

Housing Rehab Program

ENTITY: City of La Villa

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

FUNDING YEAR: HOME 2009

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 September 2009, 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

Martha M. Garcia	Family of two (2)
	Applicant's age is 74 and son's age is 32
	Title Search: No Abstract & Liens
	Flood Zone: No - Zone B
	Insurance: N/A
	Structures: 1
	Taxes: current
	Assets & Deposits: \$36.42
	Debt to Income Ratio: N/A
	Pay Back: No - Deferred Loan - Elderly
	Number of Bedrooms: 2
	Square Feet: 864
	Total annual household income: \$ 37,344.40
	HUD Income Limits (family of 2): \$ 29,800.00

Existing Dwelling: 3 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: 7/22/10 City: La Villa If County Wide, Precinct #: _____
Name of Applicant: Martha Garcia Inspector: Rick Garza
Address: 417 N. LAUREL ST Year House was Built: 1976

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace
Foundation Type: Piers [] Concrete []
Is the foundation sound and free from hazards?
Notes: Foundation / subfloor weak in kitchen, living room, bathroom. Underpinning visible

2. **Exterior Walls:** Good [] Repair [] Replace
Are the exterior surfaces sound and free from hazards?
Notes: Wood siding rotting + paint chipping.

3. **Windows:** Good [] Repair [] Replace
Notes: Some windows open - some don't due to shifting / underpinning of home

4. **Doors:** Good [] Repair [] Replace
Notes: Old + need replacing - doors have gaps from home being un-level

5. **Overhang / Trim:** Good [] Repair [] Replace
Notes: Trim is rotting + deteriorating

6. **Roof Shingles:** Good [] Repair [] Replace
Notes: Shingles old + need replacing - Home leaks when it rains.