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**Redevelopment  
Division**

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## Staff Report

ITEM NO. 12

**To:** Redevelopment Agency Board  
**From:** Judy Holwell, Redevelopment Project Manager  
**Date:** May 30, 2007  
**Subject:** Do-It-Yourself House Painting Program

### Discussion:

In an effort to increase community beautification and reduce blight, staff is proposing that \$25,000 of low/moderate income housing funds be made available to fund a Do-It-Yourself House Painting Program to be implemented in fiscal year 2007-2008. This program will provide an alternative option for homeowners who resist using our Paint-Up/Fix-Up Program because of the 45-year affordability covenant that is required to be placed on their property. A Do-It-Yourself House Painting Program may meet our goals as well as their needs.

The Program being proposed is modeled after a successful program offered in Corcoran. Hanford has a similar program which has been in place for many years, but they require a \$40 refundable deposit and a share in the cost of up to \$100. Their program is underutilized, possibly due to the out-of-pocket expense. Our proposed Program Guidelines are as follows:

### Overview:

1. Homeowners may qualify for a grant for the cost of the paint, primer and supplies to paint the exterior of their home and any existing fence located in the front yard.
2. Homeowners are required to provide their own labor to complete the entire painting project.
3. The home must be located within the City Limits of Lemoore.
4. The home must be in need of painting as determined by the Housing Specialist.

### Applicant Eligibility:

1. Applicants must own and reside in the home to be painted.
2. Applicants must have a combined household income that does not exceed the moderate income limit set by the State of California Housing and Community Development Department.

3. Applicants must not have received a Do-It-Yourself House Painting Grant within the last ten years.
4. Applicants can use this program in conjunction with other RDA grant programs.

The 2007 Income Limit for households at or below the moderate income level is as follows:

<u>Persons / Household</u>							
1	2	3	4	5	6	7	8
\$43,300	\$49,400	\$55,600	\$61,800	\$66,700	\$71,700	\$76,600	\$81,600

How the Program will work:

Applications will be accepted on a first-come, first-served basis. Upon receipt, staff will review the application and physically inspect the home to determine eligibility. Applicants who meet all program criteria will be sent a Letter of Approval along with instructions to prepare their home for painting. After preparing their home for paint, the applicant will request a pre-paint inspection. Once it is determined that the house has been properly prepared, the applicant will select their paint colors, sign a DIY House Painting Program Agreement and be issued a voucher for paint. The applicant will be required to submit their base and trim color selection to staff for approval. The voucher will be issued redeemable at Lemoore Hardware for up to 20 gallons of paint, primer and paint supplies, not to exceed \$1,000. A voucher to rent a paint sprayer for two-days will be provided upon request.

The Agreement requires that the house painting be complete with thirty days. Upon completion, staff will perform a final inspection. If the applicant fails to complete painting their home within the allotted time or misuses any of the paint or supplies, they will be required to reimburse the City. A copy of the guidelines and agreement are attached.

The average cost for paint, primer and supplies for a 1500 square foot home is approximately \$500, plus an additional \$150 for a two-day rental of a paint sprayer. This average estimated price per home of \$650 would allow us to assist approximately 38 homes per year. The attached spreadsheet lists cost estimates for various size homes.

As you can see, this Program will be very labor intensive for staff due to the amount of inspections that will be required on each unit. However, it will allow homeowners the opportunity to beautify their home, and thus the community, without an exorbitant cost per unit or a long-term affordability restriction.

**Budget Impact:**

If approved, \$25,000 will be programmed in the Proposed 2007-2008 RDA Budget to fund the Do-It-Yourself House Painting Program.

**Recommendation:**

That the Agency Board approve the Do-It-Yourself House Painting Program as listed above.