

## Five Cities Housing Partnership At 1935 Newport Ave., Grover Beach



5cities homeless coalition  
resources. support. hope.

### What Is The Proposal And Why Is It Important?

This proposal is through a partnership with People's Self-Help Housing and 5Cities Homeless Coalition for administrative offices, homeless services, transitional housing and permanent housing at the existing Hillside Church property at 1935 Newport Avenue in Grover Beach. This proposal will provide housing on-site and supportive services to help clients find housing or retain housing in the community.

### Winter Warming Center?

The concept originally included continued operation of a winter warming center that opens on cold and rainy nights in the winter. For the past two seasons it has been operated in this location and been open between 20 and 40 nights, with approximately 20-25 guests per night. *In response to community comments that have been received the warming center operation has been removed from the project plan. While it will not be in operation at this location next year, no new location has as yet been identified. Community assistance in identifying a new location for this service is needed and appreciated.*

[Here is a link](#) to the staff report of the proposal concept that was presented to the Grover Beach City Council. No application has as yet been made to the City. We are working to understand community concerns so that they may be considered in the final project proposal design.

The proposal currently envisions 20 units of permanent supportive housing (one-bedroom and studio) and up to 44 beds of transitional housing (for up to 24-months) for homeless youth (age 18-24). A primary focus for the transitional housing will be to serve parenting youth with children or those who are pregnant. Youth living in the transitional housing be selected based on their commitment to develop and work with 5CHC and community partners on an independent living plan focused on life skills, employment, education, and housing stability.

Additionally 5CHC will provide services to help clients find and retain housing; and administrative offices.

### How Was This Site Selected?

This site was selected, after due diligence in considering multiple locations for three key reasons:

Willing Owner – The owners of the property had made the decision to put the property up for sale. In discussions with them they agreed to work with us on an extended time line for purchase, dependent on funding.

Potential Funding – The State of California has made funding available to the County for the first-time for which the activities proposed would be eligible.

Need for Services and Housing - No permanent, secure location exists at this time in South County to provide services to families, seniors, adults, children and youth who are homeless or at risk of homelessness. That means nearly one-third of SLO County's homeless population in the Five Cities area are at risk of losing services to help find and retain housing.

There is a housing shortage, particularly in affordable housing for low-income families, throughout San Luis Obispo County and especially in the Five Cities area. This project addresses the needs of local government to supply housing available to low-income people.

Transitional housing is needed to help house and stabilize an under-served and growing population in our community: homeless young people ages 16 to 24, some of whom are expecting a child or are already parents. Homelessness among those in this age group is rapidly increasing and one of the most alarming challenges that communities will face.

## **What Is The Potential Funding For This Project – HEAP, And How Will It Be Decided?**

The State of California established the Homeless Emergency Aid Program to provide one-time grant funds to address their immediate homelessness challenges. San Luis Obispo County is in the midst of its process for determining how to spend its share of the funding, \$4,154,032. A key component for use of the funds was a demonstration of collaboration amongst various community stakeholders, including local government. For more information: [RFP for HEAP and CESH](#).

The County Board of Supervisors has the decision-making authority to allocate these funds, based on recommendations from the Homeless Services Oversight Council. The Board is currently slated to consider the recommendations at its meeting on April 23, 2019.

Should this proposal receive an award for funding from the County, a series of proposal development activities will begin, including an application to the City of Grover Beach. This application process will include multiple public hearings and notices to neighbors in both the City of Grover Beach and the City of Arroyo Grande. [Here is](#) information from the City of Grover Beach regarding its process.

## **Were Other Locations Considered For This Proposal?**

Three locations that were for sale were considered for this proposal. Each location would have required a zoning change for the proposed activities. Ultimately the Hillside Church location was selected because it offered the maximum potential to create new housing units and to accommodate the existing services and administrative space needs of 5Cities Homeless Coalition.

- 330 S. Halcyon, AG
- Hillside Church - 1935 Newport Ave., GB
- 5Cities Medical (4th & El Camino) PB

5Cities Homeless Coalition has been seeking to purchase a property since it was formed in 2009, and has considered multiple locations in the Five Cities area. See details at bottom.

## **What Is The Zoning Of The Neighborhood Surrounding This Site?**

The neighborhood is mostly R-2 with Public Facilities to the north. The proposed density with a zone change would be the same as the R-2 density that abuts the site on the Grover Beach side of the property. Additionally, as a church, this site is high density by its very nature with much in-out traffic.

By offering permanent housing and wraparound services this project will actually increase public safety by providing the housing and services that will help homeless people get on the path to recovery. By the very nature of people coming to this site, they show that they want help and the full services provided by the center would allow us to make strides forward in achieving that.

Homeless services in other neighborhoods: An example of other homeless services already being successfully provided in a neighborhood near a school would be the El Camino Homeless Organization, in Atascadero.

## **What Does 5CHC Do?**

5CHC efforts focus on helping the most vulnerable in our community maintain dignity while working toward a new home (or retaining their home). Our work goes beyond the immediate, to ensure that clients have the plan, skill sets, and support needed to be successful and self-sufficient. We are proud to share that more than 93% of those we have helped to house (or prevented from eviction) remain housed more than one year after leaving our program. All programs are voluntary, clients must want 5CHC services. Services are provided through a case plan that the client and case manager create and work together.

**I heard something about a “Jail to Community” program?**

This is an in-reach program into the County Jail, performed by 5CHC and multiple other community agencies. Inmates who are soon to be released to homelessness are provided an opportunity to meet with community service agencies, including 5CHC. The 5CHC case manager assists inmates who have requested to work with us (and are homeless and planning to return to South County) with developing a plan for self-sufficiency including family reunification and connection to services such as residential treatment for substance abuse. Due to the lack of treatment facilities in San Luis Obispo County, this means currently finding treatment and providing transportation to residential facilities out of county. For further information on this program contact Alison Ordille, Program Manager -Jail Programs Unit, SLO County Sheriff’s Office, 805-788-2792, aordille@co.slo.ca.us.

**Will You Provide Services To Registered Sex Offenders At This Site?**

No.

**Prior Locations Considered By 5CHC:**

In 2010 5Cities Homeless Coalition received a funding opportunity to secure a location to provide homeless services in South County, through a bequest made to the Community Foundation of San Luis Obispo County. At that time 5CHC was seeking a site for a South County Services Center to provide daytime services. The effort included such partners as South County People’s Kitchen, Community Health Centers of the Central Coast, Foodbank of San Luis Obispo County. The project did not include a housing component, and the services these partners sought to provide are not included in the current proposal.

Areas where properties were considered by 5CHC over the last 10 years include:

- |   |                                   |
|---|-----------------------------------|
| 1. Five Cities Drive, Pismo Beach.            | 8. El Camino Real, Grover Beach   |
| 2. Price Canyon Road, Pismo Beach             | 9. Trouville, Grover Beach        |
| 3. 4 <sup>th</sup> Street, Pismo Beach        | 10. Huston, Grover Beach          |
| 4. Traffic Way, Arroyo Grande                 | 11. Huber, Grover Beach           |
| 5. Farroll Road, Grover Beach & Arroyo Grande | 12. Pike, Grover Beach and Oceano |
| 6. Highway 1, Grover Beach                    | 13. Nipomo, Oceano                |
| 7. South 13th Street, Grover Beach            |                                   |

**Those Who Are Homeless Are Our Neighbors :**

Of the clients seen by 5Cities Homeless Coalition in 2018, this is where they reported living at the time that they became homeless.

**5CHC Clients: City of Origin 2018**

*Information collected from 2018 Coordinated Entry Surveys: 470 households surveyed; 196 households in housing at time of survey, 274 households homeless at time of survey*

**Santa Barbara County**

5.7%

**San Luis Obispo**

4.0%

**Pismo Beach**

2.3%

**Out of State**

8.3%

**Oceano**

12.8%

**North County**

6.4%

**Nipomo**

11.3%

**Arroyo Grande**

18.7%

**Avila Beach**

0.6%

**California**

11.1%

**Coast**

1.7%

**Grover Beach**

17.0%

