

Revitalization for Building, Land, and Dwellings (ReBLD) Program and Regional Early Action Planning (REAP) grant
Public Eligibility Checklist

Name:
Mailing Address:
Phone Number:
Email:
Property Address:

Use this checklist to see if you qualify for support under the ReBLD/REAP 2.0 program.

This checklist is intended for use by property owners to self-identify potentially eligible properties. Code Enforcement also maintains its own list of properties that may qualify, specifically those currently under code enforcement action where the owner has not taken timely or sufficient steps to correct cited violations after receiving notice. In these situations, Code Enforcement may have filed a petition with the court to initiate further action.

1. Willingness to Participate in the Program (*required*)

- ☐ You are willing to work with the court, receiver, or local agency to resolve violations
- ☐ You understand that a lien may be placed on the property to fund repairs

2. Affordable Housing (*optional*)

- ☐ You are willing to enter into an agreement that requires affordable housing (e.g. ADU with fee waiver)

3. Property Location (*optional*)

- ☐ The property is located in a ReBLD/REAP 2.0 eligible jurisdiction (established residential neighborhood in unincorporated urban areas near Stockton)

4. Property Type (*optional*)

- ☐ The property is a residential property (single-family home, duplex, multi-unit, etc.).
- ☐ The property is not used exclusively for commercial purposes.
- ☐ The property is currently occupied or intended for residential use.

5. Code Violations or Health & Safety Issues (*optional*)

- ☐ The property has substandard conditions, such as:
 - Lack of running water, heat, or electricity
 - Mold, infestation, or structural hazards
 - Unsafe plumbing, electrical, or sewage systems
 - Other serious building code violations

6. Documents (*optional, as needed*)

- ☐ Proof of property ownership or tenancy
- ☐ Code violation notices or inspection reports
- ☐ Photos or records of property conditions
- ☐ Court documents (if a case has started)

Questions?

Contact the San Joaquin County Community Development Department to help determine eligibility.

- Phone: (209) 468-8414
- Email: cddcustomerservice@sjgov.org.
- Website: sjgov.org/departments/cdd/home

Indemnification Agreement

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. **INDEMNITY:**

- A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");
- B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.
- C. Except as to the County's sole negligence or willful misconduct.

2. **DEFENSE:**

- A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.
- B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.
- C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.

Print Name

Signature

Date

Applicant Signature

I, further, certify under penalty of perjury that I am (check one):

- ☐ Property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, consistent with the grant deed
- ☐ Applicant (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, consistent with authorization provided by the owner
- ☐ Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf consistent with authorization provided by the owner

The forgoing application
statements are true and correct:

Signature

Date