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State of the Heart Recovery (SHR) and Fair West Neighborhood Association (FWNA) participated in mediation on June 19, 2024. The purpose of this mediation was to address concerns and questions expressed by FWNA members, foster good faith collaboration efforts therewith, and demonstrate transparency as it pertains to SHR's mission and activities throughout SHR's tenancy at 601 San Pedro, Albuquerque, New Mexico 87108.

1. SHR appreciates FWNA's willingness to engage in dialogue and participate in mediation with SHR and recognizes trust and solidarity as the cornerstones effectuating positive change in our community.
2. Since its inception, SHR's core mission has been to support Albuquerque's most vulnerable populations struggling with addiction and mental illness by offering holistic support and implementing cutting-edge technology to address all aspects of individuals' emotional, physical, and spiritual well-being, regardless of their background, race, faith, gender, sexual orientation or age.
3. Using a unique integrated care model that merges treatment elements of both clinical and social determinants of health, SHR strives not only to help individuals navigate recovery through offering services such as Medically Assisted Treatment (MAT), focused counselling, education, and case management; but also by laying the groundwork for their successful reintegration into a sober lifestyle in the form of housing, job readiness opportunities, and provisions for daily needs such as meals, storage and showers.
4. In addition to providing individually tailored services, SHR also seeks to use its technology-driven framework and data collection to identify and address underlying causes of substance abuse and housing instability writ large, thereby enabling more efficient collaboration between local community leaders and partners for prevention and education.
5. SHR envisions an Albuquerque where all individuals are afforded empathy, dignity, and respect regardless of their background or ability; and believes that all people require their basic human needs be fulfilled in order to maintain a sober, healthy lifestyle and a fulfilling livelihood.
6. In recent years, SHR's services have expanded as demand has increased, thereby necessitating additional space to grow and serve the community.
7. Thus, SHR signed a lease for the previously vacant 2<sup>nd</sup> floor of 601 San Pedro in May 2024 with plans to expand its essential Intensive Outpatient Program (IOP) counseling and job readiness programs that accompany SHR's other recovery services.
8. IOP counseling allows clients to keep their routines at work, school, with family, and/or in attending other daily responsibilities while continuing to receive appropriate levels of supervision and support from SHR.

9. Job readiness programs help participants develop the necessary skills and support systems to successfully transition back into the workforce. Program material typically includes job training, resume building, and interview preparation and is designed to empower recovering community members to become increasingly self-sufficient and productive members of society.
10. SHR has worked to renovate and modify this space to house case managers', counselors' and therapists' regularly scheduled individual or group sessions with long-term clients participating in the IOP or job readiness programs.
11. Clients attending counseling and job readiness programs at 601 San Pedro are well known to SHR staff assisting them toward long-term, permanent recovery.
12. SHR's model empowers clients to achieve recovery by emphasizing respect for individual agency in the form of rewarding accountability and progress at every step of the way. As such, SHR clients are required to pass drug tests on a regular basis and adhere to strict codes of conduct and program requirements to maintain privileges earned and trust gained.
13. Notwithstanding the foregoing, multiple security guards will be employed to monitor safety at 601 San Pedro on a regular basis including before and after business hours. SHR will employ two security guards to secure both inside and outside of the building on foot during business hours and have one security guard patrolling by car outside of business hours around each of SHR's leased properties.
14. The dumpster at 601 San Pedro will remain locked at all times.
15. SHR's hotline is provided below so Fair West neighbors may communicate with SHR directly as needed via call or text. SHR staff will strive to answer all incoming calls to the hotline during SHR business hours, weekdays, from 7 AM to 3 PM, and return messages left via voicemail or text message within 24 hours or the following business day.

Hotline Phone Number: (505) 718-5748

16. SHR welcomes future collaboration with FWNA in the form of allowing legally compliant tours to interested members, providing updates and information about SHR activities at 601 San Pedro and other locations, and exploring future cooperative opportunities and dialogue between SHR and FWNA.
17. In view of the foregoing, SHR offers the following educational material regarding substance use disorders and drug treatment centers:
  - Substance use disorders (SUD's) are incredibly costly to society in terms of direct addiction treatment costs which have historically been financed by public payers within the U.S., increased costs of general healthcare, increased reliance on social services, traffic accidents, and crime and violence (Carpenter 2005; Balsa et al. 2009; French, Fang, and Balsa 2011; Jayakody, Danziger, and Pollack 2000; Anderson, Hansen, and Rees 2013; Markowitz and Grossman 2000; Popovici, Maclean, and French 2017; Terza 2002).
  - Overall, the annual costs of SUDs to the U.S. are estimated to be very high: \$544B

(Caulkins, Kasunic, and Lee 2014). For comparison, government estimates suggest that heart disease and stroke, which are leading causes of mortality and morbidity, are associated with \$359B each year in terms of healthcare costs and lost productivity in the U.S. (Department of Health and Human Services 2018).

- Given these high costs, both private and public agents allocate substantial financial resources to curtail SUDs.
- U.S. spends approximately \$28B annually on direct SUD treatment, with 71% of this treatment financed by public payers (Substance Abuse and Mental Health Services Administration 2014).
- While treatment programs obviously vary, there is compelling evidence that numerous treatment methods are clinically effective and cost-effective in reducing SUDs and associated social costs (Collins et al. 2010; Doran 2008; French and Drummond 2005; Holder 1998; McCollister and French 2003; Murphy and Polsky 2016).
- SUD treatment is not uncommon. In 2016, 3.8M Americans 12 years and older received SUD treatment (Center for Behavioral Health Statistics and Quality 2017).
- Drug treatment centers are a public health need; they are as necessary as urgent care centers and emergency departments. Research shows that DTCs do not impact communities any more than other commercial businesses.
- Data does not support the notion that a DTC attracts crime to the surrounding neighborhood. DTCs have an unfairly poor reputation as being magnets for crime and a threat to community safety that is not backed up by empirical evidence.
- Crimes tend to cluster around any sort of public establishment because stores, clinics, etc., draw people to the streets and crime happens where there are concentrations of people. But according to these research results, you are significantly more likely to encounter violent crime near a liquor or corner store than a DTC. Keiger, Dale John Hopkins Magazine Spring 2016 <https://hub.jhu.edu/magazine/2016/spring/nimby-drug-treatment-centers/>
- Violent crime associated with drug treatment centers is similar to that associated with liquor stores and is less frequent than that associated with convenience stores and corner stores. (J. Stud. Alcohol Drugs, 77, 17–24, 2016)

Not in My Back Yard: A Comparative Analysis of Crime Around Publicly Funded Drug Treatment Centers, Liquor Stores, Convenience Stores, and Corner Stores in One Mid-Atlantic City C. DEBRA M. FURR-HOLDEN, PH.D.,<sup>a,\*</sup> ADAM J. MILAM, PH.D., M.H.S.,<sup>a,b</sup> ELIZABETH D. NESOFF, M.P.H.,<sup>c</sup> RENEE M. JOHNSON, PH.D.,<sup>a</sup> DAVID O. FAKUNLE, B.A.,<sup>a</sup> JACKY M. JENNINGS, PH.D., M.P.H.,<sup>d</sup> & ROLAND J. THORPE, JR., PH.D. c <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4711316/pdf/jsad.2016.77.17.pdf>

- There are factors associated with DTCs that may in fact increase property values.
- Research shows that SUDTC entry reduces the level of SUDs, proxied by overdose deaths,

within the local area.

- In terms of reducing costs associated with SUDs, recent economic studies show that SUDTCs reduce crime within the local area. Clinical evidence provides further support for the inverse treatment-crime relationship (Doran 2008; Ettner et al. 2006; McCollister et al. 2003; Rajkumar and French 1997; Westerberg et al. 2016).
  - DTC's in a county also decrease alcohol-related fatal traffic fatalities, increase employment opportunities and economic activity a local area.
  - Anecdotal concerns that these centers increase crime, littering, noise, and nuisance behaviors, stigmatizes these centers and potentially reduces property values for residences in close proximity to the DTCs.  
Substance Use Disorder Treatment Centers and Property Values Brady P. Horn, Aakrit Joshi, and Johanna Catherine Maclean NBER Working Paper No. 25427 January 2019 JEL No. H0,I1,R3 [https://www.nber.org/system/files/working\\_papers/w25427/w25427.pdf](https://www.nber.org/system/files/working_papers/w25427/w25427.pdf)
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