URBAN COUNTY PROGRAM

Hidalgo County Commissioner's Court
Agenda Request Form

Date: November 06, 2007 | Meeting Date Request: November 13, 2007

Deadline for Action: A.S.A.P. | Contact Person: DIANA R. SERNA, DIRECTOR

Department: HOME PROGRAM | Phone: (956) 787-8127 Fax: (956) 787-5291

Diana R. Serna, Urban County Director

AGENDA:
Request for approval to enter into the Urban County Program Housing Loan Agreement for Ricardo Rodriguez in the amount of $55,914.00 and Melida Gonzalez in the amount of $55,414.00.

STAFF COMMENTS & RECOMMENDATION:
The applicants were approved for assistance under the HOME Homeowner Occupied Housing Rehabilitation Program classified as emergency case by the County Commissioner's Court on October 2 & 23, 2007. The HOME Division Staff's recommendation is to provide Ricardo Rodriguez with a three (3) bedroom home in the amount of $55,914.00 and Melida Gonzalez with a three (3) bedroom home in the amount of $55,414.00.

APPLICANT	CASE NUMBER	CITY	FUNDING YEAR	LOCATION OF PROPERTY
Ricardo & Vilma Rodriguez Reconstruct Deferred Loan 70% Loan 30%	CW 85-07-19	Countywide Precinct #4	HOME 2006	Lot 25, Summerwood Subdivision, a tract of land out of the following described property: All of Lot 6, Block 20, Santa Cruz Gardens Subdivision, Unite #2, Hidalgo County, Texas.
Melida Gonzalez Reconstruct Deferred 50% - Loan 50%	SJ 75-07-01	San Juan Precinct #2	HOME 2006	All of Lot Thirty-nine (39) B & H MOBILE HOME NO. 1, being a sub-division out of the East 10.00 acres of Lot 10, Block 39 Alamo Land and Sugar Company Subdivision, Hidalgo County Texas.

Approval is recommended by staff: HOME Manager _____ Finance _____

Please initial for approval:
Legal Council _____ Budget _____ Human Resources _____
Dept./ Fund No: _____ Amt. Expended: $_____ Funds/ Staffing Budgeted: Yes _____ No _____
Amount Code: _____ Impact on Future Budget: Yes _____ No
Comments:
Action Taken by Commissioners' Court:
Approved _____ Tabled _____ Denied _____ Motion made by _____ Vote_____

Housing Rehab Program

ENTITY: Countywide

PROJECT: Approval for Assistance under the HOME Homeowner Occupied Housing Rehabilitation Program.

FUNDING YEAR: HOME 2006

SYNOPSIS:

The family is recommended for applicant approval under the HOME Homeowner Occupied Housing Rehabilitation Program. The applicant has met all program requirements for assistance under the Housing Rehabilitation Program as an emergency case. Determination as an emergency case is due to catastrophic loss - fire. The following is a profile of the family.

Ricardo & Vilma Rodriguez	Family of Five (5)	
	Applicant's age is 42, spouse age is 40 & daughters' ages are 15, 8 son age is 11.	
	Number of Bedrooms:	3
	Total annual household income:	$13,713.80
	HUD Income Limits (family of 5):	$37,250.00
	Loan 30%; 70% will be deferred	

Contact and Bid Background Information

The UCP entered into a Fixed Unit Contract with Simple Homes, Inc. to construct 14 units (homes) under the emergency program. When the contract ended, some units did not have families assigned to them. The three (3) bedroom units were contracted for $40,460, however, at the end of the contract period, 90% of the construction had occurred with only 90% paid to Simple Homes ($40,460 – 10% = $36,414)

In an effort to provide assistance to a qualifying family, in the most unobtrusive amount of time, the UCP assigned one of these units to the Gonzalez family and bid out the remaining amount of work that still needed to be done. The bid includes demolition of existing structure, moving of unit from Simple Homes, Inc. lot to the Gonzalez property and completion of unit (which involves purchase and installation of fixtures in the home, septic tank installation, etc). The lowest written quote received was $19,500. Therefore, the total amount for this project is $36,414 plus $19,500 for a total contract amount of $55,914.

RECOMMENDATION:

The HOME Staff recommends approval for assistance under the Housing Rehabilitation Program by the County Commissioner's Court.

Housing Rehab Program

ENTITY: City of San Juan

PROJECT: Approval for Assistance under the HOME Homeowner Occupied Housing Rehabilitation Program.

FUNDING YEAR: HOME 2006

SYNOPSIS:

The family is recommended for applicant approval under the HOME Homeowner Occupied Housing Rehabilitation Program. The applicant has met all program requirements for assistance under the Housing Rehabilitation Program as an emergency case. Determination as an emergency case is due to catastrophic loss - fire. The following is a narrative as to the bid breakdown:

Melida Gonzalez

Family of Three (3)
Applicant's age is 46,spouse 44 & son age is 10.

Number of Bedrooms:	3
Total annual household income:	$17,574.00
HUD Income Limits (family of 3):	$31,050.00

Loan 50%; 50% will be deferred

Contact and Bid Background Information

The UCP entered into a Fixed Unit Contract with Simple Homes, Inc. to construct 14 units (homes) under the emergency program. When the contract ended, some units did not have families assigned to them. The three (3) bedroom units were contracted for $40,460, however, at the end of the contract period, 90% of the construction had occurred with only 90% paid to Simple Homes ($40,460 – 10% = $36,414)

In an effort to provide assistance to a qualifying family, in the most unobtrusive amount of time, the UCP assigned one of these units to the Gonzalez family and bid out the remaining amount of work that still needed to be done. The bid includes demolition of existing structure, moving of unit from Simple Homes, Inc. lot to the Gonzalez property and completion of unit (which involves purchase and installation of fixtures in the home, septic tank installation, etc). The lowest written quote received was $19,000. Therefore, the total amount for this project is $36,414 plus $19,000 for a total contract amount of $55,414.

RECOMMENDATION:

The HOME Staff recommends approval for assistance under the Housing Rehabilitation Program by the County Commissioner's Court.