

ATTACHMENT 5

Placer People of Faith Together <http://www.ppoft.org/>

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RE: Agenda Item # 7, 2021-2019 Housing Element, Aug 3, 2021

Dear Members of the Rocklin Planning Commission:

I am Beth Gonzales, a resident of Rocklin, and Co-Director of Placer People of Faith Together. Placer People of Faith Together is a multi-faith organization to empower people of faith to build community—particularly across the dividing lines of class, race, and religious background, to assist civic leaders in developing and implementing solutions to urgent community needs.

Affordable housing is one of THE most critical needs in Placer County as well as each of its Cities. Rocklin's housing element is the key document setting the vision and means for meeting those needs. The 2021-2029 RHNA affordable housing goals for Rocklin are **3,833 units for extremely low, very low, low, and moderate income families** (HE 7-67). Just providing sufficient lots in the General Plan ZONED for affordable housing is not enough. Rocklin needs to budget funds for AH construction, and aggressively pursue developers committed to building affordable housing.

We APPLAUD all of the means presented in the HE for providing services for those without shelter, as well as the creative ways included to facilitate the production of affordable housing including transitional housing, supportive housing. We are particularly pleased to see zoning for Single Room Occupancy Hotels (HE 7-80-81), and facilitation of the construction of Additional Dwelling Units (HE 7-104, 166ff).

We would like to propose **two specific ADDITIONS** to the Housing Element. One **which will increase the number of lots available for**

Affordable Housing, and the other which will **aid one segment of the homeless population**. We would propose that the following wording be added:

"The City commits to working with PPOFT and the religious community **to consider the creation of a ZONING OVERLAY, or another zoning designation, that would allow churches the right to:**

1. Build affordable housing, including transitional or supportive housing, on their property, including the possible modification of existing structures, with the guarantee that **a minimum of 50% of the units will be for extremely low, very low, low, and moderate income families**. (Transitional and supportive housing to include the possible use of 5th wheels, FEMA trailers, or tiny homes.)

2. and/or allow a maximum of 10 cars to park overnight on their lot as a Safe Sleep location. (Participants to be registered and vetted by an agency, with signed agreements as to program stipulations.)".

BOTH of these concepts are successfully being used in many cities in California.

Using church's underutilized building space, and excess land and parking for affordable housing would have **MANY ADVANTAGES for the City**. It would not cost the city a dime; the sites are often donated, significantly reducing the cost of the project and potentially allowing the leveraging of funds; there is NO REDUCTION in the number of parcels identified for AH; it eliminates the long and costly process of potential zoning changes; (the projects are often in advantaged neighborhoods thus increasing economic and cultural diversity, one of the goals identified in the HE.)

Making Housing and Community Happen (MHCH) in **Pasadena has 13 churches** with specific projects, which if allowed by the City, **will result in 1,117 new affordable units**, representing over 10% of the City's new RHNA mandate!! (See: <https://www.makinghousinghappen.org/congregational-land>)

New Beginnings in Santa Barbara has successfully operated a Safe Parking (Sleep) program since 2004, supported by numerous churches, governmental and non-profit agencies, businesses, and the police. (<https://sbnbcc.org/safe-parking/>).

We would also like to **PROPOSED TWO Organizational or AGENCY ADDITIONS to the HE:**

1. Under "Qualified Entities:" on HE 7-39, we were surprised NOT to see **Mercy Housing** listed, since they are very active with the County and the City of Roseville.

2. Under Administrative Resources, HE-125, we would propose **ADDING** the recently formed **HomeShare American River (HSAR)**, (<https://www.homeshareamericanriver.org/>). With start up funding from the Area 4 Agency on Aging, (under Placer People of Faith Together), **Home Share American River provides end-to end support for homeowners and renters (hosts), to rent rooms to lodgers (guests)**, far more safely and easily than by just taking one's chances on a "room to rent" ad. **For free**, HSAR provides screening, interviewing, advising, "matchmaking", customizing of agreements (to provide for exchanges of partial rent for household services), regular check-ins and troubleshooting.

There are an estimated 77,000 empty bedrooms in Placer County and hundreds of working single adults, students, and Seniors looking for affordable housing. HSAR exists to help facilitate and support the matchmaking.

We would hope that the City would work with PPoFT to inform its residents of HomeShare American River, and encourage their participation in this simple way to use EXISTING resources to expand the stock of affordable housing.

Your efforts to improve our community on behalf of ALL of its residents, are much appreciated.

Sincerely, Beth Gonzales, Co-Director of Placer People of Faith Together