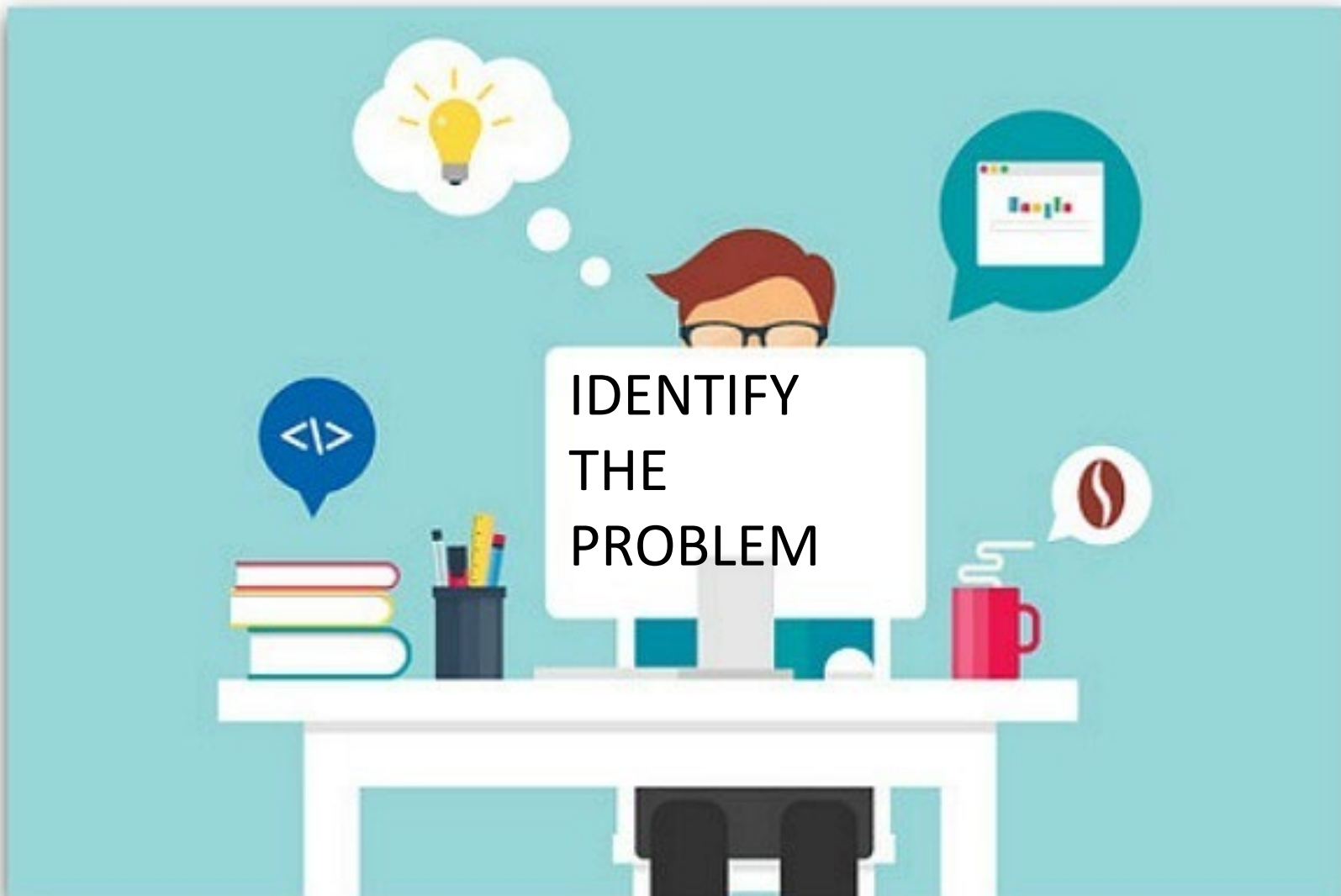




A Solution To The Issue of
Homelessness in the Accountability
Courts



IDENTIFY
THE
PROBLEM

The illustration depicts a person with red hair and glasses sitting at a white desk. On the desk are a stack of four books (red, yellow, green, and blue), a dark blue pen holder with pens and a ruler, a computer monitor, and a red mug with steam rising from it. Above the person's head is a thought bubble containing a glowing yellow lightbulb. To the left of the person is a blue speech bubble with the code symbols '</>'. To the right is a teal speech bubble containing a simplified Google search page with the word 'Google' in its characteristic colors. Further right is a white speech bubble containing a brown coffee bean. The background is a solid light blue color.

LA's Skid Row: Thousands of tents covering a 50 block area downtown

Stench of liquor, human waste, piles of rotting trash, half dressed drugged out people wandering the streets, cursing at cars, violence, prostitution, rodent burrows

Los Angeles "faces imminent outbreak of **Bubonic Plague**," not seen in the United States since 1924; **Hepatitis** outbreak declared in 2017; **Typhus** reaching epidemic levels in parts of Los Angeles

"The latest uptick in numbers prompted dramatic press releases, anguished editorials and a ton of finger-pointing by elected officials. In the merry-go-round of blame, local officials claim the state isn't doing enough. California's governor says it's Washington's fault for slashing federal funds and President Trump responds by taking aim at the Democrats' governing skills."

FACT: To afford housing in Los Angeles, you must earn \$47.25 per hour



CRIME · Published 1 day ago

LA residents fed up with officials, demand change after homeless crisis spirals in city



By Barnini Chakraborty | Fox News



Left Behind: Homeless Crisis in Los Angeles

In a tour of Los Angeles, Fox News witnessed the failed government policies that have led to decades of neglect and mismanagement fueling the city's homeless crisis.

HOMELESS CRISIS · Published 51 mins ago

· Last Update 49 mins ago

Portland residents, business owners want city officials to 'fix' homeless problem



By Barnini Chakraborty | Fox News



Left Behind: Homeless Crisis in Portland

Like Los Angeles and San Francisco, Portland, Ore., has been struggling with a growing homeless crisis that ranks

52% of arrests made by Portland Police in 2018 involved a homeless person

[Rachel Solotaroff](#), of Central City Concerns, says Portland's homeless crisis is caused by: "The absence of affordable housing, the absence of meaningful wage jobs, structural racism and bias, interaction with the criminal justice system... serious mental illness, substance use disorder, history of trauma, child history in foster care..."

Businesses pulling out of Portland because customers "do not feel safe," addicts injecting at their entrances....

Police data on trespass arrests from the summer of 2017 through the summer of 2018 at six Portland hospitals show when someone is asked to leave a hospital and they don't, they are taken to jail.

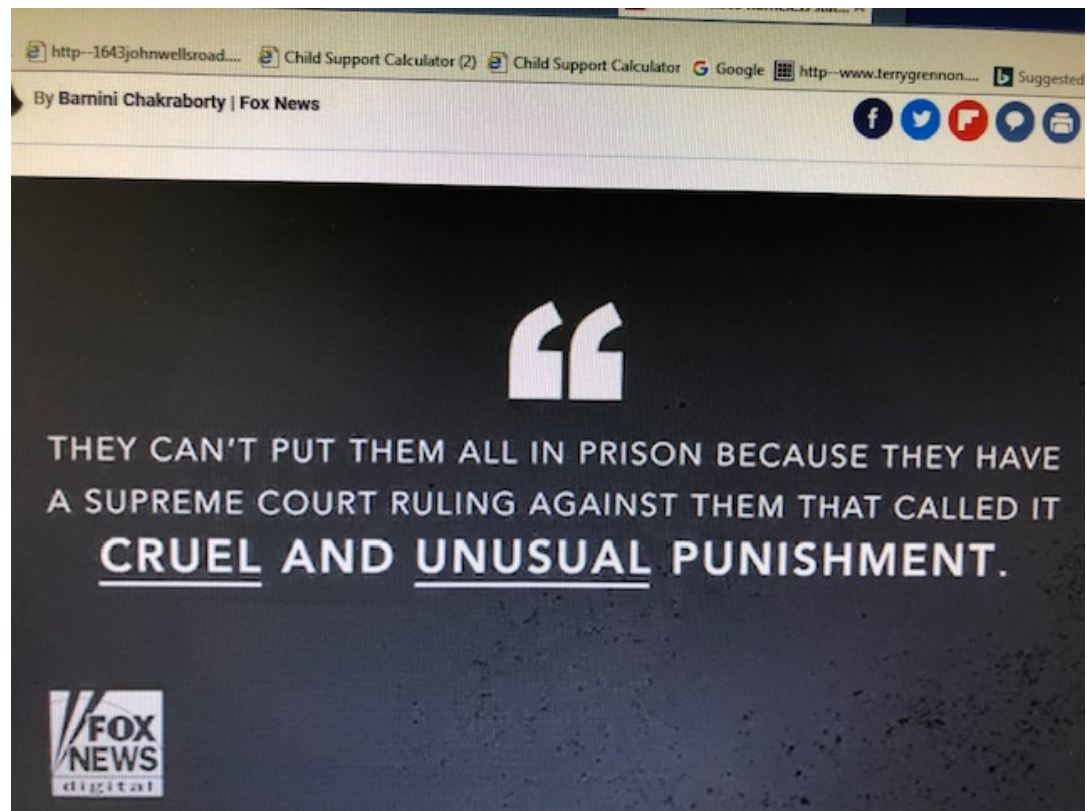
California's "Safe Neighborhoods and Schools Act" made simple possession of most drugs and large numbers of theft and forgery offenses misdemeanors. The law also allowed offenders serving sentences to petition the courts for reclassification of those to misdemeanors. The Superior Courts receive several hundred thousand such petitions each year.

Auto break-ins and theft crimes in San Francisco have increased by 25% each year for the past three years

Last week, [Austin Vincent](#), a homeless man, was caught on camera attacking a 26-year-old woman outside her condo complex. As he threw Paneez Kosarian on the ground, he allegedly talked about saving her from robots and offered to kill another woman nearby so he could earn her trust.

Superior Court Judge Christine Van Aken released Vincent over the objections of the district attorney's office. Her decision caused a [huge backlash in the community](#) and was slammed by Mayor London Breed and other city officials. The judge eventually ordered Vincent to wear an ankle monitor.

On Monday, [Vincent was arrested again](#) for an alleged assault that occurred in February. The police said he was armed with a knife and approached a woman and her friends as they waited for a ride. Vincent allegedly threatened to kill the woman and lunged at the group.



"The vast majority of San Francisco's homeless population is from Texas, and we take care of them."

--Gov. Gavin Newsom

Seattle spends \$1 billion a year fighting homelessness, and yet the numbers grow each year.

"I think the decriminalization of drugs is a problem," Awan Johnson, a personal trainer in Seattle, told Fox News. "Whenever you play that card, you're moving the responsibility somewhere else."

Most of those polled believed throwing money at the problem isn't a cure-all. According to the Times, 53 percent of Seattle voters now support a zero-tolerance policy on homeless encampments. Sixty-two percent believe the problem is getting worse because the city "wastes money by being inefficient" and isn't held accountable for how the money is spent.

Instead of waiting for Seattle and its surrounding cities to get their act together, business owners, residents and faith-based groups are now taking up the cause.



City's homeless budget can't stop explosion of tents, needles, vandalism

TUCKER CARLSON: The left wants to run the entire US. Let San Francisco be a cautionary tale

Portland residents want homeless problem fixed

FULL COVERAGE OF HOMELESS CRISIS

Why are 20% of Douglas County Drug Court Participants Homeless?

- Six months between arrest/drug court— “best practices is 30 days”
- Police reports filed so DA can evaluate the case; prosecutor assigned; criminal history check; check with other jurisdictions warrants, holds, probation, parole, victim contact; defense counsel assigned; assessment completed; staffing; plea in court date
- **CODE WORD: RE-ENTRY** Economics of incarceration=loss of housing, finances, job, vehicle, relationships; i.d/driver’s license, possessions

Homelessness is intimately linked with the criminal and juvenile justice systems. Almost 50,000 people a year enter homeless shelters immediately after exiting incarceration. And people returning from jail or prison face barriers to finding stable housing and employment due to legal restrictions and discrimination against those with criminal records.



Effect of Capital Flow/conversion of real estate into rental property: participants squeezed out due to high prices, bad credit and criminal records



In a six-year-old, 3,100-square-foot home in Douglasville, a suburb of Atlanta, Amherst had installed gleaming new [GE](#) appliances, thick quartz countertops, and downstairs floors of sturdy ceramic tile; and Hampton Bay ceiling fans. The rent: \$1,850 a month.

Historically, the typical single-family landlord was a local person who owned a few houses,” said Julia Gordon, executive vice president of the National Community Stabilization Trust, an anti-blight nonprofit organization. “They would basically oversee things like collecting the rent, do home repairs themselves, or employ a handyman to do home repairs. It was a very mom-and-pop type-industry.” Today, Gordon said, it seems like rental homes “are almost always owned by somebody whose last name is ‘LLC.’ ”



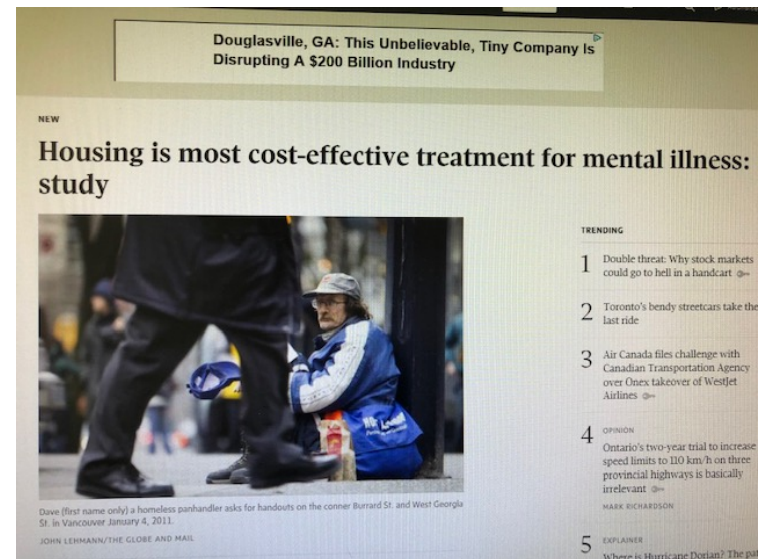
YOU DECIDE WHETHER YOU OWN IT OR NOT—I DECIDED TO
OWN IT



WHY SHOULD YOU OWN IT?

- Maslow's hierarchy of needs: physiological; safety; love/belonging; esteem; self actualization
- Sober living environment; people, places, and things
- Drug court is not resourced adequately enough to supervise and treat homeless people successfully
- Why do participants succeed: *I GOT SICK AND TIRED OF BEING SICK AND TIRED; THE ACCOUNTABILITY AND STRUCTURE; YOU PEOPLE REALLY CARE ABOUT US*
- Housing IS TREATMENT
- Opportunity to access community resources build relationships and increase “buy in” or support for the accountability courts

The lack of safe and affordable housing is one of the most powerful barriers to recovery. When this basic need isn't met, people cycle in and out of homelessness, jails, shelters and hospitals.



Doug Marlow—Address These Needs in This Order Based on Assessment

- Specific Responsivity (RNR—Risk Need Responsivity)
- **Order and timing of intervention is critical:**
- **1. Responsivity needs: interfere with rehabilitation**
- **(e.g., deficient housing, mental illness, withdrawal, anhedonia)**
- **2. Criminogenic needs: cause or exacerbate crime**
- **(e.g., addiction, criminal thinking)**
- **3. Maintenance needs: degrade rehabilitation gains**
- **(e.g., poor education or employment skills)**
- **4. Humanitarian needs: cause distress**
- **(e.g., medical or dental illness)**

First, Partner With Community Resources



Vision 21 Men's Assessment Center—walking distance from Drug Court Treatment Offices
Vision 21 Women's Shelter
S.H.A.R.E. House Domestic Violence Shelter

Drug Court has no on-site staff, so use these resources for re-entry from jail to housing—use in house resources as “next step” with stable participants

Funding: R.P.H., Drug Court Grant, DATE funds, county funds, donated funds



DEPARTMENT OF COMMUNITY SUPERVISION RPH GUIDELINES

FIELD SERVICES FORM Version 1-10-2019

REENTRY PARTNERSHIP HOUSING PROGRAM APPLICATION GUIDELINES

Reentry Partnership Housing (RPH) is a means to provide housing to persons who remain in prison after the Parole Board has authorized their release, due solely to having no valid residence plan. RPH can also assist with housing for those persons already released and under supervision with the Department of Community Supervision. Lastly, the RPH Program serves as an effort to enable certain offenders' participation in accountability courts when housing is an issue. Certified Reentry Housing Partners provide stable housing and food to these individuals. The goal of the RPH program is to provide short term housing assistance to help stabilize an individual's reentry process and enhance his or her ability to remain crime free.

Contact: RPH@dca.ga.gov (Department of Community Affairs)

rphapplications@dca.ga.gov (RPH provider letter of intent)

housing@dcs.ga.gov (Department of Community Supervision)

**"I have not failed. I've
just found 10,000 ways
that won't work."**

Thomas A. Edison

- Neighborhood Stabilization Program—NIMBY
- Partner with an existing recovery house but be cautious about who you partner with
- “anyone can open a recovery house”
- Your community likely has individuals operating group housing as ministry
- Mister Rogers’ Neighborhood
- Weekly stay lodges—caution, frequently not sober living environments

Second, Repurpose Existing Resources



Sanctuary Farmhouse



Sanctuary Farmhouse



THINGS TO DO:



- ☐ Zoning, See, e.g. Macon-Bibb v. Bibb Co. 222 Ga. App. 264 (1996)
- ☐ Fire Marshall, Risk and Safety--Insurance
- ☐ County attorney-Memorandum of Understanding—BOC vote
- ☐ Participant community service to clean, paint, repair
- ☐ Use of funds/donations for furniture beds appliances
- ☐ Rules and expectations for residents
- ☐ Timeline for entry and exit, payment of rent
- ☐ Payment of utilities, trash pickup
- ☐ Internet based security cameras to monitor visitors
- ☐ Staff to check house in addition to surveillance
- ☐ Community group involvement in ongoing operation
- ☐ Identify trustworthy participant to oversee house

Pre-existing relationship
between Judge, Pastor, and
Church

Church had house that was
being un-used

Judge meets with Pastor

Pastor and Church board
agree to furnish house for \$1
yearly rent, drug court takes
care of utilities, maintenance

Lease approved by county
attorney entered into with
church, insurance, etc.—no
lease, no insurance



Sanctuary Cornerstone
Lithia Springs, Georgia



Need—housing for
Hope Court (mental
health) participants
in Douglas County

Funding via
participant fees,
county budget

Agreement with
landlord who owns
rental house

Sanctuary Meadow—Douglasville, Georgia

Sanctuary Meadow

Guest/Boarder Agreement

Program expectations

- Chores will be completed daily
- Rooms will be inspection ready before you leave each day
- Follow all house rules outlined in this agreement
- Maintain a safe and sober environment for all members of the house
- **Keep valuables and medications locked in lock boxes (lockers) at all times**
- Continue treatment through community providers or programs (approved support group and provide prove of attendance)
- Maintain health through continued medical and mental health checks/treatment
- **Take medications as prescribed and keep prescription medications secured at all times.**
- Obtain employment and consistent schedule to maintain financial support
- **No visitors are allowed in the residence**
- 72 hours advance is required for all overnight and weekend passes
- Lights out by 11 pm
- House meetings are mandatory and will be attended by all guests/boarders
- Guest/Boarders are restricted to their room, their bathroom, and the common areas of the unit. Guests/boarders are not permitted to be in each other's rooms at any time.

Sanctuary Meadow Rules

All Guest/Boarders must maintain sobriety and absolutely abstain from all mind altering substances, including but not limited to all illegal and prescribed narcotics, alcohol, marijuana, methamphetamines, cocaine, synthetic or designer drugs, or any drug like substance.

All Guest/Boarders must submit to random drug screens and maintain complete honesty about substance use. Failure to comply will result in immediate termination from the program. Failed drug screen will result in immediate termination from the sober living environment.

All Guest/Boarders will complete an individual transitional plan created together with the treatment team and actively participate in their individual progress and goal completion

All Guest/Boarders must work to maintain a safe and positive environment

All Guest/Boarders must work to maintain the household property by completing daily chores and maintenance expectations

All Guest/Boarders must keep all belongings secure and living space in well-kept manner

All Guest/Boarders will respect the rights and dignity of other individuals in the home

All Guest/Boarders will keep the property safe by locking doors and windows, following house rules, maintaining a safe environment, observing visitation hours, and following general safety guidelines

Guest/Boarders will NOT be permitted to smoke in the home and will observe designated smoking areas on the property. Smoking Guest/Boarders will be required to clean up all cigarette butts from the property.

All Guest/Boarders will NOT be permitted to engage in any illegal activity on or off the property. Such activity will result in immediate termination from the program

All Guest/Boarders will be required to maintain their own personal hygiene, self-care, medical health, mental health, recovery wellness treatments and maintain appropriate use of their medications

All Guest/Boarders will complete a weekly schedule and will follow the schedule notifying staff of any changes

All Guest/Boarders will maintain appropriate attire both inside the home and on the property

Visitors are not allowed inside the residence.

All weekend passes will be submitted in writing 72 hours prior to departure and will have written record of approval

All Guest/Boarders will attend monthly court sessions, treatment meetings, and maintain active progress towards treatment goals

Any rules not followed will be subject to disciplinary action resulting in sanctions which could include verbal warnings, written reprimand, removal from the sober living residence, and/or termination from the program.

All Guest/Boarders are subject to immediate removal and/or termination from the program for rule violations. Guests/Boarders agree that they will vacate the property upon request from the Court Administrator of the

Third, Create Your Own Resources

Every school system has double wide trailers and every county has public land

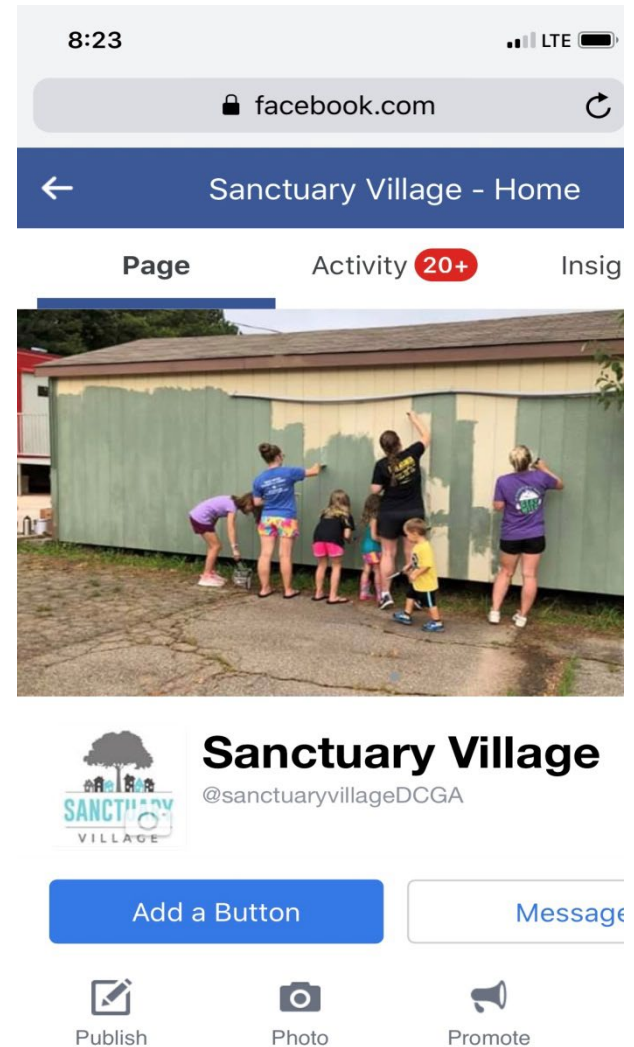
Government to government transfer—you are doing them a favor by removing them

\$5000 average cost to move a double wide

Generally in good condition and open space no demo required

Four entrance doors—build apartments around the doors to comply with fire safety codes

Come equipped with stairwells to each door





Trailers Being Moved to Sanctuary Village Site

Initial Budget Approved by BOC

Sanctuary Village
Budgeted from DATE funds \$40,000.00

DATE	VENDOR	WORK DONE	AMOUNT
05/18/18	Miller Architecture & Planning, Inc.	Construction documents	\$4,000.00
07/02/18	Ideal Smart Energy, Inc	Demo/labor/materials	\$5,444.00
07/10/18	Benefield MH Transport	moving 3 trailers	\$9,500.00
	Total Checked Issued		\$18,944.00
07/24/18	A.W.E. Septic Service, Inc-funds encumbered		\$11,900.00
08/07/18	Ideal Smart Enegery, Inc-funds encumbered	partial pay on July invoices	\$9,036.00
	Total Funds Encumbered		\$39,880.00
	Funds Available		\$120.00

Master Site Plan

PRELIMINARY MASTER PLAN



OVERHEAD LIGHTS

OVERHEAD LIGHTING

MEDITATION GARDEN

RECREATION SPACE

EXISTING SHED TO BE USED FOR GARDEN SUPPLY STORAGE



GARDEN PLANTERS



CANOPY STRUCTURE

WOODLAND EDGE TRAIL



INTIMATE SPACE

FIRE PIT

VEHICULAR PARKING

COVERED STRUCTURE

EVERGREEN SCREENING TO PROVIDE PRIVACY



PHYSICAL FITNESS



IMAGINATION



SANCTUARY VILLAGE

DOUGLAS COUNTY, GEORGIA
JANUARY 20, 2019 - H18268

PRELIMINARY
MASTER PLAN

1"=30'

Construction Plan

Architect to create building plans—approval by fire marshall—all construction in accord with local codes

Volunteer Contractors to supervise paid and volunteer labor

Septic Contractor/Environmental Services Septic Plan

Landscape Architect Site Plan

Contractor approved as vendor—purchase of materials

Material and labor takeoff

Use of county staff and equipment to save funds whenever possible—electrician, plumber, Sheriff and trustees, concrete demo and haul-off

Volunteer labor to do non skilled work such as landscaping, clean up, Leadership

Douglas landscaping project, arbor fund to plant trees

Mini split systems for HVAC to eliminate duct work

Impossible to exactly estimate job unforeseen issues, have a contingency in budget

SANCTURY VILLAGE
JOB COST ESTIMATE

		8 UNITS	12 UNITS
1	DEMO N FRAME	\$ 3,688	\$ 5,532
2	FRAMING	\$ 1,756	\$ 2,634
3	MECHANICALS		\$ -
4	PLUMBING		\$ -
	SUPPLIES	\$ 3,000	\$ 4,500
	WATER HEATER - (2) 50 GAL	\$ 1,000	\$ 1,500
	TOILETS (7) + SEATS	\$ 875	\$ 1,313
	BATHROOM VALVES (SINK & SHOWER) (7)	\$ 700	\$ 1,050
	KITCHEN SINKS & VALVES	\$ 800	\$ 1,200
	SHOWERS ENCLOSURES (7) & VALVES	\$ 3,000	\$ 4,500
5	ELECTRIC		\$ -
	SUPPLIES	\$ 3,000	\$ 4,500
	LABOR	\$ 3,000	\$ 4,500
6	HVAC		\$ -
	MINI SPLIT UNITS	\$ 12,412	\$ 18,618
	LABOR	\$ 2,800	\$ 4,200
7	INSULATION	\$ 500	\$ 750
8	SHEETROCK		\$ -
	MATERIALS	\$ 3,000	\$ 4,500
	LABOR	\$ 2,800	\$ 4,200
9	KITCHEN & BATHROOM CABINETS	\$ 3,500	\$ 5,250
10	DOORS & TRIM	\$ 2,000	\$ 3,000
11	LIGHTING	\$ 1,600	\$ 2,400
12	MIRRORS	\$ 500	\$ 750
14	PAINT INSIDE	\$ 2,000	\$ 3,000
15	FLOORCOVERING	\$ 7,000	\$ 10,500
16	APPLIANCES (COOKTOP & MICROWAVE)	\$ 1,700	\$ 2,550
17	PRESSURE WASH & OUTSIDE PAINT	\$ 2,000	\$ 3,000
17	TREE REMOVAL / TRAILER B	\$ 2,500	
	TOTAL 2 UNITS (TRAILER A & B)	\$ 65,131	\$ 93,947
	COST PER UNIT	\$ 8,141	\$ 7,828.88
	TOTAL COST 20 UNITS		\$ 159,078



Mr. Marvin Kennedy,
Construction Foreman

Comparison of SANCTUARY VILLAGE cost to Motel Construction Cost

Per Unit Cost Sanctuary Village: 20 units total DATE funds expended \$199,078.00
/20 units= **\$9953.90 per unit cost**

Per Room Cost Budget Economy Motel: **\$95,486.00 per unit cost**

Source: HVS.com 2016-2017 survey of Hotel Motel Construction Costs

Construction Cost calculated by square foot cost:

Sanctuary Village 300 square feet per unit @9953.90= \$33.17 per square foot

Budget Motel 325 square feet per unit @95,486.00= \$293.00 per square foot



Homes for the homeless:
Atlanta reaches goal of raising
\$50 million

POLITICS | Aug 21, 2019

By [Stephen Deere](#), The Atlanta Journal-
Constitution

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NH
NORTHSIDE HOSPITAL
ORTHOPEDIC INSTITUTE

Atlanta Mayor Keisha Lance Bottoms on Wednesday announced that the city had reached its goal of raising \$50 million to provide 550 homes for the city's homeless population.

\$50,000,000.00 to provide 550 homes for Atlanta's Homeless Population equals:

\$90,909.09 per unit

Sanctuary Village per unit cost:

\$9,953.00 per unit

“Wow government, where did you get all that money for the budget?”



Sanctuary Village Funding

\$199,000 in DATE funds, County Attorney issues opinion that it is legal use since housing is ancillary to drug treatment

\$28,000 in charitable donations through 501©(3) (used mainly to fund furnishings appliances, “extras”)

\$6,000 purchase of mini split systems at cost

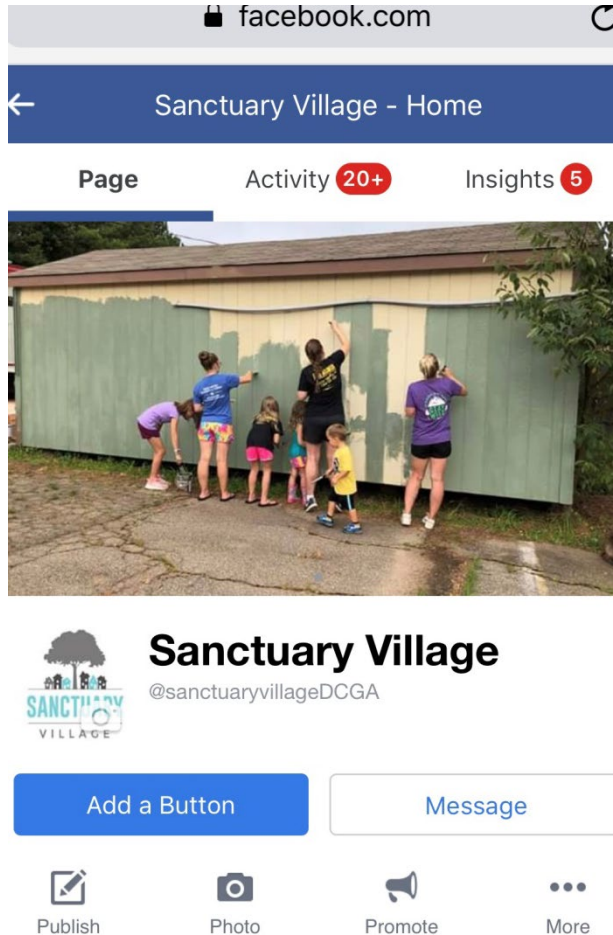
\$60,000 in annual revenue from rent and program fees charged to participants returned to Board of Commissioners

Community groups purchasing microwaves, business donations of landscaping, etc

Community Ownership of Project



Social Media





Finished Unit Sanctuary Village



Bedroom Area



Bathroom



Seek Relationship With Others With No Agenda Other Than the Relationship

Use of public land and existing infrastructure such as septic reduces cost

No does not mean No. Learn from the No and come back with a different idea.

Have an entrepreneurial mindset.

“If you want a successful ministry find out where your community has an itch and scratch it”

Keys to Success

Partnership between Government, Business, Civic Organizations and Faith Community

“Excellence honors God and Inspires People”



bmcclain@co.douglas.ga.us