

URBAN COUNTY PROGRAM

Hidalgo County Commissioner's Court Consent Agenda Request Form

No. _____

Date: December 21, 2009

Meeting Date Request: December 29, 2009

Deadline for Action: A.S.A.P

Contact Person: DIANA R. SERNA, DIRECTOR

Department: HOME Program

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Diana R. Serna, Urban County Director AR for D.R.S.

Caption:

Request for approval of one (1) applicant in the City of Mercedes and one (1) in the City of Alamo under the HOME Homeowner Occupied Housing Rehabilitation Program.

Background:

The following families are being recommended for approval to receive assistance under the HOME Homeowner Occupied Housing Rehabilitation Program:

<u>APPLICANT</u>	<u>CASE NUMBER</u>	<u>CITY</u>	<u>FUNDING YEAR</u>	<u>LOCATION OF PROPERTY</u>
Maria C. Vasquez Deferred Loan 70% - Loan 30% Reconstruct	ME 50-09-06	Mercedes Precinct #1	HOME 2007	Lot 37 in Block 6 of the Colonia Garza Subdivision out of the Silva Subdivision of the Cavazos Tract, In Hidalgo County, Texas.
Antonio & Alicia Cortez Deferred Loan - Elderly Reconstruct	AM 05-09-02	Countywide Precinct #1	HOME 2007	All of Lot 12, in Block 76, Alamo Townsite Hidalgo County, Texas.

The amount of assistance to the family will be determined after receipt of bids through the procurement process. Thereafter, selection of bidders will be presented to County Commissioner's Court. Funding is available through the HOME 2007 Budget. The Urban County Program staff recommends approval of applicant's.

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 _____

Housing Rehab Program

ENTITY: City of Mercedes

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

FUNDING YEAR: HOME 2007

SYNOPSIS:

The family is being recommended for applicant approval under the HOME Homeowner Occupied Housing Rehabilitation Program. The applicant has been on the Countywide Waitlist since July 2008, and has met all of the program requirements for assistance under the HOME Homeowner Housing Rehabilitation Grant Program. The following is a profile of the project

Maria C. Vasquez

Family of two (2)	
Applicant's age is 55 and daughter age is 17	
Title Search:	No Abstract & Liens
Flood Zone:	No – Zone B
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	\$154.65
Debt to Income Ratio:	37%
Pay Back:	Yes – 30% payback & 70 % Deferred
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 6,408.00
HUD Income Limits (family of 2:	\$ 25,550.00

Existing Dwelling: 1 bedrooms frame home, built in 1950.

RECOMMENDATION:

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

INITIAL INSPECTION

Date: 6/29/09 City: MERCEDES If County Wide, Precinct #: _____

Name of Applicant: Maria C. Vasquez Inspector: Monica Guerra

Address: 621 Garcia Year House was Built: not

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace []
Foundation Type: Piers [] Concrete []
Is the foundation sound and free from hazards?

Notes: NO TERMITE SHIELD. STRUCTURELY WEAK.

2. **Exterior Walls:** Good [] Repair [] Replace []
Are the exterior surfaces sound and free from hazards?

Notes: OLD, ROTTED WOOD. HOLES THROUGHOUT NORTH SIDE OF HOME. LOOKS LEAD BASED.

3. **Windows:** Good [] Repair [] Replace []

Notes: OK BUT OLD SCREENS ARE TORN. NOT DOUBLE PANED OR INSULATED.

4. **Doors:** Good [] Repair [] Replace []

Notes: FLOOR HAS BECOME UNLEVEL & DOOR HAS WARPED.

5. **Overhang / Trim:** Good [] Repair [] Replace []

Notes: ROTTED WOOD

6. **Roof Shingles:** Good [] Repair [] Replace []

Notes: patch work but old & leaks

Is the roof sound and free from hazards?

Notes: _____

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):** _____

8. **Sewer Connected to City Main Line** []
Yard Line: Good Repair [] Replace []
Notes: city sewer

9. **Septic Tank:** NONO Good [] Repair [] Replace []
Sewer Connected to Septic System []
of years with current Septic System: _____
Is plumbing free from sewer back up? _____
Yard Line & Drain Fiel: Good [] Repair [] Replace []
Notes: _____

10. **Water Line:** Good [] Repair [] Replace
Notes: OLD

11. **Gas Line:** Good [] Repair Replace []
LP Gas Line & Tank to Code Relocate [] Replace []
Notes: has gas leaks from line heater.
natural gas -

12. **Other observations about all Exterior Plumbing / Drains / Sewer:** _____

13. **Electrical Lines:** Good [] Repair [] Replace []

Electrical Hazards – is the exterior of unit free from electrical hazards?:

Yes [] No []

Location(s): _____

Notes: _____

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: POOR CONDITION

Describe Specific Floor **Problem Areas:** whole house has become weak & unlevelled.

Is Floor Repairable Yes [] No []

Notes: _____

15. Condition of **Kitchen Cabinets:** Good [] Repair [] Replace []

Notes: OLD & FALLING.

16. **Ceiling Coverings:** Good [] Repair [] Replace []

Notes: Sheetrock has fallen throughout home.
Mold as well

17. **Wall Coverings:** Good [] Repair [] Replace []

Interior Trim Good [] Repair [] Replace []

Interior Finish (Wall Texture) Good [] Repair [] Replace []

Notes: _____

18. **Water Heater:** 3 years. Good [] Repair [] Replace []

Is hot water heater located and equipped in a safe manner and free of hazards?

Plumbing:

Good [] Repair [] Replace

Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: under kitchen sink. shower. OLD GALVANIZED. PLASTIC PIPES. NOT UP TO CODE.

19. **Insulation:** Good [] Repair [] Replace

Are the attic and walls appropriately insulated for regional conditions?

Notes: None.

20. **Lead Base Paint Assessment** Required Not Required []

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?

Yes No []

Notes: rats & roaches.

22. **Electrical Hazards** – are the rooms free from electrical hazards?:

Yes No []

Location(s): EXPOSED WIRING IN BACK ROOM.

Notes: living room outlet would spark.

23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation):**

- Note- If more room is needed, attach additional sheet.

Housing Rehab Program

ENTITY: City of Alamo

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

FUNDING YEAR: HOME 2007

SYNOPSIS:

The family is being recommended for applicant approval under the HOME Homeowner Occupied Housing Rehabilitation Program. The applicant has been on the Countywide Waitlist since January 2008, and has met all of the program requirements for assistance under the HOME Homeowner Housing Rehabilitation Grant Program. The following is a profile of the project

**Antonio & Alicia
Cortez**

Family of two (2)	
Applicant's age is 77 and spouse's age is 75	
Title Search:	No Abstract & Liens
Flood Zone:	No - Zone X
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	\$1,100.00
Debt to Income Ratio:	N/A
Pay Back:	No - Deferred Loan - Elderly
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 19,404.00
HUD Income Limits (family of 2):	\$ 29,200.00

Existing Dwelling: 3 bedrooms frame home, built in 1961.

RECOMMENDATION:

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

INITIAL INSPECTION

Date: 10/22/09 City: Alamo If County Wide, Precinct #: 2
Name of Applicant: Antonio & Alicia Cortez Inspector: A. Garcia
Address: 626 S. 7th ST. Year House was Built: N/A

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace []
Foundation Type: Piers [] Concrete []
Is the foundation sound and free from hazards?
Notes: Sagging, weak

2. **Exterior Walls:** Good [] Repair [] Replace []
Are the exterior surfaces sound and free from hazards?
Notes: Old weathered

3. **Windows:** Good [] Repair [] Replace []
Notes: Hard to open and close

4. **Trim:** Good [] Repair [] Replace []
Notes: Old and weathered

5. **Overhang / Trim:** Good [] Repair [] Replace []
Notes: Same as trim

6. **Roof Shingles:** Good [] Repair [] Replace []
Notes: Leaks

7. Roof: Good [] Repair [] Replace []
 Front Porch Roof Good [] Repair [] Replace []
 Rear Porch Roof Good [] Repair [] Replace []

Is the roof sound and free from hazards?

Notes: _____

8. Other Exterior Structural Observations (stairs, rails, ramps, etc.): _____

9. Sewer Connected to City Main Line []
 Yard Line: Good [] Repair [] Replace []

Notes: Clogged

10. Septic Tank: N/A Good [] Repair [] Replace []
 Sewer Connected to Septic System []
 # of years with current Septic System: _____

Is plumbing free from sewer back up? _____

Yard Line & Drain Field: Good [] Repair [] Replace []

Notes: N/A

11. Water Line: Good [] Repair [] Replace []

Notes: OK

12. Gas Line: Good [] Repair [] Replace []
 LP Gas Line & Tank to Code Relocate [] Replace []

Notes: OK

13. Doors (front & back): Warped frame Good [] Repair [] Replace []

Notes: _____

14. Other observations about all Exterior Plumbing / Drains / Sewer: _____

Lots of exposed piping

14. Electrical Lines: Good [] Repair [] Replace []

Electrical Hazards – is the exterior of unit free from electrical hazards?:

Location(s): All over Yes [] No []

Notes: Exposed wires, old romex type

INTERIOR

15. Describe Flooring Conditions for Entire Dwelling: Very bad

Describe Specific Floor Problem Areas: All over

Is Floor Repairable Yes [] No []

Notes: _____

16. Condition of Kitchen Cabinets: Good [] Repair [] Replace []

Notes: _____

17. Ceiling Coverings: Good [] Repair [] Replace []

Notes: Water Damage

18. Wall Coverings: Good [] Repair [] Replace [
Interior Trim Good [] Repair [] Replace [
Interior Finish (Wall Texture) Good [] Repair [] Replace [

Notes: _____

19. Water Heater Giving seal Good [] Repair [] Replace []
Is hot water heater located and equipped in a safe manner and free of hazards?

Plumbing: Good [] Repair [] Replace []
Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: _____

20. Insulation: NONE Good [] Repair [] Replace []
Are the attic and walls appropriately insulated for regional conditions?

Notes: _____

21. Lead Base Paint Assessment Required [] Not Required []

22. Infestation -- Is the unit free from rats or severe infestation by mice or vermin?
Yes [] No []

Notes: NO

23. Electrical Hazards -- are the rooms free from electrical hazards?:
Yes [] No []

Location(s): All over

Notes: Exposed wires and electrical cords

24. INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. -- list reasoning for recommendation):
Rebuild