

INTER-FAITH COUNCIL FOR SOCIAL SERVICE
MOVING TO FACILITY IMPROVEMENT

January 2000 – September 2001: IFC Strategic Planning (Plan adopted in 10/01)

- Open process in which multiple IFC and community constituencies participated
- Comprehensive examination of IFC activities, relationships, facilities, structure/governance and accountability/communication/image
- Priorities outlined in Strategic Plan:
 - ✓ Provide high quality crisis intervention households and transitional services for HomeStart/Community House residents in need.
 - ✓ Strengthen and enhance the staff/volunteer partnership.
 - ✓ ***Seek a solution to the problem of short-term leases and inadequate facilities – we favor long-term facility options that allow separation of women’s shelter services from both men’s shelter services and the community kitchen.***
 - ✓ Play a leadership role in ensuring access to quality services for families and individuals in need.
 - ✓ Work to overcome the social and economic barriers that prevent individuals and families from achieving their goals.
 - ✓ Build sufficient organizational capacity to achieve all program and administrative goals.
 - ✓ Be financially strong.

Spring/Summer 2003: IFC Purchase and Renovation of Carrboro Facility

- Increased food pantry storage
- Improved availability of confidential interview space for clients
- Enhanced working areas for employees and created conference room space
- Improved technological capability
- Improved client traffic flow and separated program and finance areas

Winter-Summer 2003: Loss of ~ \$350,000 in Federal funding for HomeStart

- Program reorganized:
 - ✓ All services for women and children moved from Community House to HomeStart
 - ✓ Mission now includes emergency shelter component for women and children
 - ✓ Single women now eligible for HomeStart services

Late 2003 – Summer 2004: Planning and Execution of Community House Relocation

- Ad Hoc Committee explored site and program issues and planned for relocation
- Community Kitchen and Men’s Shelter successfully relocated and operated at local congregations/institutions during renovation of Old Municipal Building

January 2004 – August 2004: IFC/Community Planning Process led by Mayor Foy and IFC President

- Open process with multiple IFC and community constituencies involved
- In August 2004, IFC Board and those who had been involved in the various committees and deliberations voted to move forward in support of:
 - ✓ **Creation of a Comprehensive Service Center** to consolidate food services and offer a greater depth of services to the homeless and those at risk of homelessness
 - ✓ **Development of a new Men's Residential Facility** offering a continuum of housing services based on a rehabilitative program model
 - ✓ Active outreach to raise community awareness and ownership of homelessness
 - ✓ **Enhancement of the HomeStart program** for women and children
 - ✓ Strong emphasis on volunteer participation and partnerships with many organizations and constituencies
 - ✓ Involvement of present and former homeless individuals in decision-making and service delivery
 - ✓ Commitment to the principle of sustainability (must be able to pay for and maintain any activities undertaken).

Summer 2004 – Spring 2005: Active Dialogue with Elected Officials and Community Leaders in follow-up to Community Planning Process

- Architects completed a development feasibility study for the Carrboro property, including a review of town zoning issues and two potential scenarios for development.
- Meetings with Carrboro town staff, business representatives and others to discuss zoning, parking and other issues related to development of a Comprehensive Service Center.
- A meeting with key community leaders suggested that IFC undertake a feasibility study for a capital campaign and funds were secured for this purpose.
- Applications for federal support of the development process were completed and submitted.

Summer 2004 – Summer 2005: Thorough Review of Potential Sites for Men's Residential Facility by IFC Board and Town Officials

- Merritt Mill, Legion Road, Milhouse Road and Community Church sites were thoroughly examined and ruled out as possible sites for the IFC Men's Residential Facility. (See attachment.)

April 2005 – January 2006: IFC Commissions Capital Campaign Feasibility Study

- Finding: Lack of site for Men's Residential Facility substantially weakens "case"
- Finding: IFC needs to build organizational capacity to support campaign
- Finding: Continue to build relationships with key constituencies

Spring 2006: IFC Petition to Assembly of Governments

- “The *active* involvement of local units of government is necessary to resolve the many complex issues related to securing a site, addressing neighbor concerns and obtaining the resources necessary to achieve and sustain our vision.”

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Current Governmental Resources for Men’s Residential Facility

- May, 2005 approval of a \$25,000 Community Development Block Grant for pre-development costs from the Town of Chapel Hill
- May, 2005 \$75,000 approval of HOME Program dollars from local governments for pre-development costs for a Men’s Residential Facility
- HUD Economic Development Initiative (EDI) funds totaling \$247,500 included in November, 2005 legislation “to the Inter-Faith Council for Social Services in Chapel Hill, North Carolina for construction, renovation, and build out of facilities

POTENTIAL IFC MEN'S RESIDENTIAL FACILITY SITES

IFC GOAL: 24-hour facility for homeless men in a location that is accessible to community services, jobs and transportation and that has strong public/private partnerships; a shared staff/volunteer model; and peer support at every level.

Property	Pertinent Information	Pro	Con	Conclusion
Merritt Mill	<ul style="list-style-type: none"> ✓ Going through both Chapel Hill and Carrboro regulatory processes inevitable ✓ 10,000 square ft. single story design ✓ Private ownership – 4 parcels – multiple owners 	<ul style="list-style-type: none"> ✓ Opportunity for two gov'ts to cooperate ✓ Public transit/ accessibility ✓ Space for permanent housing development 	<ul style="list-style-type: none"> ✓ Sanitary sewer – below site – much work ✓ Split between two municipal systems – multiple regulations and methods ✓ Would need rezoning in both towns ✓ Would need to be purchased ✓ Neighborhood opposition is organized ✓ Increased costs related to site development 	<p>8/24/05 – Most of us think this parcel is pretty much off the table because of Carrboro proximity and other issues</p> <p>The appraisals of the property did not come close to supporting the asking price.</p> <p>2006 – Property has been sold once and is on the market again.</p>
Legion Road	<ul style="list-style-type: none"> ✓ Owned by Town of Chapel Hill – adjacent to cemetery ✓ Lease option only ✓ Two-story bldg below road level ✓ 20-car parking ✓ Topographical study needed ✓ We <i>can</i> ask for space for permanent housing development 	<ul style="list-style-type: none"> ✓ Town will gift the acreage ✓ Facility resources will be available thru Town (maint. staff, etc.) – can use to leverage other funding ✓ Access to public transit and to downtown <p align="center">→ → →</p>	<ul style="list-style-type: none"> ✓ Sanitary sewer will require lift station – cannot be gravity fed ✓ Organized neighborhood opposition ✓ Town wants us to use undesirable siting arrangement which will increase site development costs ✓ Extra layer of political process (Town Council) ✓ No “expansion” capability ✓ Would require rezoning 	<p>This site will be difficult to develop due to the topography involved. In addition, it is unclear whether the Town will be expanding the cemetery. Finally, this site may well foster the greatest amount of community opposition, from the widest assortment of stakeholders. We found no allies for this site during our preliminary discussions.</p>

Property	Pertinent Information	Pro	Con	Conclusion
Community Church	<ul style="list-style-type: none"> ✓ Property is adjacent to Church – would be split off from their part ✓ Lease/purchase option not clear yet ✓ Multiple building (2-story) design linked by outdoor spaces 	<ul style="list-style-type: none"> ✓ Existing building on property – opp. to renovate ✓ Downtown plusses but secluded ✓ Proximity to dense housing zone ✓ Potential number of allies 	<ul style="list-style-type: none"> ✓ Sanitary sewer – would have to build gravity feed ✓ Road access is poor – through church parking lot ✓ Handicap access issues with existing building 	<p>Major issue with a permanent stream that runs through property, making it impossible to develop further.</p> <p>Decision: IFC will not pursue this location.</p>
Millhouse Road	<ul style="list-style-type: none"> ✓ Town of Chapel Hill owns ✓ 20-car parking ✓ Near bus facility but routes need to be added ✓ MillhHouse Rd. will be moved – that gives us the space we need ✓ Rural setting 	<ul style="list-style-type: none"> ✓ Physical site very good ✓ Staff feel this would be a good setting to support population in our new program model ✓ Don't have to pay for land ✓ Town in-kind contributions may continue ✓ IFC go there first (as with HomeStart) and town grow up around us 	<ul style="list-style-type: none"> ✓ In rural buffer – requires approval from all local government and annexation by Chapel Hill ✓ Sewer has to go through railroad right of way – we need to get permission ✓ No "expansion" capability (i.e., permanent housing) on that particular parcel ✓ Access for the emergency shelter population ✓ Would need to be rezoned 	<p>Siting in the rural buffer appears to be a significant barrier, making this location a non-starter.</p>
Homestead Road	<ul style="list-style-type: none"> ✓ County owned property ✓ Near public transportation ✓ Near S. Human Services Center 	<ul style="list-style-type: none"> ✓ Physical site very attractive ✓ Staff feel this would be a good setting to support population in our new program model ✓ Flexibility of staff resources due to proximity of HomeStart ✓ Flexibility of other IFC services and partnership arrangements ✓ Would not require 	<ul style="list-style-type: none"> ✓ Potential opposition from some Senior Center users. ✓ No determination yet made whether court facilities will be expanded to this site. 	

Property	Pertinent Information	Pro	Con	Conclusion
		rezoning ✓ Town in-kind contributions may continue HomeStart, which is already located on the property has not been detrimental to the surrounding area/ neighborhoods		

INTERFAITH COUNCIL FOR SOCIAL SERVICE, INC.

Vision

IFC: A caring organization that assists and supports people in need through staff-volunteer partnerships, congregations, individuals and community coalitions.

Mission

The Inter-Faith Council for Social Service meets basic needs and helps individuals and families achieve their goals. We provide shelter, food, direct services, advocacy and information to people in need. We accomplish this through strong partnerships with volunteers, staff and those we serve. We rely on the active involvement of caring individuals, congregations and other community organizations.

Statement of Values

The work of the Inter-Faith Council for Social Service is guided by the following shared values (in alphabetical order):

ADVOCACY

We work to overcome the social and economic barriers that prevent individuals and families from achieving their goals.

CARING

We value empathy, compassion and respect.

COMMUNICATION

We listen to and share with one another. We value open, honest and nonjudgmental interactions.

COMMUNITY

We actively build coalitions among a broad spectrum of individuals, congregations and community organizations.

HOPE

We have faith that our work will lead to positive change for individuals and the community.

SELF-SUFFICIENCY

We help people in need achieve their goals by providing information, support and access to resources.

VOLUNTEER, STAFF, CLIENT/ GUEST PARTNERSHIP

We work together to achieve IFC's mission by respecting each partner's strengths and contributions.

IFC Vision for the Future: A Comprehensive Continuum of Services

- Residential services will continue for women and children provided at HomeStart
- A new location for the ***Men's Residential Facility*** will offer emergency shelter and longer-term housing opportunities so residents can:
 - ✓ Participate in a self-governing, independent community — a place where men work on individual goals, life skills, financial planning, be coached and supported
 - ✓ Advance from emergency shelter through a continuum of housing opportunities to more stable, permanent housing with services
 - ✓ Find opportunities to be retrained for new jobs that pay a living wage
 - ✓ Access greater community resources (health care, VA assistance, substance abuse counseling, affordable housing, vocational rehabilitation and case management services)
- Extension of current support service system into a ***Comprehensive Service Center*** for men, women and families who are homeless or at risk of becoming homeless, incorporating:
 - ✓ Consolidated food services (Food Pantry and Community Kitchen) and centralized food storage capacity
 - ✓ Partnerships to offer crisis intervention, emergency assistance, financial counseling, social work, job training, employment, housing and other services
 - Case management and outreach services that extend more deeply to our program participants than is currently possible
 - ✓ Community education, peer support programs and coordination with congregations and other service organizations
 - ✓ Tenancy by like-minded, partner organizations to provide umbrella services to households and individuals in need