

**COMMUNITY HOUSE CAMPUS  
MARTIN LUTHER KING JR. BOULEVARD  
CHAPEL HILL, N.C.**

**DEVELOPER'S PROGRAM  
CONCEPT PLAN REVIEW  
MAY 2009**

**Introduction**

This is a request for review of a Concept Plan describing the development and construction of a new Community House Campus as described herein and on the accompanying plans, on Martin Luther King Jr. Boulevard. The proposed redevelopment property is located wholly Chapel Hill and within an existing OI-2 zoning district.

**Background**

The property on which Community House is proposed is a part of a larger lot that was, until recently, occupied by Duke Power. When this site was originally developed by Duke Power is was located outside of the Chapel Hill town limits and within the jurisdiction of Orange County. Duke Power sought, and received, zoning approval and a Special Use Permit from the Orange County Commissioners in 1982. Simultaneous with making the request to Orange County, Duke Power showed their plans on a courtesy basis to Town of Chapel Hill boards and commissions and the results of these courtesy reviews were communicated to the Orange County Commissioners to be considered as part of their decision making.

Shortly after Duke Power received their regulatory permitting, this property was annexed into the Town of Chapel Hill and continued to be used subject to the terms and conditions of the existing Special Use Permit and subsequent use permits approved by the Town of Chapel Hill.

The University of North Carolina has purchased the larger lot from Duke Energy (aka Duke Power) and entered into a cooperative partnership with the Town of Chapel Hill to provide a location for Community House. UNC has agreed to lease a portion of the larger lot to The Town of Chapel Hill, who in turn will lease the property to The Inter-Faith Council. The Inter-Faith Council will develop and run Community House.

The property that Community House is proposed to occupy is a 79,000 s.f. lot in the extreme north east corner of the larger UNC lot. It will be developed totally independent of the larger lot and will not share access, egress or utilities with the larger lot.

**General Site Description**

The property consists of a leased parcel of land totaling approximately 79,000 square feet, located on the west side of Martin Luther King Jr. B between the intersection of Homestead

Road and Stateside Drive Extension. The area map that accompany this request show the exact location of the property. At present this part of the property is unoccupied.

The site slopes from the west toward the east, with a predominant east/south east exposure. The slope becomes steep at the setback line from Martin Luther King, Jr. Boulevard. The site is evenly covered with mature pine extending from the south line up to an northern line that defines a Duke Energy power line easement. North of the Duke Power easement is land owned and occupied by the United Church of Chapel Hill.

### **Goals and Objectives:**

Inter-Faith Council for Social Service (IFC) plans to relocate its Community House residential program for homeless men from the Old Municipal Building at 100 W. Rosemary Street to the land described above on Martin Luther King Jr. Boulevard in Chapel Hill, NC. The IFC will develop and build a 50 -bed emergency and transitional housing facility for homeless men on a 1.66-acre of property leased by the University of North Carolina to the Town of Chapel Hill. The Town then plans to make the site available to the IFC for the construction of the project. The leases from UNC and the Town will both be for 50 years.

The Community House campus, adjacent to the United Church of Chapel Hill, will be approximately 16,000 square feet and will include floor space, emergency beds and transitional accommodations, a resident dining room with seating for 28 persons, staff offices, counseling rooms, meeting areas and a free medical clinic for homeless residents. Some of the shared space may also be available to community volunteers and groups that provide specialized services to homeless residents. As detailed architectural plans develop, the general plan is to configure bed space that includes emergency beds for 20 residents (two 10 bed dormitories with bunk beds); and transitional housing accommodations for 30 residents (four quads to accommodate 16 men, seven doubles to accommodate 14 men).

Community House's service-enriched residential program uses both an emergency and rehabilitative model that promotes self-governance; partnerships with the Town of Chapel Hill, congregations, community volunteers and organizations; and assists residents with the necessary resources to overcome homelessness and transition back into the community. Community House is a place that accomplishes many things based on continuum of care model that residents need in association with community support systems.

Community House's beneficiaries are homeless men facing a myriad of challenges including chronic mental illness, substance abuse, and health issues. Approximately 60% are between the ages of 31 and 54 and about 10% are over 55 years of age. Many are older veterans. A minimum of 50 homeless men a night will be sheltered at Community House's new facility and receive services. In addition, on an as need basis, homeless men requesting emergency shelter during difficult weather conditions will be given floor space. The Community House campus will also include the *Robert Nixon Free Clinic for the Homeless* where volunteer health professionals will provide medical, dental and mental health services for Community House and Home Start residents.

## **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