

**URBAN COUNTY PROGRAM**  
Hidalgo County Commissioners' Court  
Agenda Request Form

No. 23155

Date: 10/21/2010  
Deadline for Action: 10/28/2010  
Department: Urban County Program

Meeting Date Request: 10/28/2010  
Contact Person: Ms. Diana R. Serna  
Phone: (956) 787-8127 Fax: (956) 787-5291

Ms. Diana R. Serna, Urban County Program Director *AB for DHS*

**Caption:**

Requesting approval of a Performance Statement & Budget Amendment # 1 to the Hidalgo County Self Help Center Contract Grant #728003 under the Texas Department of Housing and Community Affairs (TDHCA), Office of Colonia Initiative (OCI) - Colonia Self-Help Center (SHC).

**Background:**

A Contract Performance Statement and Budget Amendment is necessary due to receiving more reconstruction applications than new construction. During the process of conducting colonia outreach it was noted and very clear that the need for reconstruction was and is greater than anticipated. See letter from Proyecto Azteca attached.

The Performance Statement and Budget Amendment will increase the funding amount and housing units under the Reconstruction Line Item by seven (7) homes and reduce the funding and housing units under the New Construction Line Item by seven (7) homes as follows:

**EXHIBIT A PERFORMANCE STATEMENT**  
**15b. Not Feasible for Rehabilitation (Reconstruction)**

Contractor shall conduct ~~ten~~ ~~seventeen~~ ~~(10)~~ (17) reconstructions of housing units through self-help methodologies for residents of the Hidalgo County Colonia SHC service area at an average cost of forty-two thousand dollars (\$42,000) that will bring the reconstructed homes up to, at a minimum, Housing Quality Standards.

**EXHIBIT B BUDGET**

**15b. Not Feasible for Rehabilitation (Reconstruction)**

**Contract Funds**    ~~\$ 335,000~~    **\$ 569,500**

**EXHIBIT A PERFORMANCE STATEMENT**  
**15c. Other 105 (a) (15) New Construction**

Contractor shall conduct ~~twelve~~ ~~five~~ ~~(12)~~ (5) new reconstructions of housing units through self-help methodologies for residents of the Hidalgo County Colonia SHC service area at an average cost of forty-two thousand dollars (\$42,000). Upon Completion, the homes will meet Housing Standard Quality.

**EXHIBIT B BUDGET**

**15c. Other 105 (a) (15) New Construction**

**Contract Funds**    ~~\$ 402,000~~    **\$ 167,5000**

**Please initial for approval:**

Legal Counsel \_\_\_\_\_  
Dept./Fund No. \_\_\_\_\_  
Account Code: \_\_\_\_\_  
**Comments:**

**Budget** \_\_\_\_\_  
Amt. Expended: \$ \_\_\_\_\_  
Impact on Future Budget:    Yes: \_\_\_\_\_ No: \_\_\_\_\_

**Human Resources**  
Funds/Staffing Budgeted:    Yes: \_\_\_\_\_ No: \_\_\_\_\_

**APPROVED** Co. Comm. \_\_\_\_\_  
DATE 9-28-10 *AB*

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

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



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

Rick Perry  
GOVERNOR

Michael Gerber  
EXECUTIVE DIRECTOR

**BOARD MEMBERS**  
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November 18, 2010

The Honorable Ramon Garcia  
County Judge, Hidalgo County  
100 E. Cano, 2nd Floor  
Edinburg, TX 78540

Re: Colonia Self Help Center Contract No. 728003  
Amendment No. 1

Dear Judge Garcia:

Please find enclosed two copies of Amendment No. 1 to Colonia Self-Help Center (SHC) Contract No. 728003 between Hidalgo County and the Texas Department of Housing and Community Affairs (TDHCA).

Please sign and return both copies so that it may be fully executed by TDHCA. One fully executed copy of the amendment will then be mailed to your attention to retain in the county's contract files. Thank you for your efforts to follow federal, state and programmatic rules and regulations in providing community development services to the colonias of Hidalgo County.

Should you have any questions concerning this amendment, please do not hesitate to contact me at (512) 475-2118.

Sincerely,

  
Homero Cabello, Director  
Office of Colonia Initiatives

Encl: Two Copies of Amendment No. 1

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

**COLONIA SELF-HELP CENTER PROGRAM**

**CONTRACT NO. 728003**

**HIDALGO COUNTY**

**AMENDMENT NO. 1**

STATE OF TEXAS

COUNTY OF TRAVIS

Section 1.

The Texas Department of Housing and Community Affairs, an agency of the State of Texas, hereinafter referred to as "Department", and Hidalgo County, hereinafter referred to as "Contractor", do hereby contract and agree to amend their original contract, as initially executed by the Executive Director of the Department effective June 26, 2008, through June 25, 2012, for the performance of community development activities.

Section 2.

The parties hereto agree to amend the contract identified in Section 1 above so that Exhibit A, Performance Statement, is replaced in its entirety with the Performance Statement attached to this amendment, hereinafter referred to as Exhibit A. Exhibit A consists of three (3) pages.

Section 3.

The parties hereto agree to amend the contract identified in Section 1 above so that Exhibit B, Budget, is replaced in its entirety with the Budget attached to this amendment, hereinafter referred to as Exhibit B. Exhibit B consists of one (1) page.

Section 4.

The parties hereto agree that this amendment shall become effective on October 27, 2010.

Section 5.

The parties hereto agree that this amendment shall require no other changes to previously approved award.

Section 6.

The parties hereto agree that all of the terms of the contract identified in Section 1 above shall remain in effect and shall continue to govern except to the extent that they conflict with the terms of this amendment.

Section 7.

The parties hereto agree that nothing in this amendment shall be construed as authorizing any violation of federal, state or local laws or regulations as they pertain to the contract identified in Section 1 above.

Section 8.

By the signing of this amendment, the parties hereto expressly understand and agree that this amendment shall become a part of the contract identified above in Section 1 above as though it were set forth word for word therein.

WITNESS OUR HANDS EFFECTIVE October 27, 2010

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The Honorable Ramon Garcia, County Judge  
Hidalgo County

Approved and accepted on behalf of the Texas Department of Housing and Community Affairs.

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Michael Gerber, Executive Director  
Texas Department of Housing and Community Affairs

This contract amendment is not effective unless signed by the Executive Director of the Texas Department of Housing and Community Affairs, or his/her authorized designee.

## EXHIBIT A

### PERFORMANCE STATEMENT

#### COLONIA SELF-HELP CENTER CONTRACT NO. 728003

#### HIDALGO COUNTY

#### AMENDMENT No. 1

Contractor shall carry out the following activities in the Hidalgo County Colonia Self-Help Center (SHC) service area colonias of South Tower Estates, Muñiz, L.J. #1, Linda Vista Estates and Sanchez Ranch as identified in its 2007/2008 Colonia SHC Program Proposal. The persons to benefit from the activities described in this Performance Statement must be receiving service or a benefit from the use of the new or improved facilities and activities for the contract obligations to be fulfilled. The Contractor shall ensure that the amount of funds expended for each activity described does not exceed the amount specified for such activity in Exhibit B, Budget. The total number of beneficiaries to be targeted will be three thousand five hundred seventy-three (3,573) persons of which three thousand two hundred fifteen (3,215) or ninety percent (90%) are of low to moderate income.

#### 7. Public Services

##### **Construction Skills Training**

Contractor shall conduct fifteen (15) classes on construction skills necessary to repair or build a home or install necessary residential infrastructure. Construction classes will be prioritized for the residents of the Hidalgo County Colonia SHC service area.

These activities shall benefit three hundred (300) persons, of which two hundred seventy (270) or ninety percent (90%) are of low to moderate income.

##### **Homeownership Classes**

Contractor shall conduct fifteen (15) homeownership classes funded exclusively through matching funds to educate individuals and families on their rights and responsibilities as homeowners. The homeownership classes will be prioritized for residents of the Hidalgo County Colonia SHC service area.

These activities shall benefit one hundred (100) persons, of which ninety (90) or ninety percent (90%) are of low to moderate income.

##### **Solid Waste Removal**

Contractor shall implement five (5) solid waste removal activities such as colonia lot clean-up campaigns, the removal of junk vehicles and large item trash pick-up as needed. A minimum of twelve thousand pounds (12,000 lbs.) will be collected and all activities will include the proper disposal of all solid waste for the residents of the Hidalgo County Colonia SHC service area.

These activities shall benefit three thousand five hundred seventy-three (3,573) persons of which three thousand two hundred fifteen (3,215) or ninety percent (90%) are of low to moderate income.

### **Technology Access**

Contractor shall conduct fifteen (15) computer literacy classes, provide computer tutoring and operate, maintain and purchase equipment to provide access to computers and the internet. Access to technology and any associated classes will be prioritized for the residents of the Hidalgo County Colonia SHC service area.

These activities shall benefit two hundred (200) persons, of which one hundred eighty (180) or ninety percent (90%) are of low to moderate income.

### **Tool Library Program**

Contractor shall operate one (1) tool library and maintain and purchase tools as necessary to provide tools for home construction and improvement for the benefit of property owners in colonias who are building or repairing a residence or installing necessary residential infrastructure. The tool library will provide a minimum of five hundred (500) tool checkouts and all resources will be prioritized for the residents of the Hidalgo County Colonia SHC service area.

These activities shall benefit three thousand five hundred seventy-three (3,573) persons of which three thousand two hundred fifteen (3,215) or ninety percent (90%) are of low to moderate income.

### 9a. Residential Rehabilitation

#### **Colonia Housing Rehabilitation**

Contractor shall conduct thirteen (13) residential rehabilitations of housing units for residents of the Hidalgo County Colonia SHC service area at an average cost of seven thousand nine hundred fifty-four dollars (\$7,954) that will bring the rehabilitated homes up to, at a minimum, Colonia Housing Standards.

These activities shall benefit sixty-three (63) persons, of which sixty-three (63) or one hundred percent (100%) are of low to moderate income.

#### **Colonia Self-Help Home Repair**

Contractor shall assist fifty (50) residences within the Hidalgo County Colonia SHC service area with minor self-help methodology home repairs at an average cost of three thousand dollars (\$3,000) that will bring the repaired section of the home up to, at a minimum, Colonia Housing Standards.

These activities shall benefit two hundred twenty-five (225) persons, of which two hundred twenty-five (225) or one hundred percent (100%) are of low to moderate income.

### 13. Administration, Planning and Management

Contractor shall ensure the amount of funds expended for all eligible project-related administration activities that are intended to be charged to the contract, including the required annual program compliance and fiscal audit costs, do not exceed the amount specified for administration in Exhibit B, Budget.

#### 15b. Not Feasible for Rehabilitation (Reconstruction)

Contractor shall conduct seventeen (17) reconstructions of housing units through self-help methodologies for residents of the Hidalgo County Colonia SHC service area at an average

cost of thirty-three thousand five hundred dollars (\$33,500) that will bring the reconstructed homes up to, at a minimum, Housing Quality Standards.

These activities shall benefit forty-five (45) persons, of which forty-five (45) or one hundred percent (100%) are of low to moderate income.

15c. Other 105 (a) (15)

Contractor shall conduct five (5) new constructions of housing units through self-help methodologies for residents of the Hidalgo County Colonia SHC service area at an average cost of thirty-three thousand five hundred dollars (\$33,500). Upon completion, the homes will meet Housing Quality Standards.

These activities shall benefit fifty-eight (58) persons, of which fifty-eight (58) or one hundred percent (100%) are of low to moderate income.

17. Homeownership Assistance

Contractor shall assist twelve (12) families with up to fifty percent (50%) of down payment expenses, principal reductions and/or cover reasonable closing costs associated with the purchase of new housing at an average cost of one thousand three hundred dollars (\$1,300) within the Hidalgo County Colonia SHC service area.

These activities shall benefit fifty-eight (58) persons, of which fifty-eight (58) or one hundred percent (100%) are of low to moderate income.

Contractor shall assist ten (10) families through financing the payment of the remaining balances on colonia lots at an average cost of four thousand dollars (\$4,000). Evidence of release of lien must be presented and recorded in the county property records. Participating families must also be served through a housing activity included in this contract which will result in a home that meets either Colonia Housing Standards or Housing Quality Standards, depending on the respective housing activity line item requirements.

These activities shall benefit forty-five (45) persons, of which forty-five (45) or one hundred percent (100%) are of low to moderate income.

**EXHIBIT B  
BUDGET  
COLONIA SELF-HELP CENTER CONTRACT NO. 728003  
HIDALGO COUNTY  
AMDENDMENT NO. 1**

LINE	CATEGORIES	CONTRACT FUNDS	OTHER FUNDS*	TOTAL
1	Acquisition, Disposition			
2	Clearance			
3	Center/Facility			
4	Public Facilities (use 4a, 4b, or 4c)			
4a	Water			
4b	Sewer			
4c	Flood and Drainage Facilities			
5	Street/Bridges			
6	Other Public Facilities			
7	Public Service (Limited to 15% of Request)	\$ 33,995	\$26,200	\$ 60,195
8	Relocation			
9	Rehabilitation (use 9a or 9b)			
9a	Residential Rehabilitation	\$ 253,405	-0-	\$ 253,405
9b	Commercial Rehabilitation			
10	Public Housing Modernization			
11	Removal of Architectural Barriers			
12	Planning Only			
13	Administration, Planning and Management	\$ 120,000	\$160,000	\$ 280,000
14	Economic Development (use 14a, 14b or 14c)			
14a	Assistance to Non-Profit			
14b	Assistance to For-profit Entities			
14c	Micro enterprises or Small Business			
15	New Construction (use 15a, 15b, or 15c)			
15a	Last Resort			
15b	Not feasible for Rehabilitation (Reconstruction)	\$ 569,500	-0-	\$ 569,500
15c	Other 105 (a) 15 (New Construction)	\$ 167,500	-0-	\$ 167,500
16	Unspecified Activities			
17	Homeownership Assistance	\$ 55,600	-0-	\$ 55,600
	Totals	\$ 1,200,000	\$186,200	\$ 1,386,200

\* **Other Funds:** Proyecto Azteca General Funds, USDA/Proyecto Azteca Revolving Loan Fund and the Margurite Casy and Heron Foundation

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

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