



Hillside Church Concept Plan Frequently Asked Questions

1. *Has the City of Grover Beach already approved this concept?*

No, the City has taken no action on this concept and will not take any formal action until an actual development application is submitted to the City for processing. The concept was first presented to the Grover Beach City Council by the 5Cities Homeless Coalition (5CHC) and People's Self-Help Housing (PSHH) on February 19, 2019 for questions and comments from the City Council and to begin the process of soliciting feedback from the community. The City Council expressed support for the concept as it is consistent with the Council Goals of addressing homelessness and housing affordability and would be a unique opportunity to address these issues in a regional and collaborative manner.

2. *What is the concept and who is behind it?*

This concept is being advanced through a partnership between 5CHC and PSHH, two well-respected nonprofit agencies serving the South County and Central Coast. This concept would consider reuse of the existing Hillside Church property at 1935 Newport Avenue in Grover Beach for affordable housing, transitional housing, administrative offices, and related services. The concept builds on the work of the 5CHC and South County Homeless Task Force in looking at sites in South County for housing and related services over many years along with the City's interests in partnering with 5CHC and PSHH. Even with this site, the City continues to be open to other sites that will serve the homeless population as this concept by itself will not solve homelessness in the South County.

3. *Who are the 5Cities Homeless Coalition and People's Self-Help Housing?*

5CHC (<https://5chc.org/>) provides services to vulnerable residents in our community to help gain skills and support needed to be successful and self-sufficient through case management, connection to other supportive services, and direct financial assistance. PSHH (<https://www.pshhc.org/>) builds affordable homes and site-based services on the Central Coast and serves over 450 formerly homeless individuals in 52 properties including locations in Arroyo Grande, Pismo Beach, and Nipomo. PSHH does not currently operate a facility in Grover Beach.

4. *What's involved in this concept?*

The concept is intended to be a phased project with Phase 1 consisting of remodeling the existing church buildings for use as the 5CHC administrative offices, case management services, winter warming shelter, 11 dormitory rooms with up to 44 beds for youth ages 18-24 and an onsite manager. Phase 2 would include construction of approximately 20 permanent supportive housing units financed, owned, and managed by PSHH. This housing is intended to serve people at or below 30% of the area median income. The numbers of rooms and units within these phases are preliminary and may change as this concept unfolds.

5. *What is the HEAP homelessness grant and how is it involved in this concept?*

The HEAP (Homeless Emergency Aid Program) grant was created by State legislation passed in 2018 that provided a one-time allocation of \$500 million to local governments to address homelessness. The County of San Luis Obispo received \$4.8 million in grant funding with the

County Board of Supervisors being the deciding body on how to allocate the funds. The 5CHC and PSHH are applying to the County to receive grant funds for the purchase and renovation of the Hillside Church property. Grant applications must be submitted to the County by March 19 with funding anticipated to be decided by the Board of Supervisors soon thereafter.

6. *What would be involved in reviewing this project?*

There are many steps involved in reviewing a development project. Once a development application is submitted, City staff reviews the application to determine conformance with the development code and zoning requirements. Following staff review and environmental analysis, the Planning Commission would conduct a public hearing to consider the project and then the City Council would conduct a public hearing to consider the project and related actions. These steps can take between 6-12 months depending on the number of issues to be addressed in the development process.

7. *Why would the City have to rezone this property to build this project?*

The project concept includes permanent housing units, transitional housing, and space for housing-related services and offices. If this project moved forward, it would require rezoning this property to a zoning designation that allows for a mix of uses. Currently the property is zoned "R1" which only allows for single-family housing. Rezoning decisions require approval by the City Council.

8. *How is the City communicating with nearby residents?*

Understanding the community's need to understand this concept, the Council suggested that the applicants reach out to the community and provide information about this concept. On March 6, 2019, the applicants hosted an open house to answer questions and to provide information on the concept and about 5CHC and PSHH. The City's understanding is that the partners will continue to communicate with residents about the concept to address neighborhood interests and concerns and the City will also take steps to inform the community such as this FAQ document.

9. *How many calls for service have there been at or around the church since the warming center started?*

Calls for service to the Grover Beach Police Department have gone down since the 5CHC warming center began operating in November 2017. In 2016 before the center was operating, there were 33 police calls for service at the property. In 2017, there were 21 police calls with one call for service during the time when the warming center was open. In 2018, there were seven calls for service and three calls during the time when the warming center was open.

10. *What steps will be taken to minimize safety risks if this project goes in?*

The 5CHC and PSHH are committed to providing appropriate safety measures at this facility. These measures would be reviewed and considered as part of any potential application submitted on the project. If a project is submitted, several public hearings will provide the community an opportunity to provide input on the concept. The 5CHC and PSHH have a track record of operating safe facilities for services and housing throughout the region including facilities in Arroyo Grande and Pismo Beach.