



Hillside Church Development Concept Plan Frequently Asked Questions *Updated March 29, 2019*

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. It is important to note that this concept is not being led by the City of Grover Beach but rather by the 5Cities Homeless Coalition (5CHC) and People's Self-Help Housing (PSHH), two nonprofit agencies serving the South County and Central Coast. The concept was first presented to the Grover Beach City Council by 5CHC and PSHH on February 19, 2019 for initial 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 general 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. 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 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. Other sites considered by 5CHC with significant due diligence for housing and other services were in Arroyo Grande, Pismo Beach, and Oceano along with other locations in Grover Beach. Even with this site at Hillside Church, 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 to stay for up to two years, 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 phases and the uses and numbers within the phases are preliminary and may change as this concept unfolds as a potential development application.

5. *Where are the homeless individuals coming from?*

Homelessness is not just a Grover Beach issue as it is a regional issue impacting all of our communities. 5CHC reports that 80% of homeless individuals in the South County are from South County communities with Arroyo Grande the most prevalent location of homeless in the South County (94 individuals in the County's 2017 homeless census compared with 60 in Grover Beach). Of the clients that 5CHC served in 2018, the most prevalent location of clients was Arroyo Grande (19%) followed by Grover Beach (17%), Oceano (13%), and Nipomo (11%). The Hillside Church concept would be intended to provide affordable housing and services to individuals in need from throughout the South County, not just in Grover Beach.

6. *Won't this be a homeless shelter like 40 Prado in San Luis Obispo?*

No, this concept is not like 40 Prado that provides a wide scope of shelter and day-use activities for homeless clients. As currently envisioned, this concept is focused on providing housing on-site and supportive services to help clients find housing or retain their housing in the community. The proposal currently envisions 20 units of permanent supportive housing and up to 44 beds of transitional housing (for up to 24-months); along with services to help clients find and retain housing; and administrative offices for the 5CHC. The concept includes a sheltering component to continue a winter warming center that has been used temporarily at the site for approximately 20-40 nights per year for the past two years with approximately 20 attendees per night. However, this concept primarily involves providing much-needed housing in the South County area.

7. *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 were due to the County by March 19 with funding anticipated to be decided by the Board of Supervisors soon thereafter. The City has submitted a letter to the County in support of this application along with the cities of Arroyo Grande and Pismo Beach given the regional nature of this concept.

8. *What would be involved in the City's review of 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.

9. *How is this concept consistent with the City's General Plan Land Use and Housing Elements?*

The City's Land Use and Housing Elements promote a mix of housing uses including affordable housing. Land Use Element Goal LU-2 calls for designation of adequate land in a range of residential densities to address housing needs of all income groups and Policy 2.2 and 2.3 call

out the importance of affordable housing and housing choices for very low and low income households. Housing Element Policy 1.2 encourages development of different housing types including transitional housing and emergency shelters and Program 1.3 speaks to working with other agencies and non-profits that meet the needs of extremely low-income households. In addition, there will be new State requirements related to production of housing units that will be part of the City's next Housing Element developed in 2020. The City believes this development concept is consistent with the General Plan Element policies and programs referenced above though the current land use designation of Low Density Residential would need to be revised to accommodate this concept.

10. What authority does the City have to amend its General Plan and zoning designations?

The General Plan guides the overall development of the city. It provides an overarching structure for land use decisions, but the General Plan and its underlying zoning areas can also be modified based on development and community needs and the fulfillment of State law requirements. It is not uncommon for development projects to involve a zoning change to accommodate the use. The Hillside 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 all of the above enumerated uses or what is considered a mixed-use project. Currently the property is zoned "R1" which only allows for single-family housing while the adjacent area within the city is predominantly zoned "R2" which allows for multi-family residential dwellings. Rezoning decisions require approval by the City Council.

11. Why is this concept being considered for Hillside Church when the City has an "Emergency Shelter Overlay Zone" elsewhere in the city?

The "Emergency Shelter Overlay Zone" was established in the City's Development Code in 2012 (five years before the City established the commercial cannabis overlay zone in industrial zoned areas) in response to State legislation (SB 2) that required local jurisdictions to identify areas where emergency shelters would be allowed by right without requiring a discretionary permit. Emergency shelters are defined as a facility for the temporary overnighting of indigents operated by a public or non-profit agency which could include shelter space needed after a natural disaster as well as a temporary warming center. The City established such a zone in a portion of the industrial area bounded by South 4th Street, Farroll Road, Griffin Street, and Highland Way. The 5CHC has previously looked for a shelter facility in this area but did not find a property available for this use. The temporary winter warming center run by 5CHC at Hillside Church in 2018 and 2019 was issued a Temporary Use Permit with the support and approval of the church as the property owner given the loss of the previous warming center location in Arroyo Grande and inability of 5CHC to find another warming center location.

12. 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 as it is the applicants' responsibility to engage the public about this concept prior to the City's formal consideration of a development application. 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 applicants will continue to communicate with residents both in Grover Beach and Arroyo Grande about the concept to address neighborhood interests and concerns. The City will be involved in this outreach and also take steps to inform the community such as this FAQ document and other means

13. 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. This reduction in calls is similar to data from the Arroyo Grande Police Department which has reported only eight calls for service in providing assistance at Hillside Church since 2015.

14. 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 through a client screening process. These measures will be reviewed 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 weigh in 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, Pismo Beach, and Nipomo.