



City of Laguna Beach

Community Development
Department

INFORMATIONAL GUIDE FOR:

HOUSING ASSISTANCE

Rehabilitation, First-Time Buyer Assistance,
Rental Subsidy, Affordable Housing,
Affordable Housing Development Incentives,
Second Residential Units and Fair Housing Practices

Low-Cost Rehabilitation & First-time Buyer Assistance – Orange County Community Services (OCCS) periodically has federal and State funds available to low-income homeowners for repairs or improvements to their single-family residences, and to low-income first-time homebuyers. As funds are available, the CalHome Program offers low-interest loans for improvements (e.g., re-roofing, paint/stucco replacement, window replacement, repair and replacement of plumbing, electrical, heating, etc.) to low-income households. The CalHome Program also offers mortgage assistance to qualifying first-time, low-income homebuyers when funding is available. Grants up to \$10,000 for exterior mobile home improvements are available to qualifying low-income mobile homeowners under the Mobile Home Exterior Grant Program through the OCCS.

For more information regarding the availability of funding and the application process, visit the OCCS website at www.occr.ocgov.com under “Housing, Property & Real Estate” or call Margie Anguiano at (714) 480-2807.

Homeownership Program - The Orange County Housing Authority has established a Housing Choice Voucher (HCV) Homeownership program. Qualified HCV participants may be able to use their housing assistance subsidies for mortgage payments rather than monthly rent. The homeownership option allows first-time homeowners who meet certain qualifications to receive assistance with their monthly homeownership expenses. If homes/condominiums are priced at affordable levels, it may be possible for a HCV participants to purchase a home.

To learn more about OCHA's Homeownership program, contact Trina Nguyen at (714) 480-2747 or the OCHA website at www.ochousing.org.

Rental Assistance Vouchers – The Orange County Housing Authority (OCHA) administers the rental assistance program for Laguna Beach. The funding for this program is provided to the County of Orange by the Department of Housing and Urban Development (HUD). When available, OCHA issues Section 8 “Housing Choice Vouchers” to subsidize the cost of rental housing for eligible low-income families, senior citizens, and disabled persons.

For more information regarding the availability of rental assistance vouchers, contact OCHA at (714) 480-2700 or visit the OCHA website at www.ochousing.org.

Property Owner Participation in Rental Assistance Program – Owners of one or more residential units may participate in the “Housing Choice Voucher” rental assistance program. According to OCHA, the Section 8 program offers the benefits of low turnover, timely, dependable rental payments, direct deposits, and free annual property inspections.

Property owners interested in learning more about renting their housing under this program may call the OCHA Owner Hotline at (714) 480-2866 or visit the OCHA website at www.ochousing.org under “Landlord/Owner.”

Affordable Housing in Laguna Beach – For availability of affordable ownership housing contact a local real estate broker. Following are the rental housing locations, type, and contact information. One or more of the following rental developments may be subject to a waiting list.

LOW-INCOME RENTAL APARTMENTS

<u>Project Name/Address</u>	<u>Number Units</u>	<u>Type of Units</u>	<u>Contact Information</u>
Alice Court 450 Glenneyre Street	26	Very-low Income Studio Units	Property Manager (949) 660-0390
Hagan Place 393 Third Street	24	Very-low Income Disabled/HIV 1-Bedroom Units	On-site Manager (949) 218-4025
Vista Aliso 21544 Wesley Drive	70	Very-low Income Section 8 – Senior Citizen 18 Studio Units 52 1–Bedroom Units	On-site Manager (949) 499-5581

Incentives for the Development of Affordable Housing – The Housing Element of the City’s General Plan includes policies and action programs to encourage the development of long-term affordable housing in all zones that allow residential use. Incentives for the development of extremely-low, very-low, low and moderate income housing are based on the level of housing affordability and may include project fast-tracking, planning and building fee reductions or refunds, assistance with State and federal funding applications, the provision of In-lieu housing funds as available, and liberalized development standards. For additional information regarding affordable housing incentives contact the City of Laguna Beach Planning Department at (949) 497-0713.

Second Residential Units – The City encourages the development of second residential units as a way to increase rental housing opportunities in Laguna Beach. Incentives are also available for second residential units reserved for occupancy by low and moderate income households. Second Residential Units are allowed in the R-1 Residential Low Density and R/HP Residential Hillside Protection Zones, subject to the provisions outlined in Municipal Code Chapter 25.17. For additional information contact the City of Laguna Beach Planning Department at (949) 497-0713.

Fair Housing Practices – The Fair Housing Council of Orange County (FHCOC) is a private, non-profit corporation governed by a volunteer board of directors, and is an operating member of the National Fair Housing alliance. With the mission of fostering diversity in housing through education and enforcement of State and federal Fair Housing Laws, the FHCOC offers comprehensive community education and individual counseling. The goal of FHCO is to eliminate housing discrimination and to guarantee the rights of all people to freely choose the housing that they desire, and for which they qualify. FHCOC provides information and assistance regarding discriminatory housing practices and landlord/tenant rights and responsibilities.

For information regarding the services offered by FHCOC visit the website at www.fairhousingoc.org or call (714) 569-0823.