



Youth Advocates of Sitka

Empowering the youth of Alaska.

805 Lincoln St.

Sitka, AK 99835

Phone: 907-747-3687

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June 13, 2023

Members of the Sitka Assembly
City of Sitka

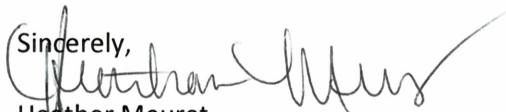
Dear Assembly Members:

This letter serves as written notice of Youth Advocates of Sitka's request for Reasonable Accommodation under the Fair Housing Act for the protected class of disabled persons in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing. The property of record is 3411 Halibut Point Road.

The Fair Housing Act defines a person with a disability to include (1) individuals with a physical or mental impairment that substantially limits one or more major life activities; (2) individuals who are regarded as having such an impairment; and (3) individuals with a record of such an impairment.

Youth Advocates of Sitka serves youth who are victims of child abuse, youth who are in foster care or who have aged out of foster care, homeless youth, youth who are at risk for human trafficking, youth who are at risk for substance use, youth who have severe emotional disturbance, and youth with developmental issues such as fetal alcohol syndrome or autism spectrum disorder. These youth are recognized in the state of Alaska as Mental Health Trust Beneficiaries, as well as DISABLED under the Individualized Education Plan and Section 504 of the United States Department of Education. All these youth are protected by the Violence Against Women Act. Additionally, 90% of the youth the agency serves is Alaska Native. Additionally, Coastal Haven is a group home and has protective status under the Fair Housing Act. SGC 22.08.710 for Quasi-institutional home states this shall not include dwellings intended for use as a setting for handicapped persons as defined in the Fair Housing Act. Requiring Youth Advocates of Sitka to apply for a Conditional Use Permit is a violation of the Fair Housing Act. Additionally, the city cannot limit group homes for persons with mental illness to certain neighborhoods. It is illegal under the Fair Housing Act for local land use and zoning laws to exclude or limit group homes for individuals with specific types of disabilities.

If you have further questions concerning this request, please contact me at the information below.

Sincerely,

Heather Meuret
Executive Director
Youth Advocates of Sitka
heather.meuret@sitkayouth.org



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Subject : **Music Policy**

Policy #: HH.1.13

Originally Drafted:

9/30/13

Section : Hanson House Manual

Revised:

03/14/14

PURPOSE To allow residents the opportunity to listen to music in a fair and respectful manner.

SCOPE This policy applies to all Hanson House staff.

POLICY The Hanson House understands that music is a healthy way for many residents to cope and relax in stressful situations, as well as being a cultural pastime. To keep music in the house it is important that staff enforce the policies surrounding music listening and that residents respect this privilege.

PROCEDURES

1. With permission, residents can listen to music at a reasonable volume (where residents can hear staff and peers communicating with them) during designated times: free time, chores, quiet hour, and in the car (as long as residents can hear prompts and instructions for outings).
2. If a resident does not hear a staff twice due to music being too loud then staff can take the music away for 24 hours, and the resident will be requested to write a one page paper on why keeping music down is good for: their ears, communication in the home, following instructions, meeting their treatment goals, etc.
3. Music privileges are revoked if a resident is on phase 0, or if there is a house closure.



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Subject : **Quiet Hour Expectations**

Policy #: HH.1.19

Originally Drafted: 9/30/13

Section : Hanson House Manual

Revised: 03/14/14

PURPOSE

To ensure that HH residents have adequate time each day and a conducive environment to complete homework, phase work, treatment assignments, or other personal activities.

SCOPE

This policy applies to all Hanson House staff.

POLICY

Quiet hour is part of residents weekday schedule in order to give them time to complete homework, phase work, read, write, and do other activities that may require minimal distractions. Residents are expected to keep verbal communications to a minimum. It is required that they find something quiet and productive to do with their time, i.e. napping is NOT an acceptable activity. Staff should also remain as quiet as possible during quiet hour, and should enforce quiet hour expectations.



KELLERWILLIAMS. REALTY ALASKA GROUP

Property Value

June 12, 2023

Heather Meuret,

To the Assembly or appellate board: For full disclosure I am a board member of Youth Advocates of Sitka (YAS). However, you will find that my rationale below is part of the real estate standards for property value.

One of the concerns from the neighbors or concerned parties is that property values will go down if YAS moves their Coastal

Haven program into the neighborhood. This is simply not true.

There are 4 main reasons why a property might lose its value: physical deterioration, function obsolescence, locational obsolescence, and economic obsolescence.

Physical deterioration is deferred maintenance on a property: an old roof, old water heater, unpainted exterior, old and peeling wallpaper, etc.

Functional obsolescence is a reduction of a property's usefulness or desirability (i.e. value) because of an outdated design feature that cannot be easily changed. For example an undesirable floor plan: too many bedrooms and not enough bathrooms, bedrooms are too small, or low ceiling height, etc.

The mantra of any real estate buyer or agent is location, location, location. Locational and economic obsolescence are closely tied together. Both refer to the loss of value of a real estate property due to factors that are external to the property. Some examples are new government mandates, changes in zoning laws, rising crime rates, construction of industrial businesses too close to residential neighborhoods.

Also when a highway is being built too close to a residential property. Highway adds congestion and noise decreasing the desire for the property, bringing down value.

YAS has other youth and young adult programs and homes that are highly policy and procedurally driven and regulated and has not brought property values down in the neighborhoods that they are in.

A person selling their property does not need to disclose who their neighbors are. Only of noise issues if they know of any. Everything else that they would disclose pertains to their own property that they are selling.

Sincerely,

Keith Brady
Realtor®, Owner, Associate Broker in Charge
Baranof Keller Williams Realty Alaska Group