

**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

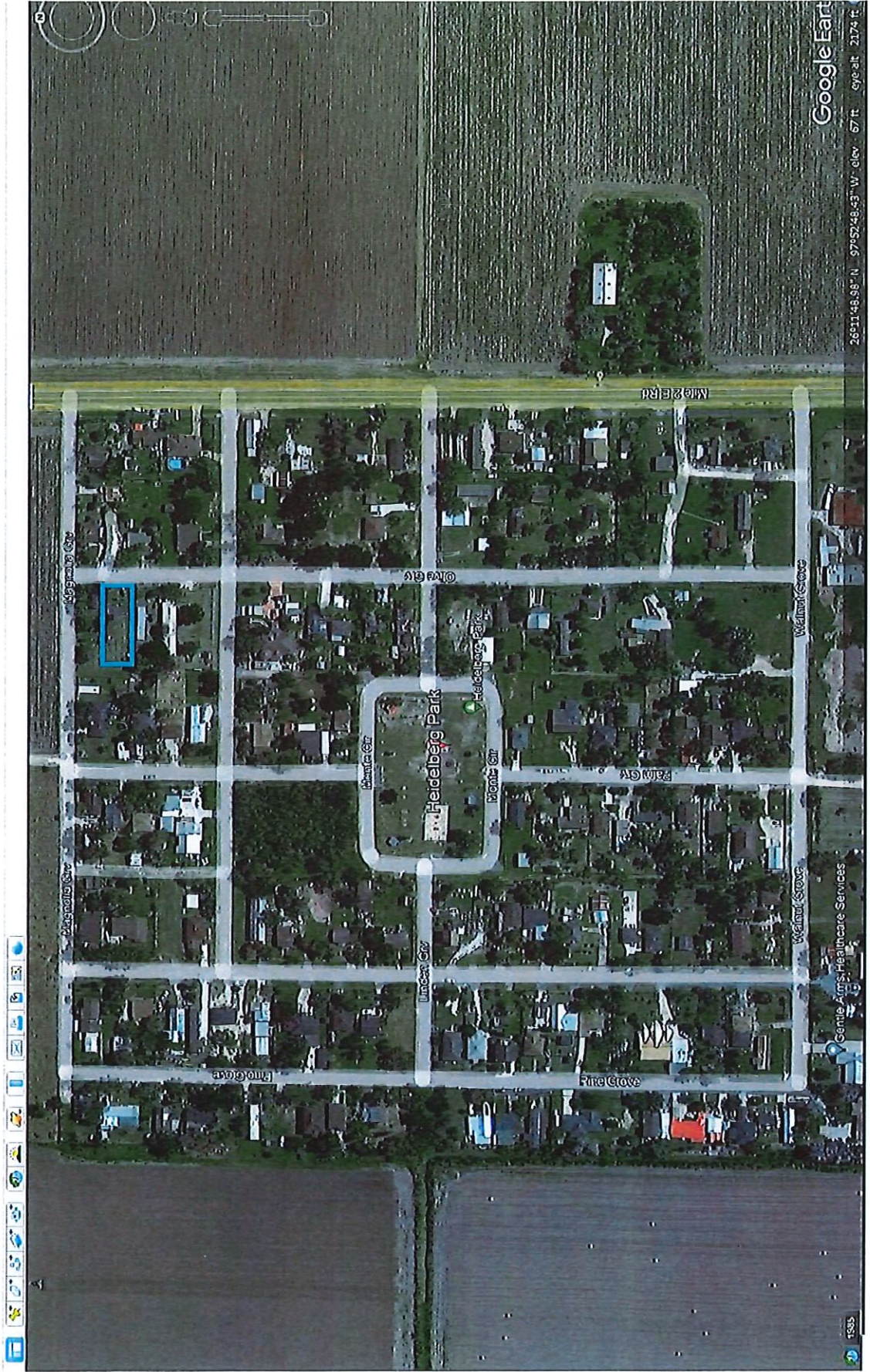
Antonia Vigil	Family of one (1)	
CW#85-23-01	Does applicant meet	
	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone X
	Insurance:	N/A
	Structures:	1
	Taxes:	Current
	Assets & Deposits:	N/A
	Debt to Income Ratio:	N/A
	Payback	No
	Number of Bedrooms:	1
	Square Feet:	608
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 38,150

Existing Dwelling: 1 bedroom housing unit built in 1998.

RECOMMENDATION:

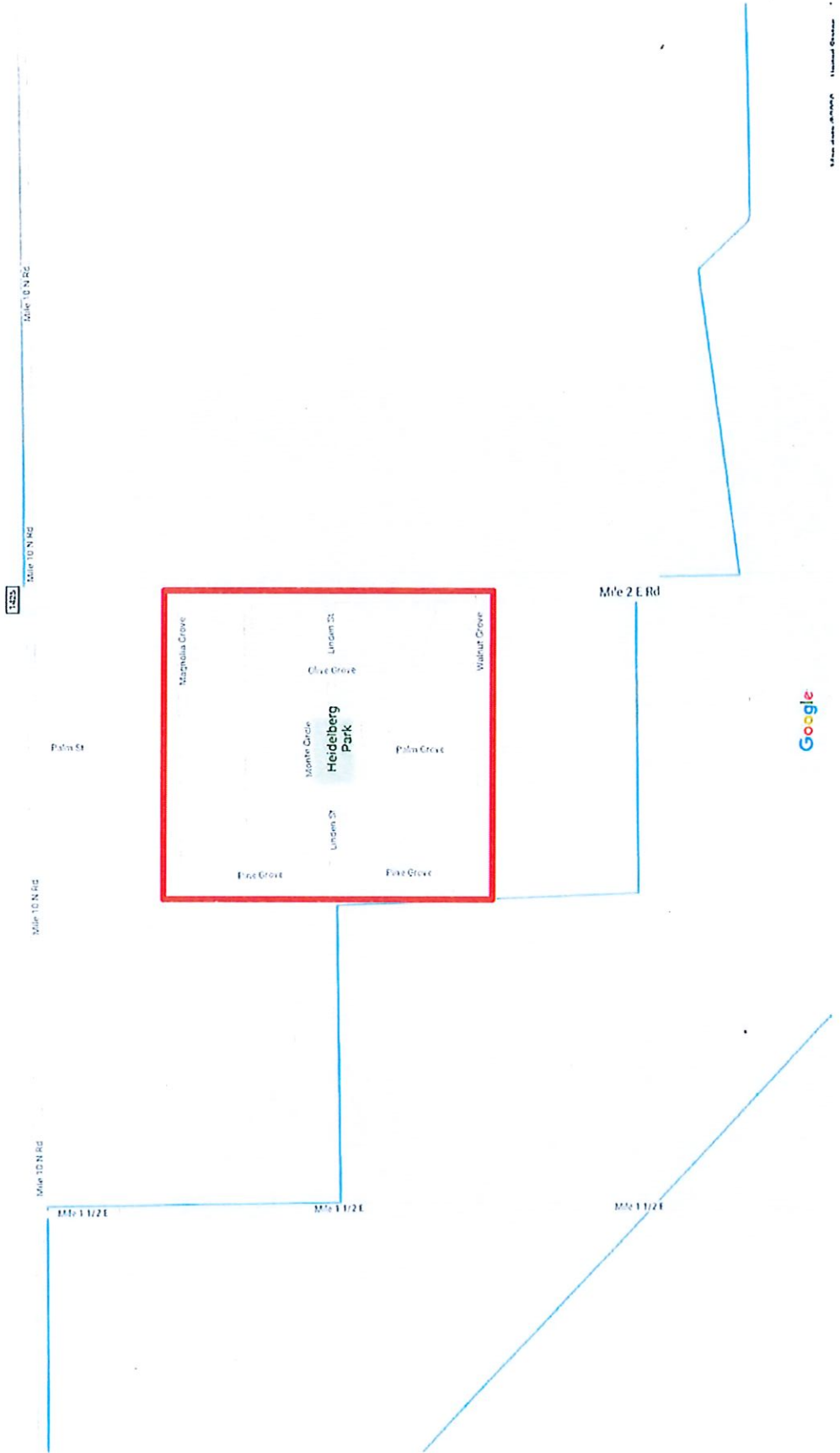
The UCP Staff recommends approval for assistance under the Texas Department of Housing & Community Affairs - Colonia Self-Help Center Program by the County Commissioner's Court.

Property Location – Lot 50 Heidelberg
9788 Olive Grove, Mercedes TX 78570 – Hidalgo County

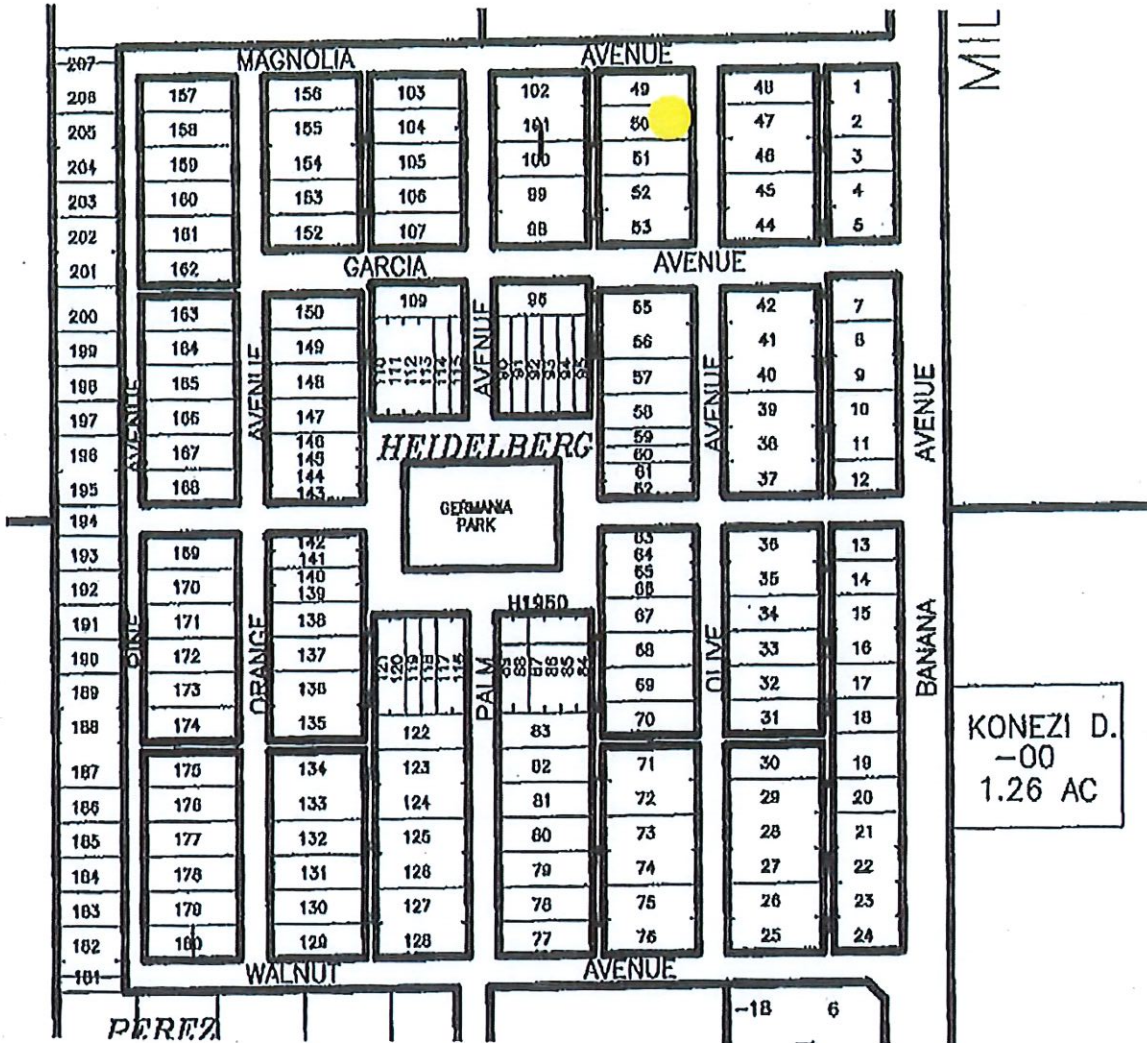


Site Location Map

Heidelberg Subdivision – Mercedes, Texas



Heidelberg



MIL

Heidelberg Lot 50

9788 Olive Grove Mercedes T-78570

-18 6

Flood zone X 11 9788 Olive Grove Mercedes TX 78570 Heidelberg 10750

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

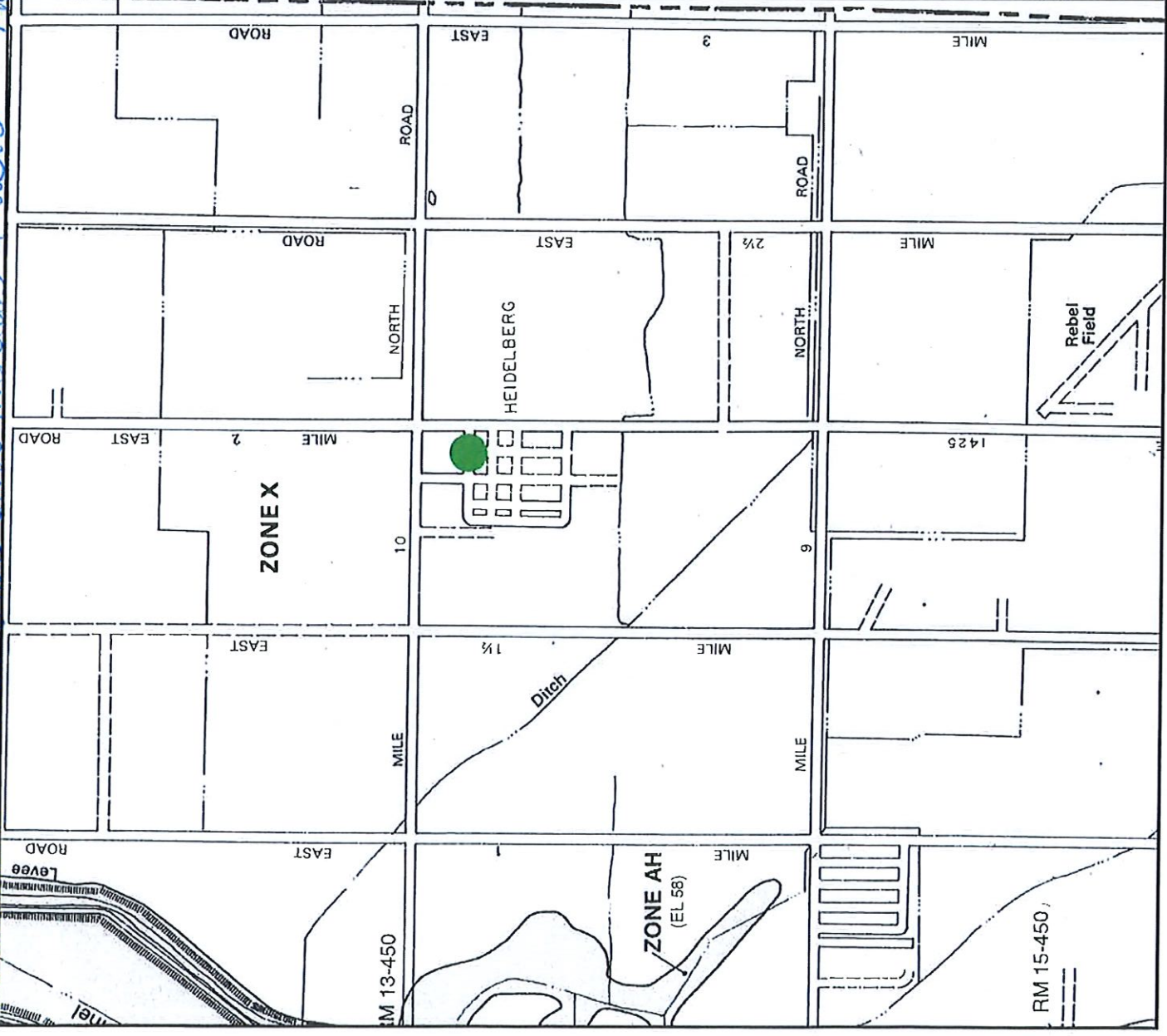
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MAP REVISED: JUNE 6, 2000



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>.



Michelle D. Garza

Hidalgo County Urban County Program

Property Address: Lot 50 – Heidelberg -9788 Olive Grove St. Mercedes, TX 78570

Inspection Finding:

A home inspection was conducted on January 09, 2023 by Michelle D. Garza (Program Specialist) with the Hidalgo County Urban County Program and the following items were noted.

The home current value is \$17,642 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 700 square feet and estimated repair cost to replace damaged interior doors and level the home, is \$6,600. Supporting pictures are included in the inspection report.

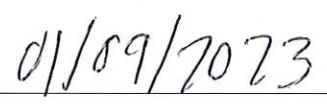
The existing roof is in bad shape. A self-standing roof structure has been built over the entire length of the home in attempt to prevent water damage and help insulate from the weather. Estimated repair for plywood decking, replacement of metal roof panels is \$6,800. Supporting pictures are included 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 \$5,100. Supporting pictures are included in the inspection report.

INSPECTORS FINAL RECOMMENDATION (Rehab list reasoning for recommendation): Due to the fact that the total estimated rehabilitation cost being \$18,500 and that the current value of the Home being \$17,642 I recommend that this project be reconstructed.

Total Rehab Estimated Cost \$ 18,500

Current Value of Structure \$ 17,642

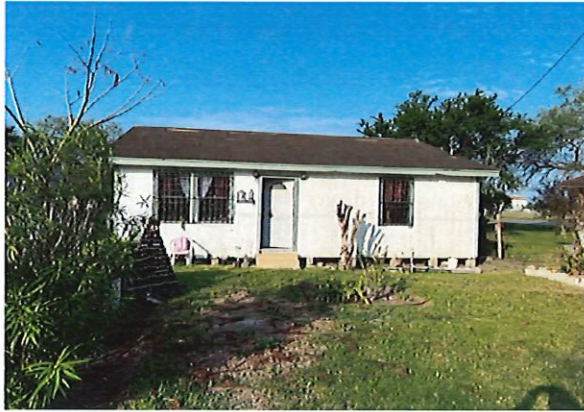
Inspector/Program Specialist

Date

Initial inspection

9788 Olive Grove, Mercedes 78570

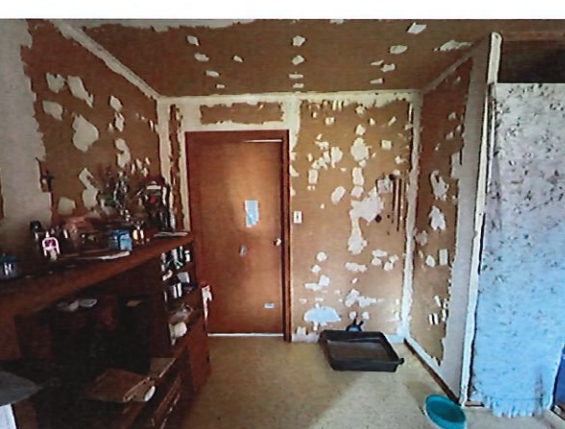
Antonia Vigil Martinez



Initial inspection

9788 Olive Grove, Mercedes 78570

Antonia Vigil Martinez



Initial inspection

9788 Olive Grove, Mercedes 78570

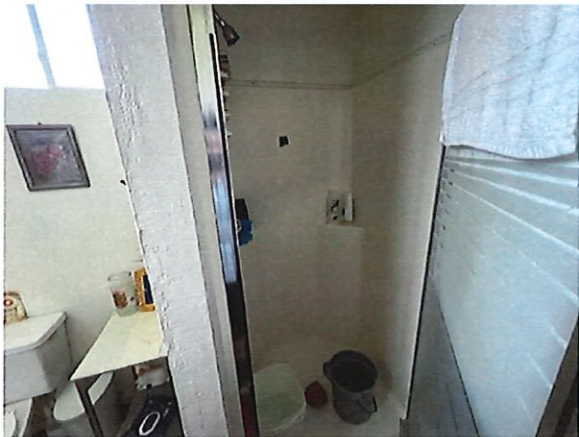
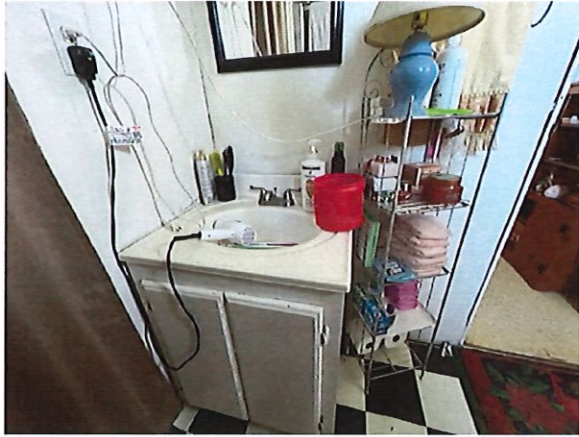
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