

August 14, 2009

Kevin C. Foy, Mayor

Jim Ward, Mayor Pro Tem, Town Council Member

George Cianciolo, Chair, Planning Board & Community Design Commission

JB Culpepper, Director, Planning Department

Chris Moran, Executive Director, Inter-Faith Council

Mayor Foy, Mr. Ward, Mr. Cianciolo, Director Culpepper, and Mr. Moran,

We, the undersigned residents of Chapel Hill, appreciate your attention to this correspondence, the purpose of which is to gather information about the proposed relocation of the Inter-Faith Council's ("IFC") Men's Homeless Shelter and Free Clinic for the Homeless. In published documentation, this project is being referred to as the "Community House." Our primary objective in making this request is to become as well-informed as possible about this project that, to date, does not seem to have been planned in a way that involves, or seeks input from, area residents. Your response to/input about the following comments and questions is respectfully requested:

1. It is our understanding that the Town is involved with the development of the IFC Community House project. We know that the Community Design Commission met about this issue on June 17, 2009 and that the Town Council is scheduled to meet about this matter on September 21, 2009. We also know that there is a file about this project at the Town's Planning Department. The full extent of the Town's involvement, however, remains unclear.
 - a. **What has been the formal planning and development process for the IFC Community House project relocation?**
 - b. **When will a final determination (i.e., approval or disapproval) be made on this project?**
2. We understand that the IFC submitted a document to the Town Planning Department entitled "Community House Comprehensive Plan Evaluation", which is described as a "request for review of a Concept Plan". A copy of this document is attached.
 - a. **When was this document submitted by the IFC to the Town?**
3. The IFC's "Community House Comprehensive Plan Evaluation" document refers to the Chapel Hill Comprehensive Plan, which is described on the Town's website as having been created to set "a positive course for Chapel Hill's future" and to establish a "vision and directions in which we want the community to move." The IFC states in its "Community House Comprehensive Plan Evaluation" request that its Concept Plan is consistent with the Town's Comprehensive Plan.
 - a. **What was the reviewing body's determination about the IFC's "Concept Plan" and its consistency with the objectives of the Town's Comprehensive Plan?**

4. Based on review of data on file with the Town, coupled with additional external research, and a single mailing received from the Town (dated June 3, 2009), it seems that the only formal meeting by the Town regarding this project occurred on June 17, 2009 and was conducted by the Community Design Commission.
 - a. **Has this been the only meeting to-date related to the IFC Community House that was open to the public?**
 - b. **If not, when were other meetings conducted?**
 - c. **What were the results of those meetings?**

5. The proposed location for the IFC Community House/Men's Shelter is 1315 Martin Luther King Jr. Boulevard. We understand that this property is/will be leased by the University of North Carolina to the Town of Chapel, and then subsequently sub-leased to the IFC for this project.
 - a. **What was the rationale for selecting the proposed location?**
 - b. **Have any leases between any of the above-identified entities been executed?**
 - c. **What other locations were considered for this project?**
 - i. **What was the rationale for eliminating alternative locations?**

6. From the IFC's "Concept Plan," an 11-page document dated May 15, 2009, we understand that the demographics of the existing (and presumed future) population of the Community House are:
 - a. "Community House's beneficiaries are homeless men facing a myriad of challenges including chronic mental illness, substance abuse and health issues [...]" A copy of the IFC's "Concept Plan" is attached.
 - i. **What percentage of this population is from Chapel Hill or Carrboro?**
 - ii. **To what degree does this project promote influx of homeless men from places other than Chapel Hill or Carrboro?**

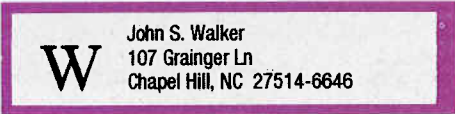
7. We believe that there will necessarily be consequences, known or unknown, associated with the relocation of the existing Men's Shelter to the proposed location on MLK Blvd.
 - a. **What impact study has been completed (by the Town, or by the IFC and submitted to the Town) concerning the potential effect (positive or negative) of relocating this population proximate to residential neighborhoods?**
 - b. **What impact has this population had on the existing location at 100 W. Rosemary Street? Businesses? The University? Neighbors?**

- c. If no impact study has been conducted, what is the rationale for not doing so?**
8. At the Town Community Design Commission Meeting on June 17th Mr. Chris Moran, IFC Executive Director, clarified that “one of ten men recover/graduate/successfully complete” the IFC’s program and return to productive integration back into the community. Also mentioned at this meeting, by a Social Worker who is a Commission member, was that 50% of the homeless population was “seriously mentally ill.”
- a. What happens to the nine of 10 men who do not “graduate?”**
 - b. What will this population do from day to day?**
 - c. What is the formal programming offered by the IFC in which the homeless population will participate?**
 - d. To what degree will there be “hanging out” and in what way would this impact, either positively or negatively, the community, local bus stops (along MLK, Blvd.), local businesses (The Station at Homestead), public spaces (the Homestead Aquatic Center) and recreation areas (Homestead park)?**
9. The IFC’s “Concept Plan” document explains that this facility will provide “...floor space, emergency beds and transitional accommodations...” for 50 men.
- a. What happens to the population beyond the maximum capacity, which one Community Design Commission member suggested was much greater than 50, and which publications about this project also suggest?**
 - b. What measures would be taken to prevent loitering in neighboring residential neighborhoods or the woods adjacent to the neighborhoods, which have apparently been known as “campgrounds” for homeless people in the past?**
 - c. Has the Chapel Hill Police Department been involved in the planning for this project?**
 - i. What input has the CHPD provided about the impact of relocating the existing shelter on the areas (both business and residential) surrounding the proposed site?**
 - ii. Have there been any discussions with the CHPD about the potential need for patrols or increased presence at and around the proposed site in order to ensure public safety?**
10. Several institutional facilities/programs are currently located in close proximity to the proposed site for the IFC project. These include the Freedom House at 104 New Stateside Dr. and the Women’s Homeless Shelter located on Homestead Road.

- a. Is there intent by the Town to place such facilities in close proximity in this area of Chapel Hill? If so, what is the rationale?
- b. If so, has the Town, or any entity, conducted an impact evaluation assessing the effect of concentrating these services?
- c. Are there any other related facilities, such as drug/alcohol rehab "half way houses" in the area and/or what are the plans for such facilities?

We appreciate your attention to this request for information about this project and trust that you will provide access to this document to your fellow colleagues on these Boards, Councils, Commissions and Departments. Given the upcoming Town Council meeting on September 21, 2009, we appreciate your responses, or any formal feedback, in a timely manner prior to that date so that we can be as well-informed as possible at the Council meeting.

Respectfully requested,



John S. Walker, 107 Grainger Lane, jwfka@earthlink.net
 Nancy O. Mason, 104 Dixie Drive, nancyomason@gmail.com
 Max O. Mason, 104 Dixie Drive, maxomason@yahoo.com
 David Walker, 247 Seminole Drive

**COMMUNITY HOUSE
MEN'S SHELTER
THE INTER FAITH COUNCIL
CHAPEL HILL, NORTH CAROLINA**

**CHAPEL HILL
TOWN COUNCIL**

**COMMUNITY
DESIGN
COMMISSION**



CONCEPT PLAN

MAY 15, 2009

**GGA ARCHITECTS, PA
BALLANTINE ASSOCIATES, PA**

TOWN OF CHAPEL HILL CONCEPT PLAN PROPOSAL

Applicant Information

Name: THE INTER-FAITH COUNSEL c/o JOSH GURLITZ
 Address: 308 W. ROSEMARY ST., SUITE 302
 City: CHAPEL HILL State: NC Zip: 27510
 Phone (Work): 929.7595 FAX: 967.9636 E-Mail: JOSH@1-999.COM

Property Owner Information (included as attachment if more than one owner) SEE ATTACHED

UNC. % Name: JANNICE ASHLEY, JD, AICP Phone 962-9063
 Address: 103 AIRPORT DR., SUITE 128, GILES HORNEY BLDG. CB 1060
 City: CHAPEL HILL State: NC Zip: 27599

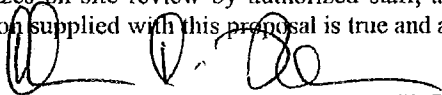
Development Information

Name of Development: COMMUNITY HOUSE
 Parcel ID #: 9880-21-3142 Historic District: Yes No
 Address/Location: W. SIDE, MARTIN LUTHER KING JR., BLVD.
 Existing Zoning: O1-2 New Zoning District if Rezoning Proposed NO
 Proposed Size of Development (Acres / Square Feet): 1.65 / 71,836 S.F.
 Permitted / Proposed Floor Area (Square Feet): 20,861 / 16,000 S.F.
 Minimum # Parking Spaces Required: 16 #Proposed 18
 Proposed Number of Dwelling Units: NA # Units per Acre NA
 Existing / Proposed Impervious Surface Area (Square Feet): 0 / 19572
 Is this Concept Plan subject to additional review by Town Council? YES

Fee – See Planning Department Fee Schedule

Submittal schedule attached

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff, and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: 

Date: 5.15.09

TOWN OF CHAPEL HILL

Presentations must be kept under 15 minutes as required by Town Council

The full address of the Property Owner is:

University of North Carolina at Chapel Hill
Jannice Ashley, JD, AICP, Director
University Property Office
The University of North Carolina at Chapel Hill
103 Airport Dr., Suite 128, Giles Horney Bldg.
CB #1060
Chapel Hill, NC 27599
Phone: 919-962-9063
Fax: 919-966-3297

The full address of the Property Leasee is:

Town of Chapel Hill
Roger Stancil, Manager
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705
Phone: 919-968-27413

The full address of the Applicant is:

The Inter Faith Council
Chris Moran, Executive Director
110 West Main Street
Carrboro, North Carolina 27510
Phone: 919-929-6380
FAX: 919-929-3353

Appendix A: About the Applicant

The Inter-Faith Council for Social Service (IFC) meets basic needs and helps individuals and families to achieve their goals. Staff, volunteers and partner groups offer assistance everyday to people in need of food, fuel, medicine, rent, referrals and utility assistance; and emergency shelter and long-term housing for homeless men, women and children. We accomplish this through strong partnerships with volunteers, staff and those we serve. We rely on the active involvement of caring individuals, congregations, local governments and other community organizations.

The Inter-Faith Council for Social Service (IFC) was founded in 1963 to address the significant gaps that existed in the social safety net of our community. With no paid staff or office space, IFC began providing crisis intervention programs for people in dire need. Today the IFC is a nondenominational, not-for-profit social service organization with 16 FT, 13 PT staff and 6 AmeriCorps/student interns continuing its work of fulfilling the unmet needs of our poorest neighbors in Carrboro, Chapel Hill and Orange County.

Major IFC programs and activities include:

Advocacy and Community Education – promote public awareness about local issues, and push for outcomes to reduce poverty, homelessness and hunger

Food Programs – increase food security among households and hungry persons

Food Pantry – supplies groceries to those who work or live in Carrboro and Chapel Hill

Community Kitchen – offers three hot, nutritious meals per day, 365 days a year, free of charge to Community House guests and other community members

Prevention Programs – offers consultation, referrals and financial support to prevent homelessness


Residential Services – provide a safe, structured and supportive environment for homeless individuals

Community House – offers emergency shelter to homeless men in downtown Chapel Hill

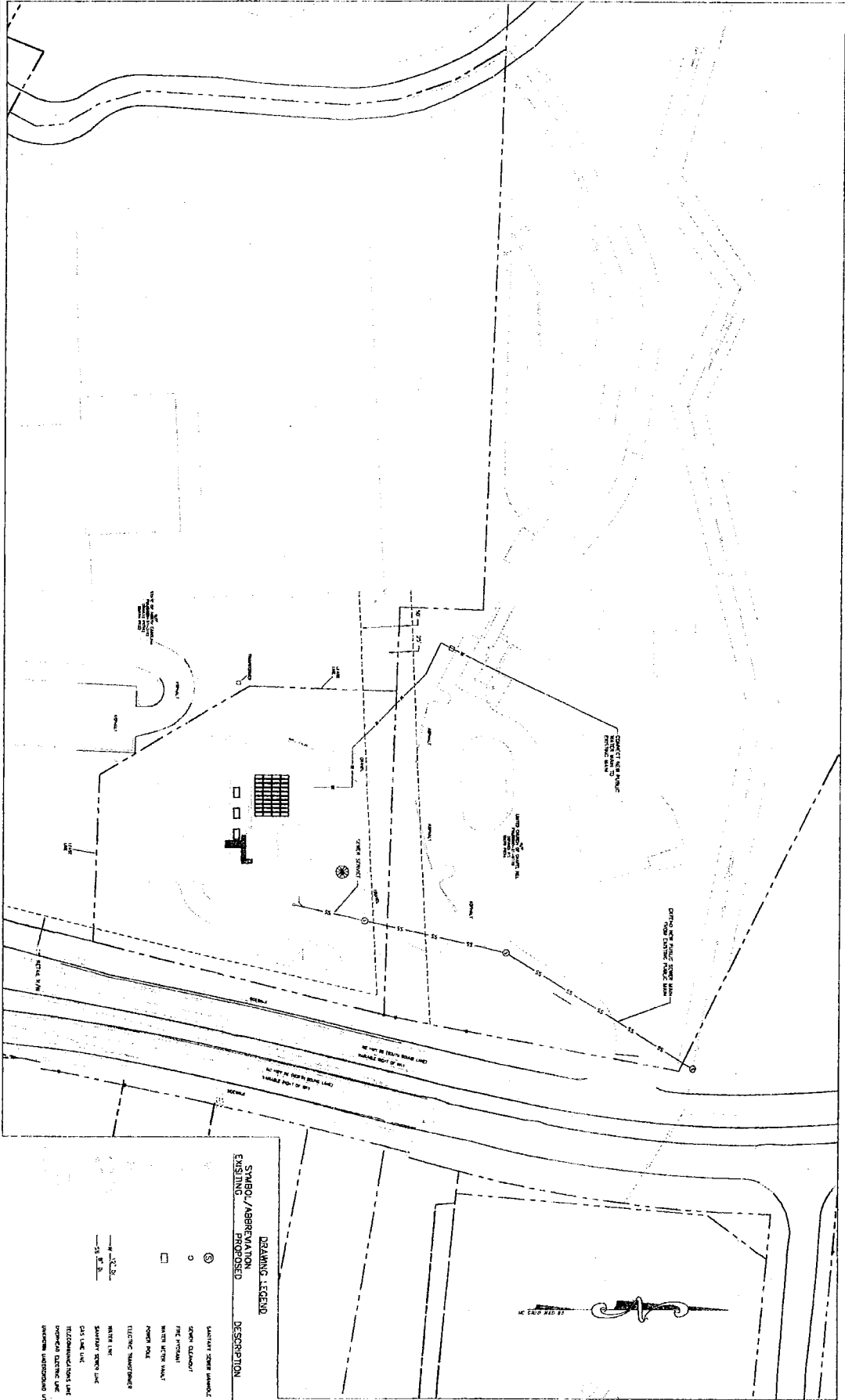
HomeStart – offers emergency and longer term housing to homeless women and children on the Southern Human Services campus

Robert Nixon Clinic for the Homeless – volunteer health professionals provide ongoing medical and mental health services to homeless residents

Other services -- job coaching, social work, community resource referrals, partner agency projects, laundry and postal services and emotional support provided to residents


MEN'S SHELTER
 THE INTER FAITH COUNCIL
 CHAPEL HILL, NORTH CAROLINA
 GGA ARCHITECTS /  BAULENTINE ASSOCIATES

CONCEPTUAL UTILITY PLAN

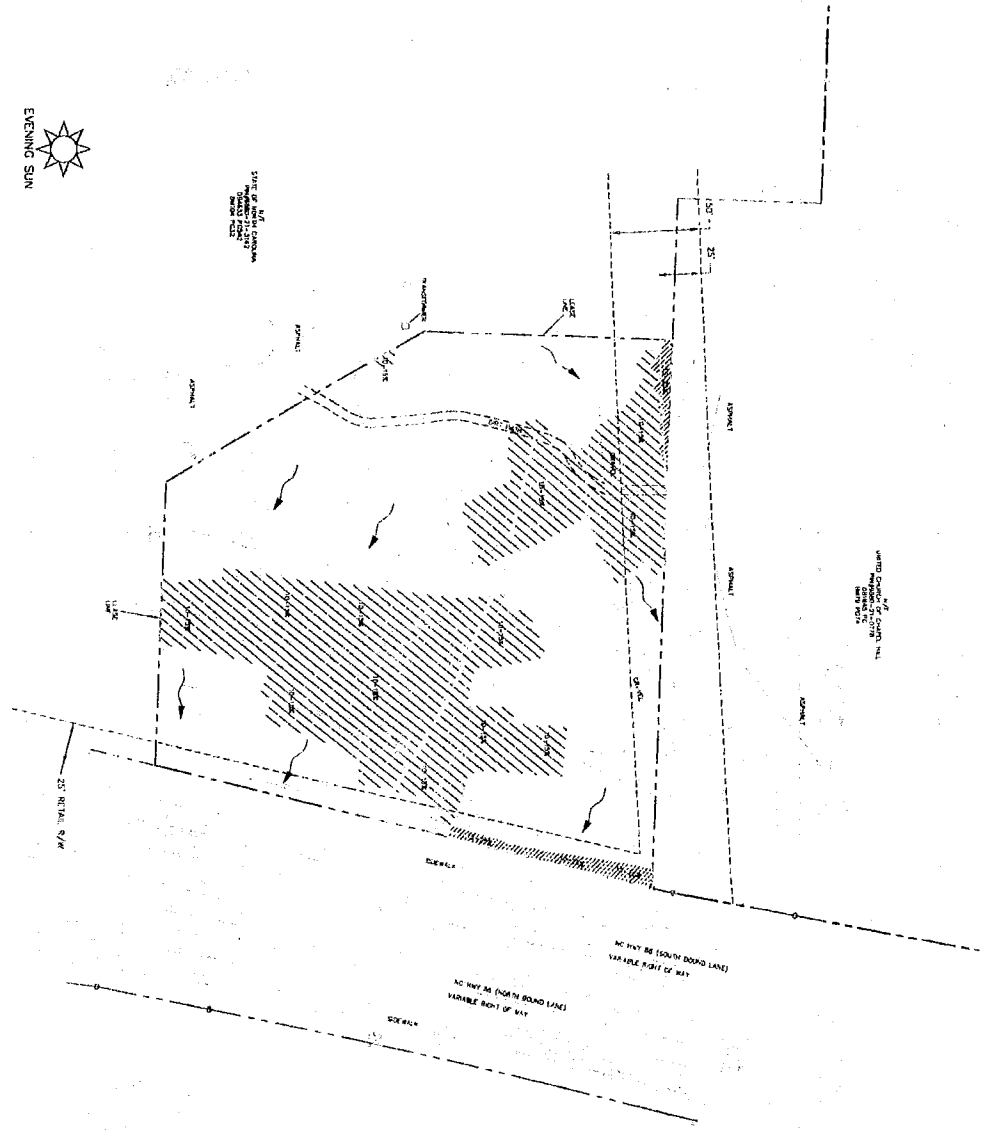


CONCEPT PLAN
 DOCUMENTS
 SCALE: 1"=40'
 MAY 15, 2009

DRAWINGS LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
⊙	EXISTING
○	PROPOSED
⊖	SANITARY ZONE MARKING
□	SEWER CLEANOUT
⊕	FIRE HYDRANT
⊗	WATER METER
⊙	WATER METER VALVE
⊖	WATER POLE
⊕	ELECTRIC TRANSFORMER
—	WATER LINE
—	SEWER LINE
—	GAS LINE
—	ELECTRIC LINE
—	TELEPHONE LINE
—	PROPERTY LINE
—	ROAD RIGHT OF WAY

MEN'S SHELTER
 THE INTER FAITH COUNCIL
 CHAPEL HILL, NORTH CAROLINA
 CGA ARCHITECTS /  INTERFAITH RESOURCE CENTER











SITE ANALYSIS PLAN



NOTES

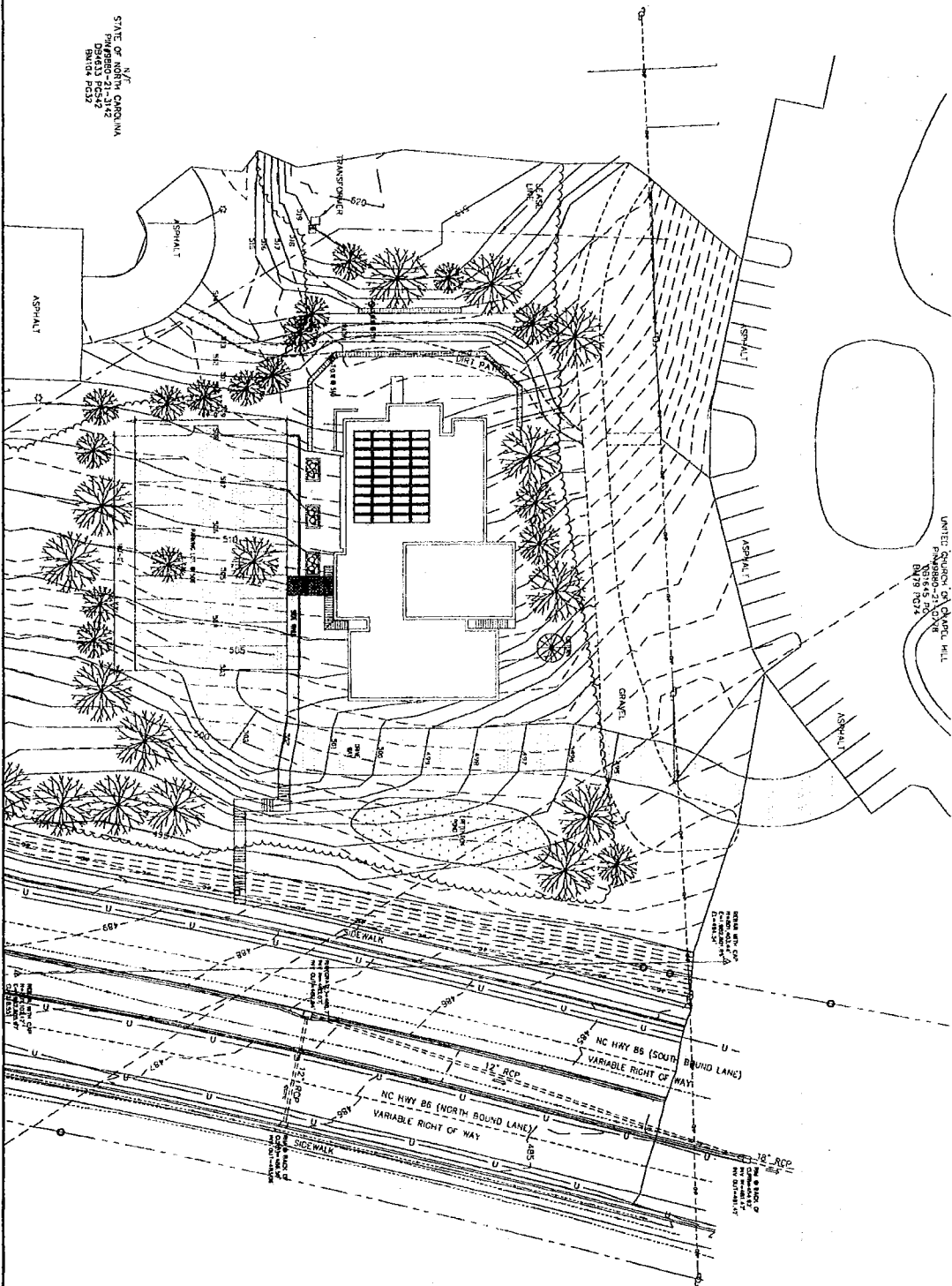
1. ALL EXISTING CONDITIONS OF THIS SITE ARE SHOWN ON THE EXISTING SITE PLAN AND THE EXISTING SITE PLAN IS THE BASIS FOR THE DESIGN OF THIS PROJECT. THE EXISTING SITE PLAN IS THE BASIS FOR THE DESIGN OF THIS PROJECT. THE EXISTING SITE PLAN IS THE BASIS FOR THE DESIGN OF THIS PROJECT.
2. THERE ARE NO DIMENSIONS SHOWN THROUGHOUT THIS SHEET.
3. UNDER DRAW

LEGEND

-  BUILDING FOOTPRINT
-  PARKING AREA
-  DRIVE
-  STREET
-  RIGHT OF WAY
-  UTILITY
-  EXISTING STRUCTURE
-  PROPOSED STRUCTURE
-  PROPOSED STRUCTURE
-  PROPOSED STRUCTURE

CGA ARCHITECTS
 100 S. HARRIS STREET, SUITE 100
 CHAPEL HILL, NC 27514
 919.487.1111

CONCEPT PLAN
 DOCUMENTS
 SCALE: 1"=30'
 MAY 15, 2009



N/E
STATE OF NORTH CAROLINA
PLANNED REG-32
BRIDGE P232

UNITED SQUARES OF AMEN, HILL
PARRISH-2, C/VE
N/S/S 8/24
N/S/S 8/24

MENS SHELTER
THE INTER FAITH COUNCIL
CHAPEL HILL, NORTH CAROLINA
GGA ARCHITECTS / BALLANTINE ASSOCIATES, P.A.

SITE PLAN & BUILDING FOOTPRINT
1"=20'-0"

BUILDING & SITE
CONCEPT
PLAN 4.1
MAY 15, 2009

May 15, 2009

The Inter Faith Council
Men's Shelter Summary
Concept Plan Phase

Site:

Zone	0I-2
Leased Land Area	71,800 s.f.
Impervious Surface	19,500 s.f.
Parking	18 cars

Building:

Total Area	16,000 s.f.
Total Allowable area	20,800 s.f.
Max.Height	26'
Materials	Masonry with steel frame
Service Features:	50 Beds, standard overnight capacity
	Medical Exam
	Dental Exam
	General Counseling
	Job Coaching
	Job Files

Features:

- Storm water re-use
- Natural Day-lit daytime interiors
- Efficient solar orientation
- Solar thermal hot water heating
- Solar transpired air supplement
- Energy efficient building shell construction
- Walk to sidewalk
- Easy access to public transportation
- Exterior vegetable garden space
- Graduated residential pattern
- Thermal efficient wall system

COMMUNITY HOUSE COMPREHENSIVE PLAN EVALUATION

**1315 MARTIN LUTHER KING JR. BOULEVARD
CHAPEL HILL, N.C.**

Introduction

This is a request for review of a Concept Plan describing the development of a facility for homeless men in Chapel Hill.

Background

The Chapel Hill Comprehensive Plan is a living document created and updated by citizens committees working in concert with the Planning Board, CDC, staff and elected officials. The current Comprehensive Plan was generated in the year 2000 and is organized around 12 themes that received near unanimous agreement when they were proposed for inclusion. Many of these themes appeared in previous versions of our Comprehensive Plan and describe a core set of values that we hold as a community. Among the themes that we agree, through many iterations of the Comprehensive Plan, reflect our sense of community are:

- 1) Respect for the Rural Buffer as an urban services boundary.
- 2) Neighborhood protection.
- 3) Housing affordability.
- 4) High quality community facilities.
- 5) A focus on public transportation.
- 6) Respect for our natural environment.

Following is a summary of how we believe Community House supports, and is consistent with, the current Chapel Hill Comprehensive Plan.

THEMES:

1 Maintain The Urban Services Area/Rural Buffer Boundary

Community House is proposed to be developed within the Urban Services Area on land that has been zoned OI-2 for nearly 30 years. This project represents the re-development of a part of an already developed property.

2 Participate in the Regional Planning Process.

This theme is not immediately relevant to the development of this project because it refers to actions of town government. However, the Inter-Faith Council for Social Service (IFC) is a constant participant in regional dialogue about homelessness, the inter-governmental 10-Year Plan to End Homelessness and the strategies to address how to care for and serve homeless people. The Inter-Faith Council has been a regional leader in this dialogue and the central provider of emergency shelter and transitional housing programs for many years.

The model for the service component of Community House is based on a strategy that was first tried at The Healing Place in Raleigh that we have modified and fine tuned for Chapel Hill. Community House will continue its public/private partnership with the Town of Chapel Hill, a local government that has provided in-kind space and utilities to the IFC at the Old Municipal Building since 1986.

3 Conserve and Protect Existing Neighborhoods.

This project is located on a piece of property that is directly adjacent to lands owned by the University of North Carolina at Chapel Hill and the United Church of Chapel Hill. It is not directly adjacent to residential neighborhoods and is separated from residential neighborhoods by major thoroughfares. From a services perspective, the project is in close proximity to HomeStart, IFC's residential facility for homeless women and children, and the Southern Human Services Center on Homestead Road.

This project is being developed in partnership with its direct neighbor, the United Church, as shown in the site plan. The United Church has been a viable partner with the IFC for more than thirty years. This neighbor and approximately sixty other congregations and the IFC share a commitment to serving the homeless.

4 Conserve and Protect the Natural Setting of Chapel Hill.

This project is located on a site that has been already been partly developed and is adjacent to a major arterial. The building is planned to face south, consistent with best practices for solar accessibility. Healthy existing trees will be retained on the south and west sides of the site and part of the east side of the site. The north side of the site is within a Duke Energy easement and is kept cleared to protect the high power lines within the easement.

5 Identify areas where there are Creative Development Opportunities

The location of a residential use on land zoned OI-2 represents a creative use of this property. This building will be only two stories high and could help develop a transition between the arterial street to the east and possible future development deeper into the larger piece of property to the west.

6 Encourage desirable forms of Non-Residential Development.

This theme is not directly applicable because this planned project is a residential use.

7 Create and preserve Affordable Housing Opportunities.

Inter-Faith Council has been a past developer and sponsor of affordable housing complexes (Adelaide Walters Apartments, Chase Parks, Elliot Woods, Orange House and Manley Estates). Affordable Housing is best understood as a part of a continuum of residential needs. This continuum, in Chapel Hill, extends from: a) shelter for the homeless; to b) rental housing for low income residents; to c) mid range housing; to d) housing for people earning up to 80% of the area median income. Currently Orange Community Housing and Land Trust and Empowerment are principal service providers for people at the 80% income level. Habitat for Humanity of Orange is the principal service provider for housing ownership for people with lower incomes, down to about 30% of the area median. Empowerment is the main provider for affordable rentals and the Inter-Faith Council is the main service provider for housing for the homeless. This proposed project, along with HomeStart (an existing Inter-Faith Council project) represents the core service for homeless individuals in Chapel Hill. The Comprehensive Plan states that "By emphasizing affordable housing, the Town can help maintain Chapel Hill's traditional socio-economic diversity".

8 Cooperatively plan with the University of North Carolina.

Community House represents the best of cooperative planning. The University of North Carolina owns this land. When approached by the Town of Chapel Hill, UNC agreed to lease the land to the town for the express purpose of locating a shelter for homeless men. The town is leasing the land to the Inter-Faith Council, a not-for-profit community agency, which will develop and run this important community facility.

9 Work toward a Balanced Transportation System.

Most shelter residents do not own or use automobiles making this location, on a major bus route, optimal. The Comprehensive Plan encourages “a community wide multi-modal transportation system”. By locating this facility on a bus route we can make it easier for both residents and volunteers to access the facility by bus or bike. We are including parking for only 20 automobiles, less than the number of beds or the number recommended for a building of this size. By limiting parking we are giving further encouragement to use alternative modes of transit.

10 Complete the Bikeway/Greenway/Sidewalk systems.

This facility is accessed by an existing sidewalk system.

11 Provide quality Community Facilities and Services.

Community House is the product of a myriad of partnerships, particularly strong partnerships with the town and University. Other partnerships with the Inter-Faith Council include relationships with local congregations, area governments, non-profit organizations, businesses and thousands of community volunteers and donors. Community House is a community facility in the best sense. This new facility will help the Inter-Faith Council to provide safe, supportive and more comprehensive emergency and longer term housing to homeless men in collaboration with the entire Chapel Hill Community.

12 Develop strategies to address fiscal issues.

While this theme is not directly applicable it should be noted that the Inter-Faith Council has developed successful strategies to help pay for this important community service. They includes pursuing and obtaining public and private funds, community contributions and Town of Chapel Hill in-kind services in support of this new facility that serves an important and necessary community function.