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Grove Community Church
Village Housing
Cover

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A.0	
Scale	

546 1 10740 0107101 10



Scale	1/2" = 1'-0"
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② 3D View 2



① 3D View 4

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Grove Community Church
Village Housing
Site Renderings

Project Number	Project Number
Date	Issue Date
Drawn By	Author
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A.4

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Project Number	Project Number
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SCALE: 1' = 80'-0"

The Grove Village Management and Operations Plan

February 9, 2018

Program Summary: The homeless housing project for the Grove Community Church is part of our church living out our purpose statement which is **"Being changed by God to reach all people"**. That would include doing our best to help the city of Riverside reach out and care for the homeless population of our city and surrounding areas.

We intend to build four fully functional cottages of 600 SF each on our property to demonstrate the viability of this concept for the city and other churches. We want to reach out to the homeless who reside in shelters, on the streets, or even in our own church community within Riverside and the Inland Empire. While we will be equipped to welcome families, our target demographic is under represented adult individuals or married couples without children including emancipated foster youth and those who are able and willing to seek and maintain gainful employment.

The goal for those who come and live in these cottages is transitional housing. We envision those who stay in our cottages to be here for six months with the possibility of the stay lasting up to two years. Our plan is that within these two years, we would help facilitate job and independent living skills, employment and their own permanently sustainable independent housing.

The Grove is a church and whoever is welcomed into our program to live on our property must know our expectations for them to live Biblically. We won't allow those that are not married to live together, drinking of alcohol, use of drugs or smoking on church grounds. We just expect people who live in our cottages to know we are a church, set aside to honor God and live by His word. We are not a legalistic church and we have great love and grace for all people. We just want those who join us to represent God well and the beliefs we hold from scripture. People who live in these cottages do not have to be Christian but must appreciate, respect and live by our standards while they are here.

What we will do for those who live here will far outweigh any standards they may feel required to follow. We will:

1. Love those who live here and treat them like family
2. Do our best to care for their needs and assure they have all they need to succeed in the future
3. They will never go hungry and will have a nice place to live while they are here
4. We will introduce them to people in our church who have the possibility of hiring them and giving them a chance for a career
5. With their help, assure their cottages are always nice and safe. They will need to make sure they are always neat and clean
6. Offer counseling, supportive services and any spiritual advice they may want. We have a counseling center that will help them and will partner with Path of Life Ministries and our church volunteers for supportive services
7. Invite them to join our church activities and help them with the cost if they can't afford it from the beginning
8. Get them involved in our sports leagues and other such activities as they desire
9. Mentor and befriend them so they can better focus on behaviors that will lead to sustainable permanent living
10. Open our church and ministries to them but never force them

Project Summary: The Grove Village will be located just west of the current High School ministry building on a pad that was originally developed as volleyball courts. It is bordered to the north by a parking lot and to the southwest by a ballfield

1. Phase 1 will include 4 transitional cottages of 600 square feet each. They will be detached, single story, Type V, slab on grade, and architecturally consistent with the existing campus
2. The transitional cottages will include 2 bedrooms, bathroom and common living/kitchen that includes sink, refrigerator, stove, and washer/dryer
3. The immediate grounds will be landscaped consistently with the existing campus
4. This residential project will not comply with ADA and no modifications will be anticipated on the existing campus
5. A utility summary is located on the plans with all connections occurring on the existing campus

Operational Logistics:

1. Vehicles will be parked in the existing adjacent lot to the north. All vehicles must remain in operating condition
2. Storage will be prohibited in the parking lots and open space surrounding the units. Any arrangements for storage will be accommodated out of view or offsite so the lots and grounds remain clean and orderly
3. Animals will not be allowed on campus or in the cottages
4. Childcare must be arranged when parents are off campus, so children are not left alone or to wander around campus unchaperoned
5. Trash will be collected in each cottage and deposited in the existing bins in the outdoor kitchen service area
6. Supportive services include:
 - a. Healthcare
 - b. Nutrition and groceries
 - c. Transportation
 - d. Permanent address
 - e. Live skills support – banking, budgeting, home economics, licensing, continuing education, job skills, parenting, sobriety, hygiene, and insurance

Please see the following attachments for additional clarity and support:

1. Transitional Housing Program Agreement
2. Code of Safe Conduct and Good Neighbor Policy



TOM LANCE

SENIOR PASTOR

The Grove Community Church
Riverside, CA

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The Grove Village Transitional Housing Program Agreement

A. PROGRAM PURPOSE

The purpose of the Grove Village is to provide transitional housing that is safe and supported by the strength of a healthy church community to help you reach a permanent exit out of homelessness including employment and self-sustainable housing.

B. ELIGIBILITY

To be eligible for the Grove Village, one must:

- Be in a homeless situation - without a place to live that is meant for human habitation or living in a shelter.
- Be an adult single or married couple with or without children. Unmarried couples are ineligible.
- Be referred to the Grove Village by The Grove Benevolence Team, Path of Life Ministries, or other partner agency/organizations.
- Be able to care for one's self without medical or other assistance.
- Remain actively interested and engaged in the process of looking for stable employment and housing of one's own as well as obtaining the resources necessary to sustain that housing on your own.
- Agree to abide by and maintain adherence to our basic code of safe conduct and good neighbor policy.

C. Length of Stay

The Grove Village is designed to provide transitional housing and facilitate one's move out of a homeless situation as quickly as possible to self-sustained living.

It is the program goal that participants will actively engage with The Grove and Path of Life Ministries to become employed and transition to self-sustained living. Stays can range from less than a month up to eighteen months. Continued active participation in the program, adherence to our basic code of safe conduct, and good neighbor policy is required for continued eligibility.

D. Program Specifics

Placements are determined based on availability and need at the discretion of The Grove Benevolence team.

While abiding in The Grove Village Program, participants will be provided with the following:

- Shelter at no charge while unemployed. When employed, participants will be required to place no less than 40% of their gross wages in a Grove controlled and directed savings account for future self-sustained rent and deposits. The actual

The Grove Village Transitional Housing Program Agreement

amount will be determined with the assigned mentor or case manager based on unmet need demand.

- Assistance with basic needs including food, linens, hygiene supplies, laundry, and transportation.
- Support in accessing resources for housing as well as basic legal documents (ID, Social Security card, birth certificates, etc.), medical assistance, insurance, income, employment, banking, behavioral and/or counseling assistance.
- Healthcare support through Health to Hope or other government sponsored programs
- Support with transportation and provide a mailing address.
- Support and connection to the church community to grow employment skills and access to employment opportunities.

Participants will be visited regularly by the Grove or Path of Life staff to check on participant's safety and the safety and condition of the housing, and to work with the participant to ensure basic needs are met while moving forward an action plan for securing stable self-sustained employment and housing.

During the course of transitioning to permanent stable housing, The Grove or Path of Life Ministries will:

- Conduct assessments that provide information regarding what housing options are available to the participant and ensure that the participant knows and understands those options.
- Work with participants to develop and implement an Individual Service Plan including individual goals identified by the participant and action steps created by the participant with the support of The Grove or Path of Life Ministries.
- Provide assistance to the participant in accomplishing their action steps toward housing. This includes helping the participant gain access to the resources available to them based on the assessments conducted.
- Track and record progress on the participant's action steps.
- Make a determination regarding the participant's continuation in the program.

E. Participant Requirements

Those eligible are required to do the following to access The Grove Village Transitional Housing Program:

1. Complete an Intake with The Grove or Path of Life staff.
2. Provide eligibility documentation including a referral from eligible source documenting proof of homelessness.
3. Provide proof of income (or statement of no income).
4. Provide proof of identity and (if applicable) proof of legal guardianship for children staying with the family.
5. Sign participant agreement and the Code of Safe Conduct and Good Neighbor Policy.
6. Sign Background Check Release Form and Release of Information.

The Grove Village Transitional Housing Program Agreement

Participants are required to do the following to maintain eligibility in the program:

1. Abide by the Code of Safe Conduct and Good Neighbor Policy.
2. Allow The Grove and Path of Life staff access to your cottage for inspection without notice.
3. Agree to relocate to as deemed necessary by The Grove or Path of Life staff.
4. Meet with The Grove and Path of Life staff at designated times to work with them on making progress toward stable housing.
5. Actively participate in meetings with The Grove and Path of Life staff to become employed and move toward stable employment and housing.
6. Actively make progress toward the completion of identified action steps toward employment and housing.

I affirm that I have read and/or had this agreement, code of safe conduct, good neighbor policy, and statement of understanding read to me in a language that I understand. I understand and agree to the program agreement, code of safe conduct and good neighbor policy for participation in the Grove Village Program. I further release The Grove Community Church, Path of Life Ministries and volunteers from any claims that I may have against them in connection with my occupancy and support associated with the subject property and program. I accept the risks associated with living on the subject property and understand that I not being provided any express or implied warranty of habitability.

Participant's Printed Name

Signature

Date

Grove Village Staff Printed Name

Signature

Date

The Grove Village Transitional Housing Program Code of Safe Conduct and Good Neighbor Policy

BASIC CODE OF SAFE CONDUCT

1. Treat others, including their property with dignity and respect.
2. Use the cottage in a respectful manner.
3. Respect Transitional Housing program requirements and limitations.
4. Agree to be nonviolent. Do not engage in any violent or aggressive behavior.
5. No weapons are allowed on the premises, and nothing may be used as a weapon on the premises.
6. Do possess, use or sell alcohol, marijuana, drugs or illegal substances on the premises.
7. Obey fire and other safety regulations.

GOOD NEIGHBOR POLICY

1. We request that you not loiter without purpose in the common areas.
2. You must not disturb your neighbors. Keep noise at a reasonable level in units and in common areas at all times. If your TV or music can be heard outside, it is too loud. Please observe quiet hours between 9:00 pm – 8:00am. Also keep conversations and other noise outside your cottage low. Respect the peace and privacy and presence of our neighbors. Be courteous.
3. Smoking is not permitted on the entire church campus
4. Report any and all suspicious activity on or near the premises to the authorities.

VISITORS and GUESTS

1. Visitors are only allowed with approval between 8:00 AM and 5:00 PM.
2. Overnight visitors are not permitted.
3. You must accompany your approved visitor when they are on the premises – visitors cannot be left alone in the cottage.
4. Participants are not permitted to give a visitor or any other person a key to your cottage.
5. You are responsible for your approved visitor's behavior and actions and will be held responsible for any problems caused by any visitor's actions such as damage to the property, drug-related or criminal activity, or violent activity.

PROHIBITED ITEMS

1. No alcohol, marijuana, illegal drugs, drug paraphernalia, firearms or contraband are allowed in the cottages, buildings, parking lots or on the entire church campus. Participants who use alcohol, marijuana and/or illegal drugs on the premises may be discharged from the program and evicted from the premises.

**The Grove Village Transitional Housing Program
Code of Safe Conduct and Good Neighbor Policy**

ADDITIONAL REQUIREMENTS

1. You are expected to stay at the program cottage each night unless you notify The Grove and Path of Life staff of an absence. Cottages for which an unexpected absence is discovered will be considered abandoned.
2. No child can ever be left alone in a cottage or on the church campus.
3. The Grove and Path of Life staff are mandated reporters and if we see and/or suspect child or elder abuse it must be reported to the authorities.
4. It is required that you keep your cottage clean and sanitary at all times. Major storage or stockpiling of any item, materials, newspapers or trash which may cause excessive clutter in cottages or common areas is prohibited. If your cottage is not clean, you will be notified by The Grove staff and you will be expected to clean it and/or remove prohibited items.
5. Your cottage is subject to random safety inspections to ensure prohibited items are not in the unit. You must allow entry by The Grove or Path of Life staff.
6. You must allow access to your cottage for pest control and maintenance.
7. When something breaks or stops working properly either in your cottage or in a common area, please report it immediately to The Grove so they can write-up a Maintenance Request Form to get it fixed as soon as possible.
8. It is important to take care of your cottage and appliances. Refrigerator, appliances and all surfaces are to be kept in a clean condition and used as intended. All food must be stored properly and garbage taken out daily.
9. Individual electric heaters and AC units are not permitted. The cottages have heating and AC systems which provide adequate heating and cooling. If your heater or AC does not work properly, please inform The Grove staff who will complete a Maintenance Request Form.
10. Never disconnect smoke detector wires, and or take out batteries. The smoke detectors are required by law and are there for your safety.
11. All personal belongings, toys, chairs, etc. used outside must be stored inside the cottage immediately following use.
12. All vehicles parked on the church campus must be in working order.

Participant's Printed Name

Signature

Date

The Grove Staff Printed Name

Signature

Date



P18-0150, Exhibit 10 - Existing Site Photos



P18-0150, Exhibit 10 - Existing Site Photos



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