

**URBAN COUNTY  
PROGRAM**  
Hidalgo County Commissioner's Court  
Agenda Request Form

No. \_\_\_\_\_

Date: June 02, 2008

Meeting Date Request: June 10, 2008

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* 

**Caption:**



Requesting approval to cancel application for Bernardo Garza at the request of HOME Staff.

**Background:**

Mr. Bernardo Garza is being recommended for cancellation by the Housing Rehab staff due to him not having clear title to their property - a regulation requirement.

<u>APPLICANT</u>	<u>CASE NUMBER</u>	<u>CITY</u>	<u>FUNDING YEAR</u>	<u>LOCATION OF PROPERTY</u>
Bernardo & Gloria Garza Deferred Loan –Elderly Reconstruct	AM 05-08-03	Alamo Precinct #1	HOME 2007	A 50.0 x 185.0 foot strip of land out of a certain 0.64 acre tract out of Lot ("U"), of the Subdivision of the South One-half (S. ½) of Lot No. Four (4) Block No. Thirty-Six and Lots Nos. One (1) and Two (2), Block No. Thirty-Seven (37); ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION of Porcion 72, Los Torritos, Santa Ana and El Gato Grants, Hidalgo County, Texas

Please initial for approval:

HOME Manager   
Finance 

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 Commissioner's Court:**

Approved \_\_\_\_\_ Tabled \_\_\_\_\_ Denied \_\_\_\_\_ Motion made by \_\_\_\_\_ Seconded \_\_\_\_\_ Vote \_\_\_\_\_

COPY

**FOR ALL LOANS SECURED  
BY THE CUSTOMER'S RESIDENCE**

(House, Condominium, Mobile Home)

If the current obligation on my home is a **FIRST MORTGAGE**, it is: (check only one)

(1) The money I borrowed to buy my home.

(2) Money borrowed for other purposes  
(For example: Debt consolidation, Education, Vacation, Home Equity Loan or Line of Credit)

(3) No mortgage currently encumbers the customers property.

*Bernardo Garza* 2-23-00  
Borrower Bernardo Garza Date

*Gloria Garza* 2-23-00  
Co-Borrower Gloria Garza Date

available to the public.

3. The Urban County Program encourages all interested and potentially eligible homeowners to schedule a personal interview with a staff member.

#### **B. ELIGIBLE COSTS**

HOME funds may be used to pay the following eligible costs:

1. To meet the property standards in 92.251;
2. To make essential improvements, including energy-related repairs or improvements, improvements necessary to permit use by persons with disabilities, and the abatement of lead-based paint hazards, as required by 92.355, and to repair or replace structural deficiencies that are non-aesthetic in nature;
3. To repair or replace deficient or substandard major housing systems such as plumbing or electrical systems.

#### **C. QUALIFICATIONS**

1. An applicant must be a resident of the County but not live within the city limits of Edinburg, Pharr, Mission or McAllen.
2. An Applicant and his/her household members must be U.S. citizens or be a legal resident aliens as cited in the Personal Responsibility and Work Opportunity Act of 1996, Public Law 104-103 at section 401. The Act prohibits federal public benefits to aliens except for aliens who meet the definition in section 431 of "qualified alien." A "qualified alien" is defined as an alien who is legally in the United States.
3. Applicants must have a warranty deed of the property to be rehabilitated in their name.
4. Applicants must have lived in the home for a period of at least five (5) years prior to applying for assistance. The home must be the principal residence of the applicant.

#### **D. APPLICANT INFORMATION REQUIRED**

1. Proof of ownership - Warranty Deed (Applicants must have clear title to their property although the UCP may assume a second lien position if in the best interests of the client and the UCP.)
2. Utility receipts with applicants name
3. Copies of most recent W-2's and 1040's (if employed)
4. Verification of other income, or assets
5. Verification of Bank Deposits
6. Verification that property tax obligations are current.
7. Proof of citizenship or legal residency (birth certificate/INS documentation).
8. Copy of Social Security Card.
9. Credit Report (a \$35 fee will be assessed for credit reports that must be re-obtained as a result of an applicants decision to withdraw from the loan process then subsequently re-apply)

#### **E. TYPES OF ASSISTANCE**

Assistance under this program is delivered through three (3) main mechanisms. One method is through the deferred loan program. Deferred loans are essentially grants provided to the homeowners for the rehabilitation of their home. A portion of the loan is deferred each year the client continues to live in the home. The second type of assistance is a no interest loan program that provides loans to homeowners for the rehabilitation of their property. The term of the loan is set by the UCP HOME Division but shall not exceed ten (10) years. The term of the loan offered to the client is based on the affordability factor of the loan payments. Finally, an emergency loan program is also available to address immediate or impending hazards to occupants of an owner-occupied home that is recent in nature. It is the policy of the UCP HOME Division not to subject clients to an undue cost burden for housing costs.

##### **1. Deferred Loan Program**

Clients offered a deferred loan are generally elderly households (62 years or older) and disabled heads of households. If the assistance rendered is \$15,000 or less, 20% of the loan is forgiven for each consecutive year the client continues to live in the home as their