

The City of Modesto administers a **Property Enhancement Program (PEP)**. The program provides financial assistance, in the form of rebates, to assist residential property owners with exterior appearance improvements.

Only residential properties are eligible. Property owners are the only eligible applicants.

LIMITATIONS AND EXCLUSIONS

1. The PEP Program applies to only homes located in low-income census tract areas and within the city limits of Modesto.
2. The PEP Program will not reimburse any property owner who does not follow the correct application procedures.
3. Funds will not be rebated for work completed prior to the issuance of a Letter of Commitment and Notice to Proceed.
4. In order to qualify for a rebate, the City must approve all proposed projects prior to beginning the work.

WANT MORE INFORMATION?

For more information on the Property Enhancement Program
Contact:

City of Modesto
Parks, Recreation and
Neighborhoods Department

P.O. Box 642
1010 Tenth Street
Suite 4300
Modesto, CA 95354

housing@modestogov.com

209-577-5245
Spanish speaking staff available
TDD(209) 526-9211



PROPERTY ENHANCEMENT PROGRAM (PEP)



WHAT KIND OF REPAIRS?

Rebates can be provided for:

1. **Property Clean Up**
Maximum limit (per unit)
Owner-Occupied - \$300.00
Rental Property - \$150.00
2. **Fence/Gate Repair or Replacement**
Maximum Limit (per unit)
Owner-occupied - \$600.00
Rental Property - \$300.00
3. **Front and Side Yard Landscaping**
Maximum Limit (per unit)
Owner-occupied - \$750.00
Rental Property - \$375.00
4. **Security/Safety Improvement**
Maximum Limit (per unit)
Owner-occupied - \$450.00
Rental Property - \$225.00
5. **Energy Savings Improvements**
Maximum Limit (per unit)
Owner-Occupied - \$750.00
Rental Property - \$375.00
6. **Other Special Exterior Enhancements**
Special exterior enhancements include: repair or replacement of front and/or side porch, side parking pads, steps, handrails, driveways, walkways, garage and entry solid core doors, storm doors, window trim, siding, gutters, downspouts, fireplace chimneys, and retrofitting existing window security bars. Call for more information.
Maximum limit (per living unit)
Owner-Occupied - \$750.00
Rental Property - \$375.00

ELIGIBILITY

To participate in this program, the property must be located within one of the City's low-income census tracts. For owner-occupant properties, the owner's household income must not be more than 80% of the Median Area Income (MAI) as established by HUD. For rental properties, the tenant's household income must not exceed 80% of the MAI. Call the Parks, Recreation and Neighborhoods Department at (209) 577-5245 to find out if your property is located in an eligible area. The property can include owner-occupied or non-owner-occupied residential dwelling units, but must be located within the city limits of Modesto.

MAXIMUM ELIGIBLE LIMITS	
<i>Household Size</i>	<i>Annual Income Limits</i>
1	\$34,250
2	\$39,150
3	\$44,050
4	\$48,900
5	\$52,850
6	\$56,750
7	\$60,650
8	\$64,550

Qualified property owners shall be eligible for one rebate per property per year (for each property enhancement category).

APPLICATION PROCEDURE

Property owners can contact the Department for an application. Return the completed application along with proof of total household income information and household size to the address provided on the back of this pamphlet.

When the City receives the application, the following will occur:

1. An on-site inspection will be conducted to verify the scope of work to be done.
2. Owner will be asked to submit separate cost estimates for each type of repair for which funding is requested.
3. Staff will review the application and supporting documentation, including the cost estimates, and make a recommendation.
4. If applicable, a letter of commitment and Notice to Proceed will be issued. This document authorizes the property owner to start the work.
5. Upon completion of the project, the owner will request a completion inspection from the Parks, Recreation and Neighborhoods Department.
6. Once the inspection is complete, the owner will request the rebate by completing the Request for Rebate form and attaching paid receipts and a copy of the signed Certificate of Completion. The Certificate of Completion will be provided by the inspector.
7. City staff will mail rebate check to the property owner.