

Amy Harvey

From: Jeanette Coffin
Sent: Monday, June 05, 2023 9:37 AM
To: Mark Peters
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 23-0504 Consider Approving Modifications to the Neighbor Plan

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Mark Peters <mark@thepeters.org>
Sent: Saturday, June 3, 2023 12:57 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 23-0504 Consider Approving Modifications to the Neighbor Plan

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Mayor and Council,

IFC will not be in compliance with the SUP if it operates as a low barrier shelter as proposed on the agenda item 23-0504 Consider Approving Modifications to the Neighbor Plan.

IFC can change the neighbor plan all it wants, but those changes will not overcome the limitations of the allowed use approved in the SUP which allow a certain number of men to participate in a transitional shelter program and a limited number (17) of emergency beds on white flag nights. IFC represented in the SUP application process that the emergency beds would have minimum requirements for sobriety, etc. and would not be low barrier beds. The transitional program was well defined in documentation and testimony at the quasi-judicial hearings and would have zero chance of being construed as low barrier beds. Low barrier use is not compliant with the current SUP.

The neighbors have discussed this with council, town staff, and IFC on prior occasions. This is not new information.

A proper SUP modification with the appropriate quasi-judicial public hearings, opportunities for neighbors to provide evidence and testimony of impacts, and new SUP findings would be required to change to the low barrier use described in the staff presentation. It is very telling that after the many conversations between neighbors and the town and IFC a few years ago about requiring an SUP modification, IFC chose to avoid an SUP modification to change the use. IFC must be aware of facts which may put SUP modification approval at risk or unable to withstand a challenge in court for it to continue to rely on a misguided neighbor plan strategy.

In fact, council members should ask IFC if they are aware of any facts or impacts which would jeopardize an SUP modification. And you should ask why IFC is not going this route to change the use. And you should ask the attorney during the meeting about how SUPs function, the town's obligation to enforce the SUP, how the existing SUP limits IFC's use of the property, and how the SUP modification process works so that the council and citizens can fully understand.

The town has an obligation to enforce the proper use of the property as defined by the SUP. If IFC will be or is currently operating as a low barrier shelter, then that use is not compliant with the SUP. I truly hope that the town does not embark on a disinformation campaign by misrepresenting the neighbor plan as a means to overcome the SUP representations. We should be above such propaganda.

The neighbors expected the town to pull this stunt trying to misuse the neighbor plan in this manner (as well as in a surprise manner with no prior notice and at a time when folks were least likely to engage, which is what happened REPEATEDLY during the SUP process). It took longer than we thought, but here we are.

I have a prior commitment and cannot attend this meeting. I may modify my comments prior to the meeting, but I wanted to get this version of comments on the record prior to the meeting since I just learned of the meeting a few minutes ago.

I request that you postpone a final decision until the neighbors can study and comprehend the proposed changes as well as re-engage with our legal counsel for advice. I also request that you

retain all correspondence with IFC and documents pertaining to this topic as well as any correspondence within town council, mayor, attorney, staff, other entities on this topic.

Sincerely,

Mark Peters
104 Grainger Lane (520' from the IFC property)

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 07, 2023 10:51 AM
To: Steve Kirschner
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: changes to Community House

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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Sincerely,

Jeanette Coffin



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From: Steve Kirschner <steveakirschner@gmail.com>
Sent: Wednesday, June 7, 2023 9:37 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: changes to Community House

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To the Chapel Hill mayor and members of the town council:

Over a decade ago I was asked to participate on a committee that worked for more than a year on guidelines for a Good Neighbor Plan for the shelter that was being moved from downtown Chapel Hill to MLK Boulevard north of Homestead Road.

The town council ultimately approved the shelter's move in accordance with adopting the Good Neighbor Plan. Council members said they felt comfortable in approving the move because of specific restrictions that were put in the

agreement, namely those involving a low-barrier facility such as when it could be used an emergency shelter, drop-in facility, sobriety/drug use, etc.

Several committee members who represented the neighbors, including myself as the president of the Parkside II homeowners association, predicted the IFC would eventually come back to the council and ask for a reduction or elimination of the low barrier restrictions. We were told by the council members who voted in favor of the shelter's relocation that, no, they were only voting to move the shelter because of the very guardrails that are now under discussion.

We knew this would happen. We said it would happen throughout the year's worth of Good Neighbor meetings, we said it would happen in front of the manager, mayor and council members the evening of the vote, and we were told no, the council would make sure this wouldn't happen.

Yet here we are again.

The shelter has served the people of Orange County and Chapel Hill safely in large part BECAUSE of the guardrails we negotiated as part of that committee. I ask that you keep the restrictions in place as we move forward.

Respectfully,

STEVE KIRSCHNER

steveakirschner@gmail.com