



SPECIAL LAND USE PERMIT APPLICATION ANALYSIS

ZONING CASE #: Z2020-04 SLUP **LEGISTAR #:** 20191202

LANDOWNERS: Turner Chapel AME Church
492 N Marietta Parkway
Marietta, GA 30060

APPLICANT: Turner Hill Community Development Corp
492 N Marietta Parkway
Marietta, GA 30060

AGENT: N/A

PROPERTY ADDRESS: 460 (& 462) Birney Street

PARCEL DESCRIPTION: 16 11430 0520

AREA: ~0.299 AC **COUNCIL WARD:** 5B

EXISTING ZONING: R-4 (Single Family Residential – 4 units/acre) w/ SLUP

REQUEST: R-4 with SLUP for a halfway house

FUTURE LAND USE: MXD (Mixed Use Development)

REASON FOR REQUEST: The applicant is requesting an extension of an existing Special Land Use Permit to continue using the property as a halfway house.

PLANNING COMMISSION HEARING: Tuesday, February 4th, 2020 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, February 12th, 2020 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

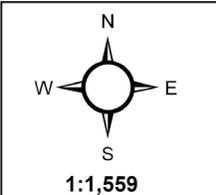


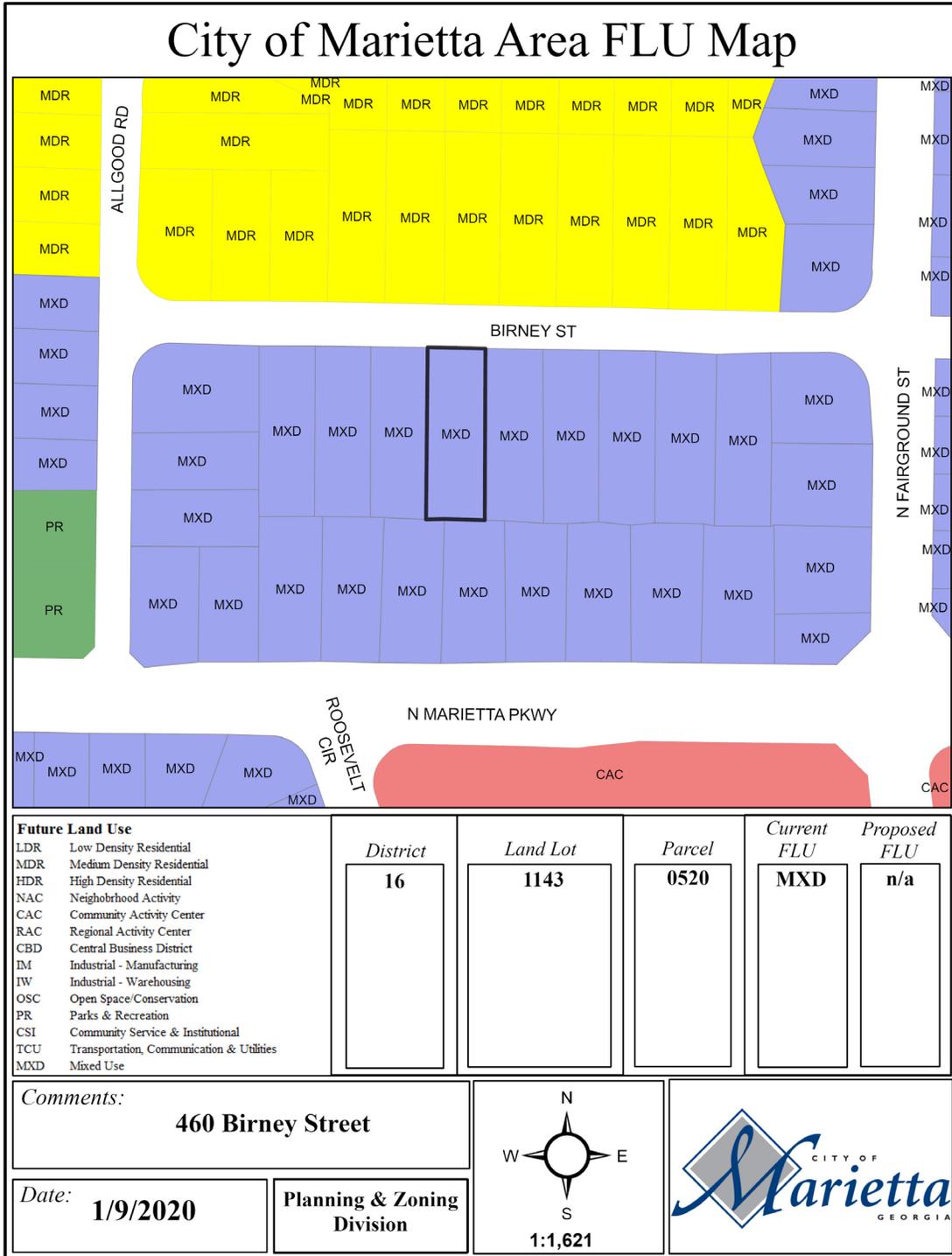
| Zoning | | District | Land Lot | Parcel | Current Zoning | Proposed Zoning |
|---|---|-----------|-------------|-------------|----------------|----------------------------|
| SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev. | COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MIXD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev. | 16 | 1143 | 0520 | R-4 | R-4 w/ SLUP |

Comments:
460 Birney Street

Date: **1/9/2020**

**Planning & Zoning
 Division**





PICTURES OF PROPERTY



Subject property at 460 Birney Street



STAFF ANALYSIS

Location Compatibility

Turner Hill Community Development Corporation, on behalf of Turner Chapel AME Church, is requesting to continue using 460 Birney Street as a halfway house. The property is a duplex (460 & 462 Birney Street) on a 0.299 acre parcel zoned R-4 (Single Family Residential – 4 units/acre). Harmony House has been operating on the subject property since 2006 and they would like to continue their operation at this location. Most of the surrounding properties are duplexes also zoned R-4.

The Turner Hill Community Development Corporation has overseen operation of the Harmony House Program, which houses homeless ex-offenders for up to 90 days, at the Birney Street location since June 2006. In 2016, City Council granted a Special Land Use Permit (SLUP) for a halfway house effective for three years.

Use Potential and Impacts

While group homes are allowed in residentially zoned areas, halfway houses are only permitted in areas zoned OI (Office Institutional), RM (Residential Multi-Family), or RHR (Residential High-Rise) with a Special Land Use Permit (SLUP) granted by the Board of Zoning Appeals. Halfway houses are not permitted in single-family residential zoning districts.

Halfway Houses are defined as *“A temporary residential living arrangement for persons leaving an institutional setting and in need of a supportive living arrangement in order to readjust to living outside the institution. These are persons who are receiving therapy and counseling from support staff who are present when residents are present, for the following purposes: 1) to help them recuperate from the effects of drug or alcohol addiction; 2) to help them reenter society while housed under supervision while under the constraints of alternatives to imprisonment including, but not limited to, prerelease, work release, or probationary programs; or 3) to help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence.”*

Regulations for halfway houses limit the density to one bed per 250 gross square feet of heated building space. According to Cobb Assessor’s records, the subject property has 1,588 square feet of living space; therefore, 6 beds could be permitted within this structure. Other regulations for halfway houses include:

- a) *The structure meets all aspects of the Standard Housing Code including minimum dwelling space requirements.*
- b) *The operator obtains certification from the appropriate state licensing body.*
- c) *No other such facility is located within 1,000 feet as measured from property line to property line.*

Most of the houses on Birney Street are duplexes, and there is evidence that they are occupied by families with small children. The property east of the subject property contains a variety of toys and a swing set. Also, the subject property is located across the street from Birney Street Public Park. Information provided by Harmony House states that, since working families typically vacate their homes between 6:00 a.m. and 6:00 p.m., they structure their program in the same manner. The Harmony House residents are required to leave the house by 8:00 a.m. and then the facility is closed to its residents until 5:00 p.m. The residents are supervised by staff at all times after returning to the house.

The SLUP granted by City Council on November 9, 2016 was only valid for three years. The current request for a SLUP mirrors the previous request from 2016.

The Future Land Use (FLU) of these parcels, as specified in the City's Comprehensive Plan, is MXD (Mixed-Use Development). The FLU serves as guide for long-term growth and development as it occurs over time. The purpose of the MXD category is to provide both residential and non-residential development in a manner to where not every structure is mixed-use but the district as a whole be mixed-use. According to the City's Comp Plan, appropriate zonings for MXD would be PRD-SF, PRD-MF or MXD. As a result, this request is not supported by the City's Comprehensive Plan.

Environmental Impacts

There is no indication that any streams, floodplains, wetlands, or endangered species exist on this property.

Economic Functionality

Prior to its use as a halfway house, the subject property had been consistently used as a duplex and indicates the property is functional as a residence.

Infrastructure

This proposed use should have no adverse impact on the transportation, education, water, sewer, electricity, or other public infrastructure in the area.



History of Property

The property has a history of a rezoning with a SLUP dating back to 2016 (Z2016-30) – in which the same applicants requested a rezoning of the subject property from R-4 to R-4 with additional usage as a halfway house for a period of three (3) years. The previous rezoning request was granted by City Council.

Other Issues

The following are the criteria for determining a site's eligibility for a Special Land Use Permit, as specified in Section 712.01 (E):

1. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
2. Whether or not the use is compatible with the neighborhood.
3. Whether or not the proposed use will constitute a nuisance as defined by state law.
4. Whether or not property values of surrounding property will be adversely affected.
5. Whether or not adequate provisions are made for parking and traffic considerations.
6. Whether or not the site or intensity of the use is appropriate.
7. Whether or not adequate provisions are made regarding hours of operation.
8. The location or proximity of other similar uses (whether conforming or nonconforming).
9. Whether or not adequate controls and limits are placed upon commercial deliveries.
10. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.
11. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.

ANALYSIS & CONCLUSION

Turner Hill Community Development Corporation – on behalf of Turner Chapel AME Church, is requesting to continue using 460 Birney Street as a halfway house. The property is a duplex (460 & 462 Birney Street) on a 0.299 acre parcel zoned R-4 (Single Family Residential – 4 units / acre). Harmony House has been operating on the subject property since 2006 and they would like to continue their operation at this location. Most of the surrounding properties are duplexes also zoned R-4.

In 2016, City Council granted a Special Land Use Permit (SLUP) for a halfway house effective for three years. The applicant is requesting a renewal and extension of the previously granted request.

The Turner Hill Community Development Corporation has overseen operation of the Harmony House Program, which houses homeless ex-offenders for up to 90 days. While group homes are allowed in residentially zoned areas, halfway houses are only permitted in areas zoned OI, RM, or RHR with a SLUP granted by the Board of Zoning Appeals. Regulations for halfway houses limit the density to one bed per 250 gross square feet of heated building space. According to Cobb Assessor's records, the subject property has 1,588 square feet of living space; therefore, 6 beds could be permitted within this structure. Other regulations for halfway houses include:

- a) *The structure meets all aspects of the Standard Housing Code including minimum dwelling space requirements.*
- b) *The operator obtains certification from the appropriate state licensing body.*
- c) *No other such facility is located within 1,000 feet as measured from property line to property line.*

Most of the houses on Birney Street are duplexes, and there is evidence that they are occupied by families with small children. Birney Street Park is also directly across the street. The Harmony House residents are required to leave the house by 8:00 a.m. and then the facility is closed to its residents until 5:00 p.m. The residents are supervised by staff at all times after returning to the house.

The Future Land Use of these parcels is MXD, which is intended for development and use as both residential and non-residential. According to the City's Comprehensive Plan appropriate zonings for MXD would be PRD-SF, PRD-MF or MXD. As a result, this request is not supported by the City's Comprehensive Plan.

Prepared by: J. Sindell

Approved by: Rusty Roth



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

CITY OF MARIETTA - WASTEWATER

Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

A.D.F
Peak

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Table with 2 columns: Question and Answer. Questions include: Does flood plain exist on the property? (No), What percentage of the property is in the flood plain? (N/A), What is the drainage basin for the property? (Sope Creek), Is there potential for the presence of wetlands...? (No), Do stream bank buffers exist on the parcel? (No), etc.

Additional Comments:

No comments from engineering section.

TRANSPORTATION

Table with 2 columns: Question and Answer. Questions include: What is the road effected by the proposed change?, What is the classification of the road?, What is the traffic count for the road?, Estimated # of trips generated by the proposed development?, etc.



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

| | |
|--|-----------|
| Nearest city or county fire station from the development? | 51 |
| Distance of the nearest station? | 0.9 miles |
| Most likely station for 1 st response? | 51 |
| Service burdens at the nearest city fire station (under, at, or above capacity)? | N/A |

Comments:

No concerns with continuing this rezoning as long as they complied with any and all stipulations of the last one.

MARIETTA POWER - ELECTRICAL

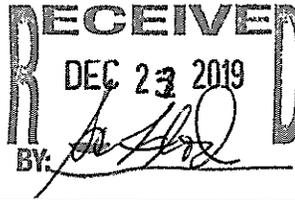
Does Marietta Power serve this site? Yes _____ No _____

If not, can this site be served? Yes _____ No _____

What special conditions would be involved in serving this site?

Additional comments:

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Department of Development Services
205 Lawrence Street
Marietta, GA 30060

APPLICATION FOR SPECIAL LAND USE PERMIT
(Owner/Applicant/or Representative must be present at all public hearings)

For Office Use Only:

Application#: 22020-04 SLUP Legistar#: 20191202 PZ#: 19-543

PC Hearing: 2-4-20 CC Hearing: 2-12-20 BZA Hearing: —

Planning Commission/City Council Board of Zoning Appeals

Owner's Name Turner Chapel AME Church

Address 492 N Marietta Pkwy NE Zip Code: 30060

Telephone Number: 770-422-6791 Email Address: hpash@turnerchapelame.org

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Turner Hill Community Development Corporation

Address 492 N Marietta Pkwy NE Zip Code: 30060

Telephone Number 770-424-4635 Email Address: svann@vannplanning.com

Address of property for which special land use is requested:
460-462 Birney Street NE Date of Acquisition: 4/23/04

Land Lot (s) 1143 District 16 Parcel ID 0520 Acreage 0.299 Zoned R-4 Ward 5A FLU MXD

List the special land use permit requested (please attach any additional information):
renewal application - R-4 with SLUP for an additional use as a halfway house, a short-term assessment center for ex-offenders released from correctional facilities. The participants are provided housing, mentoring, assistance in obtaining employment and transitional support as a means to prevent recidivism and an opportunity to start over with a second chance.

Required Information

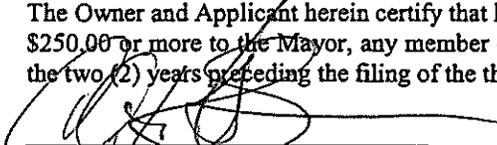
1. Application fee: Board of Zoning Appeals (\$250) or Planning Commission/City Council (\$500)
2. Completed notarized application. **The original application must be submitted with ALL original signatures – Copies of the application or signature(s) will NOT be accepted.**
3. Legal description of property. Legal description must be in a WORD DOCUMENT.
4. Site plan: One copy scaled to an 8 1/2" X 11" size. If larger than 11" x 17", will need 25 copies. Site plan must be drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid.
5. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

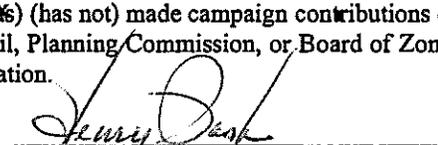
OVER

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she (~~has~~) (has not) made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council, Planning Commission, or Board of Zoning Appeals within the two (2) years preceding the filing of this application.


Signature of Owner

Clintonia F Sanders
Print Name

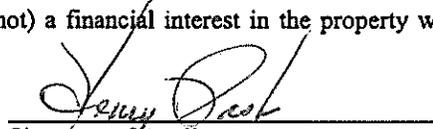

Signature of Applicant

Henry Pash
Print Name

FINANCIAL INTEREST

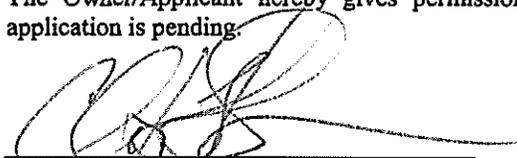
The Applicant herein certifies that he/she (~~has~~) (has not) a financial interest in the property which is ten percent (10%) or more.

Henry Pash
Print Name


Signature of Applicant

OWNER/APPLICANT CERTIFICATION

- The Owner/Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner/Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

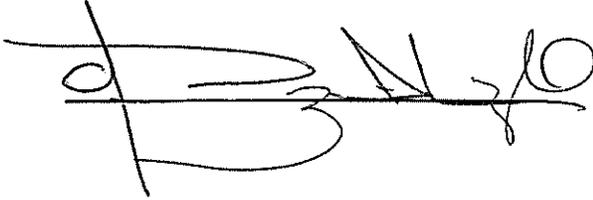

Signature

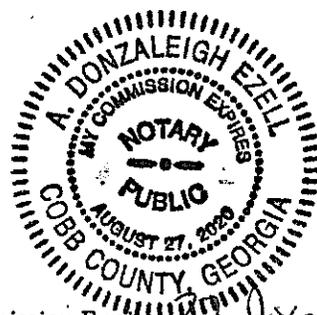
Clintonia F Sanders
Please Print

492 N Marietta Pkwy Marietta, GA 30060
Address

12/22/2019
Date

Signed, sealed and delivered in the presence of:





My Commission Expires 27 Aug 2020

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: January 17, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, and VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, February 4th, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, February 12th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2020-04 [SPECIAL LAND USE PERMIT] TURNER HILL COMMUNITY DEVELOPMENT CORPORATION is requesting a Special Land Use Permit for 0.299 acres located in Land Lot 1143, District 16, Parcel 0520, 2nd Section, Marietta, Cobb County, Georgia, and being known as 460 Birney Street (aka 462 Birney Street) from R-4 (Single Family Residential – 4 units/acre) to R-4 (Single Family Residential – 4 units/acre) with a special land use permit for a halfway house. Ward 5A.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.marietta.gov and enter the case # in the search box.

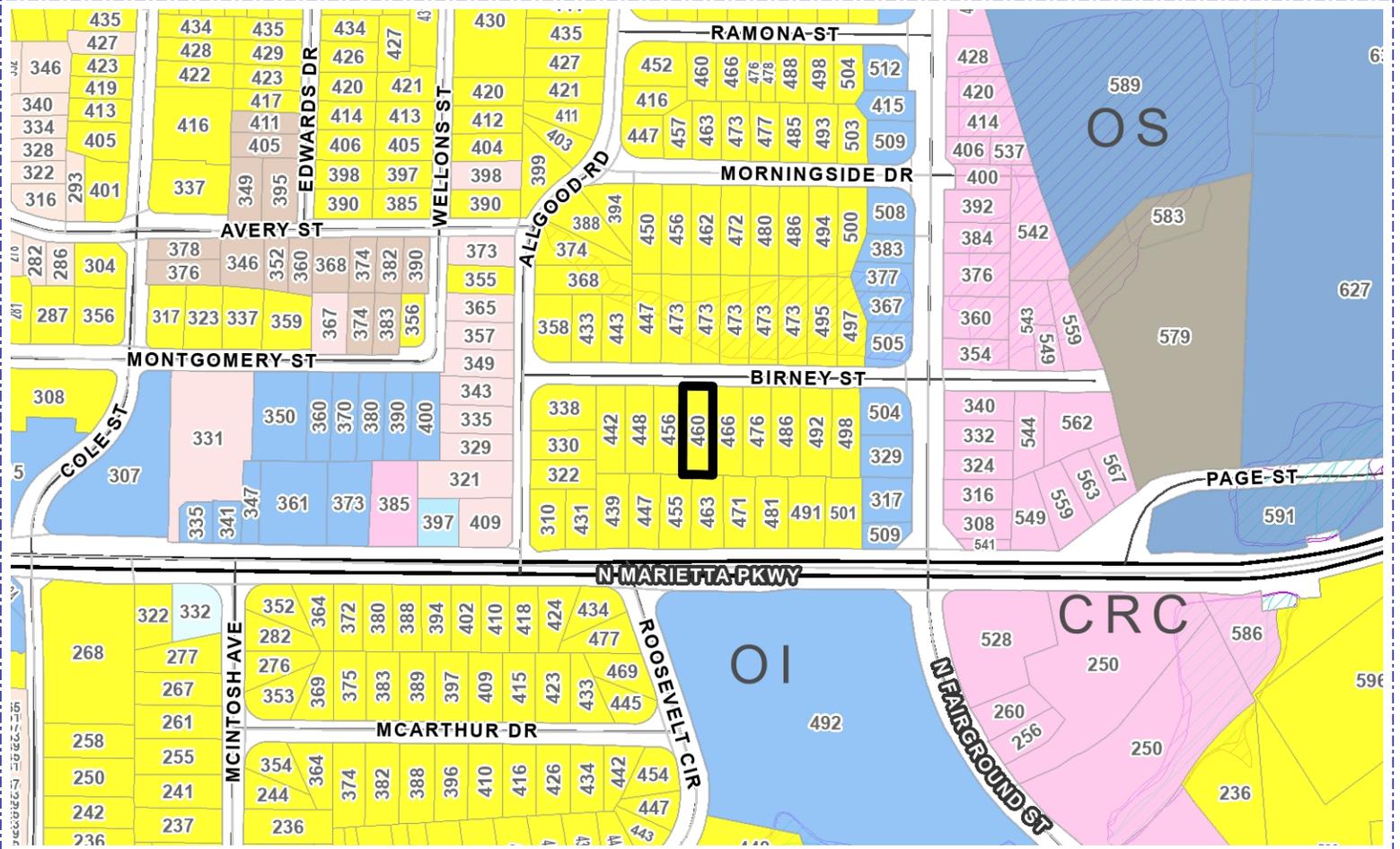
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

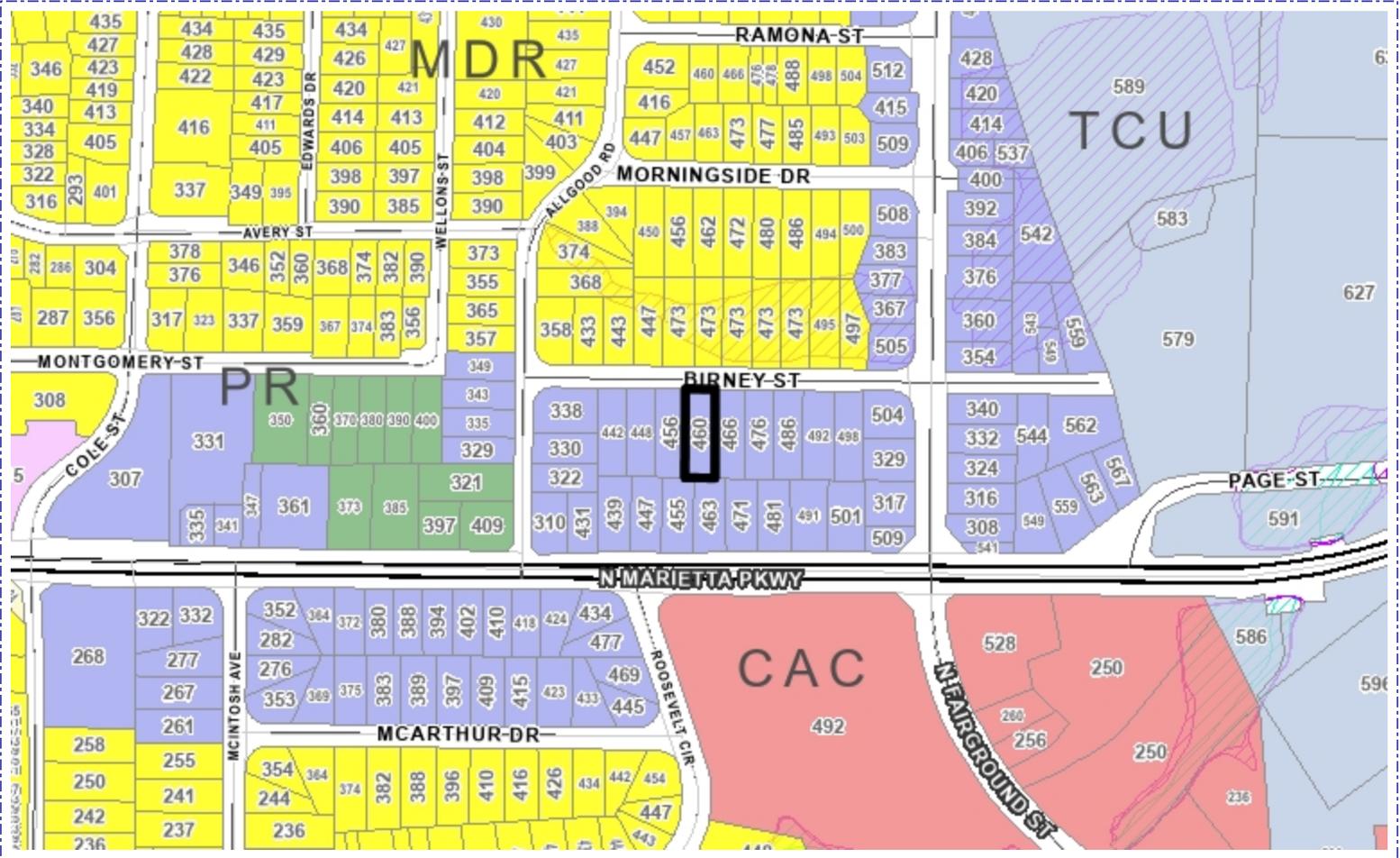
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



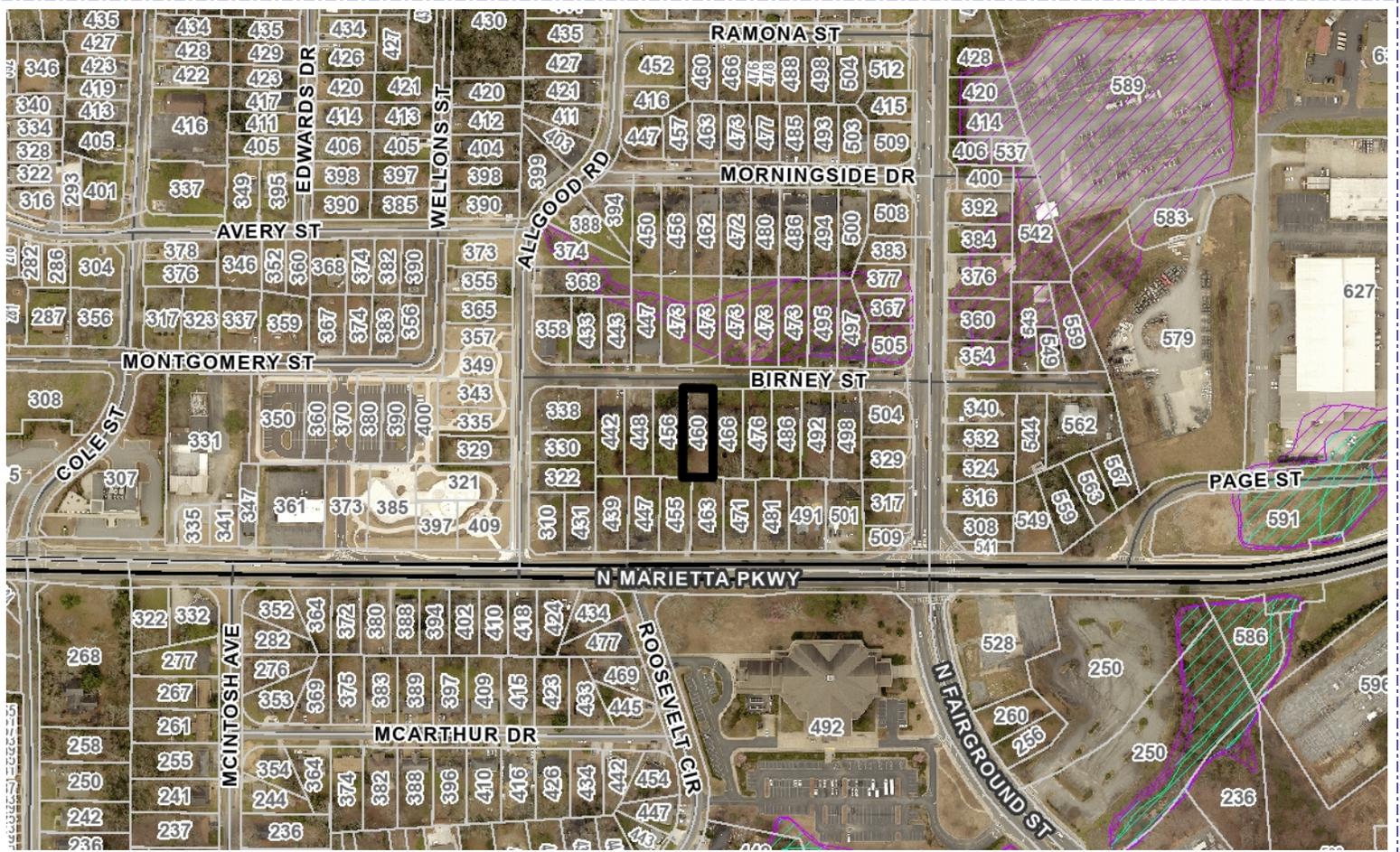
Special Land Use



| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|------------------------------------|--|---------|------|--------|--|
| 460 BIRNEY ST | 16114300520 | 0.299 | 5A | R4 | MXD |
| Property Owner: | Turner Chapel AME Church | | | | Zoning Symbols --- Railroads [Red Box] City Limits [Dotted Box] Cobb County Pockets [White Box] NA [Light Yellow Box] R1 - Single Family Residential (1 unit/acre) [Yellow Box] R2 - Single Family Residential (2 units/acre) [Light Green Box] R3 - Single Family Residential (3 units/acre) [Green Box] R4 - Single Family Residential (4 units/acre) [Light Orange Box] RA4 - Single Family Residential - Attached [Orange Box] RA6 - Single Family Residential - Attached [Dark Orange Box] RA8 - Single Family Residential - Attached [Light Purple Box] MHP - Mobile Home Park [Light Blue Box] PRD-SF - Planned Residential Dev. Single Family [Medium Blue Box] RM8 - Multi Family Residential (8 units/acre) [Dark Blue Box] RM10 - Multi Family Residential (10 units/acre) [Very Dark Blue Box] RM12 - Multi Family Residential (12 units/acre) [Brown Box] RHR - Residential High Rise [Dark Brown Box] PRD-MF - Planned Residential Dev Multi Family [Pink Box] NRC - Neighborhood Retail Commercial [Light Pink Box] CRC - Community Retail Commercial [Medium Pink Box] RRC - Regional Retail Commercial [Red Box] PCD - Planned Commercial Development [Light Grey Box] LI - Light Industrial [Dark Grey Box] HI - Heavy Industrial [Purple Box] PID - Planned Industrial Development [Dark Purple Box] MXD - Mixed Use Development [Blue Box] CBD - Central Business District [Light Blue Box] OIT - Office Institutional Transitional [Light Blue Box] LRO - Low Rise Office [Medium Blue Box] OI - Office Institutional [Dark Blue Box] OS - Office Services [Very Dark Blue Box] OHR - Office High Rise |
| Applicant: | Turner Hill Community Development Corp | | | | |
| Agent: | | | | | |
| Proposed Use: | | | | | |
| Planning Commission Hearing Date: | 02/04/2020 | | | | |
| City Council Hearing Date: | 02/12/2020 | | | | |
| Case Number: | Z2020-04 | | | | |
| City of Marietta Planning & Zoning | | | | | |



| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|---|---------------|------------------------------------|------|--------|-----|
| 460 BIRNEY ST | 16114300520 | 0.299 | 5A | R4 | MXD |
| Planning Commission Hearing Date: | 02/04/2020 | Future Land Use Symbols | | | |
| City Council Hearing Date: | 02/12/2020 | | | | |
| Future Land Use: | MXD | | | | |
| Case Number: | | | | | |
| Comments: | | | | | |
| City of Marietta Planning & Zoning | | | | | |



| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|---------------|---------------|---------|------|--------|-----|
| 460 BIRNEY ST | 16114300520 | 0.299 | 5A | R4 | MXD |

| | |
|------------------------------------|--|
| Property Owner: | Turner Chapel AME Church |
| Applicant: | Turner Hill Community Development Corp |
| City Council Hearing Date: | 02/12/2020 |
| Planning Commission Hearing Date: | 02/04/2020 |
| BZA Hearing Date: | Case Number: Z2020-04 |
| Comments: | |
| City of Marietta Planning & Zoning | |

Legend

- Railroads
- City Limits
- Cobb County Pockets

PY 2019

Previous Related Program Activities/ Project Description



Summary

The Harmony House Program provides housing and transitional support to homeless ex-offenders who have been recently released from jail or prison as well as outreach and referral to non-residential clients, their families, and the community as a whole. Our goal is a safer community for all Cobb County residents through reduction of recidivism and by aiding ex-offenders in becoming law-abiding, responsible, members of our community.

Harmony House began delivering services August 1, 2006. Each year the Harmony House residential program serves 15-20 homeless ex-offenders; the outreach and referral program serves an additional 100-150 or more, mostly through telephone referrals. As of February 28, 2019, we have served 314 ex-offenders through our residential program providing 12,640 bed nights and we have assisted an additional 1,409 through our outreach and referral program.

The Georgia Department of Corrections reported 749 prison releases for Cobb County ex-offenders in 2018. Too often, offenders have lost their homes and their connection with family and friends during their incarceration. With our shelters overflowing, homeless ex-offenders have one recourse—to try to survive on our streets.

Whatever the circumstance that initially led to their arrest and incarceration, the current practice of releasing homeless ex-offenders into the community with no transitional or discharge plan guarantees a high recidivism rate. What will the homeless ex-offender do to survive? How many ex-offenders will reoffend? How many non-violent ex-offenders will escalate to violent crimes?

We cannot continue to release prisoners onto our streets with no job, no income, no place to sleep, no means to eat, to shower, or to shave. If we look the other way, if we continue to address this need with platitudes and indifference, we will all pay the price. Victims of crime will pay through assaults and robberies. Insurance rates will continue to climb. Higher taxes will be levied to increase police protection and to support our ever-growing jail and prison populations.

At Harmony House, we provide a solution. We not only believe in second chances, we know from firsthand experience how lives can be forever changed for the good with the right kind of support and intervention. Our outcomes prove our program works.

Organizational History

Turner Hill Community Development Corporation, also known as the Turner Hill CDC, incorporated as a community housing development organization and received its 501 (c) (3) in 2002. Its purpose is to provide activities designed to stabilize the lives of low- to moderate-income residents living within Cobb County. Target populations include low-income, underprivileged, distressed, and at-risk residents.

To address this need, The Turner Hill CDC oversees two distinct programs: The House of Grace and the Harmony House Program.

House of Grace provides transitional housing for women who have been victims of domestic violence and their children. The goal of the program is to empower these women, restoring self-sufficiency and self-esteem.

Harmony House provides services to homeless male ex-offenders to help them transition into society as independent, law-abiding, contributing citizens.

Harmony House Mission Statement

Our Mission: To substantially reduce the recidivism rate of criminal activity through providing ex-offenders with housing, life skills training, referrals, mentoring, and other targeted services to promote positive, long-term economic, social, and psychological change.

Harmony House Program

The Harmony House Program reduces recidivism among participants by aiding them in becoming contributing members of society. With program structure and support, clients regain independence through employment, sobriety, and mentoring. They learn new skills through weekly life skills classes. They meet their goals and claim their opportunity to start over with a second chance.

This innovative program, the first of its kind in the Metro Atlanta Area, continues to produce remarkable, measurable results. The residential facility for the Harmony House Program is located on Birney Street and is leased to the program by Turner Chapel AME Church, with monthly rent donated as an in-kind expense. The church also generously provides free office space on Fairground Street for the program staff.

Residential Program

The Harmony House residential program gives shelter to homeless ex-offenders for up to 90 days, providing support and services to aid residents in meeting their housing, employment, and treatment needs while learning new life skills to aid them in developing a new life plan. The residential facility has 5 beds for residents and one bed for the Resident Manager.

Our Goals are as follows:

1. Our clients will maintain sobriety.
2. Our clients will attain and maintain employment.
3. Our clients will attain and maintain housing.
4. Our clients will not re-offend. The Harmony House Program will prevent recidivism, which will also prevent escalation from non-violent criminal activity to violent criminal activity and saves tax dollars.

The following steps outline the residential program process:

Step One: Through our partnership with the Cobb County Jail and the Cobb County Sheriff's Department, non-violent, soon to be released offenders who meet program criteria, are identified and flagged for intervention. Clients are either self-referred, referred through staff at the Cobb County jail, referred through family, or referred through other Cobb County agencies. Personnel at the Cobb County Jail refer the vast majority of Harmony House's clients.

Step Two: The Harmony House case manager is notified that an inmate who is considered homeless is scheduled for release. The case manager meets with the homeless offender prior to his release from incarceration to identify his needs, to discuss discharge-planning options, and to screen for program criteria. If accepted as a Harmony House resident, ex-offenders are housed in our residential facility with no charge for food or rent.

Step Three: The Harmony House case manager and residential client work together to create an individualized program plan. This individual plan identifies goals and timelines and is used to monitor the client's progress in attaining identified goals. These goals include:

- Obtaining an ID
- Securing employment
- Attending life skills classes
- Participating in mandatory community service
- Mentoring

- Participating in substance abuse treatment and a 12-step program (when applicable)
- Following the rules and procedures of the Harmony House shelter and program

The individual plan includes full compliance with probation and parole directives. Residents are required to provide their proof of earnings and save at least 90% of their income for safekeeping until they transition from the program. This requirement does not preclude probation fees, court fines, and child support. The case manager works with the residential client to ensure these obligations are met.

Step Four: Residential clients work with a WorkSource Georgia employment specialist to assist with employment when needed. This employment specialist provides employment related activities, resume preparation, job search, general skills analysis, and more.

Step Five: Residential clients work their program with on-going support, mentoring, life skills classes, community service, 12-step recovery programs, etc. until graduation, when they are assisted in obtaining transitional housing or permanent housing.

Step Six: Residential clients who have graduated from the Harmony House Program are encouraged to maintain contact, to call or meet with staff, regardless of when they graduated from the program. Our case manager actively follows up with clients for one year. Many program graduates maintain close contact with staff and many come back to provide support for existing program residents.

The Harmony House schedule is structured and includes all activities addressed in the client's individual plan. A typical weekday daytime schedule includes residents rising at 5:00am and leaving the house by 7:00am after showering, breakfast, and completion of individual and/or group chores. From 7:00am to 4:00pm the residential facility is closed to residents who spend this time at work, searching for work, or in meetings with their probation or parole officer, case manager, etc. Residents return to the house between 4:00pm and 6:00pm. Residents are supervised by staff at the residential facility at all times.

On Monday evenings, residents attend a 12-step recovery meeting. On Tuesdays and Thursdays, residents are required to attend life skills sessions facilitated by volunteers at the residential facility. Life skills sessions cover the following topics:

- Anger Management
- Attitude
- Communication Skills
- Conflict Resolution

- Decision making/Problem Solving
- Embracing Change
- Finance and Budgeting
- Goals Setting
- Health and Fitness
- Personal Hygiene and Grooming
- Relapse Prevention
- Setting Personal Boundaries
- Toxic Relationships

Friday is activity/fellowship night with games, sports, or other activities on or off site.

Weekends are also structured with personal time, chores, and mandatory community service. Community service is a required element of the program, regardless of whether community service is court ordered. Off-site plans and visits with family or friends must be formally presented and pre-approved.

Non-Residential Program

The non-residential program reaches out to non-residential male and female ex-offenders to provide referral services to aid them in meeting their employment, education, sobriety, and self-sufficiency goals.

Partnerships

| Partner | Services |
|----------------------------------|---|
| Cobb County Sheriff's Department | <ul style="list-style-type: none"> ▪ Identifies homeless inmates and refers prospective clients to our program |
| The Extension | <ul style="list-style-type: none"> ▪ Provides client referrals ▪ Considers treatment for clients with drug or alcohol abuse and dependency issues |
| CobbWorks Development Center | <ul style="list-style-type: none"> ▪ Provides application and resume preparation assistance ▪ Provides employment assistance ▪ Provides sessions on job search and interviewing ▪ Provides strategic guidance on seeking employment |
| Turner Chapel AME Church | <ul style="list-style-type: none"> ▪ Provides Harmony House residential facility (rent is in-kind) ▪ Provides in-kind office space and infrastructure (in-kind) ▪ Provides mentors |

- Provides spiritual guidance
 - Houses 12-step program
-

In addition to our formal partnerships, MUST Ministries provides client referrals and considers program graduates for long-term transitional housing placement. The Department of Labor TOPSTEPS program provides additional job placement services and the Georgia State Probations Office assists the program through its designation and coordination of Harmony House as a community service site. Many of our clients are able to perform court ordered community service through our program on site or at our community service designated locations.

Success Stories

Our outcomes for the past two years have been phenomenal with all but one of our residential program graduates avoiding re-arrest, 75% transitioning to independent housing, 100% finding employment while in the program, and 88% reunited with their family. Please reference our 2017 and 2018 Performance Summaries (attachment 7). The following are a few success stories:

February 2019 Success Story

A former graduate and employee of the Harmony House program (Stephen J.) is still doing quite well. He successfully transitioned out of the program in 2015 and relocated to Florida to be closer to his fiancé whom he married in 2016. He has since purchased an automobile and is currently assisting his new wife in her banquet hall and catering business. Stephen is still working full-time at the Sun Sentinel Newspaper in Ft. Lauderdale as a supervisor and is also pursuing a singing career. He hopes to release a record soon. Stephen and his wife gave birth to a baby girl last year, and he continues to maintain a close relationship with his three adult children.

January 2019 Success Story

A recent graduate of the program, Conor O., transitioned out of the program and moved into a loft in Atlanta. He remains employed full-time with AquaGuard Foundation Solutions and part-time with Plastic Empire, both in Marietta, GA. Conor also saved enough money to purchase a vehicle, move into a place of his own, and fulfill his court-ordered financial obligations. Conor continues to maintain a close relationship with his family.

December 2018 Success Story

Former residential client (Michael D.), who successfully completed the program in February 2018, has remained arrest free. Michael and his girlfriend recently moved into a beautiful seven-bedroom, five-bath home in Woodstock, renting

the basement for \$1200 a month. Michael is still employed full-time with Casablanca Design in Marietta earning \$18 an hour building cabinets. He hopes to soon regain custody of his 15-year-old son.

November 2018 Success Story

A former residential client (Matthew M.), who successfully completed the Harmony House program in 2011, purchased a home in Cobb County shortly after leaving the program and married several years ago. When he and his wife recently remodeled their kitchen and upgraded their appliances, Matthew offered their older appliances to the Harmony House program for free. Matthew is still working full-time as a truck driver.

Staff

Created from Turner Chapel AME Church Prison Ministry, the Harmony House Program continues to be a labor of love for many who work with the program. An unprecedented volunteer effort created this program and continues to support its efforts.

Vincent Green, Program Director (Volunteer Staff)

Vincent Green has been an active member of our community through his volunteer work with his church and with non-profit agencies including Must Ministries, Marietta Schools, Elite Gentlemen's Consortium, Family Promise, and The Center for Children and Young Adults. He also served as the Program Director for Healthy Minds Healthy People for 2 years, with the mission of transitioning Katrina families new to Atlanta.

Mr. Green's experience in management, leadership, and business ownership has given him vital skills for the role of Program Director of the Harmony House program. In this role, he is responsible for the day-to-day leadership and operations of the program as well as program performance tracking and reporting. He is a graduate of the University of Florida with a Bachelor of Science degree in Marketing.

Vivian Bethel, Case Manager, Harmony House (Staff)

As Case Manager of the Harmony House Program since June 2007, Vivian provides specialized social services and focused guidance to ex-offenders to assist them in making a successful transition from prison to a community environment. Her previous experience includes more than 16 years in the criminal justice field with 8½ years as a probation officer and 6½ years as a client services coordinator for the court system. She earned a BA in Criminal Justice from Long Island University in 1990.

Melvin Walker, Resident Manager, Harmony House (Staff)

Melvin has been a volunteer Life Skills Facilitator for the Harmony House Program since January 2016. He applied for the Resident Assistant position and was hired in March 2018. Because of his excellent work in this part-time position, Melvin was promoted to a full-time position as Resident Manager in January 2019. As Resident Manager of the Harmony House Program, Melvin oversees the day-to-day operating procedures and the residents' adherence to guidelines and responsibilities while serving as the primary contact for all residents. Melvin is also pursuing a BS degree in Christian Ministry (Counseling) from the New Orleans Baptist Theological Seminary.

Ja Juan Gant, Resident Assistant, Harmony House (Staff)

Ja Juan successfully completed the Harmony House program in May 2018. He then decided to apply for the Resident Assistant position and was hired in November 2018. Ja Juan oversees the day-to-day operating procedures and the residents' adherence to guidelines and responsibilities while serving as the primary contact for all residents on the weekend.

In Conclusion

We thank you for this opportunity to apply for continued support for this program.

HARMONY HOUSE PROGRAM PERFORMANCE SUMMARY

Cumulative Period: 01/01/2017 - 12/31/2017

Program Target Group

| | Participants Less than 30 Days | | Participants 30 - 60 Days | | Participants 61+ Days | | All Participants | |
|---|--------------------------------|-----------|---------------------------|----------|-----------------------|----------|------------------|-----------|
| | % | # | % | # | % | # | % | # |
| Employment | | | | | | | | |
| Employed within 14 days in the program | 55% | 6 | 80% | 4 | 100% | 4 | 70% | 14 |
| Employed at some point while in the program | 64% | 7 | 80% | 4 | 100% | 4 | 75% | 15 |
| Employed 30 days after departure ¹ | 18% | 2 | 60% | 3 | 50% | 2 | 35% | 7 |
| Employed 90 days after departure ¹ | 9% | 1 | 40% | 2 | 25% | 1 | 20% | 4 |
| | | 11 | | 5 | | 4 | | 20 |
| Miscellaneous Metrics | % | # | % | # | % | # | % | # |
| Saved money while in the program | 36% | 4 | 80% | 4 | 50% | 2 | 50% | 10 |
| Reunited with family member ¹ | 55% | 6 | 80% | 4 | 75% | 3 | 65% | 13 |
| Clients re-arrested within 12 months ² | 0% | 0 | 20% | 1 | 25% | 1 | 10% | 2 |
| Housed 90 days after departure ¹ | 9% | 1 | 40% | 2 | 50% | 2 | 25% | 5 |
| Residency Upon Departure | % | # | % | # | % | # | % | # |
| Homeless | 9% | 1 | 0% | 0 | 0% | 0 | 5% | 1 |
| Paying Boarder | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 |
| Free Rooming | 27% | 3 | 0% | 0 | 0% | 0 | 15% | 3 |
| Unknown | 45% | 5 | 40% | 2 | 25% | 1 | 40% | 8 |
| Independent Housing | 9% | 1 | 40% | 2 | 75% | 3 | 30% | 6 |
| Transitional Housing | 9% | 1 | 20% | 1 | 0% | 0 | 10% | 2 |

1. Reflects the percentage of those for which we were able to obtain the information.
2. Residential program graduates (participated in program 61+ days).

Between 01/01/2017 and 12/31/2017

20 Residential Clients Served
90% Not Re-Arrested
117 Non-Residential Client Referrals
1075 Bed Nights Provided

The information contained herein is subject to change without notice.

HARMONY HOUSE PROGRAM PERFORMANCE SUMMARY

Cumulative Period: 01/01/2018 - 12/31/2018

| Program Target Group | | | | | | | | |
|---|--------------------------------|-----------|---------------------------|----------|-----------------------|----------|------------------|-----------|
| | Participants Less than 30 Days | | Participants 30 - 60 Days | | Participants 61+ Days | | All Participants | |
| | % | # | % | # | % | # | % | # |
| Employment | | | | | | | | |
| Employed within 14 days in the program | 24% | 4 | 100% | 6 | 88% | 7 | 55% | 17 |
| Employed at some point while in the program | 41% | 7 | 100% | 6 | 100% | 8 | 68% | 21 |
| Employed 30 days after departure ¹ | 18% | 3 | 50% | 3 | 75% | 6 | 39% | 12 |
| Employed 90 days after departure ¹ | 0% | 0 | 0% | 0 | 63% | 5 | 16% | 5 |
| Miscellaneous Metrics | | | | | | | | |
| Saved money while in the program | 24% | 4 | 67% | 4 | 50% | 4 | 39% | 12 |
| Reunited with family member ¹ | 47% | 8 | 50% | 3 | 100% | 8 | 61% | 19 |
| Clients re-arrested within 12 months ² | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 |
| Housed 90 days after departure ¹ | 0% | 0 | 0% | 0 | 63% | 5 | 16% | 5 |
| Residency Upon Departure | | | | | | | | |
| Homeless | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 |
| Paying Boarder | 6% | 1 | 0% | 0 | 0% | 0 | 3% | 1 |
| Free Rooming | 18% | 3 | 0% | 0 | 0% | 0 | 10% | 3 |
| Unknown | 71% | 12 | 83% | 5 | 25% | 2 | 61% | 19 |
| Independent Housing | 6% | 1 | 17% | 1 | 75% | 6 | 26% | 8 |
| Transitional Housing | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 |
| | | 17 | | 6 | | 8 | | 31 |

1. Reflects the percentage of those for which we were able to obtain the information.

2. Residential program graduates (participated in program 61+ days).

Between 01/01/2018 and 12/31/2018

31 Residential Clients Served
100% Not Re-Arrested
55 Non-Residential Client Referrals
1524 Bed Nights Provided

The information contained herein is subject to change without notice.