on Marilyn Avenue in Tall Timbers in view of the proposed use

²⁴ *Id.*

²⁵ TTNA EXHIBIT 8.

²⁶ TTNA EXHIBIT 47.

of Haven House.²⁷ This particular residence, although priced competitively in view of its location and size and features, has remained unsold since Haven House's plan to open at 3202 Malissa Drive became public. In connection with the Marilyn home, real estate agent Errol Champion sent an email to CDD Director Hart inquiring about the so-called "anti" signs in folks' yards.²⁸ The cited "anti" signs are indeed signs of protest against Haven House, but these are not the source of stagnant sales for the particular Marilyn Avenue home. The signs merely advise the public of the fact of the neighboring use, which real estate agents are required by law to disclose anyway.²⁹ Therefore, the failure of this particular home to sell is related to the prospect of a new halfway house opening a short distance away.

As another point of reference, a home at 2435 O'Day was on the market for over thirteen months. The sales difficulty of this home is no surprise, since it is next door to the JYS Wallington House for adolescent sexual offenders, located at 2461 O'Day.³⁰ This extended time on the market is unusual in Juneau, where lately there have only been around twenty-five homes for sale in the Mendenhall Valley. Like Haven House's re-entry home for felons, it is common sense that people do not want to purchase a house next to an home for sex offenders.

Haven House relied on a letter from James Wakefield, which stated that as long as Haven House 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."³¹ However, the letter is not trustworthy for a variety of reasons.

²⁷ TTNA EXHIBIT 9, email from Errol Champion to Director Hart dated April 22, 2014.

²⁸ *Id.*

²⁹ Moreover, Haven House has speculated that their proposed use would benefit the neighborhood in numerous ways, in which case, potential buyers would not be troubled by the "anti" signs as in Mr. Champion's case.

³⁰ TTNA EXHIBIT 10, JYS description of Wallington House, published at <http://www.jys.org/wallingtonhouse.php>

³¹ Letter from James Wakefield, TTNA EXHIBIT 41 (Attachment from "Haven House's Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination))."

First, Mr. Wakefield is not a licensed real estate broker. His license expired over six years ago.³² Therefore, he has not been immersed in the study of comparable home values and sales, as would a licensed broker. Mr. Wakefield listed Honey Bee Anderson as his employing broker, when registering with the State of Alaska.³³ However, when a representative from Tall Timbers contacted Ms. Anderson by telephone on or about July 15, 2014, she refused to endorse any of the statements in Mr. Wakefield's letter.

Second, other than visiting the property at 3202 Malissa, the relied-upon Wakefield letter did not state that Mr. Wakefield had any familiarity or experience with the Tall Timbers neighborhood, or knew anything about the uses, characteristics, residents, or other features of the neighborhood. Nor did Mr. Wakefield proclaim any familiarity with the details of Haven House's proposed operation such as house rules, residency lengths, background of residents, supervision, or any other feature essential to knowledge about the proposed use beyond "up to nine women who have recently been released from prison."

For these reasons, the Wakefield letter is devoid of any meaningful value in the context of property values.

Haven House further argued 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."³⁴

In making these statements, Haven House relied on a letter from John Shinholser, President of the McShin Foundation, a peer to peer recovery organization from Virginia. The letter is unreliable for several reasons. First, Mr. McShin is not an Alaska licensed real estate broker. In fact, other than visiting Juneau in March 2014, there is no evidence that Mr. McShin has ever been to Alaska. Second, rather than real estate or transitional homes for ex-offenders, Mr. McShin's background concerns a Virginia

³² See TTNA EXHIBIT 13, displaying a license listing published at <http://commerce.alaska.gov>.

³³ *Id.*

³⁴ TTNA EXHIBIT 11, page 21 of 160. TTNA EXHIBIT 17, page 2 of 3, letter of John Shinholser to June Degnan dated April 27, 2014.

foundation that “uses recovery addicts and alcoholics to educate, mentor, and spread the message of recovery to individuals new in sobriety.”³⁵ Haven House only added the “sobriety” aspect of the proposed use in response to CDD’s denial of their initial application, together with arguments on the Fair Housing Authority and Americans with Disabilities Act. Haven House’s principal focus, all along, has been with transitioning ex-offenders into society.

But Mr. McShin did not express any familiarity at all with transitional housing for felons, and the effect of such housing on neighborhood property values. For the foregoing reasons, Mr. McShin’s statement has no value whatsoever as to the issue of property values.

Haven House also relied on two letters concerning Miryam’s House in Spokane. But Miryam’s House is aimed at ending poverty and homelessness, and has nothing to do with re-entry for ex-offenders.³⁶ Nor do the authors of these letters proclaim any knowledge of Alaska real estate or the Tall Timbers neighborhood. These letters lack any probative value as to property values.

Haven House’s arguments also rely on statements abstracted from Habitat for Humanity and the Furman Center for Real Estate and Urban Policy to draw broad conclusions about the effect of a single house on values in a neighborhood.³⁷ However, these statements concern “affordable housing,” rather than the effect of focusing ex-offenders in a single household in a residential neighborhood. The statements do not demonstrate any knowledge of neighborhoods and real estate of Juneau, Alaska. For these reasons, the statement does not have any probative weight.

Haven House further cites statements from a CBJ Assessor regarding “income based rental units.”³⁸ However, as with the previous statements, this statement did not have anything to do with transitional housing for felons, nor did it concern the effect of such

³⁵ *Id.* at page 1 of 3.

³⁶ <http://www.help4women.org/programs>

³⁷ TTNA EXHIBIT 11, page 21 of 160, “Haven House’s Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination).”

³⁸ *Id.* at page 22 of 160.

housing on neighborhood property values. Rather, the cited statements concerned a multi-family housing project. The CBJ Assessor statements are not germane to the current analysis, and they should be dismissed entirely.

The proposed use cannot be modified through conditions placed on a conditional use approval. The reason that Haven House would materially decrease neighborhood property values is the very nature and essence of the proposed use, namely a concentration of a transient group of ex-offenders in a low density family neighborhood. Consequently, approval must be denied.

Since the proposed use will substantially decrease the value of property in the neighboring area, Code 49.15.330 requires that the conditional use permit be denied.³⁹

3. The Proposed Use Would Be Out Of Harmony With Property In The Neighboring Area

As explained below, the proposed use is clearly “out of harmony” with property in the neighboring area, and therefore CBJ Code requires that the conditional use permit be denied.⁴⁰

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.⁴¹ The D-5 zone, as with other residential districts set out in Code 49.25.210, is “established for residential living protected from incompatible and disruptive activities.”

Haven House proposes an institutional use, namely, a structured, supervised living environment pursuant to rules adopted and enforced by Haven House personnel designed to help selected people transition from prison into the general community without reoffending. The essential characteristic of Haven House’s proposed use is to afford a structure by which these people can transition from prison. Living in the house is part of the structure but not of its essence – its essence being the institutional

³⁹ If the adverse impacts cannot be satisfactorily overcome, the permit shall be denied as required by Code 49.15.330(a).

⁴⁰ *Id.*

⁴¹ Code 49.25.210(c).

framework and supportive environment offering treatment and guidance to avoid recidivism.⁴²

Clearly, nine parolees would be forbidden from simply renting a home together. This is because parolees cannot contact or even correspond with a felon without the permission of their assigned parole officers.⁴³ The difference between nine parolees renting a home together and that of Haven House, and the reason why parole officers are already supporting the concept of Haven House, is the institutional framework. Therefore, Haven House is not simply about living space.

The proposed use is clearly "out of harmony" with property in the neighboring area. In order to reach this conclusion, it is important to consider property in the neighboring area.

The residences of Tall Timbers are made up of single family dwellings, without exception. TTNA EXHIBIT 30 contains photographs showing each one of the homes in the neighboring area, namely, Marilyn Avenue, Malissa Drive, and Gail Avenue between Malissa Drive and Tongass Boulevard. The photographs clearly show that the neighborhood is made up of detached single-family dwellings, with no duplexes, apartments, or other concentrated residential uses. There are no institutions, businesses, or other commercial uses except for a single in-home day care for children.

The neighborhood is suburban, near to schools, and many of the houses adjoin forested land. There is no "through" access to other streets or neighborhoods. People know or at least recognize the other neighbors and their vehicles.

The residents of these homes and their vehicles include:⁴⁴

1. One adult and a tenant. Three vehicles.
2. One elderly woman. One vehicle.
3. Small family including two parents and one minor child. Two vehicles.
4. Small family including two parents and two minor children. Two vehicles.

⁴² EXHIBIT 5.

⁴³ AS 33.16.150.

⁴⁴ Addresses have been omitted in order to protect the residences of children.

5. Small family with two grandparents and four minor grandchildren who live with them part of the week.
6. Small family with two parents and one minor child. Three vehicles.
7. Two brothers and two renters. Two vehicles.
8. Married couple. Two vehicles.
9. Small family with two minor children. Two vehicles.
10. Small family with one minor child. Two vehicles.
11. Small family with three adult children. Two vehicles.
12. Small family with two minor children. Two vehicles.
13. Small family with two parents and two minor children, and one renter. Three vehicles. In-home daycare for minor children.
14. Small family with two parents and three minor children. One vehicle.
15. Small family with one parent and two children. Two vehicles.
16. Small family with one parent and two adult children. Two vehicles.
17. Small family with two parents, one minor child, and another family member. Two vehicles.
18. Small family with two parents and one adult child. Three vehicles.
19. Married couple. Two vehicles.
20. One adult. One vehicle.
21. Small family including two grandparents, one adult child and her boyfriend, and two grandchildren. Three vehicles.
22. Small family with two parents and one adult child. Two vehicles.
23. Small family with two parents and two children. Two vehicles.
24. Parent and one adult child. Two vehicles.
25. Small family including two parents and one adult child. Two vehicles.

These residents are typical family homes, as contrasted with an institution operated by a corporation on behalf of a continually changing body of as-yet unknown residents.

Rain or shine, children are often seen playing in front yards and riding bicycles and scooters in the streets. TTNA EXHIBIT 31 shows some typical scenes depicting children of the Tall Timbers neighborhood in the environment of the nearby homes and streets.

Make no mistake, there is **significant public opposition** to the proposed use. After hosting an informative meeting for the neighborhood, one CDD planner remarked that

this meeting was the "worst experience in her career."⁴⁵ Although some of the meeting conflict was arguably due to the inflexible meeting format imposed by CDD, and CDD's poor management of the meeting and the speakers, the community outrage expressed at this meeting is indisputable evidence of significant public opposition to the proposed use. It is also evidence that there is a total absence of harmony between Haven House's proposed use and the neighborhood area.

TTNA EXHIBIT 46 contains a petition protesting the proposed use by Haven House, Inc. from residents of Tall Timbers, further underscoring the widespread public opposition to the proposed use of Haven House, Inc.

TTNA EXHIBIT 7 is a letter from licensed real estate broker Janice Lobaugh, who is a 33 year resident of Juneau and a former resident of Tall Timbers. As a former resident, Ms. Lobaugh is familiar with the appearance, traffic, residents, and character of the neighborhood. Ms. Lobaugh observed that the proposed business of Haven House, Inc. is "completely out of harmony with the neighborhood."⁴⁶

Indeed, since the very beginning of this project, the staff of Haven House, Inc. has known that the proposed use is out of harmony with the neighborhood.

On February 22, 2014, Haven House co-director Anne Flaherty publicly stated that Haven House's intention was to come into the neighborhood "under the radar," which means that Haven House was trying to commence operations at 3202 Malissa Drive without the knowledge of anyone in the neighborhood. Why would Haven House try to sneak their re-entry home into the neighborhood? Clearly, because the project was so out-of-harmony with the neighborhood that it was likely to result in significant public outcry.

Haven House stated that "[w]hen 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 informative meeting at the house."⁴⁷ Truth be

⁴⁵ TTNA EXHIBIT 32, email from Hal Hart to Rob Steedle, dated May 28, 2014.

⁴⁶ TTNA EXHIBIT 7, letter from Janice Lobaugh dated July 22, 2014.

⁴⁷ TTNA EXHIBIT 11, page 24 of 160, "Haven House's Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination)."

said, Haven House did not contact any of the neighbors until after the neighbors' legal counsel contacted Haven House.

In addition to the lack of harmony between the proposed use and the neighboring area, Haven House's lack of respect for the neighboring community further demonstrates a lack of harmony between the staff of Haven House, Inc. and the neighborhood. Haven House's scheme to come in "under the radar" is at odds with the conventional wisdom applicable in developing transitional living. In this regard, the U.S. Department of Justice published a document entitled "Guide for Developing Housing for Ex-Offenders."⁴⁸ The Guide is intended as a tool to help interested groups by presenting a step-by-step approach for developing housing for ex-offenders.⁴⁹ According to the Guide:

One of the most challenging problems that you can expect to encounter is resistance from residents of the neighborhood where you plan to provide housing for the ex-offender population. Residents may be opposed to changes they perceive as not in their best interests especially before they have reliable information and become involved in the planning process.

It will be important that you prepare for neighborhood resistance by **involving the residents early in the process** and help them to understand the facts, thus neutralizing the fears and rumors that often circulate around these efforts. By letting the neighborhood residents know what kind of support services will be provided, what kind of safety measures will be in place, and any other protections that will be built into the program, you can help assuage their concerns.⁵⁰

Moreover, the Guide states:

⁴⁸ TTNA EXHIBIT 33, "Guide for Developing Housing for Ex-Offenders," published by the U.S. Department of Justice.

⁴⁹ *Id.* at page 4 of 26.

⁵⁰ *Id.* at page 10 of 26.

If you are able to get the residents' cooperation, the program will have a much better chance of succeeding. The optimum goal is to have them offer suggestions for what needs to be done and how they are willing to help.⁵¹

Haven House ignored the conventional wisdom and decided to come in "under the radar," showing disrespect for the people that live nearby. A number of citizens have lived in the Tall Timbers community for two, three, and four decades.

Haven House claims that "[i]t is important to recognize that some residents in the Tall Timbers subdivision already welcome Haven House."⁵² Upon more careful consideration, neither of Haven House's cited "residents" actually lives in Tall Timbers. Jocelyn Peterson⁵³ lives at 3224 Tongass and Susan Boegli⁵⁴ lives at 3220 Tongass. Both of these addresses did not even exist when the Tall Timbers neighborhood was created.⁵⁵

In its permit application, Haven House included a number of supportive letters. Most or all of these proclaim their support of the abstract idea of re-entry housing. None of these letters demonstrates knowledge of any specific characteristics of the Tall Timbers neighborhood, nor do any of these letters address whether opening a re-entry housing as proposed by Haven House would be out of harmony with the neighboring area. As such, the letters of support have no value to the present analysis.

Rather, the proposed use is completely out of harmony with the neighboring area and the neighboring occupants, as shown herein. Harmony cannot be achieved by modifying the proposed use through conditions placed on a conditional use approval. The central theme of the proposed use is wholly incompatible with the existing land

⁵¹ *Id.*

⁵² TTNA EXHIBIT 11, page 24 of 160, "Haven House's Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination)."

⁵³ TTNA EXHIBIT 44, letter from Josclyn Peterson to June Degnan dated April 23, 2014.

⁵⁴ TTNA EXHIBIT 45, letter from Susan Boegli to June Degnan dated April 21, 2014.

⁵⁵ TTNA EXHIBIT 16, Plat of Tall Timbers Subdivision No. 1, dated May 1, 1973.

uses in terms of business versus personal use, residential density, institutional goals and framework, and foot and vehicle traffic.

Since the proposed use would be out of harmony with property in the neighboring area, Code 49.15.330 requires that the conditional use permit be denied.⁵⁶

4. The Proposed Use Will Not Be In General Conformity With The Land Use Plan, Thoroughfare Plan, Or Other Officially Adopted Plans

A. The Proposed Use Is Not In General Conformity With The 2013 Comprehensive Plan ("Comprehensive Plan").

The proposed use should be rejected because it does not conform to the current 2013 Comprehensive Plan of the City & Borough of Juneau, which was adopted November 2013. The entirety of the foregoing document is hereby incorporated herein by reference.

The Comprehensive Plan documents many benefits of living in Juneau Alaska, including that:

We live in safe neighborhoods and go about our day-to-day business with a friendly and functional community.⁵⁷

Moreover, the Comprehensive Plan adopted guiding principles including a goal of maintaining a "safe place to raise a family", and particularly, to "**maintain safe neighborhoods.**"⁵⁸

Clearly neighborhood safety is an important concept in the Comprehensive Plan. However, as explained in detail above in conjunction with public health and safety and harmony of the neighborhood, the proposed use of Haven House, Inc. threatens the

⁵⁶ If the adverse impacts cannot be satisfactorily overcome, the permit shall be denied as required by Code 49.15.330(a).

⁵⁷ Comprehensive Plan of the City and Borough of Juneau, Adopted November [sic] 2013, Ordinance 2013-26, page 1.

⁵⁸ *Id.*, at page 2.

safety of the Tall Timbers and surrounding neighborhoods, and moreover threatens to destroy the fabric of the friendly and functional community that has been carried on, undisturbed, for over forty years. Approving the proposed use is not in furtherance of having a safe place to raise a family.

The Comprehensive Plan documents the vision of comprehensive planning to:

...preserve, promote, protect, and improve the **public health, safety, appearance, convenience, provision of services, and general welfare.**⁵⁹

The proposed use violates the spirit of the Comprehensive Plan because it does not preserve, promote, protect, and improve the public health, safety, and general welfare of the Tall Timbers and surrounding neighborhoods. As explained above, there are significant issues concerning neighborhood "safety."

Furthermore, the "general welfare" of Juneau is not enhanced because Haven House seeks to import ex-offenders into Juneau from other communities such as Ketchikan, all of Southeast Alaska, and Anchorage.⁶⁰

The Comprehensive Plan states a further policy of facilitating residential developments of various types and densities that are appropriately located in relation to site

⁵⁹ *Id.*, at page 1.

⁶⁰ "Haven House Juneau is a start-up not for profit social service agency serving Southeast Alaska... Southeast Alaska is home to approximately 12% of the state's population... so we expect approximately 12% of these released women to choose to live in Southeast Alaska." TTNA EXHIBIT 2, page 4 of 11, Haven House Juneau Business Plan from Haven House Development Permit Application filed December 23, 2013.

"We will also accept referrals from... Anchorage, if residents of Anchorage homes wish to transition to Juneau." TTNA EXHIBIT 3, page 4 of 6, "Haven House Business Plan." See also, TTNA EXHIBIT 11, pages 11-12 of 160, "Haven House's Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination)."

conditions, surrounding land uses, and capacity of public facilities and transportation systems.⁶¹ In connection with this, the Comprehensive Plan recognizes that

[A] major concern expressed by Juneau residents is the need to **protect the character of existing neighborhoods from incompatible uses.**⁶²

The proposed use is wildly incompatible with Tall Timbers and adjoining neighborhoods, as expressed thoroughly above.

The Comprehensive Plan also acknowledges the importance of neighborhood character.

"The CBJ's land area has four distinct community forms that appeal to a diverse population. Each type of community form satisfies the lifestyle of the residents living therein and those **residents have expressed a strong desire to protect and enhance this community form.**"⁶³

The proposed use would destroy the neighborhood character of a neighborhood comprised exclusively of single family homes and families and free of any corporate institutions and social experiments involving ex-offenders.

In Policy 4.1 – IA7, the Comprehensive Plan seeks to

...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.⁶⁴

According to their own characterizations, Haven House qualifies as "special needs" housing and indeed Haven House has argued that "past history of drug or alcohol

⁶¹ Comprehensive Plan of the City and Borough of Juneau, Adopted November [sic] 2013, Ordinance 2013-26, page 131, Policy 10.3.

⁶² *Id.*, page 131.

⁶³ *Id.*, at page 13.

⁶⁴ *Id.*, at page 37, Policy 4.1 – IA7.

abuse qualifies as a handicap or disability.”⁶⁵ However, the proposed use of Haven House does not conform to the Comprehensive Plan because Haven House does not intend to provide their services in a neighborhood that is readily accessible to public transit, public amenities and supportive services.

The property at 3202 Malissa is not “readily accessible” to public transit. The streets of Tall Timbers do not have sidewalks. Nor do they have street lights, making for dark streets on winter mornings, afternoons, and evenings. The city lists these streets as “not maintained,” which means that they are not regularly plowed during periods of snow.⁶⁶ By Haven House’s own admission, the nearest stop to catch a bus heading toward the Valley is at Haloff Way and Mendenhall Loop Road, nearly one mile from 3202 Malissa Drive.⁶⁷ The walking time is said to be fifteen minutes,⁶⁸ but this quite clearly does not account for icy or unplowed streets and sidewalks. “Readily accessible” is a stretch, at best.

⁶⁵ TTNA EXHIBIT 15, letter from Pamela Finley to Director Hart dated March 10, 2014.

⁶⁶ TTNA EXHIBIT 18, published at <http://www.juneau.org/streets/SidewalkMaps.php>

⁶⁷ TTNA EXHIBIT 14, excerpted from the USE20140008 application filed May 2, 2014. TTNA EXHIBIT 14 also shows a bus stop at Mendenhall Loop Road and Nancy Street, but these busses are traveling toward the glacier and away from the overwhelming bulk of businesses, services, institutions, and employment opportunities of the Valley, Lemon Creek, and Downtown. Admittedly, Haven House residents could board the bus going the wrong direction, but in today’s hustle-bustle society, it is difficult to imagine someone arriving at a bus stop, late for work or an appointment, only to wait for a bus going the wrong direction. Furthermore, crossing the street between the traffic control signals operating at Haloff Way and Egan Drive to catch the southbound bus is not a viable option. This could subject crossers to a violation of Code 72.02.160(c), which may violate the conditions of their probation or parole. Code 72.02.160 (TTNA EXHIBIT 6) might be considered ambiguous without having a legal interpretation of the undefined word “adjacent,” however, crossing in this manner would not be worth the risk since it could arguably violate an ex-offender’s conditions of parole.

⁶⁸ TTNA EXHIBIT 11, page 16 of 160, “Haven House’s Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination).”

Aside from “public transit,” the property also fails to be “readily accessible” to public amenities and supportive services, which the Comprehensive Plan lists independent of “public transit.” Haven House has failed to identify any supportive services, let alone provide any evidence that the proposed property is near to such supportive services. Moreover, by its own admission, Haven House “will not provide any on-site substance abuse treatment programs, job-training problems [sic], mental health counseling or the like....”⁶⁹ So, residents must leave the property for virtually every need.

Haven House therefore fails to comply with the Comprehensive Plan as adopted because its proposed use does not comply with Policy 4.1 - IA7.

Haven House has argued that Policy 4.1 of the Comprehensive Plan supports the proposed use.⁷⁰ Policy 4.1 expresses a desire to facilitate the provision and maintenance of safe, sanitary, and affordable housing for CBJ residents.⁷¹ And, although the Comprehensive Plan documents an on-going housing crisis,⁷² the plan does not show any focus on ex-offenders or those with drug or alcohol addictions. Rather, the Plan’s focus is explicitly aimed at those who are **homeless, rent overburdened, families, unaccompanied youth, and the elderly**.⁷³ Therefore, Policy 4.1 does not seem to support the proposed use at all.

In Policy 13.3, the Comprehensive Plan expresses a desire to promote quality medical and social services to ensure the safety, health, well-being, and self-sufficiency of its residents.⁷⁴ In this regard, the Comprehensive Plan specifically mentions a focus on the

⁶⁹ TTNA EXHIBIT 15, page 1 of 39, letter from Pamela Finley to Director Hart.

⁷⁰ TTNA EXHIBIT 11, page 25 of 160, “Haven House’s Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [sic] (Similar Use Determination).” See also, TTNA EXHIBIT 11, page 5, “Haven House’s Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [sic] (Similar Use Determination).”

⁷¹ Comprehensive Plan of the City and Borough of Juneau, Adopted Novembr [sic] 2013, Ordinance 2013-26, page 36.

⁷² *Id.*, at page 25.

⁷³ *Id.*, at page 36.

⁷⁴ *Id.*, at page 214.

indigent, youth, elderly, disabled persons, and homeless.⁷⁵ However, the Comprehensive Plan does not mention drug and alcohol addicted persons or ex-offenders in this context.

Policies 4.1 and 13.3 are further inapplicable to the proposed use because these policies are explicitly aimed at "**CBJ residents**."⁷⁶ Haven House's proposed use is not limited to CBJ residents, and indeed, Haven House seeks to import people from Ketchikan, all of Southeast Alaska, and Anchorage.⁷⁷ Indeed, since Haven House's purview is not limited to Juneau, Haven House will actually have the effect of importing ex-offenders into Juneau from prisons in other cities, worsening the existing crisis of housing and social services in Juneau.

Since the proposed use fails to conform with the Comprehensive Plan, the conditional use permit must be denied in accordance with Code 49.15.330.⁷⁸

B. The Proposed Use Will Not Be In General Conformity With Juneau Safe Routes to Schools Plan ("Schools Plan")

⁷⁵ *Id.*, at page 214.

⁷⁶ *Id.* at page 36. *Id.* at page 214.

⁷⁷ "Haven House Juneau is a start-up not for profit social service agency serving Southeast Alaska..." Southeast Alaska is home to approximately 12% of the state's population... so we expect approximately 12% of these released women to choose to live in Southeast Alaska." TTNA EXHIBIT 4 of 11, page 1, "Haven House Juneau Business Plan" from Haven House Development Permit Application filed December 23, 2013

"We will also accept referrals from... Anchorage, if residents of Anchorage homes with to transition to Juneau." TTNA EXHIBIT 3, page 4 of 4, "Haven House Business Plan." TTNA EXHIBIT 11, pages 11-12 of 160, "Haven House's Memorandum in Support of its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination)."

⁷⁸ If the adverse impacts cannot be satisfactorily overcome, the permit shall be denied as required by Code 49.15.330(a).

The proposed use should be rejected because it does not conform to the current Juneau Safe Routes to Schools Plan adopted Juneau 2012 ("Safe Schools Plan"). The entirety of the foregoing document is hereby incorporated herein by reference.

According to the language of the Safe Schools Plan:

The purpose of the Juneau Safe Routes to Schools Plan is to create **safe, convenient and fun opportunities for Juneau children to walk and bicycle to and from school** and thus encourage more children to be physically active."⁷⁹

The CBJ website currently provides a link to the final plan, for review and use by the public.⁸⁰ The Safe Routes Plan recognizes that:

One of the fundamental reasons parents do not allow their children to walk to school is a **fear for their safety**, which can be a legitimate concern."⁸¹

Therefore, by adopting the Schools Plan, CBJ encourages children to walk and bicycle to and from school on its proposed routes. In addition to the mere issuance of the Schools Plan, the city has promoted use of the plan through meeting with school officials, hosting school open houses and PTO/PTA meetings, publishing articles in school newsletters, and attending school staff meetings.⁸²

Unfortunately, the recommended "safe" routes are the identical routes that Haven House's ex-offenders would walk to reach bus stops.

Clearly, ex-offenders live in a variety of neighborhoods across Juneau and the state of Alaska. And they are as free to travel along the surface streets as anyone else. Nobody is trying to impinge on that freedom. What is objectionable, however, is that Haven House's proposed use would create a new concentration of ex-offenders in the midst of a residential neighborhood. And one undesirable effect of this would be to create a high concentration of ex-offenders using the children's pre-existing safe routes

⁷⁹ Juneau Safe Routes to Schools Plan adopted Juneau 2012, page 1.

⁸⁰ <http://www.juneau.org/cddftp/JuneauSafeRoutestoSchoolPlan.php>

⁸¹ Juneau Safe Routes to Schools Plan adopted Juneau 2012, page 4.

⁸² *Id.* at page 12.

to school in order to travel to work, job interviews, addiction counseling, meetings with parole and probation officers, shopping, social activities, and other purposes.

Juneau parents would be surprised and dismayed to learn that the CBJ urges children to use pre-approved "safe" walking and biking routes to school that overlap daily walking routes used, over the next decade, by a transient group of between 95 and 1080 ex-offenders. Haven House has stated that few, if any, residents will initially have cars.⁸³

As a specific example, one recommended "safe" route to Floyd Dryden Middle School is along Nancy Drive and Tongass Boulevard.⁸⁴ The same route is recommended for Glacier Valley Elementary School.⁸⁵ This recommended route overlaps both of the walking routes depicted in Haven House's application USE20140008.⁸⁶

Since the proposed use violates the Schools Plan, the conditional use permit must be denied in accordance with Code 49.15.330.⁸⁷

5. The Proposed Use Offends Social Policy

The proposed use should also be denied because to allow it would offend social policy.

Many people believe that there is a need in Juneau for a re-entry facility for ex-offenders, assuming that the ultimate facility were properly organized, managed, and located.

⁸³ TTAN EXHIBIT 11, page 142 of 160.

⁸⁴ TTNA EXHIBIT 4, Juneau Safe Routes to Schools Plan adopted Juneau 2012, page 31 of 122.

⁸⁵ Juneau Safe Routes to Schools Plan adopted Juneau 2012, page 81 of 122.

⁸⁶ TTNA EXHIBIT 14, taken from page 40 of 160 from "Haven House's Memorandum in Support of Its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination)."

⁸⁷ If the adverse impacts cannot be satisfactorily overcome, the permit shall be denied as required by Code 49.15.330(a).

However, Haven House does not seek to squarely address this need. According to the 2012 Offender Profile from the Alaska Department of Corrections, Lemon Creek contained 24 female offenders in 2012, whereas there were 197 male offenders.⁸⁸ Whereas Lemon Creek contained 19 female offenders in 2011, there were 212 male offenders.⁸⁹ Whereas Lemon creek contained 19 female offenders in 2010, there were 196 male offenders.⁹⁰

Clearly the pressing need in re-entry housing is for male offenders.

Parole Officer Dusty Dumont testified before the Planning Commission on August 21, 2014, stating that Haven House will likely have difficulty filling all nine beds due to low release numbers for female offenders.⁹¹

If there truly is a need for a re-entry facility in Juneau, the need is for a facility serving men.

For unexplained reasons, Haven House has made an explicit decision not to confront the most significant need for transitional housing in Juneau. One result of this, is that Haven House will have to import ex-offenders from outside Juneau. Indeed, Haven House's plans seek to include communities beyond Juneau, such as Ketchikan, all of Southeast Alaska, and Anchorage.⁹²

⁸⁸ TTNA EXHIBIT 34, page 10 of 72, "2012 Offender Profile" published by Alaska Department of Corrections.

⁸⁹ *Id.*

⁹⁰ *Id.*

⁹¹ TTNA EXHIBIT 49, page 10 of 14.

⁹² "Haven House Juneau is a start-up not for profit social service agency serving Southeast Alaska..." Southeast Alaska is home to approximately 12% of the state's population... so we expect approximately 12% of these released women to choose to live in Southeast Alaska." TTNA EXHIBIT 2, page 4 of 11, Haven House Juneau Business Plan from Haven House Development Permit Application filed December 23, 2013.

"We will also accept referrals from... Anchorage, if residents of Anchorage homes with to transition to Juneau." TTNA EXHIBIT 3, page 4 of 6, "Haven House Business Plan." See also, TTNA EXHIBIT 11, pages 11-12, "Haven House's Memorandum in Support of

The effect of this policy is to import ex-offenders into Juneau. Although Haven House has outlined house rules and a probationary period, they have not put forth any relocation plan for residents who are evicted after breaking house rules or failing their probationary period. Presumably, ex-offenders will simply be released on the streets of Juneau to find housing elsewhere in town. At any rate, this is simply bad social policy for all residents of Juneau.

The proposed use of Haven House is bad social policy for another reason, explained as follows.

Haven House submitted a memorandum in support of its application for a permit, and the memorandum included many letters of support. While most of these letters appear to “talk the talk” by putting words to a page, they all stop short of actually “walking the walk” by welcoming the ex-offenders into their own housing, whether this be new construction or use of an existing space. It is simple, quick, and obligation-free to write a letter supporting a transitional home and urging implementation of that home in someone else’s neighborhood.

Many of these letters’ authors live in Downtown Juneau, Douglas, Lena Point, Anchorage, and even Virginia. Again, it is simple for a person to write a no-obligation letter of support for a re-entry facility far removed from that person’s residence.

One letter is from pastor Susan Boegli of Aldersgate United Methodist Church.⁹³ This is a large church on Cinema drive, but Rev. Boegli stops short of offering her church’s land or facilities to help house some ex-offenders or open an appropriate re-entry facility. Another letter is from Josclyn Peterson, who emphasizes the need to house people such as her sister, who is an ex-offender that recently completed a rehab treatment program.⁹⁴ Although Ms. Peterson lives in a two-story, four bedroom home with 2,000 square feet, she does not explain why her living space is unavailable to provide a “safe place” where her sister “could have the support and help to get her on her feet.” Other than a mere letter of support, these advocates stop short of offering

its Application for a Permit Under CBJ 49.20.320 – Use Not Limited [*sic*] (Similar Use Determination).”

⁹³ TTNA EXHIBIT 45.

⁹⁴ TTNA EXHIBIT 44.

anything of their own to help the transitional facility open. Nor do any of the letters argue persuasively that opening a re-entry facility in Tall Timbers is a good idea.

Common sense says that individually housing ex-offenders in different family homes would provide a greater comfort, supervision, stability, self-respect, role modeling, and acceptance than squeezing nine ex-offenders into five bedrooms of a halfway house comprised exclusively of other felons. Yet to date, none of the Haven House management has demonstrated the ability to "walk the walk" by adopting one or more of the resident candidates into their own home.

Juneau should follow the courageous lead of other communities that have listened to their residents and denied applications such as that by Haven House, Inc.. Two examples that come to mind are the Planning Commission of Couer D'Alene, Idaho⁹⁵ and the Board of Adjustment of Marysville, Kentucky.⁹⁶

7. Conclusion

In summary, it would be improper and illegal for the Planning Commission to approve the Conditional Use Permit because, as described herein, the proposed use would: (1) materially endanger public health or safety, (2) substantially decrease the value of property in the neighboring area, (3) be out of harmony with property in the neighboring area, (4) not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans, and (5) violate social policy.

⁹⁵ TTNA EXHIBIT 42, Agenda, Coeur D'Alene Planning Commission.

⁹⁶ TTNA EXHIBIT 43, Regular Meeting, Marysville Board of Adjustment.

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

Respectfully Submitted,

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

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

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

APPENDIX

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

⁹⁹ TTNA EXHIBIT 35.

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

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

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

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

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

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

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

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

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

coming and going, talking on cell phones, congregating, and smoking cigarettes, so fencing would help to contain noise and disturbance.

13. **Parking and Traffic Mitigation, per 49.15.330(g)(12).** On-street parking shall be prohibited by residents, visitors, and Haven House, Inc. staff.

This condition is necessary to mitigate problems with parking congestion, traffic, and snow removal. During a small Haven House meeting in February 2014, one attendee blocked a mailbox on Malissa Drive, causing postal delivery personnel to forego delivering one household's mail on that day. The problem is expected to much worse if Haven House were to commence operations.

Haven House acknowledges that "[t]he 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.... 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."¹⁰⁰

Therefore, instituting the stated condition should not be a burden. The parking limitation is even less of a problem when considering that, according to Haven House, Inc., "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."¹⁰¹

14. **Courtesy.** Cell phone use shall be prohibited between 3202 Malissa Drive and adjacent homes. Tobacco use shall be prohibited within fifty feet of private property. Wood burning and camp fires at 3202 Malissa Drive or on private or public property shall be prohibited. Trespassing and traversing on undeveloped private and public lands behind 3202 Malissa Drive shall be prohibited. Trespassing on private property of Marilyn Avenue, Gail Avenue, and/or Malissa Drive shall be prohibited.

These conditions are necessary in order to prevent disturbances to the neighborhood.

¹⁰⁰ TTNA EXHIBIT 12, page 7 of 12.

¹⁰¹ TTNA EXHIBIT 11, page 15 of 160.



**BOARD OF ADJUSTMENT
NOTICE OF DECISION**

Date: August 26, 2014

File No.: UNL2014 0001

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

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

Legal Description: Tall Timbers 1 Block G Lot 3

Property Address: 3202 Malissa Drive

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

Hearing Date: August 21, 2014

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

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

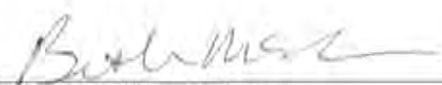
The Board recommends that Title 49 be amended to include a definition and a specific subcategory in the Table of Permissible Uses for Transitional Housing in the D-5 zoning district with an approved conditional use permit.

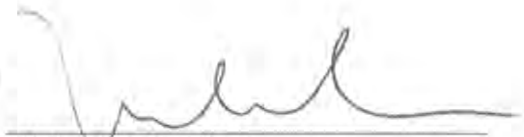
Attachments: August 13, 2014 memorandum from Beth McKibben Community Development, to the CBJ Planning Commission regarding UNL2014 0001.

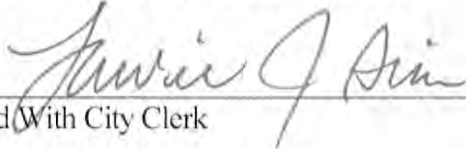
This Notice of Decision is not appealable until the Planning Commission makes a final decision on the Conditional Use permit requested for this transitional housing use. CBJ 01.50.020(b).

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

Project Planner:


Beth McKibben, Planner
Community Development Department


Michael Satre, Chair
Board of Adjustment


Filed With City Clerk

Date

8/27/14

cc: Plan Review

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

DEVELOPMENT PERMIT APPLICATION

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

INFORMATION

PROJECT / APPLICANT

Project Description
Haven House is a re-entry and transitional housing group home for women coming out of prison. This permit is an application for an allowable use permit for a group home.

PROPERTY LOCATION

Street Address <u>3202 Malissa Drive</u>	City/Zip <u>Juneau 99801-9017</u>
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>Lot 3 Block G Tall Timbers</u>	
Assessor's Parcel Number(s) <u>5B 2101420030</u>	

LANDOWNER/ LESSEE

Property Owner's Name <u>Haven House, Inc</u>	Contact Person: <u>Larry Talley</u>	Work Phone: <u>6-7512</u>
Mailing Address <u>PO Box 20875 Juneau 99802</u>	Home Phone: <u>364 3275</u>	Fax Number:
E-mail Address <u>havenhousejuneau@gmail.com</u>	Other Contact Phone Number(s): <u>723-1868</u>	

LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****

I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:
 A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
 B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X Larry Talley, secretary [Signature] 12-23-13
 Landowner/Lessee Signature Date

X _____
 Landowner/Lessee Signature Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name <u>Same</u>	Contact Person:	Work Phone:
Mailing Address	Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):	

X _____
 Applicant's Signature Date of Application

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS

✓	Permit Type	***SIGN	Date Received	Application Number(s)
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
	Other (Describe)			

***Public Notice Sign Form filled out and in the file.

Comments:	Permit Intake Initials

TTNA EXHIBIT 2

Page 1 of 11

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

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
----------------	------------------------------	-------------	---------------

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

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

Please list the Table of Permissible Uses Category: 1.400

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

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

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

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

☐ NO ☐ YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S): residential (single family dwelling)

PROPOSED USE OF LAND OR BUILDING(S): group home

UTILITIES PROPOSED:

WATER: ☒ Public ☒ On-Site

SEWER: ☒ Public ☒ On-Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 9000 square feet Total Area of Existing Structure(s) _____ square feet
 Total Area of Proposed Structure(s) same as existing square feet

EXTERNAL LIGHTING:

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

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- see site plan*
- ☒ Site Plan
 - ☒ Floor Plan of proposed buildings
 - ☐ Elevation view of existing and proposed buildings
 - ☐ Proposed Vegetative Cover
 - ☒ Existing and proposed parking areas (including dimensions) and proposed traffic circulation
 - ☐ Existing Physical Features of the site (drainage, habitat, hazard areas, etc.)

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

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

TTNA EXHIBIT 2

Page 2 of 11

ALLOWABLE/CONDITIONAL USE FEES

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

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

Allowable/Conditional Use Permit Application Instructions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Haven House Juneau Business Plan

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

Introduction

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

Services

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

Need

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

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

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

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

TTNA EXHIBIT 2 [REDACTED] anxiety, shame and guilt that often drive people back to using drugs and alcohol.

Management

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

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

Current staff (consultants) include:

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

Mission

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

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

Marketing

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

Operations

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

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

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

Financials

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

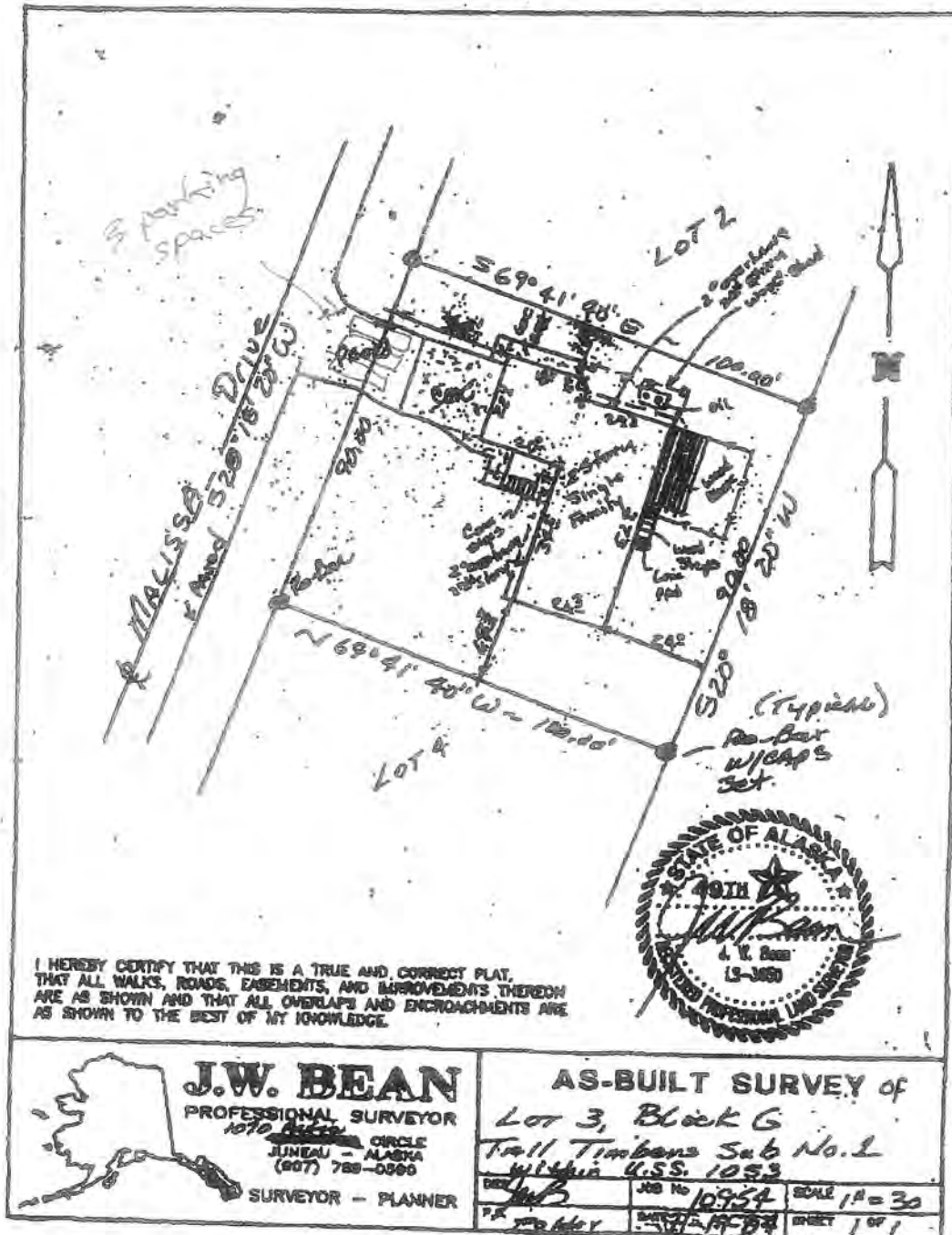
reserves which will allow us to operate while we finalize sources of long-term operating revenue.

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

(No labels)

Gliffy is unlicensed. Please install a license to draw diagrams in your wiki.

- *Printed by Atlassian Confluence 5.3-OD-15, Team Collaboration Software.*



Kasberg Appraisal Services
FLOOD MAP ADDENDUM

File No. 2346
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



Flood Map Legends

Flood Zones

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

Flood Zone Determination

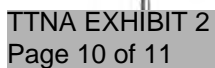
SFHA (Flood Zone): In
Within 250 ft. of multiple flood zone? Yes
Community: 020009
Community Name: JUNEAU, CITY & BOROUGH OF
Zone: AE Panel: 02110C 1239D Panel Date: 08/19/2013
FIPS Code: 02110 Census Tract: 0003.00
This Flood Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by the customer. That customer's use of this report is subject to the terms agreed by that customer when accessing this product. No third party is authorized to use or rely on this report for any purpose. NEITHER FIRST AMERICAN FLOOD DATA SERVICES NOR THE SELLER OF THIS REPORT MAKES ANY REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT ACCURACY OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Neither FAFDS nor the seller of this Report shall have any liability to any third party for any use or misuse of this Report.

PLAT MAP

Case No.

99801-9017

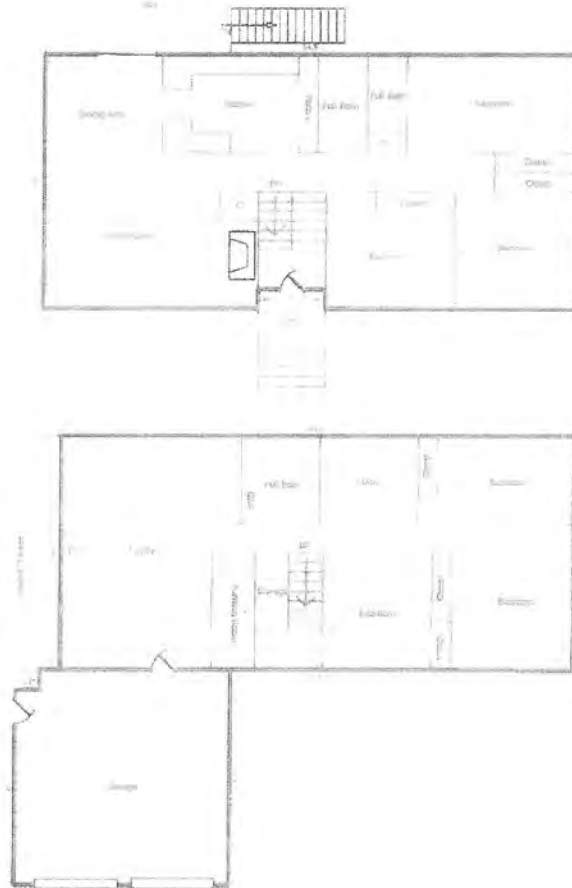
Address P.O. Box 101020, Anchorage, AK 98510



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/Cient Alaska Housing Finance Corporation Address P.O. Box 101020, Anchorage, AK 99510



Sketch by Apen 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

Haven House Business Plan

Introduction

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

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

Services

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

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

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

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

Need

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

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

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

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

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

Management

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

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

Current Consultants include:

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

Mission

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

Keys to Success

- Empowerment of clients and acceptance of responsibility for their own recovery
- An engaged Board of Trustees, who accept leadership responsibility but who also participate in community with the clientele
- Excellent relationships with similar service agencies in Juneau and elsewhere in Alaska
- Close coordination with a variety of sources of financial assistance (for example AHFC Section 8 Housing) so that client expenses are subsidized by existing and established programs
- Diligent and transparent management and accountability

Near-term Objectives

- Secure sufficient funding, both start up and operational
- Design the service program and thoroughly prepare the staff and volunteers
- Purchase an appropriate home and open for business
- Continually build capacity in the trustees, staff and volunteers

Marketing

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

Operations

- Staffing – Haven House is staffed with two part-time (20 hours/week) Co-Directors, a resident House Manager, and volunteers.
- Organizational Structure – Co-Directors meet bi-weekly with the board and on an as-needed basis with the board's Executive Committee. Co-Directors will share duty hours in the home, with coverage focused around a daily communal meal. During duty hours they will coordinate activities with the resident House Manager and with clients. The resident House Manager is a client who receives free housing in a single occupancy room in exchange for supervising the home when neither Co-Director is present. Haven House board members and Haven House volunteers will rotate through supplementing the staff-to-client ratio and providing Christian community, individual mentoring/support, life skill modeling, and friendship.
- Services – Haven House Juneau is primarily a safe home in a nurturing Christian Community. The program's primary focus will be on safety – physical safety and safety from life patterns that lead back to prison. Within the context of a safe home and nurturing community, clients will be encouraged to participate in life skills development, job skills training, substance abuse recovery, and similar programs available through external organizations. Haven House will not be staffed to provide these services directly but will network with the providing organizations and coordinate client participation as possible.
- Problem Prevention and Resolution – Safety will remain a priority and policies and procedures will be maintained to minimize serious problems. For example, visitation will be very limited, as our clients friends and relatives may not be in a position to help the client succeed in their new life. New clients will have no visitation, and will gradually earn visitation rights. There will be no overnight visitation. Children will not be able to live in Haven House but mothers will be encouraged to earn the rights for visitation. Most of our clients will be on parole or probation and will have weekly contact with Probation Officers. Probation Officers will coordinate closely with Haven House Co-Directors in the interest of client and

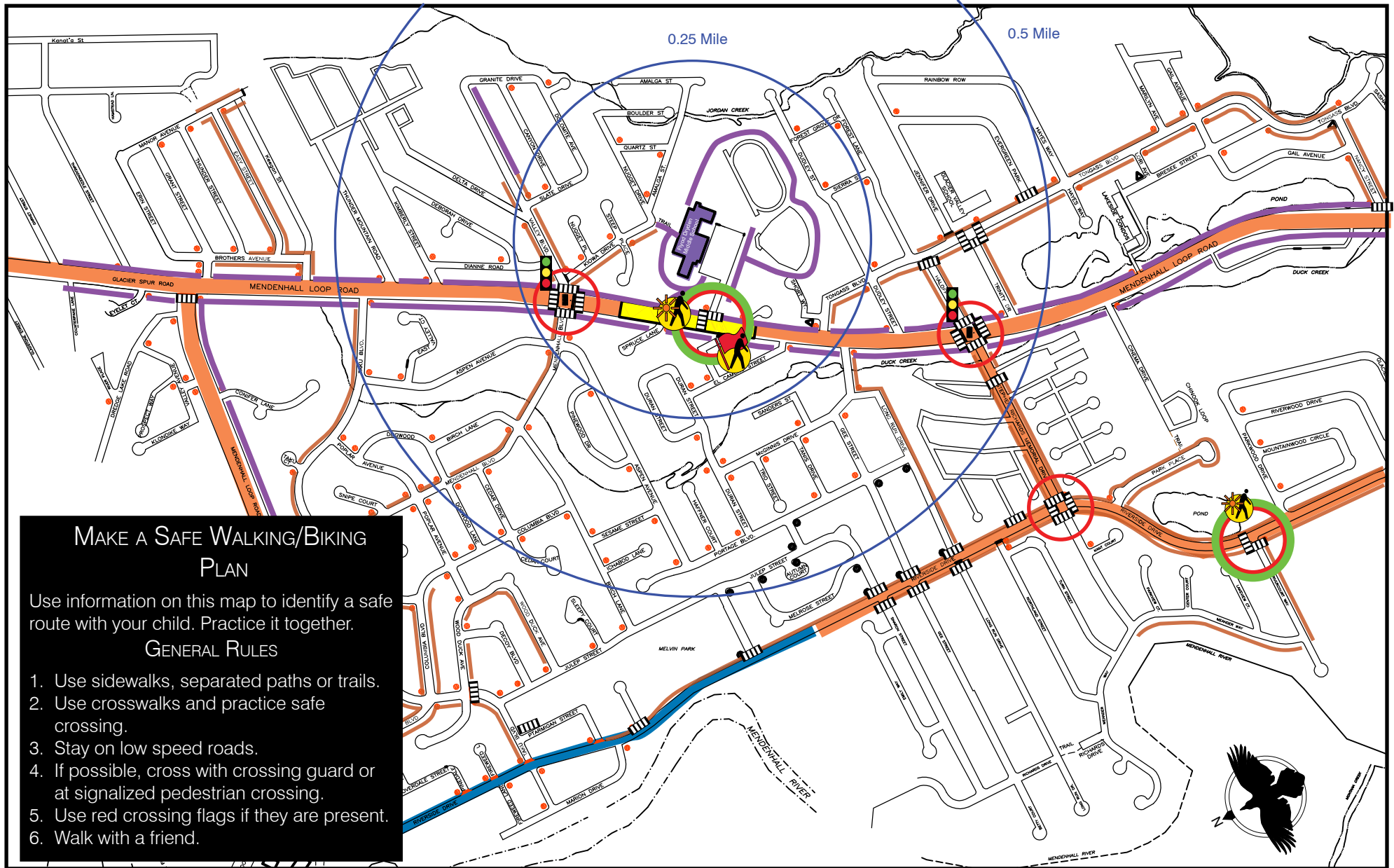
program success. If a client is unable to accept the conditions of the Haven House program they will be asked to leave.

- Facilities – Haven House is buying a six-bedroom, 3-bath home. Clients' rooms will be dual-occupancy, except for the resident House Manager, who will occupy a single room. The house has an additional bedroom-sized room that will be converted to an office. The house has a large kitchen/dining area and two large living/family rooms.

Financials

- Balance Sheet, Income Statement with Graph attached
- Assumptions and Comments
 - Income sources:
 - 9 clients paying \$550/month each. We understand that clients coming from prison will have limited resources. We expect to help clients receive housing assistance from a variety of sources. We expect some clients to qualify for Section 8 Housing Choice Vouchers, others to qualify for "General Assistance" from Central Council Tlingit and Haida Indian Tribes of Alaska, and some to receive Department of Corrections housing vouchers. Haven House staff will coordinate closely with Department of Corrections staff and funding agencies to help clients apply for help before their release. We also expect our clients to seek and maintain employment and establish a pattern of staying current on their rent.
 - 10% vacancy/uncollectible factor. We recognize that our vacancy/uncollectible target may be optimistic. We have established this target with the expectation that housing assistance will help many clients with their initial month or two of rent and that subsequently they will be employed and able to pay rent.
 - Food will be donated. We are in contact with the Southeast Alaska Food Bank and with churches that collect for that food bank. Based on discussions with the Food Bank and with the Alaska Correctional Ministries re-entry homes in Anchorage we expect to be able to provide an evening meal each day with donated food. We also expect to maintain some breakfast food items in our pantry.
 - Individual donations of \$7,500/year are conservatively estimated based on historical individual donations of \$18,625.86 and \$2,650.09 for fiscal years 2013 and 2012 respectively. We have planned our focused individual fundraising outreach start when we open our doors to our first clients.

- Church donations of \$7,500/year are conservatively estimated; in the past two years we have received over \$7,500 in donations from religious organizations. Holy Trinity Episcopal Church has committed to \$1,200/year. We are in direct contact with Juneau Christian Center, Glacier Valley Baptist, Tongass Baptist Association, Northern Light United Church, Glacier Valley Church of God and St. Brendan's Episcopal Church. We are in indirect contact with many more churches through Love Inc. We have planned our focused church fundraising outreach to start when we open our doors to our first clients.
 - Our profit and loss projections assume that we will receive some additional funding. We are in discussion with Alaska Mental Health Trust Authority and other funding sources. We do have reserves allowing us to operate while we finalize sources of long-term operating revenue.
- Analysis
 - We recognize that there are optimistic assumptions in our financial plan. We recognize that our vacancy/uncollectible factor may be too optimistic. We also know that we have a current account balance of \$103,451.78 as of 10/16/2013 and we have strong support from our legislative delegation, local government, Department of Corrections officials, the Court System, and Southeast Alaska churches and individuals. We are also in dialog with Alaska Mental Health Trust Authority, Tlingit-Haida Regional Housing Authority, Juneau Community Foundation, Alaska Community Foundation, Rasmuson Foundation, and other sources of funding for non-profit service agencies. We are prepared to adjust our plans as necessary, and we have operating reserves that allow us some flexibility as we move forward and learn.



Safe Routes to School Walking Map - Floyd Dryden Middle School

0ft 500ft 1000ft 2000ft



Traffic Signal

TTNÀ EXHIBIT 4

Page 1 of 2



Crossing Guard

Crossing



Recommended Crossing



Difficult Intersection



Stop Sign

Separated Path

Sidewalk



Crosswalk



School Zone



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

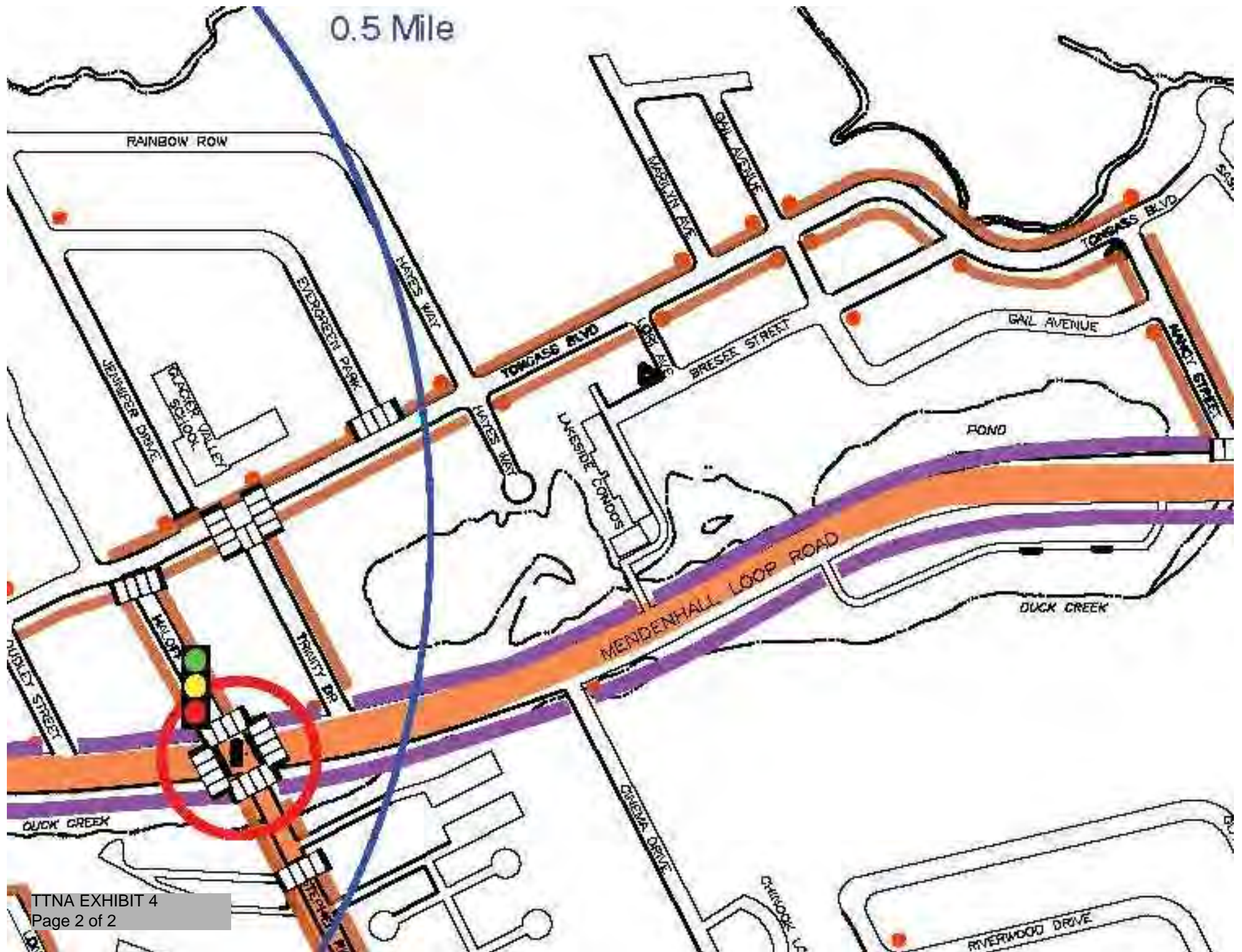
Road Speed

20 mph or less

25 mph

30 mph or more

0.5 Mile





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

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

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

Haven House will provide:

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

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

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

“Women released from prison need help. To successfully mainstream into society, women need a safe haven where they can focus on healing their lives ... begin to change their lifestyles ... address the drug and alcohol abuse that initially sent them into prison. The safe haven we construct will address those issues while providing safe shelter.”

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

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

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

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

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

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

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

72.02.160 Crossing at other than crosswalk

(a)

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

(b)

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

(c)

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

(d)

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

(e)

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

(f)

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

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



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

July 22, 2014

To Whom It May Concern:

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

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

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

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

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

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

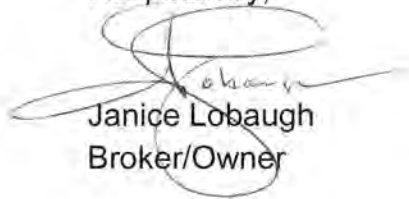
Experience the Difference _____

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

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

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

Respectfully,



Janice Lobaugh
Broker/Owner

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

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

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

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

Daniel A. Nelson
Signature

8/18/14
Date

Daniel A. Nelson
Printed Name

8606 Marilyn Avenue
Address
Juneau, AK 99801

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

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Signature

Date

Printed Name

Address

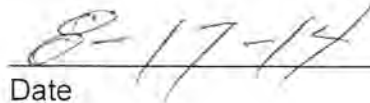
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Signature


Date


Printed Name


Address



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- ☒ Under no circumstances would I have purchased property in this neighborhood. I would have sought property elsewhere in Juneau. , I had small children,
- ☐ I would have purchased property in this neighborhood without regard for the operations of Haven House, Inc.


Signature

8/17/14
Date

David Marvel
Printed Name

8616 Gail
Address

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

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Darlene F. Thornton
Signature

8/17/14
Date

Darlene F. Thornton
Printed Name

8621 Gail Ave.
Address

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230 South Franklin Street
4th Floor - Marine View Center
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Juneau, Alaska 99801

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Signature

8/17/14

Date

Ted Wilson

Printed Name

8612 Marilyn

Address

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

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Signature

08.17.19
Date

Nath Laser
Printed Name

8607 MARILYN AVE, Juneau AK
Address

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

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Shelly Jager
Signature

08/15/14
Date

Shelly Jager
Printed Name

8607 Marilyn Ave.
Address
Juneau AK 99801

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

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

Sam Bertoni
Signature

8-17-14
Date

Sam Bertoni
Printed Name

8614 Earl Ave
Address

P.O. Box 32993
Juneau, AK 99803

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

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Cindy Hughes
Signature

8-17-14
Date

Andrew Hughes
Printed Name

3200 Malissa Drive
Address

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

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Signature

8/18/14
Date

Sam Larson
Printed Name

8613 Malissa Ave
Address

Attention: Juneau Planning Commission
230 South Franklin Street
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Paula Hubert
Signature

8/18/14
Date

Paula Hubert
Printed Name

8597 Marilyn Ave
Address

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Juneau, Alaska 99801

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Tom Sullivan
Signature

8/18/14
Date

Tom Sullivan
Printed Name

3204 Malissa Dr.
Address


Attention: Juneau Planning Commission
230 South Franklin Street
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Juneau, Alaska 99801


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

Paul Duran
Signature

8/18/14
Date

Paul Duran
Printed Name

3208 Malissa Dr.
Address Juneau AK

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

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

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

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

Lolita Duran
Signature

8/18/14
Date

Lolita Duran
Printed Name

3208 Malissa Dr
Address Juneau AK

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Mail: 155 S. Seward Street
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Signature

8-17-14
Date

TERI J. MAXWELL
Printed Name

8610 GAIL AVENUE
Address

Sam Sanbei

From: Errol Champion <errolchampion@me.com>
Sent: Tuesday, April 22, 2014 12:45 PM
To: Hal Hart
Subject: Haven House

Hi Hal:

I have a client looking at a house on Marilyn Ave and every neighborhood home has one of the "anti" signs in their yard. What is the current status of this proposal. Is there a formal appeal? To the PC or Assembly. I tried to find out on the CBJ web site and nothing was there.

Thanks.
Errol Champion
907 723 4816



Wallington House Residential Facility



Quick Facts

PO Box 32839
Juneau, AK 99803

Care level : IV
Age Range : 12-18 years
Gender(s) : Boys only
Beds : 6
Staff to Client Ratio: 1:3
Length of stay : 16-24 months

For Information, Contact :

Karie Sheggeby
Program Coordinator
(907) 523-6518
karins@jys.org

For Referral, Contact :

JYS Assessment Center
(907) 789-4733
assessmentcenter@jys.org

[Click Here for the Referral Form](#)

Who We Serve

Wallington House provides services to youth who have acted out sexually. There are 5 beds for boys who have been adjudicated of a sexual offense and are in custody of the state. There is one bed for non-adjudicated youth in family custody.

Education

Wallington House clients attend school in a self-contained classroom staffed by Juneau School District teachers/aides, located in the Miller House facility. Clients with Special Education requirements receive individualized services depending on individual need.

Treatment Approach

Wallington House provides services to youth with adjudicated sexual offenses. There are 5 beds for boys in state custody and 1 bed for youth in family custody. Youth come to us with multiple issues related to substance use, anger, family relationships, PTSD, and FASD. The Wallington House program incorporates aspects of Relapse Prevention, Wellness Planning, and Positive Peer Culture. The program is strengths-based and assists youth to learn appropriate boundaries and life coping skills and to integrate them in their daily lives. Wallington House includes families and incorporates each client's cultural background in the treatment process.

How To Make a Referral

Contact the JYS Assessment Center 907-523-6576

[Click Here for the Referral Form](#)



Residential Services Overview

[Cornerstone Emergency Services](#) | [Lighthouse](#) | [Miller House](#)
[Montana Creek](#) | [Transitional Living Program](#) | [Wallington House](#)

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Juneau Youth Services Inc. P.O. Box 32839 Juneau, Alaska 99803 (907) 789-7610
Contact support@jys.org with comments or questions regarding this site.
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