

# Pismo Beach Home Improvement Program

The Home Improvement Program “HIP” provides a grant for repairs to single-family homes or mobile homes for lower and very-low income Pismo Beach homeowners.

Funding is provided by the Pismo Beach Redevelopment Agency on a first-come, first-served basis and is subject to overall funding caps.

**(805) 541-4122**  
Se Habla Español



Pismo Beach Redevelopment Agency  
760 Mattie Road  
Pismo Beach, CA 93449

**PISMO BEACH  
REDEVELOPMENT  
AGENCY**

## Home Improvement Program



**CONTACT:**

**COMMUNITY ACTION  
PARTNERSHIP**

SAN LUIS OBISPO COUNTY  
(805) 541-4122  
EXT. 10

**The Pismo Beach Redevelopment Agency Home Improvement Program**

The Home Improvement Program (HIP) provides grants for repairs to single-family homes or mobile homes for lower or very low income Pismo Beach homeowners. Funds are provided on a first-come, first-served basis as long as they are available. The program is operated by the San Luis Obispo County Community Action Partnership. Call 541-4122, Ext. 10, and ask for the Program Manager handling the Pismo Beach Home Improvement Program - answers can be provided to your questions and information made available on the application processing.

**What is the maximum grant amount?**

Up to \$15,000 can be granted for pre-approved eligible improvements done by an appropriately licensed contractor. Eligible applicants can't receive more than \$15,000 of HIP grant funds per address. The cost of installing any needed smoke detectors, water heater strapping, and "low flow" toilets are in addition to the \$15,000 limit. Eligible applicants may contribute their own funds to their project without limit.

**Who is eligible to apply for this program?**

"Eligible applicants" are owner-occupants of single-family homes or mobile homes in Pismo Beach with annual household income not exceeding 80% of the San Luis Obispo County area adjusted median income ("AMI") as adjusted by family size. Additionally, eligible applicants whose household does not exceed 50% of the AMI may also be eligible for appliance replacement. Annualized San Luis Obispo County 2010 income limits are shown in the table in the next column. Proof of property ownership is required and can include a grant deed, current property tax bill, current title policy or other information. Proof of residency, like a current utility bill, will also be required. Income of all individuals on the property title will be considered in the application process.

<b>Family Size<sup>1</sup></b>	<b>50% AMI<sup>2</sup></b>	<b>80% AMI<sup>3</sup></b>
<b>1</b>	<b>\$24,800</b>	<b>\$39,650</b>
<b>2</b>	<b>\$28,300</b>	<b>\$45,300</b>
<b>3</b>	<b>\$31,850</b>	<b>\$51,000</b>
<b>4</b>	<b>\$35,400</b>	<b>\$56,650</b>

**What improvements are eligible for this program?**

Correcting building code violations affecting health and safety always take precedent over other repairs. Examples of eligible repairs include:

1. Defective structural and plumbing systems (framing, leaking/broken/inoperative water fixtures, drains, water heaters);
2. Weather-proofing like leaking roofs, broken doors and windows;
3. Inoperative heating, ventilation and/or air conditioning systems;
4. Installation of smoke detectors, water heater strapping and/or "low-flow" toilets;
5. Any other repairs related to any of the above;
6. The cost of any permit required to perform the repair.

In addition to these repairs, families with incomes of 50% or less of the AMI are also eligible for replacement of inoperative or unsafe stoves, ranges, refrigerators, freezers, dishwashers and washers or dryers.

Improvements not eligible for the program include general maintenance, any repairs requiring the temporary relocation of the occupants (unless the occupant voluntarily relocates without monetary compensation). Luxury items like barbeques, saunas, hot tubs, patio covers, etc. are ineligible.

**How do I apply for this program, and what is the process for review and approval?**

Contact the Program Manager for an application at 541-4122, extension 10.

- Complete the application
  - Gather evidence of your 1) income eligibility; 2) property ownership; 3) proof of residency, and 4) a list of needed repairs by priority.
- Once you've assembled this information, call the Program Manager and schedule an appointment. The Program Manager will:
- Meet with you to explain the program policies
  - Evaluate your application for eligibility
  - Process the application to the Agency for funding consideration
  - Prepare a Rehabilitation Assessment and Paint Evaluation Reports for the property
  - Arrange for eligible repairs and/or installations
  - Assure quality control
  - Arrange for payment and project close-out



**Community Action Partnership**  
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 San Luis Obispo, CA 93401  
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