



## Sidewalk Repair Assistance Program Information

### PROGRAM PROCESS

The City of Turlock's Sidewalk Repair Assistance Program ("Program") was adopted by the City Council of the City of Turlock with the adoption of Resolution No. 2025-210 on December 9, 2025. The Program provides limited financial assistance to eligible property owners to assist in repairing dangerous sidewalk defects as required by the Turlock Municipal Code, Chapter 7-6. The City recognizes that sidewalk repair costs can pose a financial hardship for property owners and that financial assistance via a shared-cost assistance program can help promote timely repairs, improve public safety, and reduce liability risks.

If the applicant is approved for the Program and funds are available, the work shall be performed by a City-authorized contractor who is appropriately licensed and insured and satisfies prevailing wage requirements.

The Program follows the following timeline:

1. Application Window Opens – July 1 of each fiscal year.
2. City Reviews and Confirms Eligibility – Applications are reviewed in the order received.
3. City Conducts Field Assessment – Determines whether the repair is minor (grind/sawcut) or major (remove & replace).
4. City Requests Contractor Quote – For eligible repairs only.
5. City Schedules Work – Once Application is executed by property owner.
6. City Inspects Work – To ensure defect is repaired.
7. Owner Pays Share – After repair is completed.

### PROGRAM ELIGIBILITY

To be eligible for the Program, the applicant must satisfy the following criteria:

- Be the legal owner of the subject property (proof of ownership will be requested);
- The subject property is located within the city limits of the City of Turlock;
- The sidewalk defect is located within the public right-of-way and is located on the sidewalk adjacent to the subject property; and
- Have no unpaid citations, administrative penalties, or enforcement costs associated with the subject property at the time the application is received by the City.

The City will fund a portion of the total repair cost, which is determined by the following:

1. **Standard:** The City covers fifty-five percent (55%) of the eligible repair expense, not to exceed one thousand two hundred fifty dollars (\$1,250); the applicant reimburses the City the remainder of the cost.
2. **Income-Qualified:** Available to applicants who meet income eligibility guidelines. The City covers eighty-five percent (85%) of the eligible repair expense, not to exceed two thousand five hundred dollars (\$2,500); the applicant reimburses the City the remainder.



This elevated level of assistance is to applicants whose household income does not exceed eighty-five percent (85%) of Area Median Income (AMI) for Stanislaus County, adjusted for household size, using the most current income limits established by the U.S. Department of Housing and Urban Development (HUD) updated annually.

<b>Household Size</b>	<b>HUD AMI (100%)</b>	<b>85% of AMI</b>
1 person	\$68,950	<b>\$58,608</b>
2 people	\$78,800	<b>\$66,980</b>
3 people	\$88,650	<b>\$75,353</b>
4 people	\$98,500	<b>\$83,725</b>
5 people	\$106,400	<b>\$90,440</b>
6 people	\$114,250	<b>\$97,113</b>
7 people	\$122,150	<b>\$103,828</b>
8 people	\$130,000	<b>\$110,500</b>

For purposes of this Program, the following definitions and conditions apply:

- Income eligibility is based solely on the household income of the legal property owner(s) applying for assistance, regardless of whether the property is owner-occupied or tenant-occupied.
- Only the legal property owner may apply for and receive assistance under this Program; tenants of a said property are not eligible applicants.
- Household income means the total gross income (before taxes) of all adult persons (18 years of age or older) who reside in the property owner’s household.
- Household size means all persons who reside in the property owner’s household as their primary residence at the time of application.

Applicants seeking Income-Qualified Assistance must complete and sign a self-certification of household income, using income definitions established under HUD regulations at 24 CFR Part 5, certifying that their household income meets the applicable eligibility limits.

**Applicant Certification and Verification**

As part of the application, the applicant must submit a signed certification, under penalty of perjury, attesting that:

- The household income does not exceed the applicable income limits; and
- All information provided is true, accurate, and complete.

The City may request additional documentation only if reasonably necessary to confirm eligibility or to respond to audit or compliance requirements.

Submission of false, misleading, or incomplete information may result in denial of assistance, rescission of approval, or repayment of funds, as permitted by law.

**WORK THAT IS COVERED BY THE PROGRAM**

- Only dangerous sidewalk defects, as determined by the City Engineer, are eligible to be repaired. Based on the City of Turlock’s adopted Defect Guide for Frontage Improvements, sidewalk conditions that typically require repair include, but are not limited to, the following:



- Vertical displacement where sidewalk panels, curbs, or adjacent hardscape surfaces are raised or settled by more than one-half inch (½”) compared to adjoining surfaces.
- Cracks or separations between sidewalk sections that are greater than two inches (2”) wide, including missing or fragmented sections of concrete.
- Uneven or sloped surfaces, including sidewalk panels that have lifted, settled, or peaked such that portions deviate from the normal walking surface by more than 1 inch per foot (1:12).
- Surface deterioration, such as spalling or broken concrete, that creates a void greater than two inches (2”) wide and one-half inch (½”) deep.
- Drainage or alignment issues, including sidewalk areas that have settled below or risen above the top of curb or adjacent hardscape surfaces by more than one-half inch (½”).
- Excessive cross slope, including sidewalk sections with a traverse slope greater than 5/8 inch per foot (1:20).
- Repairs to driveways or entranceways, non-dangerous defects, defects outside the public right-of-way, work performed before an application is approved, and repairs related to street trees are not eligible.

## TYPES OF REPAIRS COVERED

- The City will determine the appropriate repair method based on a field assessment and industry best practices.
  - Minor repairs, such as grinding or sawcut, are eligible when the dangerous sidewalk defect can be mitigated in accordance with City standards.
    - Typically, minor repairs are lower cost and less invasive.
  - Major repairs, such as the removal and replacement of a piece of the sidewalk, are required when the damage is severe, when vertical separation exceeds the grinding limits, or when the structural integrity is compromised.

## PROGRAM ADMINISTRATION

1. The program is administered on a first come, first served basis, based on the date of the application, until program funds are exhausted.
2. There is no guarantee that the City will fund your application.
3. The City will cover one hundred percent (100%) of the upfront costs of the sidewalk repair and will bill the property owner for their portion of the cost after the project is completed.
4. The property owner will have 30 days upon mailing of the City’s invoice to reimburse the City for the property owner’s share of the costs of repairs. If the property owner has not timely paid the invoice, the property owner shall be responsible for 100% of the costs of repairs and the City shall initiate the process specified in Turlock Municipal Code, Chapter 7-6, to secure a lien on the property for the cost of repairs.



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## TURLOCK MUNICIPAL CODE

### **7-6-111 Assessing cost of sidewalk repairs upon nonpayment of invoice.**

- a) If the owner has not provided payment within the time specified in the City's notice of cost, the City may initiate proceedings to make the cost of the work performed by the City a lien against the parcel(s) of property fronting the repaired sidewalk(s).
- b) The City shall issue a notice of lien to all owners who fail to pay for the work provided by the City for repair of a defective sidewalk. This notice shall provide a process whereby the owner may dispute the amount due with the Municipal Services Director (or their designee) by filing a protest; set forth a due date for payment; and provide a process for the owner to obtain a hearing before a hearing officer appointed by the City Manager (or their designee).
- c) The notice shall be served on the owner in accordance with TMC Section 7-6-107. The notice shall set the date and time by which a protest shall be filed with the Municipal Services Director (or their designee). No protest received after that date and time shall be considered.

### **7-6-112 Lien protest process.**

In order for the owner to obtain a hearing before a hearing officer, the owner must first protest the charges with the Municipal Services Director (or their designee). A protest must be submitted in writing by way of personal delivery, email, fax, or mail. The Municipal Services Director (or their designee) will investigate the protest, and at the conclusion of the resolution process, a "finding of facts" letter will be prepared and served on the owner in accordance with TMC Section 7-6-107. If the owner disagrees with the Municipal Services Director's (or their designee's) findings, he or she may request a formal hearing before a hearing officer within the deadline set forth in the finding of facts. If the owner does not request a formal hearing by the deadline set forth in the finding of facts, the decision of the Municipal Services Director shall be final.

### **7-6-113 Notice of hearing.**

The City shall cause notice of the hearing before the hearing office to be served on the owner in accordance with TMC Section 7-6-107 not less than ten (10) days prior to the date of the hearing.

### **7-6-114 Hearing and decision.**

At the time fixed for consideration of the protest, the hearing officer shall hear the matter from the Municipal Services Director (or their designee), together with any objections and evidence, of the owner(s) liable to be assessed for the cost of repair. The hearing officer shall follow, as nearly as practicable, those procedures that the City Council would have followed had it conducted the hearing. The hearing officer may make revisions, corrections, or modifications of the matter as the hearing officer may deem just, and shall submit a report (as revised, corrected or modified) to the City for adjustment and/or collection. The report shall specify the repairs which have been made, the costs of the repairs, describe the real property in front of which the repairs have been made and the assessment against each lot or parcel of land proposed to be levied to pay the cost thereof. The City shall serve the results of the hearing to the protesting owner in accordance with TMC Section 7-6-107.

### **7-6-115 Hearing before the City Council**

Upon receipt of the Hearing Officer's report, the City Council shall schedule a public hearing at which it shall confirm, reject or modify the report. The City shall serve notice of the public hearing



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to all affected property owner(s) in accordance with TMC Section 7-6-107. The public hearing shall be limited to the issue of whether the hearing before the hearing officer was conducted in accordance with applicable City ordinances. Only the property owner(s) who both filed a protest and appeared before the hearing officer shall be permitted to protest at the City Council meeting. The decision of the Council as to whether to confirm, reject, or modify the report shall be final.

**7-6-116 Assessment of costs of repair upon nonpayment of invoice.**

In the event that the cost of repair to the sidewalk is not paid after the notice of cost, and a protest was not filed prior to the deadline or a protest was filed and denied, the City shall transmit to the Finance Director a statement of each such unpaid cost of repair. The Finance Director shall endeavor diligently to collect the same on behalf of the City.

**7-6-117 Recording and release of lien.**

- a) Sixty (60) days after the City Council adopts the report, the City will place a lien on the adjacent property in accordance with TMC 5-5-405.
- b) On payment of the amount owed, the City shall request that the County Recorder remove the lien.



**CITY OF TURLOCK**  
MUNICIPAL SERVICES DEPARTMENT  
ENGINEERING DIVISION  
TDD: (800) 735-2929

156 S. BROADWAY, SUITE 150  
TURLOCK, CA 95380  
PHONE: (209) 668-5520  
FAX: (209) 668-5563

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## Sidewalk Repair Assistance Program Application

### CONTACT INFORMATION

<b>Applicant Name:</b>			
<b>Address:</b>		<b>City:</b>	<b>Zip:</b>
<b>Mailing Address: (if different from above)</b>		<b>City:</b>	<b>State:      Zip:</b>
<b>Which option(s) best describe(s) the property? (circle all that apply)</b>	Owner Occupied; Tenant Occupied;	Single Family; Multi-Family;	Commercial; Industrial;
	Other (Please describe):		
<b>Phone:</b>		<b>Email:</b>	
<b>Did you receive a Notice of Violation? (Circle one)</b>		Yes / No	

### REPAIR INFORMATION

The sidewalk, curb, or gutter repair work to be performed under this Program is based on the City's inspection and formal determination of a dangerous sidewalk condition, as documented in the applicable Notice of Violation and/or approved Encroachment Permit. The specific repair location(s) and scope of work are established by the City Engineer and incorporated by reference into this application.

*Estimated Resident Cost is calculated as the total eligible repair cost minus the City contribution, which is subject to the maximum assistance amount shown above.*

**\*OFFICE USE ONLY\***

<i>Circle one below</i>	Estimated Total Repair Cost	City Coverage	City Maximum	Estimated City Cost	Estimated Resident Cost
Standard		55%	\$1,250		
Income Qualified		85%	\$2,500		



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**NOTE: ESTIMATES ARE NOT FINAL:** Please note that the City is still in the process of determining the final repair cost, and as such, the costs listed herein are only initial estimates. Actual costs may differ from the estimated amount provided. The City will notify you of the total actual repair costs and your final cost share after receipt of contractor's final invoice.

**INDEMNIFICATION**

The Applicant, their heirs and assigns, agrees to execute all work and other obligations and otherwise be governed by such stipulations as may be designated by the City of Turlock Municipal Code. Applicant shall provide liability insurance and agree to save, indemnify and keep harmless the City of Turlock against all liabilities, judgments, costs and expenses which may in any way accrue against the City in consequence of awarding this grant or conducting the repairs approved herein. If said improvements ever require repair, removal and/or relocation as determined by the City of Turlock, Applicant further agrees to perform such work at Applicant's expense within a reasonable time upon being notified by the City.

**ACKNOWLEDGEMENT**

By applying for the Program, the Applicant agrees to the following:

- The foregoing is true and correct.
- The Applicant agrees to have the City perform sidewalk repairs on their behalf.
- Participation in the Program does not waive or eliminate any prior citations or penalties unless otherwise stated.
- The City reserves the right to modify or cancel the Program based on available funding, contractor availability, or legal requirements.
- The City is not liable for delays caused by weather, contractor schedules, or utility conflicts.
- The Applicant remains responsible for the repair and maintenance of the sidewalk adjacent to their property.
- The Applicant represents that they will reimburse the City for its share of the cost of repairing the sidewalk defect and will timely pay the costs identified in the invoice.
- The Applicant understands and acknowledges that failure to timely pay the invoice for their share of the repair costs may result in the Applicant being responsible for the entire cost of the sidewalk repair performed by the City, which the City may recover as allowed by law, including by assessment and recordation of a lien against the property pursuant to Turlock Municipal Code Chapter 7-6.

By signing below, you agree and accept the City of Turlock's terms and conditions:

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[Print Name of Applicant]                      [Signature of Applicant]                      [Date]