

**Caption:**

**Requesting approval of an Amendment to the Hidalgo County 2008 Rehab Guidelines for Texas Department of Housing and Community Affairs (TDHCA), Office of Colonia Initiative (OCI) - Colonia Self-Help Center (SHC) Housing Assistance Program effective July 1, 2009.**

- 1. Original cost per unit as per approved Rehab Guidelines for Reconstruction and New Construction is \$33,500.00.**
  
- 2. Revised cost per unit as per amendment for Reconstruction and New Construction activities is \$42,000.00.**



Pete

## PROYECTO AZTECA

9 December 2009

Diana Serna  
Urban County Program Director  
1916 Tesoro Blvd  
Pharr, TX 78577

Dear Ms. Serna,

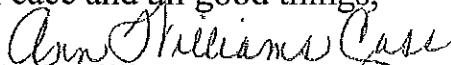
We are writing this letter to you for two reasons: One is to approve an amendment to the CHDO 09 contract and the other is to make a change to our Housing Guidelines for the Colonia Initiative Program Self Help Grant #728003, approved by the Commissioner's Court in April of 2009.

First, Proyecto Azteca respectfully asks you to amend our CHDO 09 contract to indicate that we will be matching \$115,000 of the CHDO 09 funds to the Colonia Initiative Program, Self-help Contract #728003. This will multiply the number of units under our CHDO 09 contract. It will also enable us to make up the loss per unit from the time the Colonia Initiative Program was written in April of 2008 (unit cost of \$33,500), to July, 2009, when we were able to start construction (unit cost of \$38,300).

When the Housing Guidelines for the Colonia Initiative Program were approved by Commissioner's Court we were not fully aware that the unit price included in those guidelines set a *maximum* cost per unit of \$33,500. We would ask that the Commissioners Court amend those Guidelines to indicate a maximum cost of \$42,000 which will give us some room if there are unpredictable costs, i.e. the need for a new septic tank, etc. We would like that amendment to be effective from July 1, 2009. We have discussed this with Homero Cabello with the Texas Department of Housing and Community Affairs who has been working with us. Without this change we cannot match funds to recover our costs.

If you have any questions, please give me a call.

Peace and all good things,

  
Ann Williams Cass

Executive Director

Cc: Steve de la Garza

Pete de la Cruz

**Building a New Millennium**

Phone (956) 702-3307

P.O. Box 27  
San Juan, TX 78589

fax (956) 702-3309

UCP

# URBAN COUNTY PROGRAM

Hidalgo County Commissioners' Court  
Agenda Request Form

No. 14838

Date: 03/30/2009

Meeting Date Request: 04/07/2009

Deadline for Action: 04/07/2009

Contact Person: Ms. Diana R. Serna

Department: Urban County Program

Phone: (956) 787-8127 Fax: (956) 787-5291

Ms. Diana R. Serna, Urban County Program Director *DRS*

**Caption:**

Requesting approval of the Hidalgo County 2008 Guidelines for Colonia Self-Help Center (SHC) for Housing Assistance Program, Rehabilitation/Reconstruction/New Construction, & Colonia SHC Home Repairs.

**Background:**

UCP is requesting approval of the Hidalgo County 2008 Guidelines for the SHC program. The guidelines includes the program objectives, housing activities, property eligibility, condition requirements, improvements, thresholds, selection of applicants, and other requirements provided for the implementation and administration of a successful Colonia SHC Program.

See Attachment - 2008 Guidelines for Colonia Self Help Center

**Please initial for approval:**

Legal Counsel \_\_\_\_\_

Budget \_\_\_\_\_

Human Resources \_\_\_\_\_

Dept./Fund No. \_\_\_\_\_

Amt. Expended: \$ \_\_\_\_\_

Funds/Staffing Budgeted: Yes: \_\_\_\_\_ No: \_\_\_\_\_

Account Code: \_\_\_\_\_

Impact on Future Budget: Yes: \_\_\_\_\_ No: \_\_\_\_\_

**Comments:**

APPROVED Co. Comm. Ct.  
DATE 4-7-09 *DRS*

**Action taken by Commissioner's Court:**

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

Colonia S. HIDALGO COUNTY  
2008 GUIDELINES FOR COLONIA SELF-HELP CENTER (SHC)  
HOUSING ASSISTANCE PROGRAM  
REHABILITATION/RECONSTRUCTION/NEW CONSTRUCTION/  
COLONIA SHC HOME REPAIR

## I. INTRODUCTION

Hidalgo County ("Prime Contractor") has received Colonia Self-Help Center Program (SHC) funds administered by the Texas Department of Housing and Community Affairs ("Department"), to provide housing rehabilitation, reconstruction, new construction and/or Colonia SHC Home Repair Program ("Colonia SHC Housing Assistance Program"), directed to very low, low, and to moderate income ("LMI") homeowners and their immediate family (spouse, parents, dependent children/grandchildren) who reside in the same housing unit located within the boundaries of the designated colonia areas to be identified in the County's contract. The assisted homeowners and other unassisted applicants for housing assistance are herein referred to as "applicants".

Proyecto Azteca (Self Help Service Provider), under the direction of Ms. Ann W. Cass, has appointed Saul Villarreal as the "Rehabilitation Coordinator" to administer the program and can be contacted at:

Corner of Business 83 and Cesar Chavez  
P.O. Box 27  
San Juan, Texas 78589  
956-702-3307  
Fax 956-702-3309  
Saulv0808@hotmail.com

## II. PROGRAM OBJECTIVES

The following objectives are provided for the implementation and administration of a successful Colonia SHC Housing Assistance Program.

- A. The primary objective of the Colonia SHC Housing Assistance Program is to provide decent, safe, and affordable housing for LMI applicant homeowners. This may be accomplished through new construction, colonia self help home repairs, rehabilitation or reconstruction. Rehabilitation or reconstruction must bring substandard, single family dwelling into compliance with HUD's Colonia Housing Standards ("CHS"). Colonia SHC Home Repair Program must bring the portion of the home repairs to Colonia Housing Standards (CHS).

- F. Assistance will not be used for luxury items, including but not limited to barbeque pits, deck around swimming pool, equipment (used commercially or industrially, farm or dairy), exterior hot tubs, flower boxes, food mixers, freezers, garage door openers, greenhouses, irrigation systems, luxury doors, saunas, spas, or whirlpools, security systems, television satellite dishes, and other items.

## **VII. SUPPLEMENTAL IMPROVEMENTS**

- A. All debris, abandoned vehicles, and derelict buildings will be removed by the Self Help Service Provider during the solid waste removal activity. The assisted homeowners will remove whatever they are physically able to remove. If not done by the resident, they will be responsible to do the removal.
- B. All electrical components must be inspected including service, meter, wiring, and fixtures even if no electrical work is being specified. Unsafe components must be replaced. All exposed wiring, switches, and light bulbs in living areas must be encased. The third party certified inspector will conduct the initial inspection.
- C. All homes must be equipped with a hard wired or battery operated smoke detector in conformance with the Federal Fire Prevention and Control Act of 1974. If a smoke detector is not in place, the Self Help Service Provider will install smoke detector upon completion of project and before final payment is made.
- D. Home inhabited by handicapped or elderly persons must be analyzed as to the special physical needs of such persons. Improvements such as widened doorways, ramps, level entry, doorways, grab bars in bath and any other necessary improvements must be installed, if appropriate.

## **VIII. MAXIMUM CEILING OF HOUSING ASSISTANCE**

The maximum ceiling for assistance on housing units for rehabilitating a single housing unit is \$17,500 and \$33,500 for the reconstruction of a single housing unit. (All figures exclude the cost of demolition).