



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
6/7/2023	2	Town Council	deferred	

Consider Approving Modifications to the Good Neighbor Plan

Staff:

Sarah Osmer Viñas, Director
Nate Broman-Fulks, Assistant Director

Department:

Affordable Housing and Community Connections

Overview: The Interfaith Council for Social Service (IFC) board has approved modifications to the Good Neighbor Plan to bring IFC's Community House campus and operations in alignment with national best practices for shelters and local homeless system written standards, and to be consistent with the Town's values and commitment to equity and inclusion. This item is for Council to consider approving IFC's proposed modification to the Good Neighbor Plan.

**Recommendation(s):**

That the Council approve IFC's proposed modifications to the Good Neighbor Plan.

Background:

- The Town Council received an update from the Orange County Partnership to End Homelessness on [March 8, 2023 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6050785&GUID=7BCAA50C-F694-4580-8957-2CCB95F70AFA&Options=&Search=>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6050785&GUID=7BCAA50C-F694-4580-8957-2CCB95F70AFA&Options=&Search=>) where Town Council expressed an interest in considering updates to the Good Neighbor Plan to improve consistency with best practices.
- Based on the procedures for amending the Good Neighbor Plan, recommendations to amend the Plan must be approved by the IFC Board of Directors before final consideration by the Town Council.
- IFC's Board of Directors approved the proposed updated Good Neighbor Plan in May 2023.

Key Issues:

- The Orange County Partnership to End Homelessness has identified accessible, housing-focused shelter as one of the gaps in the homelessness service system in Orange County.

- The Department of Housing and Urban Development (HUD) recommends that emergency homeless shelters are accessible with low barriers to entry.
- HUD further recommends that shelters are fully integrated into a housing-focused homeless service system.
- Stipulations in the current Good Neighbor Plan agreement between IFC and the neighbors of Community House regarding the designation and programming at IFC Community House do not align with the national best practices or local standards and have limited IFC's ability to appropriately serve the residents who living unsheltered in our community and their ability to pursue funding opportunities.
- Currently, there is no low barrier shelter available in Orange County. IFC provides the only shelter facilities, both of which are in Chapel Hill. Access to IFC's shelter is extremely restricted and complex, and, due to the requirements imposed by the Good Neighbor Plan, the shelter has a variety of barriers to entry.
- Approving the proposed updates to the Good Neighbor Plan will help make further progress towards filling this identified gap, decrease barriers, and increase accessibility for residents in need of shelter.

Fiscal Impact/Resources: There is no fiscal impact to approving the modifications to the Good Neighbor Plan.



Attachments:

- Resolution
- Draft Staff Presentation
- Proposed Good Neighbor Plan
- Proposed Good Neighbor Plan Redlined Version
- Good Neighbor Plan Approved 2012
- Orange County Partnership to End Homelessness Gaps Analysis

A RESOLUTION APPROVING MODIFICATIONS TO THE GOOD NEIGHBOR PLAN (2023-06-07/R-4)

WHEREAS, the Chapel Hill Town Council approved a Special Use Permit application in May 2011 for the Inter-Faith Council (IFC) Community House Men's Shelter development; and

WHEREAS, the Council required that IFC provide a stand-alone Good Neighbor Plan as part of that approval; and

WHEREAS, the Town Council approved the Good Neighbor Plan on June 11, 2012; and

WHEREAS, Town Council recognized the Good Neighbor Plan to be a tool for communicating expectations and intents between IFC and the Community and as such it includes flexibility to respond to special needs and circumstances through mutual agreement on the Plan's framework; and

WHEREAS, the Good Neighbor Plan outlines a process for future amendments to the plan, including approval by the IFC Board of Directors before presenting recommendations to the Town Council; and

WHEREAS, the amendment process has been followed and the proposed modifications have been evaluated by Town staff are recommended for approval by Town Council to bring the Good Neighbor Plan in better alignment with federal best practices for shelters, local homeless system written standards, and to be consistent with the Town's values and commitment to equity.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council approves the proposed modifications to the Good Neighbor Plan as described in the June 7, 2023 meeting materials.

BE IT FURTHER RESOLVED that these modifications will go into effect at the time of approval of this resolution.

This the 7th day of June, 2023.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Sarah Osmer Viñas, Director, Affordable Housing and Community Connections

RECOMMENDATION: That the Council approve IFC's proposed modifications to the Good Neighbor Plan.