

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 home owners. 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:

**ECONOMIC OPPORTUNITY
COMMISSION**

**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 Economic Opportunity Commission. Call 541-4122 Ext. 10 or 12, 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 \$20,000 can be granted for pre-approved eligible improvements done by an appropriately licensed contractor. Eligible applicants can't receive more than \$20,000 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 \$20,000 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 2008 income limits are shown in the table in the next column. Each spring these income limits are adjusted. 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.

Family Size ¹	50% AMI ²	80% AMI ³
1	\$23,450	\$37,500
2	\$26,800	\$42,900
3	\$30,150	\$48,250
4	\$33,500	\$53,600

¹Contact the Program manager if there are more than 4 in your family for additional income limits.

²Income limits for replacement of appliances.

³Maximum program eligibility limits.

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. Exterior home repainting if the property has been cited by the City or the Program Manager for a defective exterior paint condition;
6. Any other repairs related to any of the above;
7. 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, dishwasher, washer or dryer or any appliance that is fifteen (15) years or older.

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 barbecues, 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.

- 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



**Economic Opportunity Commission
Energy Conservation Services**
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Ext. 10