

**REDEVELOPMENT AGENCY OF THE CITY OF SAN PABLO**  
**PAINT REBATE PROGRAM**  
**FOR**  
**LOW AND MODERATE INCOME HOUSEHOLDS**



September 2007

The program guidelines will accomplish the following goals:

1. Eliminate slums and blight, and prevent blighting influences that cause the deterioration of property and neighborhoods.
2. Eliminate conditions that are detrimental to health, safety and public welfare by rehabilitating housing that does not meet building or housing codes.
3. Stabilize and enhance older neighborhoods to encourage future investment from the private sector and from other public funds and programs.
4. Develop economically integrated communities to allow low-income and very-low-income residents to enjoy the benefits of economic revitalization.

**Paint Rebate Program Guidelines**

**1. Eligible Properties:**

- a. Any property that has been cited by the City Code Enforcement Division (pre-approval required)
- b. A home in need of exterior painting and shows potential to visually improve the neighborhood
- c. Property must be located within the city limits of San Pablo
- d. Properties designated as low income or moderate income units

**2. Eligible Applicants:**

- a. Homeowners: Owner Occupant who holds legal title to the property. The total household income must not exceed the 120% of the area median income limits set forth on Table 1.

<i>The household maximum qualifying incomes are revised annually and are as follows:</i>	
<b>Household Size</b>	<b>Moderate</b>
1	\$70,400
2	\$80,500
3	\$90,500
4	\$100,600
5	\$108,600
6	\$111,700
7	\$124,700
8	\$132,800

- b. Owners of rental units where tenants are very-low or low income: Owners of rental units will be required to show proof that at least 50% of the tenants that occupy the residences are at or below the 80% of the median income limits set forth in the Table 2.

<i>The household maximum qualifying incomes are revised annually and are as follows:</i>		
<b>Household Size</b>	<b>Low</b>	<b>Very Low</b>
1	\$46,350	\$29,350
2	\$53,000	\$33,500
3	\$59,600	\$37,700
4	\$66,250	\$41,900
5	\$71,550	\$45,250
6	\$76,850	\$48,600
7	\$82,150	\$51,950
8	\$87,450	\$55,300

3. Applicant must complete an application form and submit to the City of San Pablo.
4. Applications for rebate program **can** be submitted prior to or after work is completed. It is recommended that applications be approved prior to work beginning.
5. For pre-approved applications, City staff will review the application, and upon determining income eligibility, will sign and date application, then schedule an inspection of the property after the work is completed.

The City will inspect the premises (exterior only) and determine:

- Eligibility of property
- Appropriateness of work
- Amount and type of materials likely to be used (pre-approved applicants only)

Each property must meet the minimum requirements set forth in the municipal and building codes. An applicant will be ineligible for the program if the property has an active case with the Code Enforcement Division, unless the applicant is in the process of bringing their property into compliance, as determined by the City at its discretion.

6. If the property is ineligible, the City will notify applicant in writing. If the property can become eligible by the owner taking certain action, the City will so inform Applicant.

7. For homes with existing lead based paint, The City will provide each approved recipient with the appropriate lead-based paint hazards information, including the approved pamphlet when indicated.

8. For homes with existing lead based paint, the City will have the structure photographed for the file, and arrange for the recipient to receive training of the work to be accomplished (if necessary). If recipient is determined to be sufficiently experienced or if the work will be done by a contractor or other professional, then the training may be waived by the City.

9. The house being improved must be owned by the applicant and be the principal residence, and/or eligible rental property.

10. The maximum amount of the rebate:

a. Homeowners up to \$ 500.00

b. Owners of rental units where 50% of tenants are very low or low-income:

- Up to \$500 for single family house

- Up to \$350 per unit for multiple family projects (not to exceed \$2,000)

The minimum amount spent by the property owner must be \$250.00.

11. All work must be completed and receipts submitted within 4 (four) months of application approval. If work is not done within four months, a new rebate application may need to be submitted.

12. Rebates will cover the cost of exterior paint and necessary paint supplies (brushes, rollers, pans, etc.) only. Rebates cannot be used for the cost of labor or special equipment.

13. After all work has been completed and all receipts have been submitted, the rebate check will be processed. Applicants must then wait 12 months from the date of the rebate check to participate in the program again.

14. The use of local San Pablo businesses for services and materials is encouraged, but not required.

15. Applicants must provide valid, dated original receipts, invoices, or contracts for all materials and services for which a rebate is requested. The name and address of the contractor or store must be imprinted on the receipts. Cash register receipts or other receipts that do not specify quantity, type, cost of materials, and date of purchase will not be accepted.

16. The City will verify completed work and will have the newly painted structure photographed.

**TABLE 1**

Maximum Household Income – 2007 Moderate Income Limits – Contra Costa County