



# Exterior Repaint Program Guidelines

## **PURPOSE**

The Gilbert Home Paint Program is designed to assist qualified homeowners paint the exterior of their homes in a comprehensive effort to maintain and improve the character, aesthetic quality and property values within the community.

The goal of the program will be to facilitate the painting of up to 3 homes in the fall and 3 homes in the spring based on funding availability.


## **PROGRAM ELIGIBILITY:**

Selection of owner-occupied homes will be prioritized based on financial need, location of the home (HOA vs non-HOA), and paint condition. Due to funding constraints, the number of owner-occupied homes selected to participate is limited.

To qualify:

- Properties must be owner-occupied
- The home must need painting as determined by Town staff
- The existing exterior paint must be lead-free. Because of cost and environmental issues, any homes with leaded exterior paint would be subject for review as major renovation or repair under a separate Town program. Staff may test pre-1978 vintage paint samples to ensure the painted surface is free of lead.
- Homeowners must qualify by not exceeding maximum low-income limits (up to 60%) for the previous year determined by household size as defined by the U.S. Department of Housing and Urban Development.

## **PROGRAM GUIDELINES**

- Projects are a one-time remediation and will not involve touch-up work or any other type of paint related assistance.
- Limited to exterior painting ONLY for the home proper. No provision is given for free  standing, non-attached garages, out-buildings, sheds, common walls, masonry structures or exterior gates. Should an HOA require additional structures painted above and beyond the basic home itself, the homeowner may retain services of painting contractor at time of project to provide this additional service.
- Painting is limited to no more than three colors, with emphasis placed on TWO COLORS – a body color and an accent color (wood fascia or roof soffit color). The THIRD color is limited to front entry door,

window accents lie pop-outs or shutters or garage door. Items like security screen doors are NOT be included in any type of repaint work.

- A basic exterior repaint will include pressure washing of the structure, minor crack repairs with painter's caulk in stucco or wood surfaces, and minimal scraping or surface preparation.
- Program is available community wide, but emphasis is placed on financial need and those residents in HOA communities with fines levied against the homeowners for non-compliance. Proof of liens or fines would be requested as part of the intake process and maintained with the file.
- Additional evaluating factors include condition of the home.
- Exterior painting will be allowed only using similar color schemes or painting darker colors over lighter colors but not the other way around as painters WILL NOT be priming surfaces for application of light colors over older darker colors.
- Each project will have a monetary cap of **\$3,500** and homeowners would be responsible for incurring any costs over that amount.
  - a. In the event a project exceeds that cost – at time of initial estimating or during the construction cycle (considering unforeseen Change Order costs, such as wood or stucco repairs or excessive scraping or sandblasting for surface prep), homeowner is responsible for funding contractor for those additional costs.
  - b. A written agreement between contractor and homeowner will be notarized and recorded by Town staff and maintained in the project file or Town Clerk's Office.
- This program has no liens or encumbrances against the property and is only offered to conventional homes. Manufactured homes are not included in this program.
- Staff will maintain a waiting list of the participants.

## PROCESS

1. Homeowner will complete application, available on-line, and take to the CAP office to be screened for financial eligibility
2. Housing rehabilitation specialist will examine the home, prioritize the project and homeowner will be notified of their status-either selected for painting or on the waiting list.
3. If placed on the waiting list, homeowner will be informed as to their placement and when service might be anticipated. Homeowners that have been on a waiting list more than 180 days will be required to refresh their initial program application with the CAP office, to ensure financial eligibility. Application to program is not a guarantee of service. Painting issues are examined for severity, and a homeowner's priority may be modified when a more-pressing issue is identified and requires immediate attention to stop further HOA non-compliance charge accruals or property liens.
4. Town of Gilbert will select a licensed and bonded painting or general contractor to perform this work, generally after soliciting multiple inspections and written bids. There is no provision for reimbursement for homeowner-performed repairs or homeowner selected contractors. \*Town of Gilbert reserves the right to utilize volunteers if possible
5. It is the homeowner's responsibility to communicate with the HOA about color selection. No painting projects will start without written information from the HOA and its ARC about specific paint manufacturer colors, brands and colors to be used on the project.

*The Town of Gilbert does not discriminate against any individual or program applicant on the basis of race, religion, color, sex, sexual orientation, gender identity, marital status, age, handicap, familial status or national origin.*