

**Texas Department of Housing & Community Affairs (TDHCA)  
Colonia Self Help Center Program (SHC) # 7220003**

**ENTITY:** Countywide (Hidalgo County)

**PROJECT:** Approval for Assistance under the Texas Department of Housing & Community Affairs Colonia Self-Help Center Program (TDHCA) # 7220003

**FUNDING YEAR:** 2020-2024

**SYNOPSIS:**

The family is being recommended for applicant approval under the Texas Department of Housing and Community Affairs (TDHCA) Colonia Self-Help Center (SHC) # 7220003. The applicant has met all of the program requirements for assistance under the TDHCA SHC # 7220003. The following is a profile of the project

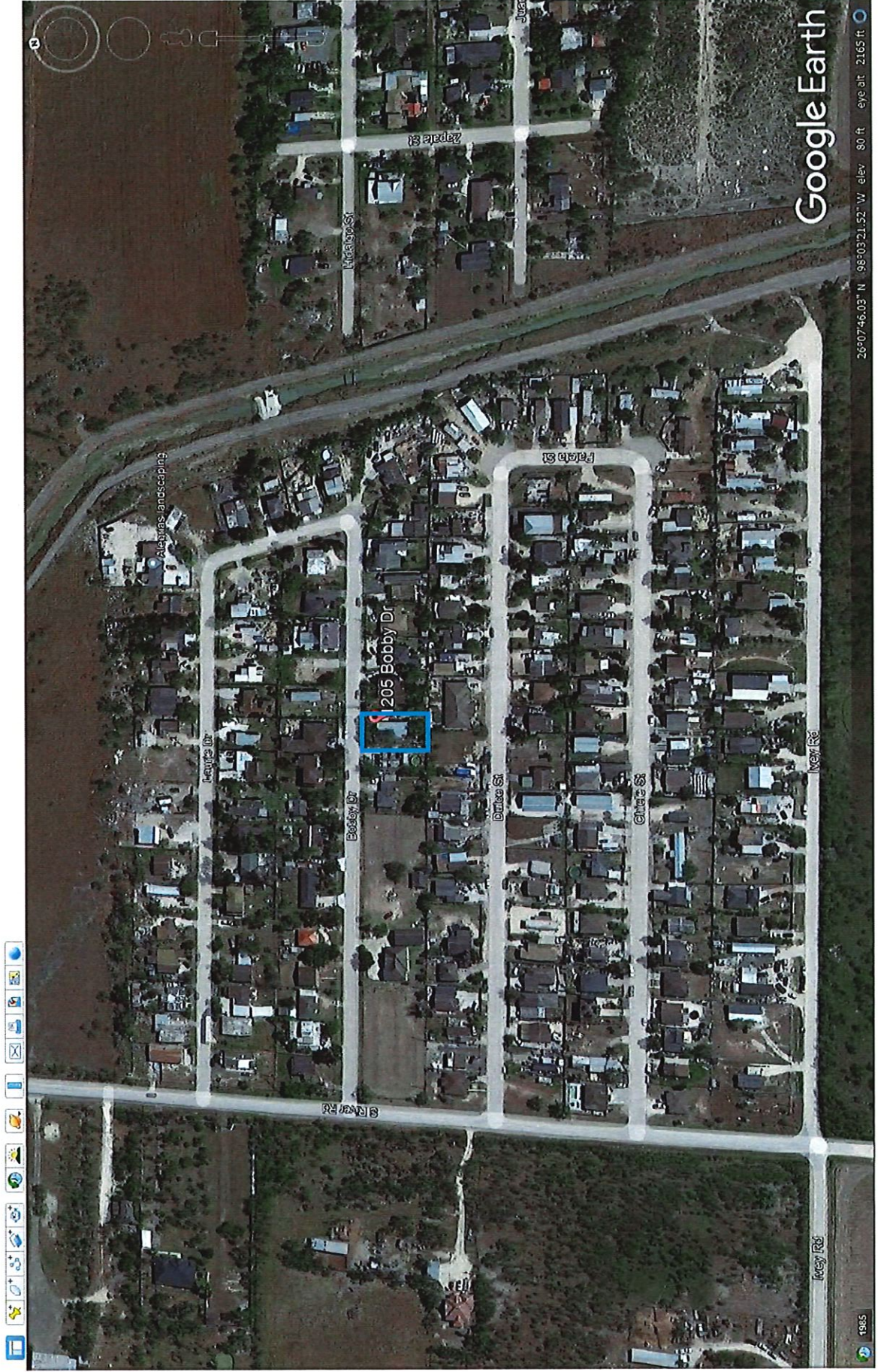
<b>Maria Ester Rodarte</b>	Family of six (6)
<b>CW#85-22-05</b>	Does applicant meet
	Deferred Loan Requirements: Yes
	Title Search: No Abstract or Liens
	Flood Zone: No – Zone B
	Insurance: N/A
	Structures: 1
	Taxes: Current
	Assets & Deposits: N/A
	Debt to Income Ratio: N/A
	Payback: No
	Number of Bedrooms: 3
	Square Feet: 540
	Does total annual household income exceed limits: No
	HUD Income Limits: \$ 63,200.00

**Existing Dwelling:** 3 bedrooms Manufactured Housing Unit (MHU), built in 1973.

**RECOMMENDATION:**

The UCP Staff recommends approval for assistance under the Texas Department of Housing & Community Affairs - Colonia Self-Help Center Program by the County Commissioner's Court.

Property Location – Lot 29 River Road Colonia  
1205 Bobby Drive, Donna TX 78537 – Hidalgo County



# Site Location Map

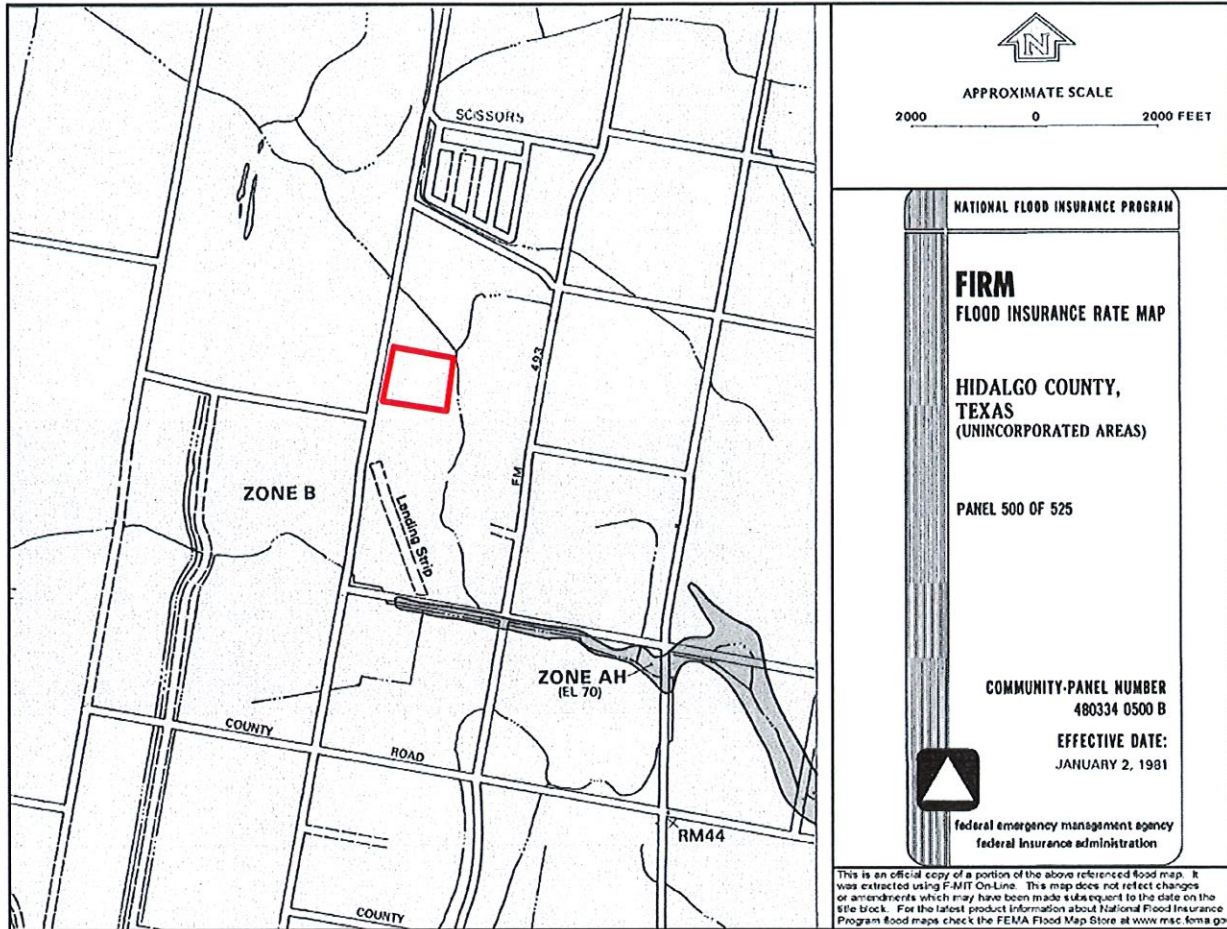
## River Road Subdivision – Donna, Texas



# FEMA Flood Map

## Community Panel Number 480334-0500 B - Zone B

### River Road Subdivision – Donna, Texas



Michelle D. Garza

Hidalgo County Urban County Program

Property Address: Lot 29 –River Road-1205 Bobby Drive Donna TX, 78537

Inspection Finding:

A home inspection was conducted on June 10, 2022 by Michelle D. Garza (Program Specialist) with the Hidalgo County Urban County Program and the following items were noted.

The Mobile home current value is **\$12,335** per Hidalgo County Appraisal District.

The existing Mobile home foundation has damage. During the inspection walking through the home the flooring was uneven notably in hallway. During the home inspection I also noted the Entry door along with the doors to the bedrooms and the bathroom did not close properly due to uneven flooring. As well as the laundry room is not connected to mobile home, it was hazards electrical wiring. Add along with AC units do not work properly. The mobile home is approximately 828 square feet and estimated repair cost to replace damaged interior doors and level the home, is **\$5,100**. Supporting pictures are included in the inspection report.

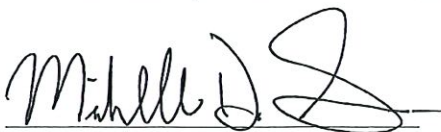
The existing roof is in bad shape. A self-standing roof structure has been built over the entire length of the mobile home in attempt to prevent water damage and help insulate from the weather. Estimated repair for plywood decking, replacement of metal roof panels is **\$6,100**. Supporting pictures are included in the inspection report.

During the interior inspection of the home exposed wires and a burnt outlet was found under the kitchen sink. The Electrical Panel is taped in place and breakers appear old and need of replacement. To update electrical wiring to I.R.C. 2015 is **\$3,000**. Supporting pictures are included in the inspection report.

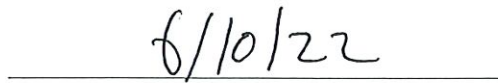
**INSPECTORS FINAL RECOMMENDATION (Rehab or Replace – list reasoning for recommendation): Due to the fact that the total estimated rehabilitation cost being \$14,200 and that the current value of the Mobile Home being \$12,335 I recommend that this project be replaced.**

Total Rehab Estimated Cost     \$ 14,200

Current Value of Structure        \$ 12,335



Inspector/Program Specialist



Date

**MARIA ESTER RODARTE**

**1205 BOBBY DRIVE / LOT 29**

**DONNA TX, 78537**

**JUNE 10<sup>TH</sup>, 2022**

**FRONT VIEW**



**ENTERNCE STAIRS**



- **ENTRENCE STAIR IS UNEVEN**

**SIDES OF MOBILE HOME**



- GREEN MOLD IS ON WALLS
- WINDOWS AREN'T CORRECTLY INSTALLED

BELOW MOBILE HOME



- MOLDED UNDERNEATH
- NOTHING TO WITH STAND MOBILE HOME PROPERLY

## KITCHEN



- MISSING FLOOR TILES
- MISSING CABINETS

## CEILINGS



- WATER DAMAGED
- MOLD
- ATTEMPTED TO REPAIR WATER DAMAGE

**LIVING ROOM**



- FLOOR IS INCOMPLETE
- MOBILE HOME IS NOT CONNECTED PROPERLY

**BEDROOM #1**



- **BEDROOM WALLS ARE NOT PROPERLY SEALED**
- **BEDROOM CLOSET DOES NOT HAVE ANY DOORS**
- **CEILING HAS A HOLE EXPOSED TO THE OUTDOORS**

**BEDROOM #2**



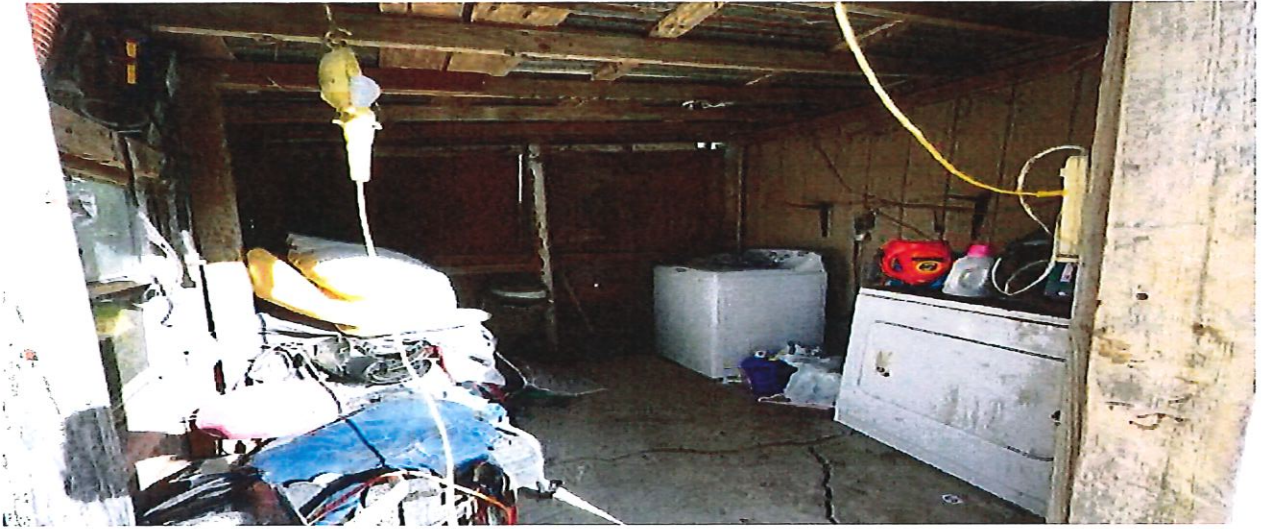
- AIR CONDITIONER DOES NOT WORK
- NO CLOSET
- NO FLOOR TILES

**BEDROOM #3**



- HAS NO AC
- NO CLOSET
- CEILING IS FALLING DOWN

**LAUNDRY AREA**



- NOT CONNECTED WITH MOBILE HOME
- HAZARDS WITH POOR ELECTRICAL WIRING







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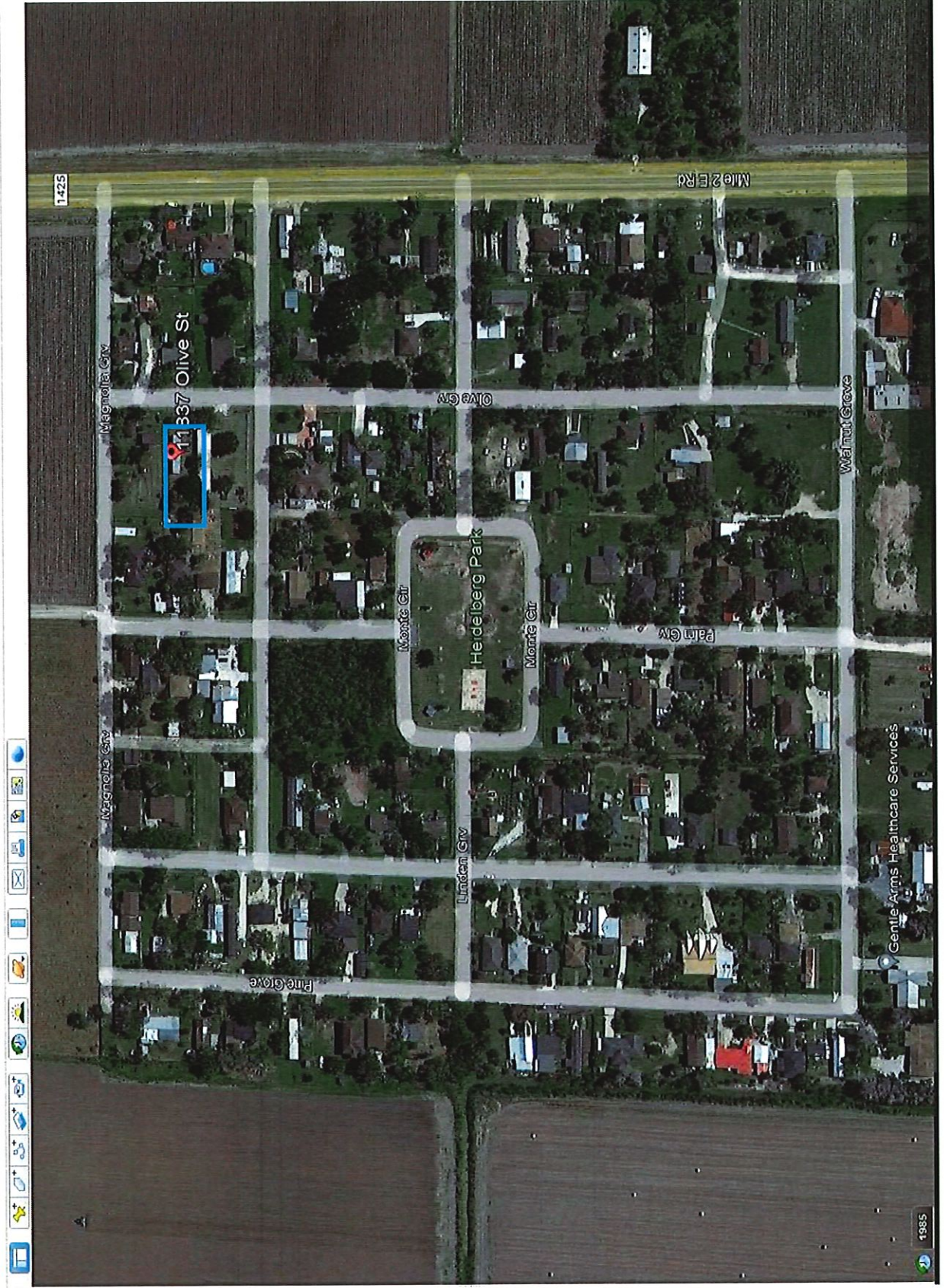
<b>Lidia Herrera Salazar</b>	Family of one (1)
<b>CW#85-22-06</b>	Does applicant meet
	Deferred Loan Requirements: Yes
	Title Search: No Abstract or Liens
	Flood Zone: No – Zone X
	Insurance: N/A
	Structures: 1
	Taxes: Current
	Assets & Deposits: N/A
	Debt to Income Ratio: N/A
	Payback: No
	Number of Bedrooms: 2
	Square Feet: 672
	Does total annual household income exceed limits: No
	HUD Income Limits: \$ 38,150.00

**Existing Dwelling:** 2 bedrooms Manufactured Housing Unit (MHU), built in 1980.

**RECOMMENDATION:**

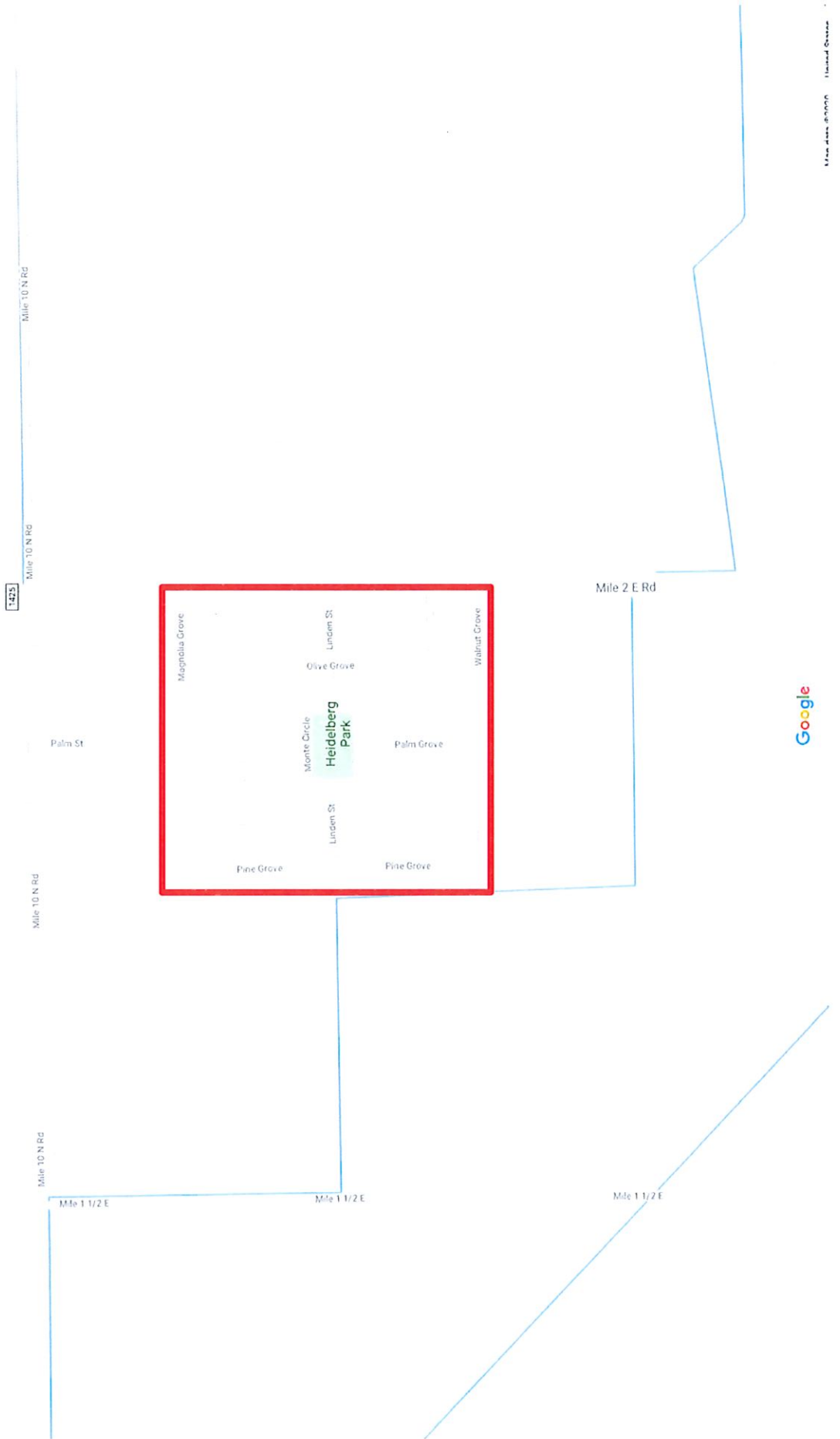
The UCP Staff recommends approval for assistance under the Texas Department of Housing & Community Affairs - Colonia Self-Help Center Program by the County Commissioner's Court.

Property Location – Lot 51 Heidelberg Colonia  
11837 Olive Grove, Mercedes TX 78570 – Hidalgo County



# Site Location Map

## Heidelberg Subdivision – Mercedes, Texas





Michelle D. Garza

Hidalgo County Urban County Program

Property Address: Lot 51 – Heidelberg -11837 Olive Grove St. Mercedes, TX 78570

Inspection Finding:

A home inspection was conducted on June 09, 2022 by Michelle D. Garza (Program Specialist) with the Hidalgo County Urban County Program and the following items were noted.

The Mobile home current value is **\$8,825** per Hidalgo County Appraisal District.

The existing Mobile home foundation has damage. During the inspection walking through the home the flooring was uneven notably in hallway. During the home inspection I also noted the Entry door along with the doors to the bedrooms and the bathroom did not close properly due to uneven flooring. The mobile home is approximately 672 square feet and estimated repair cost to replace damaged interior doors and level the home, is **\$2,500**. Supporting pictures are included in the inspection report.

The existing roof is in bad shape. A self-standing roof structure has been built over the entire length of the mobile home in attempt to prevent water damage and help insulate from the weather. Estimated repair for plywood decking, replacement of metal roof panels is **\$5,600**. Supporting pictures are included in the inspection report.

During the interior inspection of the home exposed wires and a burnt outlet was found under the kitchen sink. The Electrical Panel is taped in place and breakers appear old and need of replacement. To update electrical wiring to I.R.C. 2015 is **\$1,900**. Supporting pictures are included in the inspection report.

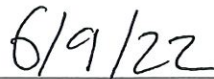
**INSPECTORS FINAL RECOMMENDATION (Rehab or Replace – list reasoning for recommendation): Due to the fact that the total estimated rehabilitation cost being \$10,000 and that the current value of the Mobile Home being \$8,825 I recommend that this project be replaced.**

*Total Rehab Estimated Cost*      \$ 10,000

*Current Value of Structure*      \$ 8,825



*Inspector/Program Specialist*

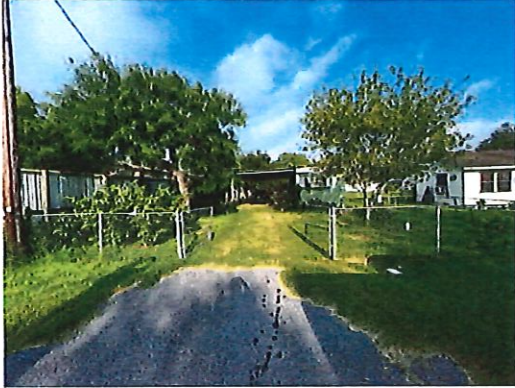


*Date*

# Lidia Herrera Salazar

11837 Olive Grove St. Mercedes, TX 78570

## Front view



## Side views



**Back View**



**Entrance for client**



- Door is not completely sealed

## Roofing



- Roofing is rotting

## Siding around home



- Damaged siding around home has been attempted to be fixed.

## Windows



- Windows are too small they do not seal properly.

## Kitchen floor



- Subflooring is coming off.

## Kitchen



## Living room



## Living room ceiling



- Ceiling has been patched.

## Bedroom # 1



## Bedroom #2



- Bedroom has no AC.

## Restroom



- The sink is leaking.

**Laundry area and home boiler**



**Back door entrance**

