



January 14, 2022

Dear Mayor Moore, Mayor Pro Tem Connors and Councilmembers Hatch, Horne and Tao, Welcoming Neighbors Home Initiative is a ministry of the Tapestry Unitarian Universalist Congregation. This initiative works to end homelessness and promote affordable housing. Many members of Tapestry's congregation, plus people who volunteer with the Welcoming Neighbors Home Initiative, live in Laguna Woods.

We have reviewed the [latest draft of Laguna Woods' 6<sup>th</sup> Cycle Housing Element](#).

- We think the city staff and consultant have done a good job of identifying sites to rezone for housing. We note that many of the sites have ongoing and thriving businesses – therefore proactive programs are needed to attract and ensure affordable housing.
- We are especially pleased with the programs related to Policy Objective H-1.2 that assist with the development of affordable housing – specifically Program H.1.2.2 that plans for a market study related to updating the city's inclusionary housing ordinance. We are interested seeing the policy updated to ensure that greater levels of affordability are included – particularly for the extremely low and very low income categories.
- We are also supportive of Program H.1.2.3 – related to adopting an ordinance creating an expedited and fee-reduced lot consolidation process for consolidations involving any one or more of the 17 potential housing sites identified in the Housing Sites Inventory.
- We ask the city to include a program to implement a Congregational Overlay Zone.
  - This overlay would provide an opportunity for the development of affordable housing on religious sites while retaining the existing religious use. The overlay would provide 100% affordable units on congregational sites, with a focus on extremely-low-, very-low- and low-income categories.
  - We also ask that the city host a roundtable event with faith organizations located in Laguna Woods to explore the opportunities that exist for them to build

affordable housing on their properties. We could suggest some speakers that could discuss how this has been done in other cities.

We congratulate the city on the development of its 6<sup>th</sup> Cycle Housing Element. We look forward to watching the implementation of the Programs listed in it.

Sincerely,

Rona Henry, Laguna Woods Resident  
Chair, Welcoming Neighbors Home Initiative

Rev. Kent Doss, Minister  
Tapestry, a Unitarian Universalist Congregation

Cc: Rebecca M. Pennington, Development Programs Analyst, City of Laguna Woods  
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Catherine Van Camp, Welcoming Neighbors Home member, Laguna Hills Resident