



COMMUNITY HOUSE a NEW MEN'S SHELTER

*Chapel Hill Town Council
October 19, 2009*

1

We are about a new transitional housing program in a new location and want to share the details of our plans with local governments and the larger community. The IFC will be introducing this month a blog called "Marching On Homelessness and Hunger" for interested persons and groups that want information about the IFC's planning process, IFC/Chapel Hill Town partnership, facts about homelessness and facility/program plans. We will also be announcing a number of community "charrettes" (an open process that includes all interested parties) or assemblies. We have also provided Town Council members some fact sheets about IFC's journey in finding a permanent shelter location since 1999, and information about homelessness that we hope will dispel some of the misconceptions and mistaken beliefs about homeless people. You will find that there are significant demographics, similarities or comparisons between the general population and homeless population such as percentages about mental illness and substance abuse. In spite of everything that has been said about panhandlers, know that panhandlers are not necessarily homeless and that homeless persons do not necessarily panhandle. And, those who live or wander on the streets do not necessarily come inside homeless shelters for services. The Street Outreach Project that the IFC organized and is now operated by Housing For New Hope, partners with our organization and is an important resource for "persons on the streets". Know that the new Community House is a program for those who want to break the cycle of homelessness. Some "persons on the street" may not wish to choose a very different program model the IFC is creating that will call for personal commitment, hard work and social change. Finally, the IFC does not claim ownership or responsibility for every social/economic challenge now realized in Orange County, nor does this mean that we have ample resources to address all of the needs facing the homeless community. Homelessness will not be reduced nor will it end until greater resources are mobilized including the need for living wages, community housing, health care and until there is "an understanding that people who are or have been homeless are our neighbors and members of our community." — *National Coalition for the Homeless*



COMMUNITY HOUSE a NEW MEN'S SHELTER

*Chapel Hill Town Council
October 19, 2009*

1

Slide #1 Con't: The "Marching On Homelessness and Hunger" blog is fittingly named in reference to the boulevard named after Martin Luther King Jr. where our new facility will be located. Rev. King's speech **Our God Is Marching On** given on March 25, 1965 in Montgomery, Alabama captures IFC purpose and determination in creating new opportunities for those who are hungry and homeless in our community. King spoke eloquently about overcoming poverty and injustice.

"Let us therefore continue our triumphant march to the realization of the American dream. Let us march on segregated housing until every ghetto or social and economic depression dissolves, and Negroes and whites live side by side in decent, safe, and sanitary housing. Let us march on segregated schools until every vestige of segregated and inferior education becomes a thing of the past, and Negroes and whites study side-by-side in the socially-healing context of the classroom.

Let us march on poverty (*Let us march*) until no American parent has to skip a meal so that their children may eat. (*Yes, sir*) March on poverty (*Let us march*) until no starved man walks the streets of our cities and towns in search of jobs that do not exist. Let us march on poverty (*Let us march*) until wrinkled stomachs in Mississippi are filled, and remolded."

I say let us together continue the march on homelessness and hunger in our towns of Carrboro and Chapel Hill, a chant IFC foremothers sounded off 46 years ago. Your approval and continued partnership will give us all hope that our dream for a better place for homeless men will be realized, a goal, a belief, a principle you and I, and many of us here have embraced for the last twenty-four years.



Two Facilities

Community House relocation to UNC land

FoodFirst combines Kitchen and food pantry
in Carrboro



2

1. The Community Kitchen will not be co-located with the new Community House on MLK Boulevard and Homestead Road.
2. Community House will have eating/kitchen accommodations for residents only.
3. IFC's HomeStart campus has been operating on Homestead Road since 1998.
4. Community House and HomeStart are in close proximity to Orange County Southern Human Services.
5. MLK Boulevard is a major transportation corridor.
6. The IFC will have a close partnership with the University of North Carolina and United Church of Chapel Hill.
7. A Best Practices Committee composed of Carrboro/Chapel Hill businesspersons recommended that the IFC combine all food program in one locations for those who are food insecure and 1,498 households that now depend on IFC's food pantry and other safety-net services.
8. FoodFirst is primarily designed to address the hunger needs of those who live or work in Carrboro and Chapel Hill households.
9. The IFC Board of Directors has decided to locate its FoodFirst facility at its 110 West Main Street facility unless another suitable site is found by the end of the calendar year.
10. FoodFirst will partner with community volunteers, congregations, local businesses, farmers and garden groups to encourage members to stretch dollars, use fresh foods, grow vegetables and utilize available resources such as the Women, Infants and Children's Program (WIC) and the Supplemental Nutrition Assistance Program (SNAP), formerly know as Food Stamps.

FoodFirst

Centralized
Food Programs

Customer
Choice Models

Sharing Food
Resources

Safety-Net
Services

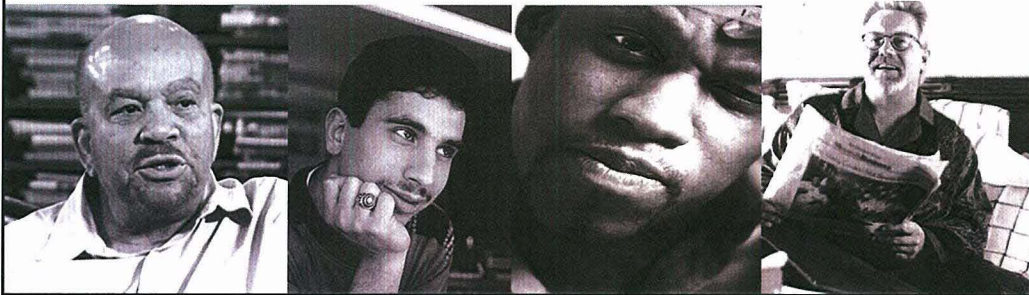
Community
Volunteers
Shareholders
and Partners



Community House



The new facility will have a profound impact on the lives of homeless men, as well as on the life of the community.



Most shelter programs are designed to have short-term accommodations. The new Community House is a longer-term program where men will have the opportunity to enlist in a program because they will want to improve their skills, health, learn about community resources and develop self-confidence through a continuum of services offered by caring staff, volunteers, agency partners and congregations. Like HomeStart, our 11-year old women and children's campus, the new Community House will NOT be a drop-in, come as you want facility. Men will be choosing a program that is designed to break the cycle of homelessness and restore individuals to independence. Self-governance activities (outlining acceptable behavior and protocols, selecting or electing leaders, consensus decision-making), working on personal development goals (developing strengths and skills, improving self-knowledge, building employability, fulfilling aspirations etc.), volunteering in the community, addressing individual health challenges and find suitable employment in the community.

Who will come to Community House?

- Carrboro and Chapel Hill **residents**
- **Volunteers** who provide service
- **Congregations** that partner with IFC
- **Businesses** that donate fresh food and commodities



5

Community volunteers, neighborhood congregations, UNC campus groups and partners will continue to have an active role providing specific in-kind services and support for residents at Community House. Businesses that have been contributing food, clothing and other essential goods at our OMB location for dozens of years will continue to be key partners with the Inter-Faith Council. Total agency in-kind services amount to 1.8M annually.



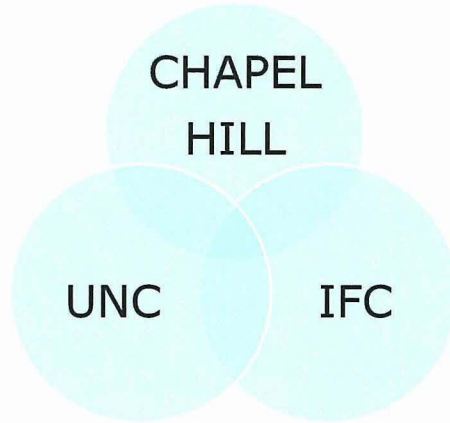
The University property is an ideal setting for a very different model that will help Community House residents to break the cycle of homelessness



6

The IFC is very proud of its partnership with the Town of Chapel Hill that is now in its 24th year. Through this continuing relationship since 1985, the Town provides space and other amenities that allow the IFC to feed, shelter and care for individuals who are in need. Thousands of hungry and homeless persons have benefited from IFC services as a direct result of this public/private partnership. With the gift of acreage by the University of North Carolina, the IFC with Town support, will be able to find a permanent home for Community House pending all public approvals.

PUBLIC/PRIVATE PARTNERSHIP



United Church Partnership

- planning and representation
- facility access
- sewer and water
- volunteers
- shared parking
- good neighbors



The IFC had a thirty year relationship with the United Church on Wilson Court before both organizations moved their facilities to new locations. The IFC looks forward to renewing its partnership again with the United Church when Community House relocates to University land adjacent to United Church property. This neighboring congregation will work hand-in-hand with IFC volunteers/staff providing services to homeless residents at our new facility.

Community House

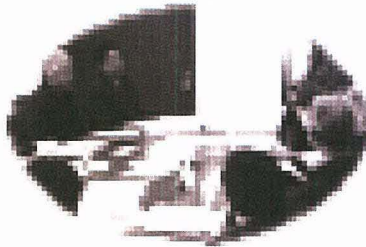
Continuum
of Services

Community
Resources

Health and
Safety

Measuring
Success

Housing
with
Services





Community House Programs

- 20 emergency shelter beds
 - two 10-bed dormitories
- 32 transitional housing beds
 - 5 quads for 20 residents
 - 6 doubles for twelve residents
- Food services/dining for 28 persons
- Job coaches, counselors, agency partners
- Referrals, volunteer opportunities
- Free clinic services

Free Clinic Options for All Residents

- Case management/ assessments
- Primary health care
- Dental services
- Mental health services/counseling
- Prescriptions/ support services
- Medicine management
- Preventive care



11

The IFC currently has approximately seventy-five medical professionals who volunteer in Community House and HomeStart clinics. Services include primary health, mental health, prescriptions, counseling, group sessions and medicine management. At the new Community House, we will be designing better free clinic space including two dental rooms that a local dentist in concert with the UNC School of Dentistry will make use of. Services will be provided to both Community House and HomeStart residents since the two facilities are in close proximity. The IFC and Piedmont Health Services are currently talking about strengthening chronic and preventive health services for residents at the future site.



Time Table for Community House

PHASE ONE:

1. 5/4/09 - IFC requests expedited review and zoning text amendment for 50 beds
2. 5/15/09 - IFC submits Concept Plan
3. Town reviews concept plan before and after summer recess
4. SUP Submittal, September, 2009

12



Time Table for Community House

PHASE TWO:

1. Site plan, building schematic and regulatory reviews to be completed in May 2010

13



Time Table for Community House

PHASE THREE:

1. Predevelopment construction document reviews to be completed by October 2010
2. Funding for project to be raised by October 2010

14



Time Table for Community House

PHASE FOUR:

1. Construction bid completed in December 2010
2. Construction from December 2010 through December 2011
3. Final inspection punch list by January 2012

15

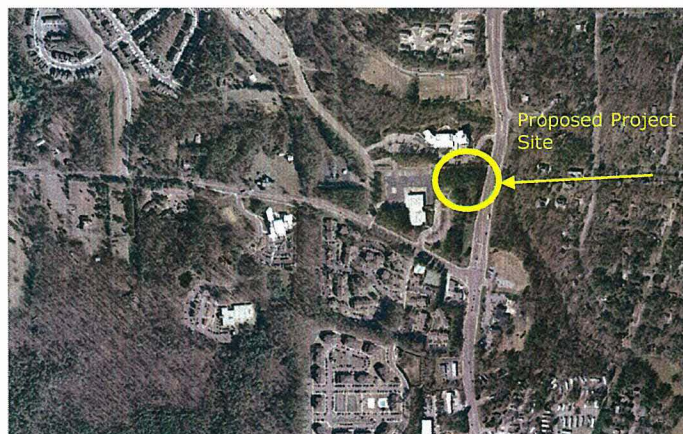
Time Table for Community House

PHASE FIVE:

1. Occupancy in January/February 2012

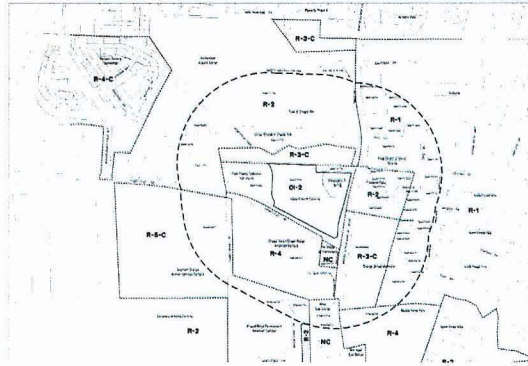
16

Community House Site Location

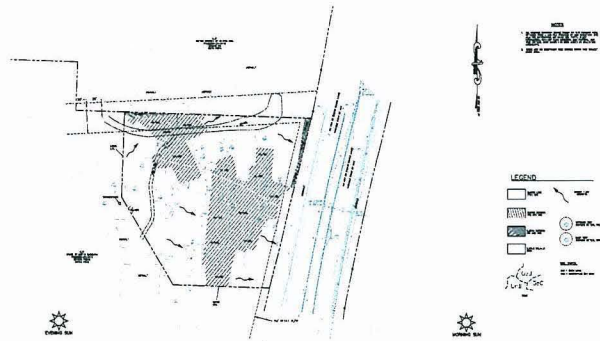


17

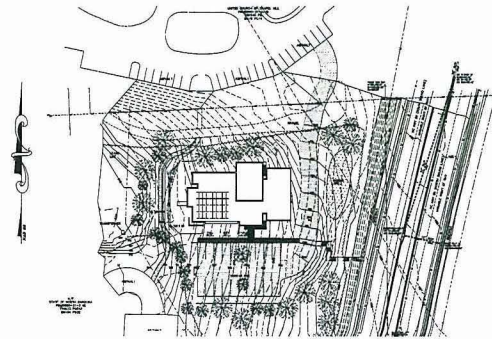
Community House Area Map



Existing Site

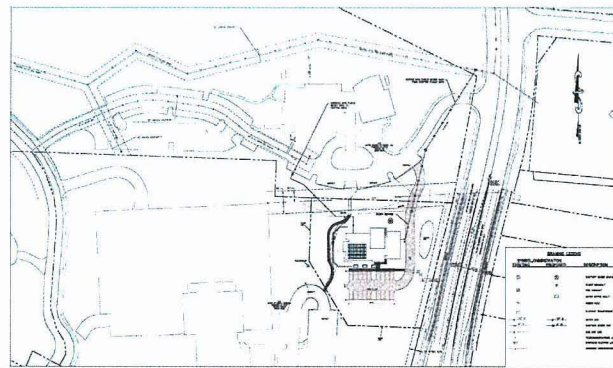


Community House Proposed Site



20

Community House Utilities



MEN'S SHELTER
THE INTER FAITH COUNCIL
CHAPEL HILL, NORTH CAROLINA
GGA ARCHITECTS / [Logo]

CONCEPTUAL UTILITY PLAN

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

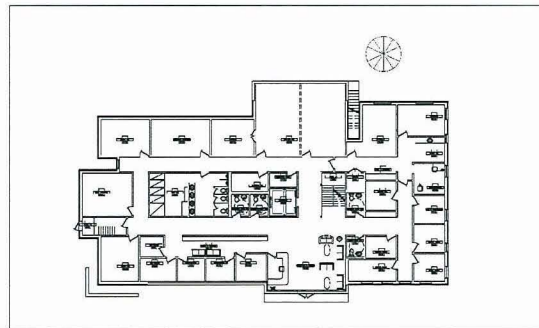
21

Community House Building

- 16,000 Square Feet
- 20 Parking Spaces
- 50 Residents
- Outdoor Garden area
- Outdoor Terrace
- Small Garden
- Energy Efficient Design
- Sustainable Features
- Employment Counseling
- Medical Services
- Dental Services

22

Community House Ground Floor



MEN'S SHELTER
THE INTERFAITH COUNCIL
CHAPEL HILL, NORTH CAROLINA
DDA ARCHITECTS

GROUND FLOOR

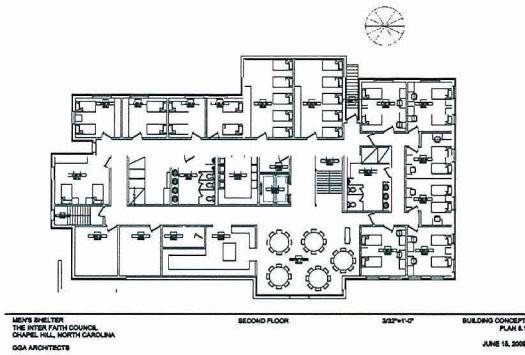
3/2"=1'-0"

BUILDING CONCEPT

PLAN 6-1
JUNE 16, 2009

23

Community House Second Floor



24

Community House Site



25

Community House Model

