

**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

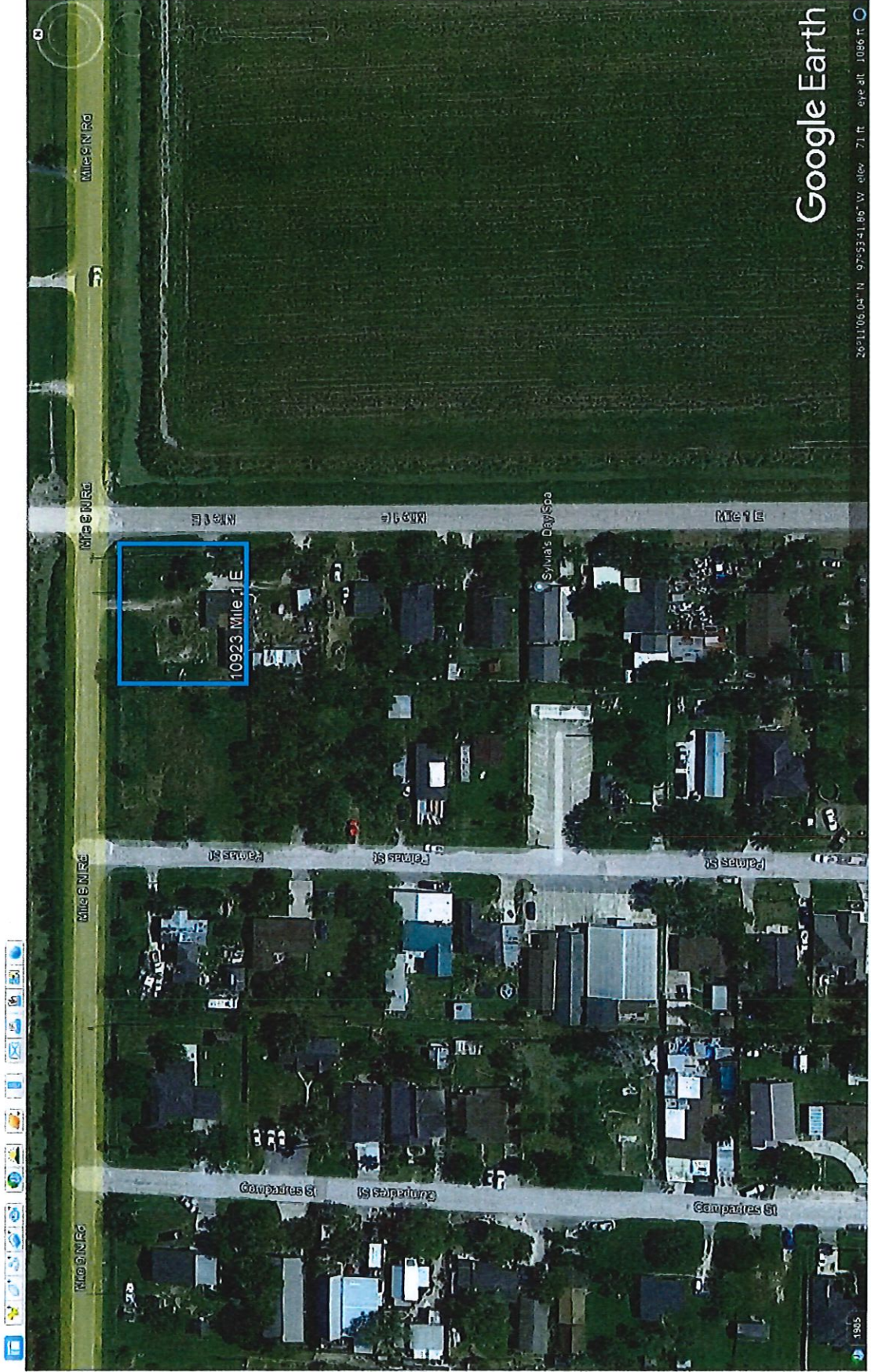
Merejilda Guevara	Family of five (5)
CW#85-22-07	Does applicant meet
	Deferred Loan Requirements: Yes
	Title Search: No Abstract or Liens
	Flood Zone: No – Zone X
	Insurance: N/A
	Structures: 1
	Taxes: Current
	Assets & Deposits: N/A
	Debt to Income Ratio: N/A
	Payback: No
	Number of Bedrooms: 4
	Square Feet: 1136
	Does total annual household income exceed limits: No
	HUD Income Limits: \$ 58,850.00

Existing Dwelling: 4 bedroom housing unit built in 1975.

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.

Subject Property Location
Lot 1 – Capisallo Park / 10923 Mile 1 East Mercedes, TX 78570 Hidalgo County



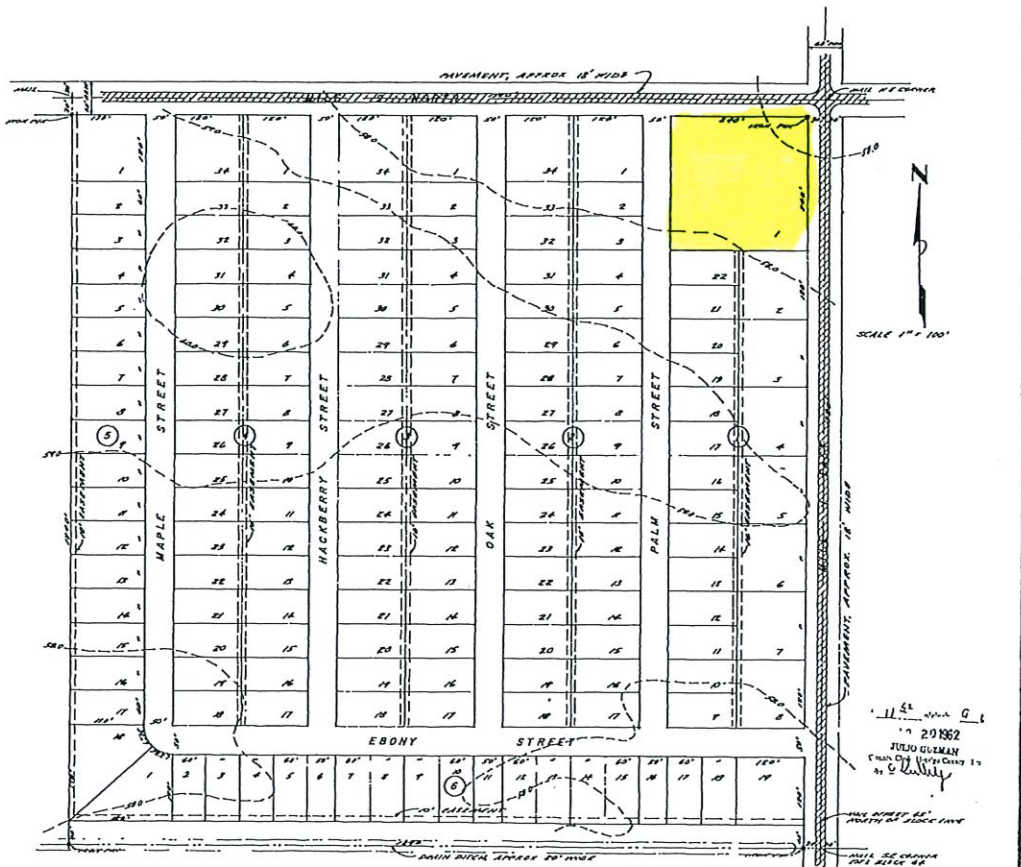
Site Location Map

Capisallo Park Subdivision – Mercedes, Texas



CAPISALLO PARK SUBDIVISION

20112



SURVEY PLAT

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 JULY 29 1962
 GEORGE HENDERSON, County Clerk
 BY *[Signature]* Deputy

SHOWING THE CAPISALLO PARK SUBDIVISION, BEING A SUBDIVISION OF LOT 1, BLOCK 64 OF THE CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, Charles A. Greenwood, Civil Engineer, do hereby certify that the above is a true and correct plat of the CAPISALLO PARK SUBDIVISION as prepared by me from surveys made by me upon the ground.

Witness my hand and seal the 13th day July, 1962

[Signature]
 Charles A. Greenwood, Reg. No. 18230
 Civil Engineer, State of Texas

Subscribed and sworn to before me by the said Charles A. Greenwood on this 13th day of July, 1962.

[Signature]
 Notary Public, Hidalgo County, Texas
 My Comm. Expires June 1, 1963

STATE OF TEXAS
 COUNTY OF HIDALGO

I, L. J. McDaniel, owner of the property herein described, do hereby adopt, dedicate and confirm the foregoing plat and do hereby dedicate to the public the streets and alleys as hereon shown

[Signature]
 L. J. McDaniel, Owner

STATE OF TEXAS
 COUNTY OF HIDALGO

Subscribed and sworn to before me, the undersigned authority, on this 23rd day of July, 1962.

[Signature]
 Notary Public, Hidalgo County, Texas
 My Comm. Expires June 1, 1963

Approved by the Mercedes Zoning and Planning Board the 11th day of September, 1962, by *[Signature]* Chairman

Approved by the City Commission of the City of Mercedes, Texas on the 23rd day of September, 1962
[Signature] City Secretary
 By *[Signature]* Mayor of Mercedes, Texas



MERCEDES ZONING AND PLANNING BOARD
 1000 N. 10TH ST.
 MERCEDES, TEXAS

WINSTON & GREENWOOD
 CONSULTING ENGINEERS - MERCEDES, TEXAS

10923 Mile 1 East Mercedes, TX 78570 Cadisallo Park Lot 1, NE 0.50 AC B161

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6622



APPROXIMATE SCALE
0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

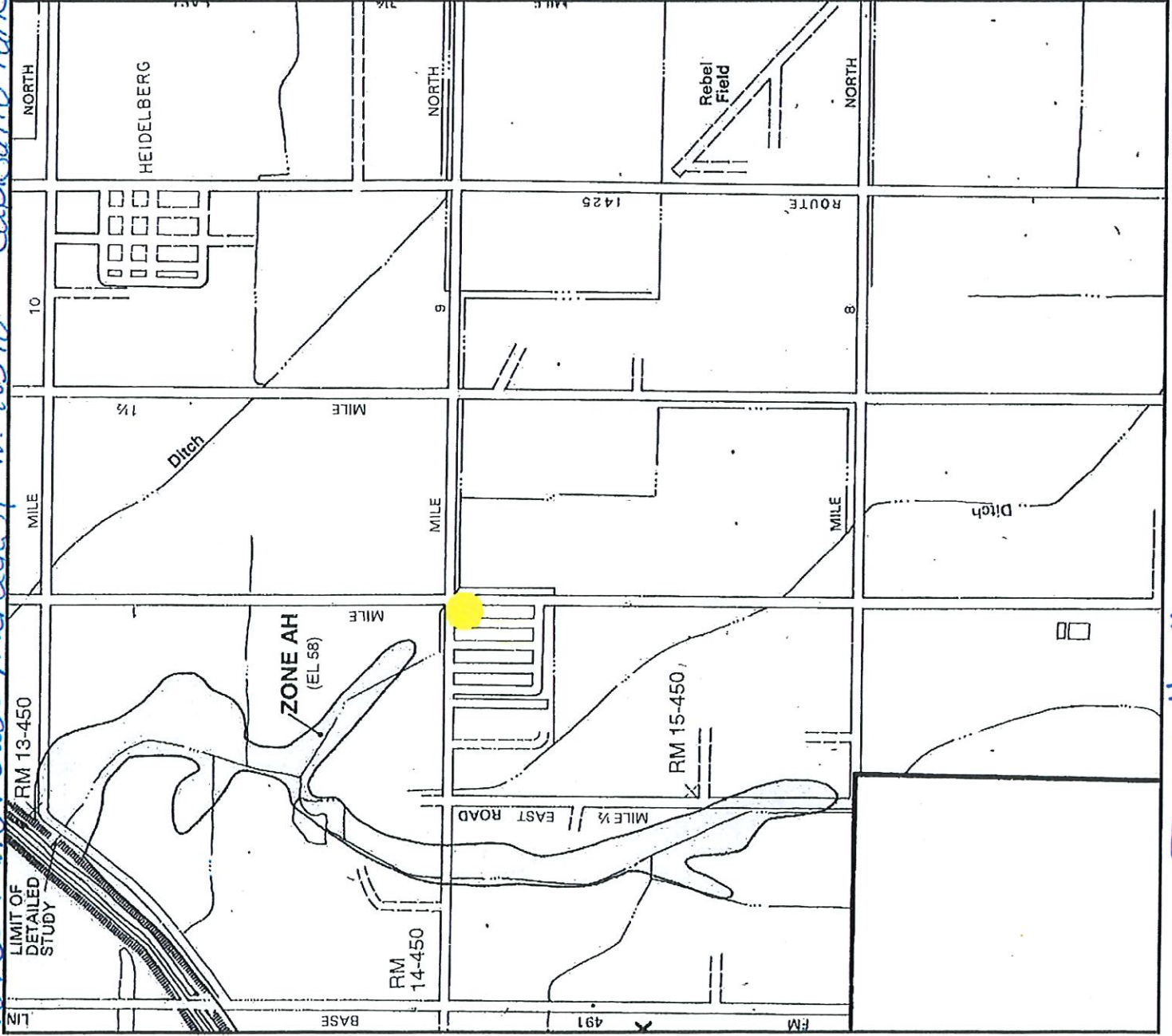
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



Zone "X"

Michelle D. Garza

Hidalgo County Urban County Program

Property Address: 10923 Mile 1 East-Lot 1 Capisallo Park Mercedes, Hidalgo County, 78570

Inspection Finding:

A home inspection was conducted on October 11, 2022 by Michelle D. Garza (Program Specialist) with the Hidalgo County Urban County Program and the following items were noted.

The home current value is **29,589** per Hidalgo County Appraisal District.

The existing 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 home is approximately 1,456 square feet and estimated repair cost to replace damaged interior doors and level the home, is **\$14,500**. Supporting pictures are included in the inspection report.

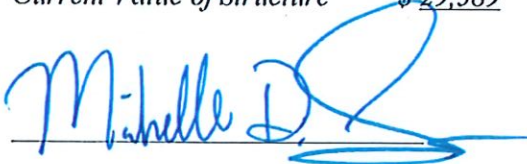
The existing roof is in bad shape. A self-standing roof structure has been built over the entire length of the home in attempt to prevent water damage and help insulate from the weather. Estimated repair for plywood decking, replacement of metal roof panels is **\$10,800**. Supporting pictures are included in the inspection report. House needs complete plumbing including waste supply and fixtures, cost estimate for this repair: **\$20,000**.

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 **\$2,200**. Supporting pictures are included in the inspection report.

INSPECTORS FINAL RECOMMENDATION (Rehab or Reconstructed – list reasoning for recommendation): Due to the fact that the total estimated rehabilitation cost being \$47,500.00 and that the current value of the Home being \$29,589.00 I recommend that this project be reconstructed.

Total Rehab Estimated Cost \$ 47,500

Current Value of Structure \$ 29,589



10/11/22

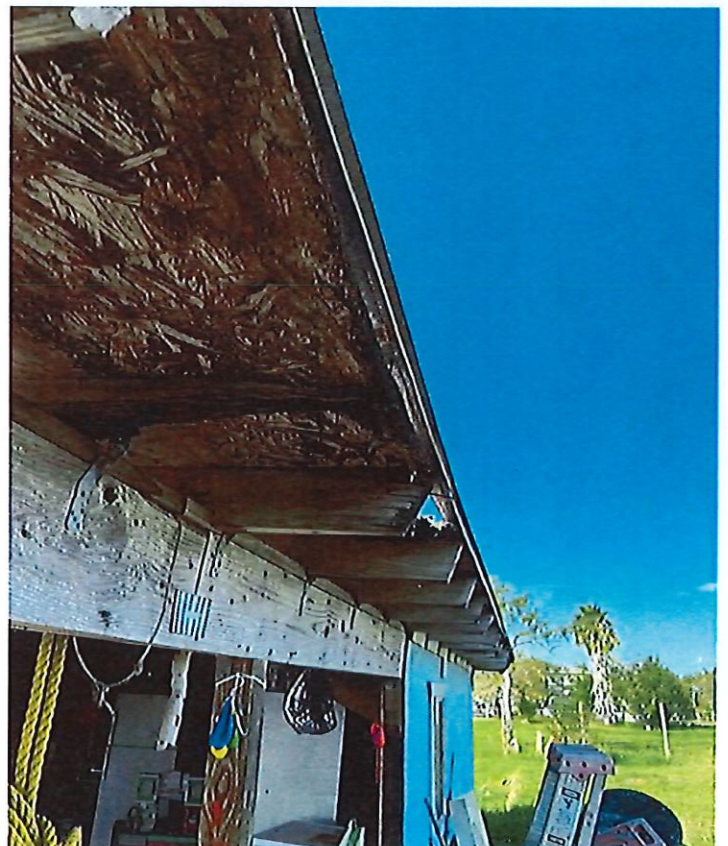
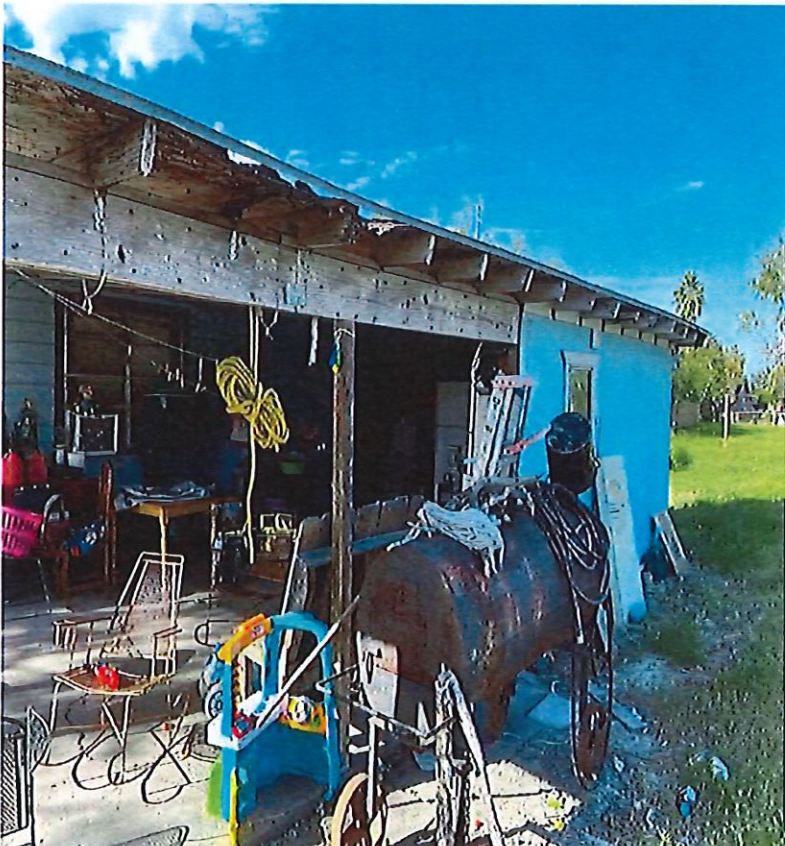
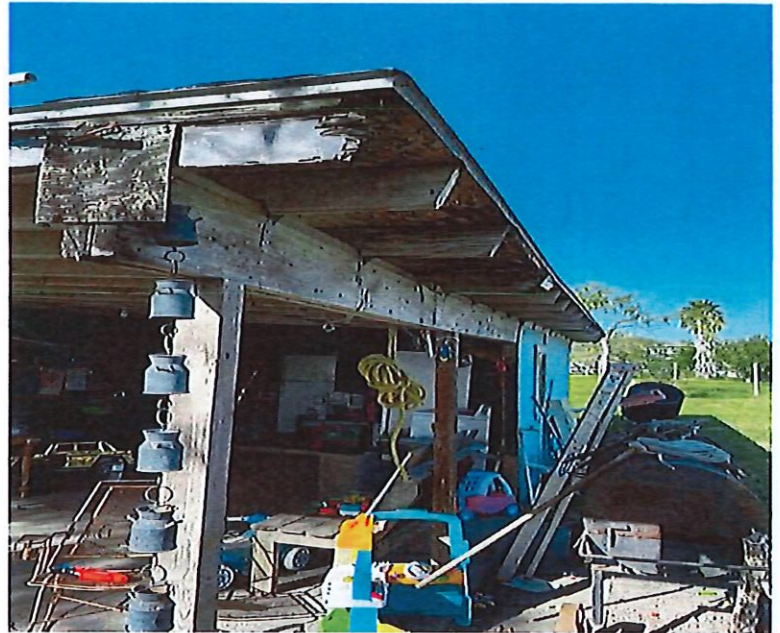
Inspector

Date

Merejilda Guevara
10923 Mile 1 East – Lot 1 Capisallo Park
Mercedes, TX 78570

October 11, 2022 – Initial Home Inspection / TDHCA SHC # 7220003

Exterior Pictures



Merejilda Guevara
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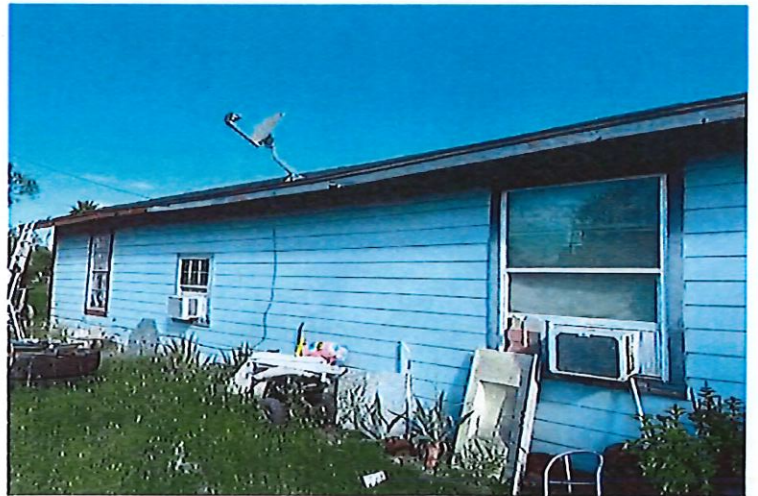
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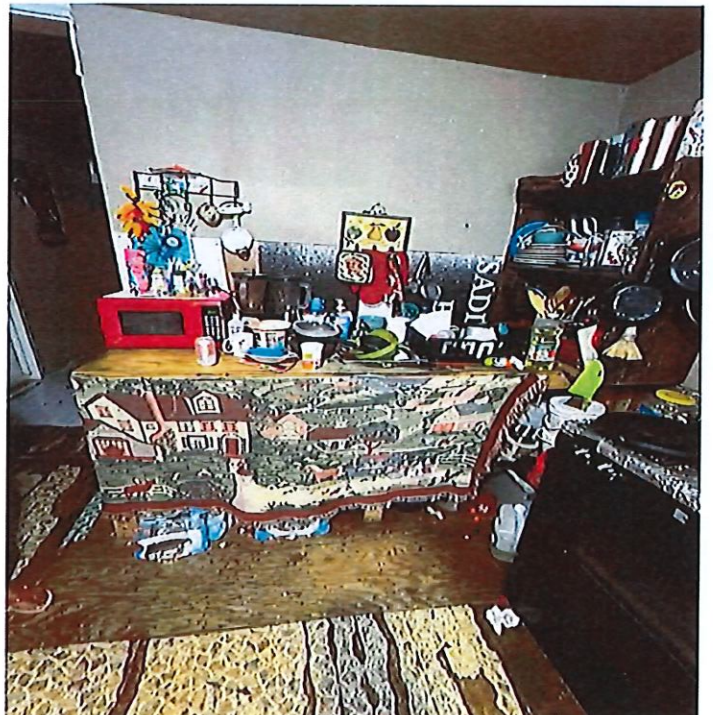
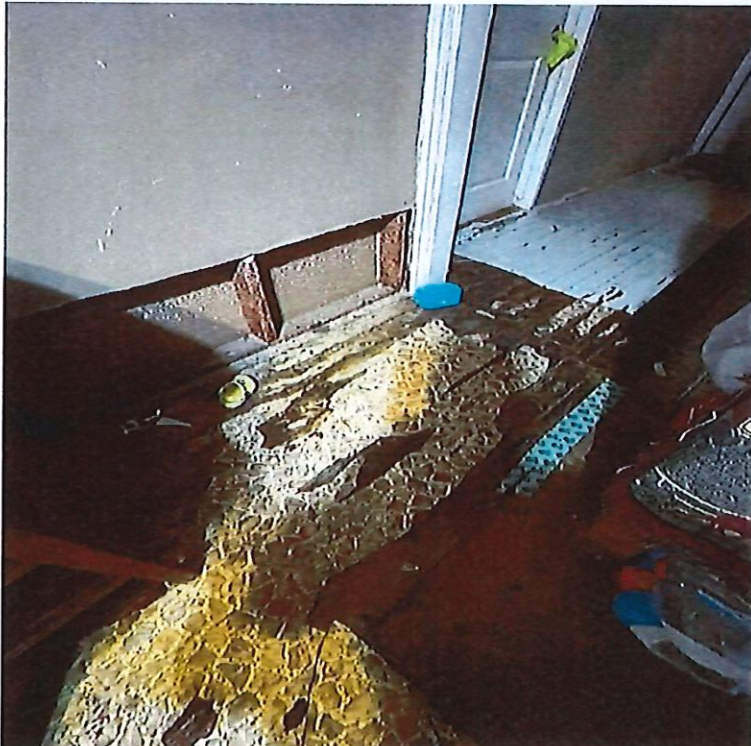
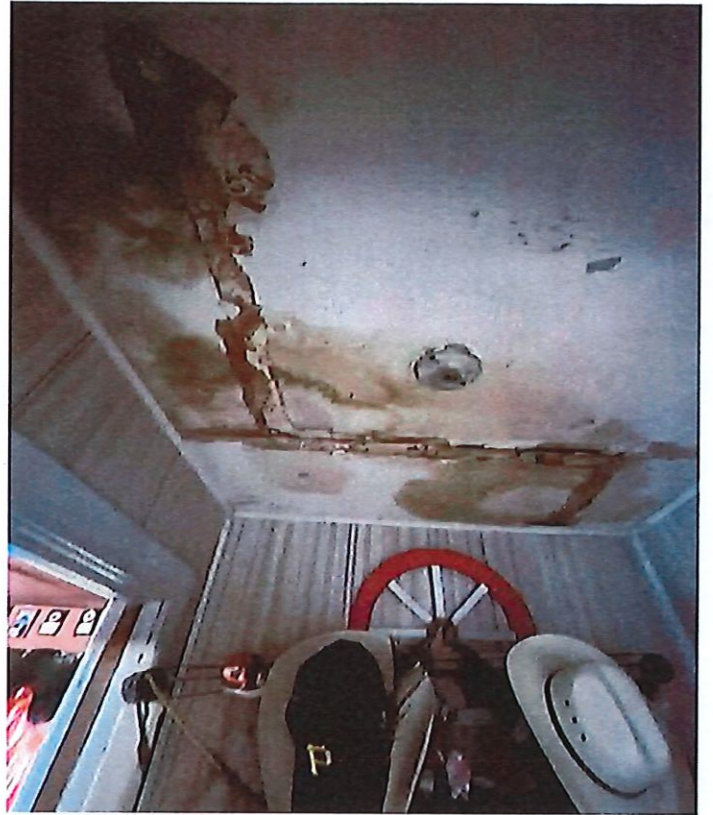
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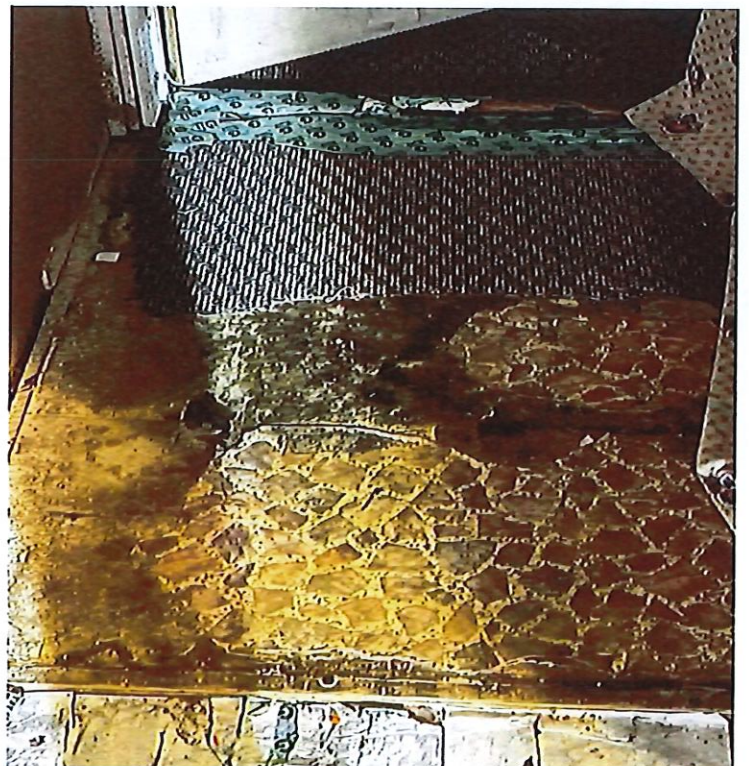
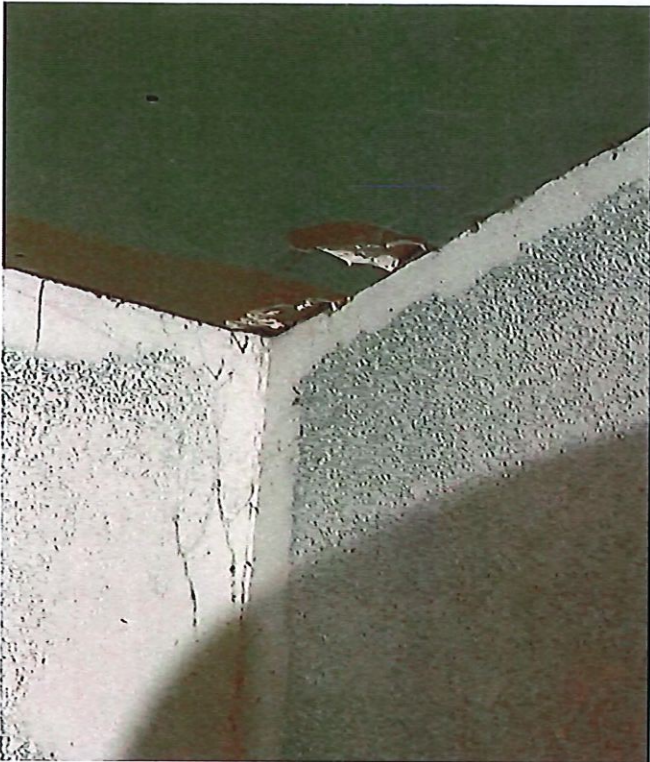
Interior Pictures



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