A RESOLUTION OF THE CITY COUNCIL APPROVING A CONDITIONAL USE PERMIT UNDER THE MANKATO ZONING ORDINANCE

WHEREAS, House of Hope Inc., purchaser of the following described real estate located in Mankato, Minnesota, to-wit:

Lots 6, 7, 8, and the Westerly Half of Lot 9, Block 16 of Mankato City;

has applied for a conditional use permit to allow a halfway house in a R-3, Limited Multiple Family Dwelling District; and

WHEREAS, the Planning Commission of the City, on the 28th, of May, 1997, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for a conditional use permit be approved; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes and recommendation, the City Council hereby finds that:

1. The establishment of the proposed use will not impede nor be incompatible with the goals of the City Land Use Plan.

2. The use of the site for the proposed activity will not be injurious to the use and enjoyment of adjacent property.

NOW, THEREFORE, BE IT RESOLVED by the Mankato City Council, that the request for a conditional use permit to allow a halfway house, is approved, subject to the following conditions:

1. A landscaping plan shall be submitted to the Planning & Zoning Administrator for review and approval. Once the landscaping plan has been approved, it shall be implemented and maintained.

2. All trash and recyclable material containers shall be located within a trash enclosure which shall be constructed with materials which are similar and complementary to the materials found on the main buildings.

3. An exterior lighting plan shall be submitted to the Planning & Zoning Administrator for review and approval. The lighting plan shall depict lighting away from neighboring properties.

4. Signage shall comply with Section 10.87 of the City Code.

5. A drainage plan shall be submitted to the City Engineer for review and approval.

6. A signed petition for the improvement of Spruce Street from 3rd Avenue to 2nd Avenue and the alley adjacent to the property from Spruce Street to Maxfield Street shall be submitted to the City Engineer.

7. Off Street parking for the development shall meet City Standards. The City may require additional parking if the use exceeds what is required.

8. Clients from the Department of Corrections that are not classified as chemically dependant, shall be limited to only those individuals serving sentences for property crimes, such as theft or damage to property. Individuals convicted of crimes against a person (such as homicide, assault, robbery, or sex crimes) shall not be allowed in the facility, unless classified as chemically dependant and participating in the residential treatment program.

   The Council reserves the right to review the correctional component of the facility in the future. The Council may allow additional classes of supervised release inmates at the facility or further limit the types of supervised release inmates. The decision to expand or limit the correctional component will depend on the impact of the program on the community.

This resolution shall become effective immediately upon its passage and without publication.

Passed this 23rd day of June, 1997.

Stan T. Christ
Mayor

Attest: Janelle L. Galentt
Acting City Clerk

CITY OF MANKATO

CITY COUNCIL AGENDA RECOMMENDATION

TO: Patrick Hentges, City Manager DATE: June 16, 1997

FROM: Paul Vogel, Planning & Zoning Administrator

SUBJECT: Rezoning & Conditional Use Permit - House of Hope, CY 16-97

Agenda Recommendation:

The following actions were recommended by the Planning Commission at their May 28, 1997, meeting:

1. Adoption of an ordinance rezoning Lots 6, 7, 8, and the Westerly Half of Lot 9, Block 16, Mankato City, from a M-1, Light Industrial District, to a R-3, Limited Multiple-Family Dwelling District.

2. Adoption of a resolution granting a conditional use permit to allow a halfway house in the R-3, Limited Multiple-Family Dwelling District, with the following seven conditions:

a. A landscaping plan shall be submitted to the Planning & Zoning Administrator for review and approval. Once the landscaping plan has been approved, it shall be implemented and maintained.

b. Signage shall comply with Section 10.87 of the City Code.

c. An exterior lighting plan shall be submitted to the Planning & Zoning Administrator for review and approval. The lighting plan shall depict lighting directed away from neighboring properties.

d. All trash and recyclable material containers shall be located in enclosures which shall be constructed with materials which are similar and complementary to the materials found on the main buildings.

e. A drainage plan shall be submitted to the City Engineer for review and approval.

f. A signed petition for the improvement of Spruce Street from 3rd Avenue to 2nd Avenue and the alley adjacent to the property from Spruce Street to Maxfield Street shall be submitted to the City Engineer.

g. Off-street parking for the development shall satisfy zoning standards. The City may require additional parking if the demand exceeds the standards.

Background/Summary:

House of Hope, Inc., is requesting a rezoning of the subject property from M-1, Light Industrial, to R-3, Limited Multiple Dwelling, and a conditional use permit to allow a halfway house in the R-3, Limited Multiple Dwelling District. The subject property is located at the southeast corner of Spruce Street and Third Avenue, and is currently vacant.

House of Hope, Inc., is proposing to move its facilities from Fulton Street to the proposed location because they are seeking to serve a greater number of clients and expand their service to include conditional release inmates from the Department of Corrections. The current facilities on Fulton Street serve a maximum of 17 individuals, all chemically dependant men. The new facility will serve up to 29 individuals and will have 10 employees. The new facility will house a mix of work and intensive supervised release inmates with and without chemical dependancy problems. This changes the House of Hope operation in Mankato by adding a purely correctional component to the facility. The existing House of Hope does house supervised release inmates, but only if the inmates are being treated for chemical dependancy problems.

Since the number of individuals in the proposed facility exceeds 16 persons and the use is partially classified as a correctional facility, the use is not a protected state licensed residential facility. State Statute requires that residential treatment facilities, licensed by the Department of Human Services, must be allowed in cities if the use serves 16 or fewer adults. Residential treatment programs for chemically dependant individuals are licensed by the Department of Human Services and must be allowed if they serve 16 or fewer individuals. However, the proposed facility will serve more than 16 persons and the correctional component is not licensed by the Department of Human Services. The correctional component will be licensed by the Department of Corrections.

The proposed building is approximately 10,000 square feet and will be sprinkled. The development meets the maximum allowable lot coverage including future expansions and storage areas. There will be 14 two-bedroom units and one disability unit. There will be a total of seven offices for staff and approximately ten employees on a major shift. The site is providing the necessary number of parking stalls. A small accessory building is also provided for storing maintenance supplies. Landscaping is being shown with a variety of plantings. Staff recommends that the proposed landscaping be revised in order to implement additional plantings around the building. The necessary walkways and open space areas are also shown.

With the project, the City is requiring that improvements be made to Spruce Street and the abutting alley. The improvement to Spruce Street involves total reconstruction from Third Avenue to Second Avenue and the installation of storm sewer. The improvement to the alley will involve regrading and hardsurfacing. These projects were not included in the Capital Improvements Plan, but are being triggered because the drainage in the area is insufficient and the proposed development would exacerbate the drainage problems.

A revised site plan has been submitted and is included with this report.

Background/Summary: (continued)

At the Planning Commission meeting, staff stated their opinion that the proposed use would be appropriate as a buffer between existing commercial/industrial and residential uses. Neighboring properties are zoned R-1, One-Family Dwelling District, R-3, Multiple Family Dwelling District, and M-1, Light Industrial District. As the property is currently zoned, such uses as a concrete mixing plant, building yards, and contractor's yards would be permitted.

Several neighbors testified at the Planning Commission meeting and stated their objections to the proposed use. The most common concern was that the proposed use may be detrimental to the neighborhood and may be incompatible with Mac's Bar, which is located across the alley. A copy of the hearing minutes is attached.

Alternatives:

In addition to the recommended action from the Planning Commission, the following alternatives exist:

1. Deny the request. Denial must be based on findings that the rezoning or proposed use are not appropriate for the property, would have detrimental effects on other uses in the vicinity, and would be contrary to the goals of the Land Use Plan.

2. Approve the request subject to the recommended conditions, and limit the use to a residential treatment program for chemically dependant men. Inmates from the department of corrections could still be housed in the facility, but only if classified as chemically dependant. This would be the same type of use that is currently located in the facilities on Fulton Street.

3. Approve the request subject to the recommended conditions, and limit the type of correctional client, that is not classified as chemically dependant, to those individuals serving sentences for property crimes, such as theft or damage. Individuals convicted of crimes against a person (such as homicide, assault, robbery, or sex crimes) would not be allowed in the facility, unless they were classified as chemically dependant.

   Under this option, the Council may also reserve the right to review the correctional component of the facility in the future. At that time, the Council may allow additional classes of supervised release inmates at the facility or further limit the types of supervised release inmates. The decision to expand or limit the correctional component would depend on the impact of the program on the community.

Fiscal/Budget Impact:

There are no fiscal or budgetary impacts associated with this request.

Attachments

cc: Jan Schmitt, Acting City Clerk

Old Business - CY 51-96 (Cont'd)

MOTION. Mr. Knapp moved to approve the amendment to the final plat. The motion was seconded by Mr. Sundborg, and carried unanimously.

Council Agenda Date: Pending completion of Subdividers Agreement.

CY 11-97 Vacation of Future Interest for Right-of-Way Purposes . . . Portion of South Riverfront Drive . . . Honeymead Products Company

Mr. Vogel stated that staff recommended that this item be tabled until the June meeting because a proposal has not yet been finalized.

MOTION. Mr. Sundborg moved to approve tabling of the vacation. The motion was seconded by Mr. Knapp, and carried unanimously.

5. **NEW BUSINESS.**

CY 16-97 Rezoning and Conditional Use Permit . . . Lots 6, 7, 8, and the Westerly Half of Lot 9, Block 16 of Mankato City . . . House of Hope, Inc.

Mr. Potter presented the staff report. He stated that the applicant is proposing to move its facilities from Fulton Street to the proposed location because they have outgrown their current facilities and also wish to expand the use of the facility. Currently, House of Hope, Inc. is a halfway house for those who have drug or alcohol problems; however, they also wish to house work release and intensive supervised release inmates from the Department of Corrections. Staff felt that the proposed use would be a buffer between commercial and residential uses. Staff recommended that the proposed landscaping be revised in order to implement additional plantings around the building. Mr. Potter noted that with the project the City is requiring that improvements be made to Spruce Street and the abutting alley, and that the applicant petition for such improvements which include curb and gutter for Spruce Street and the hardsurfacing of the alley. He pointed out that there is sufficient room on the property to meet the necessary setback requirements. Staff recommended approval the rezoning. Staff also recommended approval of the conditional use permit with seven conditions.

Chair Farnham asked about the State requirements. Mr. Vogel responded that House of Hope, Inc. is required to be licensed.

New Business - CY 16-97 (Cont'd)

Mr. Sundborg inquired as to why additional parking would be needed (condition #7). Mr. Potter replied that the parking is adequate, since not many of the residents drive. However, if demand is greater than zoning requirements the condition would enable the City to require additional parking.

Mr. Oakey questioned the reconstruction of Spruce Street. Mr. Potter stated that certain property owners, about thirty-five percent (35%), would need to sign a petition to allow this reconstruction.

Mr. Oakey reviewed the zoning in the area. Mr. Vogel noted that the use would be allowed as a conditional use as long as the area is rezoned.

Mr. Knapp wondered what qualified as an M-1, Light Industrial District. Mr. Vogel reported on what was allowed in the M-1, Light Industrial District.

Larry Norland, 716 Lake Street, North Mankato, applicant, presented a brief history of where House of Hope, Inc. stands today. He explained that they have the option of taking in more residents; therefore, they would like to expand the facility. He was available to answer any questions.

Mr. Sundborg wondered if most of the residents were from the Mankato area. Mr. Norland responded yes, unless they had petitioned otherwise. Mr. Norland indicated that most get sent to the County of commitment; however, some end up relocating to the Mankato area after they have been through the program.

Mr. Knapp asked what the house rules were. Mr. Norland stated that there are rules. The goal of the program is to phase the residents into their roles of society as they leave the facility.

Mr. Bernhagen wondered about the number of resident requests. Mr. Norland pointed out that on occasion he gets several referrals and requests, in any case he has the right to refuse any or all of them.

Mr. Knapp questioned the idea of a bar being located across the alley. Mr. Norland felt that the bar would be considered a testing ground and that all recovering alcoholics will have the temptation no matter where a bar is located.

New Business - CY 16-97 (Cont'd)

Mr. Norland stated that the first requirement is that the residents find a job, if they are able to work. He specified that either they are working or we do not have them, especially those who are from corrections. He stressed that correction's people have to be accountable every four hours.

Mr. Oakey inquired as to financing and if there were a lot of refusals. Mr. Norland stated that he does turn people down. He mentioned that the funding for the program has not always been there, so they had to adapt as they went along. He indicated that House of Hope, Inc. was a private nonprofit company.

Mr. Oakey was concerned about visitors parking. Mr. Norland stated that there was a time limit on visiting; thus, he did not feel there would be a problem. Mr. Norland noted that only five of the residents out of seventeen on Fulton Street currently have cars.

Mr. Harder commented that he knew the residents would be on the honor system, but he was concerned with the fact that there is a bar and a park close by. He asked Mr. Norland what they looked for when picking a site.

Mr. Norland stated that their goal was to get everything under one roof, even though that has not been possible.

Mr. Harder wondered how the neighbors that lived near their current location felt abut the facility. Mr. Norland stated that the neighbors have asked the residents on several occasions to help mow their lawns, shovel snow, and do other miscellaneous things. Mr. Norland stated that they have not had any problems.

Chair Farnham commented that there are many halfway houses and group homes in the Lincoln Park area, generally people can hardly tell that they are there.

Mr. Sundborg was concerned with the expanding on the types of people the home takes in. He asked if there were any other homes in town that currently take in people from corrections.

Mr. Norland clarified that House of Hope, Inc. is primarily for residents with alcohol or drug problems. He stated that they were the only facility in Mankato that he knew of that worked with the Department of Corrections.

New Business - CY 16-97 (Cont'd)

Mr. Bernhagen asked what criteria was used to turn down clients. Mr. Norland stated that they do not get sex offenders or those that are showing signs of rebellious behavior; thus, everyone is screened.

Mr. Oakey asked about the success rate of the residents. Mr. Norland felt that at least eighty percent (80%) of the residents make it through the program and back into society.

Mr. Oakey wondered what staff's responsibilities were. Mr. Norland explained his staff's responsibilities and indicated that they were all professionals. Mr. Norland also pointed out that they have used other services in the Mankato area if they are needed.

Ken Devney, 204 Clover Lane, stated that he owns a house across the alley from the proposed site and that he is concerned about the resale of the house if the zoning is changed. Mr. Vogel noted that Mr. Devney's property would not be affected in the rezoning because it does not abut the subject property.

Kay Dauffenbach, 1503 3rd Avenue, was opposed to the construction of the facility. She commented that she lives alone and so do several others in the neighborhood. She also expressed a concern about children in the area.

Gary McNab, RR1 Box 309, Madison Lake, stated that he was very open minded and believed that everyone deserves a second chance. He addressed several questions, such as: What is the top of the scale on the severeness of a crime? Are residents specifically from our County/State and do they have to meet special requirements? He felt that even though the facility is not considered a "babysitter" they better be able to keep things controlled. He indicated that most of his customers were not in favor of the idea and said that they would not stop at his establishment if this facility is approved. Mr. McNab stated that he has talked to several of the neighbors and they are all concerned. He inquired as to what the tax structure was going to be. Mr. McNab commented on the drainage in the proposed area and wondered what the costs would be for curb and gutter, etc. He asked the Commission to consider if they would feel comfortable having this facility in their neighborhood.

Chair Farnham commented on how she would feel if this facility was in her neighborhood. She stated that she currently lives in an area where similar facilities are located. She felt that most of the people in the area do not even know the facility is there.

New Business - CY 16-97 (Cont'd)

Mr. Knapp thought that his neighborhood was similar, since several homes in his neighborhood are located next to a home that deals with the handicapped. He stated that they have been good neighbors and have lived in the area a long time.

Mr. McNab felt that this would not be a good site since he was in the bar business and some of the people in this particular facility will have alcohol backgrounds. He felt that handicap people would be different neighbors than those who had alcohol or drug related problems. He stated that he has talked with the neighbors and everyone is against the idea of this facility in the neighborhood.

Mr. Norland noted that being the residents were monitored he does not feel that the facility would bother a bar. He indicated that all people would like this type of facility located in another county; nonetheless, if a property is a rental property you cannot control who resides in it. Mr. Norland did indicate that he has taken in a murderer that stabbed his brother while he was under the influence. He stressed that several people do not even know the facility exists because they keep a low profile their property is very well maintained.

Mr. Oakey asked if the facility paid taxes. Mr. Norland stated no because it was a nonprofit organization.

Mr. Norland stated that the Department of Corrections tries to place people close to where they are from, yet in some cases because of a close circle of friends the person may have to go to another area.

Mr. Knapp wondered how many times since 1972 the police have been at the facility on a nuisance call. Mr. Norland replied, never that he is aware of.

Mr. Knapp asked about the exterior of the building.

Don Erickson, St. Paul, applicant's architect, commented that the facility would be a one-story building with a gable roof. He stated that each room would have two occupants. He noted that the interior was classified as type five one-hour and it will be sprinklered. He felt that the type of function will serve well for the purpose.

Mr. Knapp questioned signage. Mr. Norland stated that there wouldn't be any signage, except for the address.

New Business - CY 16-97 (Cont'd)

Tami Melvin, 1715 2nd Avenue, stated that she has kids and lives two blocks from where they plan on building. She was concerned about the bar being to close to the facility. She felt that residents would watch people enter and exit the bar and wondered how it would help people to correct themselves. She stated that it was hard to believe such a building would be constructed this close to a bar.

MOTION. Mr. Bernhagen moved to approve the rezoning. Mr. Knapp seconded the motion, which carried 6 to 1, with Mr. Sundborg voting against.

Ms. Wessman asked Mr. Norland what would happen if someone would revert to using alcohol or drugs. Mr. Norland responded that it depends on their participation in the program.

Mr. Sundborg inquired as to whether the applicant would construct this building if it was only for alcohol and drug corrections. Mr. Norland stated no, but they will be limiting the number of requests.

Mr. Sundborg wondered if there were problems finding facilities such as this one. Mr. Norland replied yes.

Mr. Sundborg commented that history has proven that House of Hope, Inc. can handle the alcohol and drug related residents, but he was concerned about residents that would come from the Department of Corrections. Mr. Sundborg asked if there was a need for this type of facility in Mankato. Mr. Norland felt that there was not a great need, although it would help the program even though most of the people will still have alcohol and drug related problems.

Mr. Knapp asked Mr. Norland if he would be willing to address the neighbor's concerns. Mr. Norland stated yes, he would be glad to.

Mr. Oakey inquired as to what percentage of the residents are currently from the Department of Corrections. Mr. Norland stated eighty percent (80%). He indicated that anything they cannot handle they refer out, but staff is on duty at all times.

Ms. Wessman wondered if any residents had been charged with an offense while they were in the facility. Mr. Norland stated that there haven't been any crimes against another person that he is aware of.

Mr. Harder questioned that if the facility can continue to operate as they are, why are they diversifying. Mr. Norland indicated that the facility can continue to operate as they are, but they are cramped for space. Mr. Norland stated that

New Business - CY 16-97 (Cont'd)

they are complying with the law even though there is very little space now; however, the offices are shared and they do not have a decent group room. Mr. Norland felt that more room was needed to help the facility operate properly.

Ms. Wessman commented that the facility currently takes Department of Corrections people that have alcohol and drug related crimes.

Mr. Oakey asked if those that were turned away found help. Mr. Norland indicated that he does not follow up after the point of rejection.

Mr. Harder wondered if those people who currently live in areas with this type of housing would be comfortable with this facility in their neighborhood.

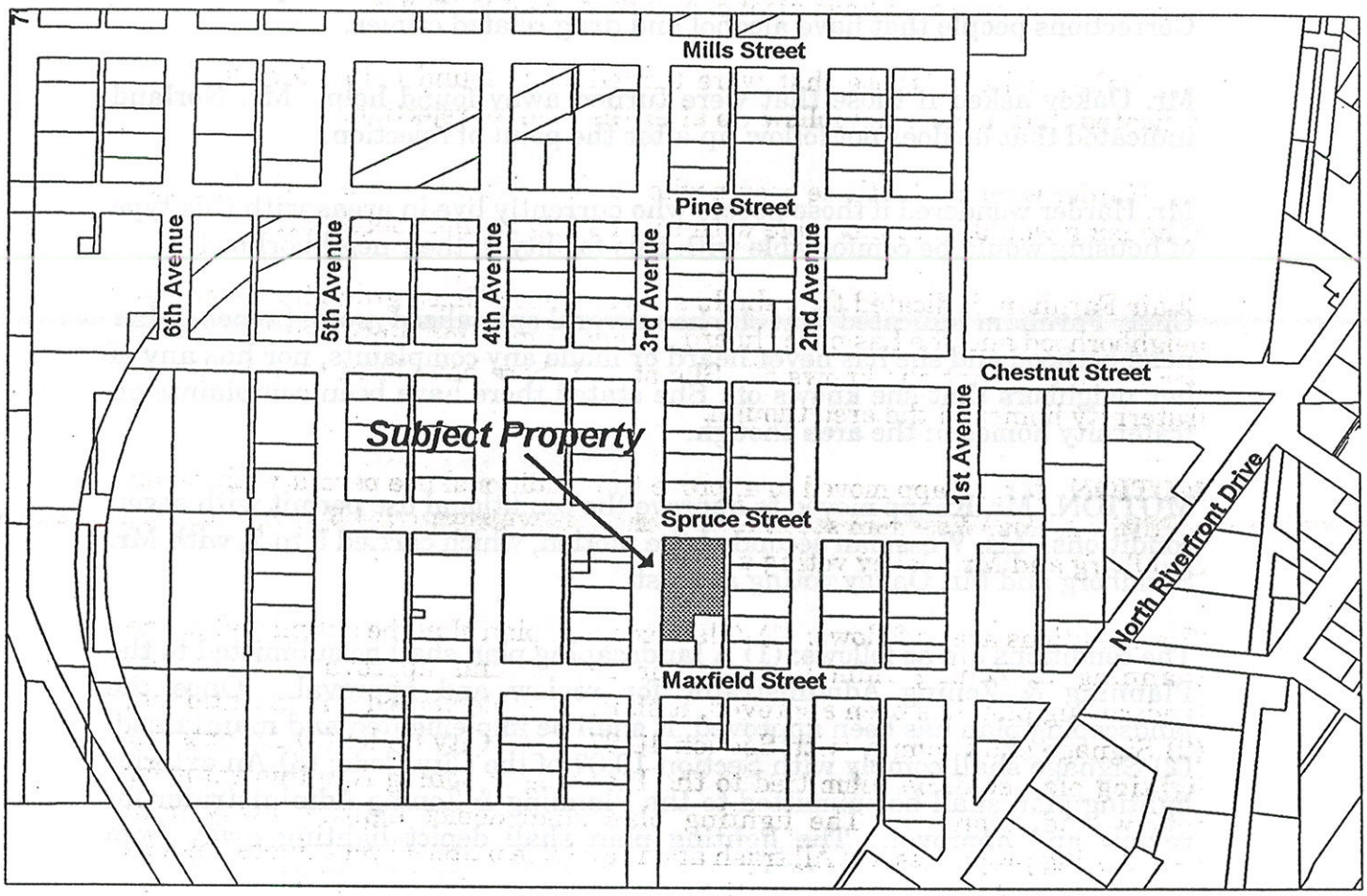
Chair Farnham indicated that she has several specialized group homes in her neighborhood and she has never heard or made any complaints, nor has any of her neighbors that she knows of. She stated there have been complaints on fraternity homes in the area though.

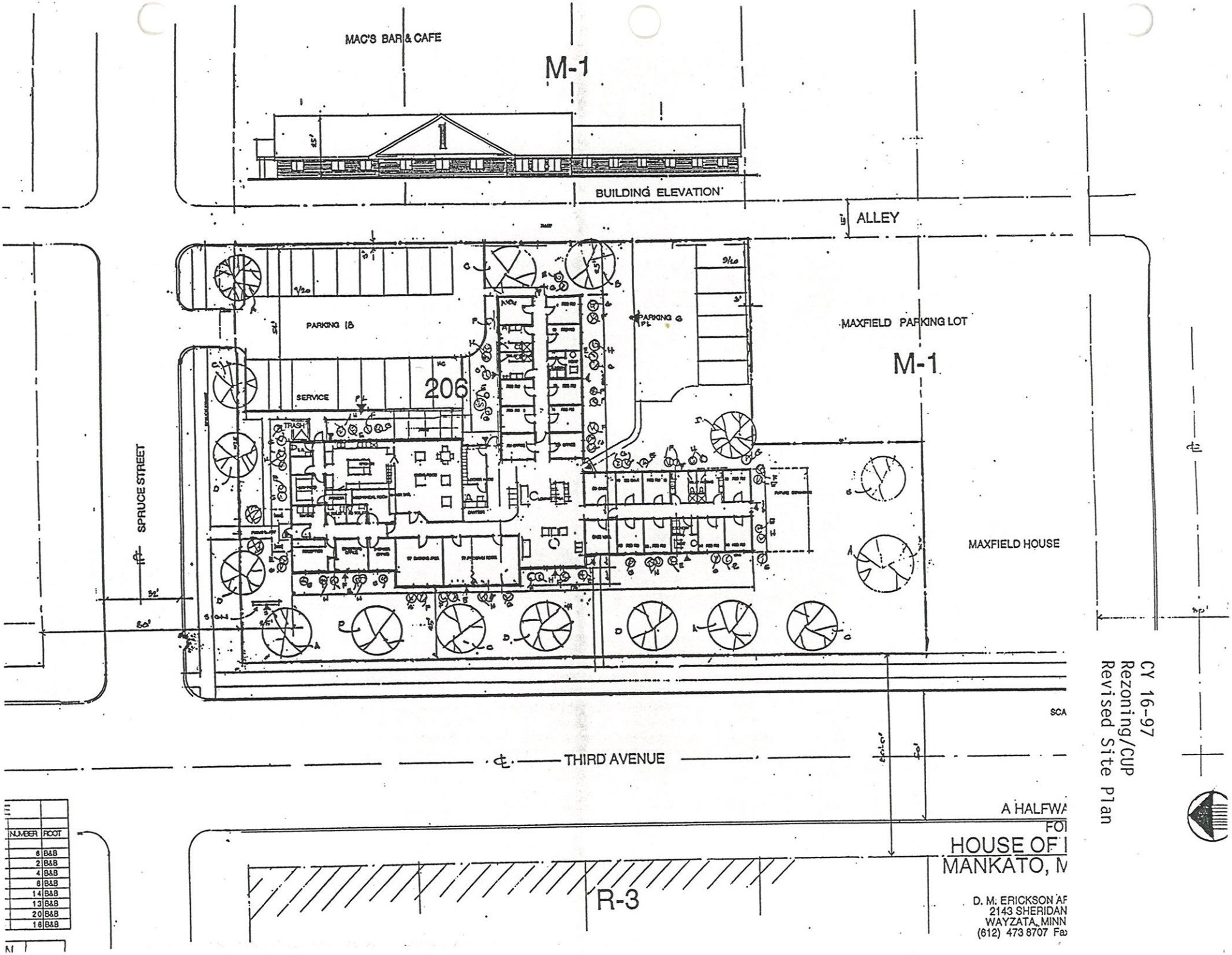
MOTION. Mr. Knapp moved to approve the conditional use permit with seven conditions. Ms. Wessman seconded the motion, which carried 5 to 2, with Mr. Sundborg and Mr. Oakey voting against.

The conditions are as follows: (1) A landscaping plan shall be submitted to the Planning & Zoning Administrator for review and approval. Once the landscaping plan has been approved, it shall be implemented and maintained; (2) Signage shall comply with Section 10.87 of the City Code; (3) An exterior lighting plan shall be submitted to the Planning & Zoning Administrator for review and approval. The lighting plan shall depict lighting away from neighboring properties; (4) All trash and recyclable material containers shall be located in enclosures which shall be constructed with materials which are similar and complementary to the materials found on the main buildings; (5) A drainage plan shall be submitted to the City Engineer for review and approval; (6) A signed petition for the improvement of Spruce Street from 3rd Avenue to 2nd Avenue and the alley adjacent to the property from Spruce Street to Maxfield Street shall be submitted to the City Engineer; and (7) Off-street parking for the development shall satisfy zoning standards. The City may require additional parking if the demand exceeds the standards.

Council Agenda Date: June 23, 1997

CY 16-97
Rezoning/CUP
General Location Map





NUMBER	ROOT
6	B&B
2	B&B
4	B&B
8	B&B
14	B&B
13	B&B
20	B&B
18	B&B

House of Hope, Inc.

Box 291
Mankato, MN 56002
(507) 625-4373
Fax (507) 625-4536

REQUEST, PROJECT DESCRIPTION AND JUSTIFICATION

A Brief Background and History

House of Hope began in 1971 as a halfway house for recovering alcoholic men mainly from the Mankato area. Early records show there was also a contract with the State of Minnesota, Department of Corrections.

My tenure as Director began in June, 1982. The typical resident at that time was a 32 to 42 year old male. The older men were the "typical" alcoholic with alcohol being their drug of choice. The younger residents typically used alcohol and some other drug or drugs, with marijuana being the usual drug other than alcohol. The last few years we have been seeing more cocaine, crack cocaine, and LSD in addition to the alcohol and marijuana. The average age of residents is now more mid-twenties.

Due to fluctuating funding in the last few years, referrals from counties have become more and more unpredictable. Just before I started as Director in 1982, my successor had secured a contract with the VA Medical Center in St. Cloud. During the 15 years I have been with HOH we experimented with a small halfway house in some rental property for chemically dependent women. We closed it after 2 years because of lack of funding and few referrals. During the last 10 years we expanded the VA referrals by adding the VA Medical Center in Tomah, Wisconsin. For a few years we had a contract with the Federal Bureau of Prisons and accepted referrals from them for approximately four years. About seven years ago I negotiated a contract with the State of Minnesota, Department of Corrections. In the last 5 years that contract is what has kept HOH in operation. The county funding and the VA referrals are not consistent enough to count on solely to operate the HOH. In 1988 we purchased our second house at 121 Fulton and expanded from 10 beds to 17 beds. Still, at times, there is a need for more bed space -anywhere from 24 and up.

Over the years we have had to be adaptable, flexible, creative, and willing to diversify in order to stay in existence. The Board of Directors and I, as well as the rest of the staff, believe in the halfway house concept and mission. Because of our beliefs we have persevered, overcome difficulties and obstacles and kept a viable program in operation.

Clients

We accept referrals from:

1. Any county in Minnesota
2. Any other state if funding is available
3. The VA Medical Centers in St. Cloud, MN and Tomah, WI (temporarily inactive)
4. The State of Minnesota, Department of Corrections
5. Vinland Treatment Center, Loretto, MN (which specializes in the brain-injured patient)

Our current conditional use permit with the City of Mankato limits us to accept only residents who have alcohol or drug problems. On occasion we have requests for residents who don't necessarily have a chemical problem but need a structured environment. In our request I will ask for a conditional use permit that won't limit us to just the chemically dependent resident. If we get approval for the new site and building I would also attempt to secure a contract with the Federal Bureau of Prisons again and reactivate the VA Contract from St. Cloud and Tomah.

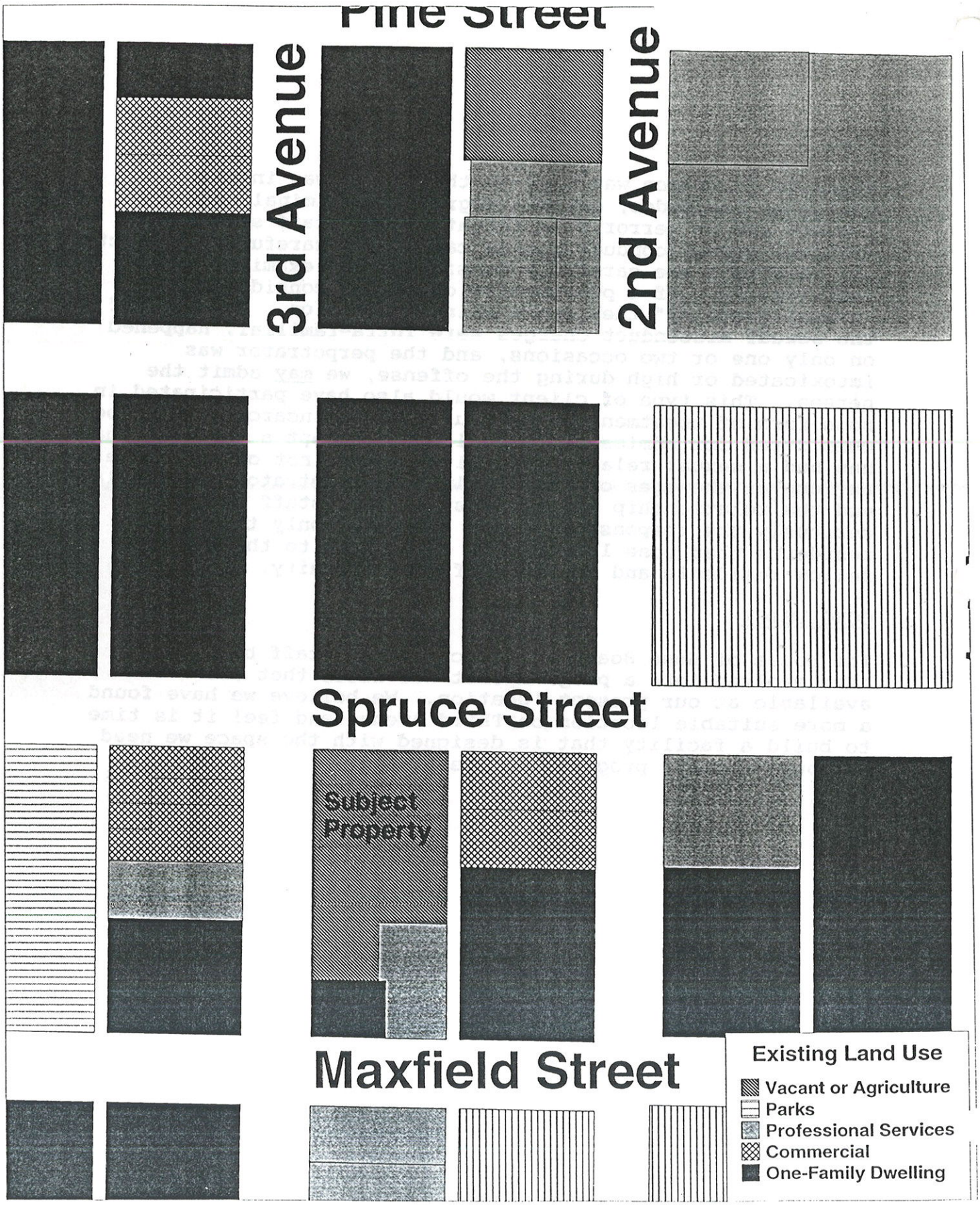
With the Department of Corrections, there are two types of clients we accept: work release inmates and intensive supervised release inmates. The work release inmates have served the majority of their sentences in a State Correctional Facility such as Faribault or Stillwater. If they qualify for work release they are released to a facility such as House of Hope to finish out their sentence, a period of 3 to 8 months. This gives them time to secure a job and a place to live. They are still considered inmates and are under the jurisdiction of the Department of Corrections. They have to follow strict rules or they could be returned to the State Institution they came from to finish out their sentences. Typical offenses include various degrees of felonious burglaries, assaults, forgeries and drug violations. The intensive supervised inmates are both different and similar. Their crimes are usually more serious and their stays in the halfway house are of shorter duration-anywhere from 1 to 3 months. They also have to secure employment and a place to live; however they have been discharged from a State Correctional facility and have ended their sentences. They remain on probation with a State Correctional Probation Officer and are under close supervision. Sometimes they are also put on electronic monitoring while they are a resident. Typical offenses include the same as work releasees but may include aggravated

assaults (a weapon was used or the victim was injured), vehicular homicides, certain degrees of criminal sexual conduct and/or terroristic threats. HOH Staff screens the criminal sexual conduct charge cases very carefully, in fact, all referrals are carefully considered and examined individually. If a prospective client is considered a "sexual predator" they are declined admission. However, if the sexual misconduct charges were intra-familial, happened on only one or two occasions, and the perpetrator was intoxicated or high during the offense, we may admit the person. This type of client would also have participated in some form of treatment successfully while incarcerated to be considered for admission. We also may accept a resident that has had a sexual relationship with someone not of legal age as long as the ages of the victim and perpetrator are similar and the relationship was consensual. HOH staff take very seriously the responsibility of accepting only those residents that pose little, low or no risk to the staff, fellow residents and citizens of the community.

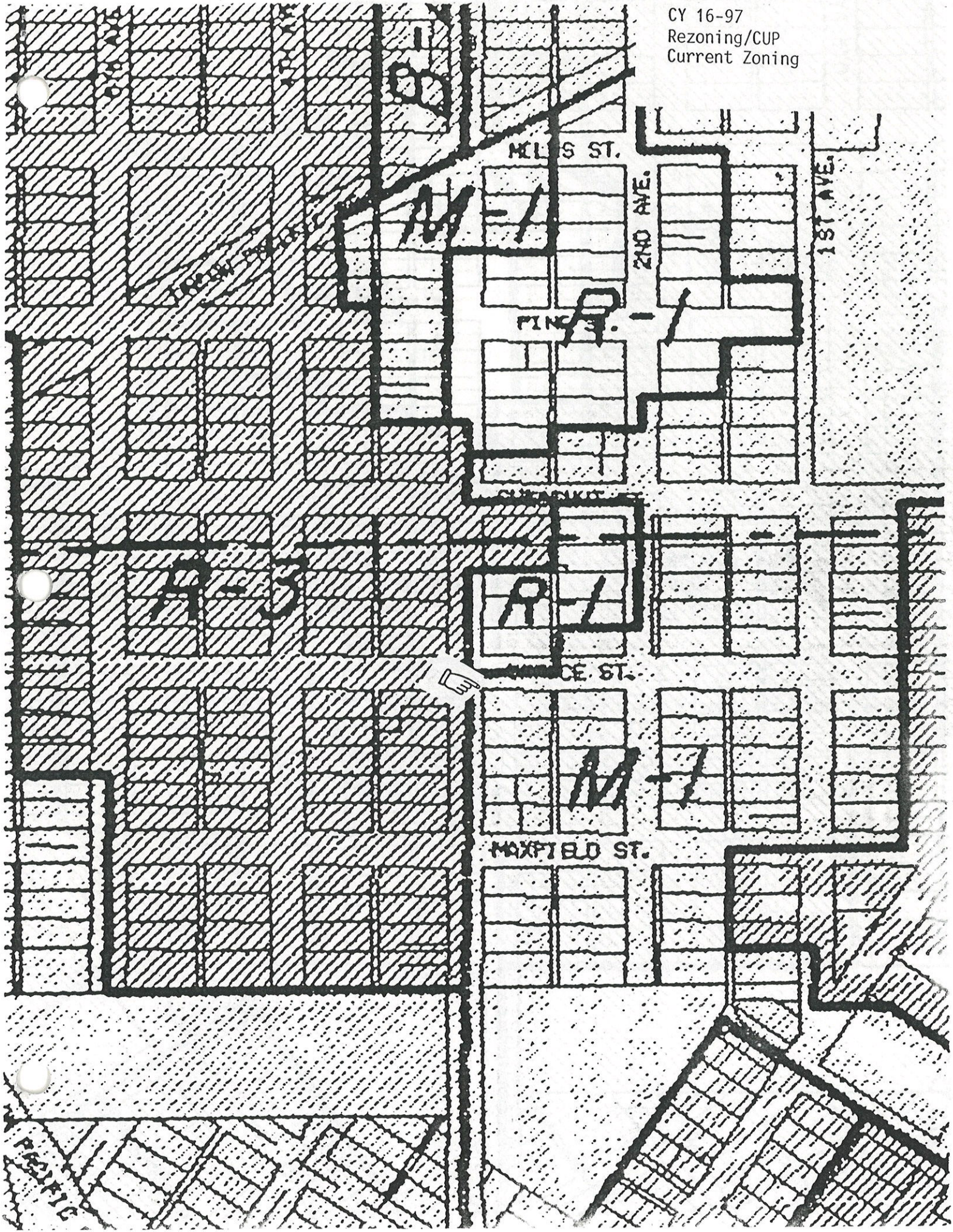
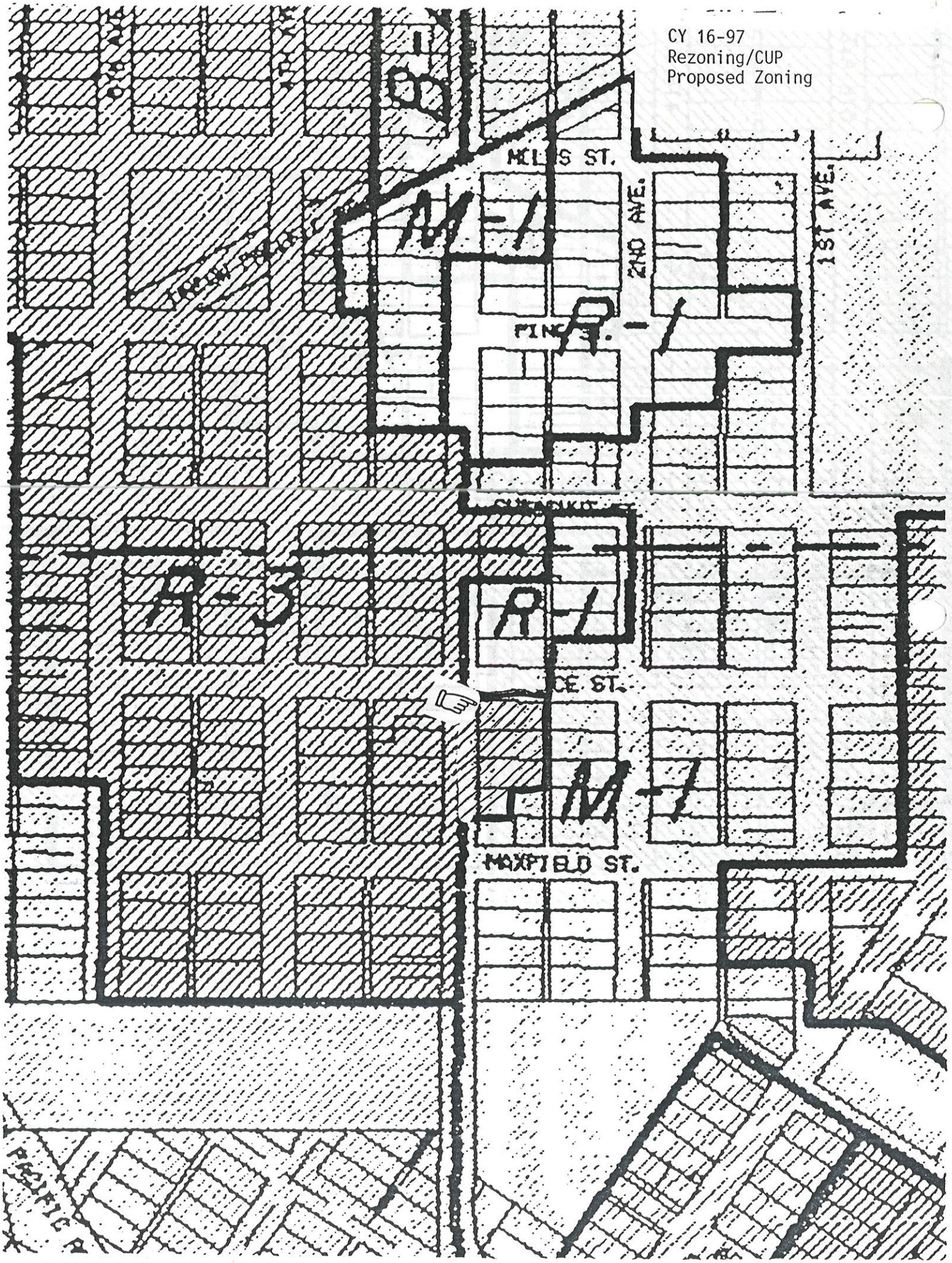
CONCLUSION

The House of Hope Board of Directors and Staff believe we have evolved into a program that has needs that are not available at our present location. We believe we have found a more suitable location on Third Avenue and feel it is time to build a facility that is designed with the space we need for our mission, program and operation.

CY 16-97
Rezoning/CUP
Existing Land Use



CY 16-97
Rezoning/CUP
Current Zoning



CY 16-97
Rezoning/CUP
Proposed Zoning