

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

**ENTITY:** Countywide (Hidalgo County)

**PROJECT:** Approval for Assistance under the Texas Department of Housing & Community Affairs Colonia Self-Help Center Program (TDHCA) # 7220003 & HOME Rehabilitation Program FY 2021-2022

**FUNDING YEAR:** 2020-2024 TDHCA SHC # 7220003 & HOME Rehabilitation FY 2021-2022

**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 and the HOME Rehabilitation program. The applicant has met all of the program requirements for assistance under the TDHCA SHC # 7220003 & HOME Rehabilitation Program. The following is a profile of the project:

<b>Mario Perez</b>	Family of six (6)
<b>CW # 85-23-02</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: 1,216
	Does total annual household income exceed limits: No
	HUD Income Limits: \$ 63,200

**Existing Dwelling:** 3 bedroom manufactured home unit (MHU) built in 1981.

**RECOMMENDATION:**

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

**Subject Property Location**  
**Lot 20 Balli Estates / 2809 Cynthia Avenue, Donna TX 78537 – Hidalgo County**



# Site Location Map

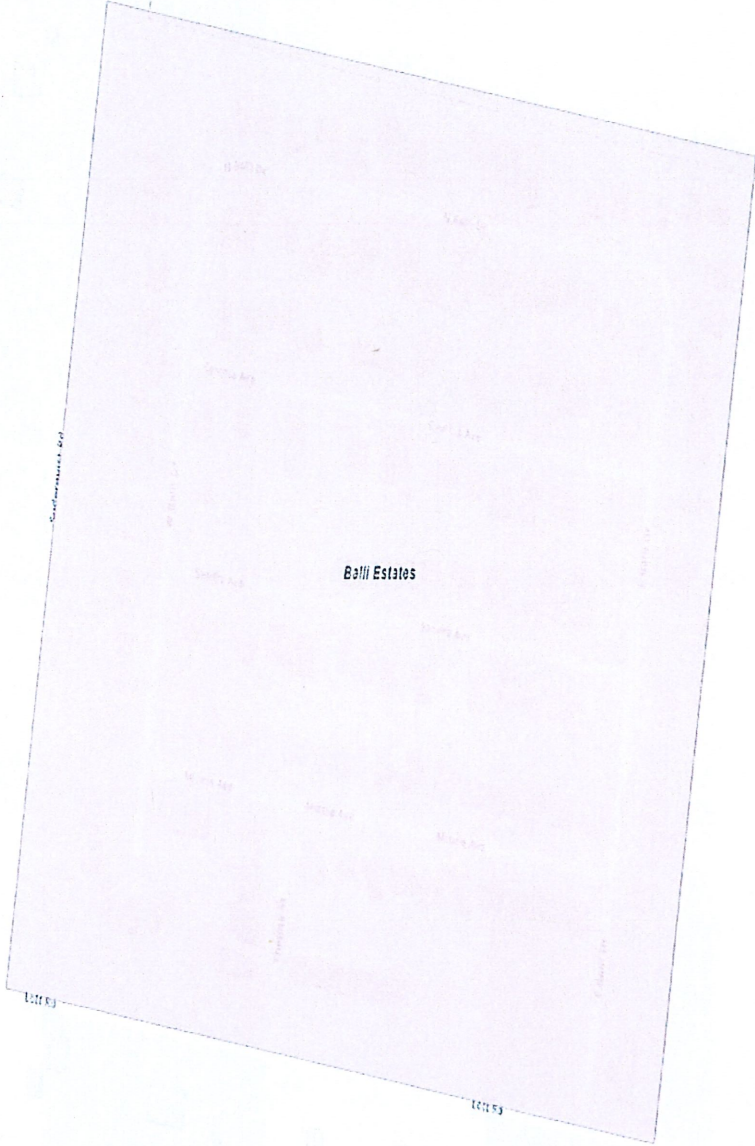
## Balli Estates – Donna, Texas



# Balli Estates Donna, TX

← → ↻ | texasoag maps.arcgis.com/apps/webappviewer/index.html?id=1bc9c47b1da47638fc535fd17dc050

 Texas Colonia Communities



200ft  
98.03728112 Degrees

Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Es

**ENGINEER'S CERTIFICATE:**  
 I, **Reynaldo Balli, Jr.**, Registered Professional Engineer, do hereby certify that this is a true and correct copy of the original plat of the **LA DONNA** subdivision of **LOT 3, BLOCK 11** of the **BALLI ESTATES** in **Hidalgo County, Texas**, as shown on **Page 51**, of the **Records of the Texas Bank & Trust Co., Hidalgo County, Texas**.  
 All measurements are in feet and decimals thereof.



**STATE OF TEXAS**  
 COUNTY OF HIDALGO  
 Know all men by these presents, that the undersigned, **Reynaldo Balli, Jr.**, do hereby certify that the land on which is located the **"BALLI ESTATES"**, have caused the same to be subdivided as shown hereon and do hereby confirm and adopt this "Final Plat" and further do hereby dedicate to the public use of the State of Texas the **"LA DONNA"** subdivision of **LOT 3, BLOCK 11**, of the **BALLI ESTATES**, as shown on this plat, and do hereby certify that the same was caused to be executed this 16 day of November, 1976.

**STATE OF TEXAS**  
 COUNTY OF HIDALGO  
 I, **Reynaldo Balli, Jr.**, do hereby certify that the undersigned, **Reynaldo Balli, Sr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated, at **11** o'clock AM, on the 16 day of November, 1976.

Filed for record at 11 o'clock AM, on the 16 day of November, 1976.

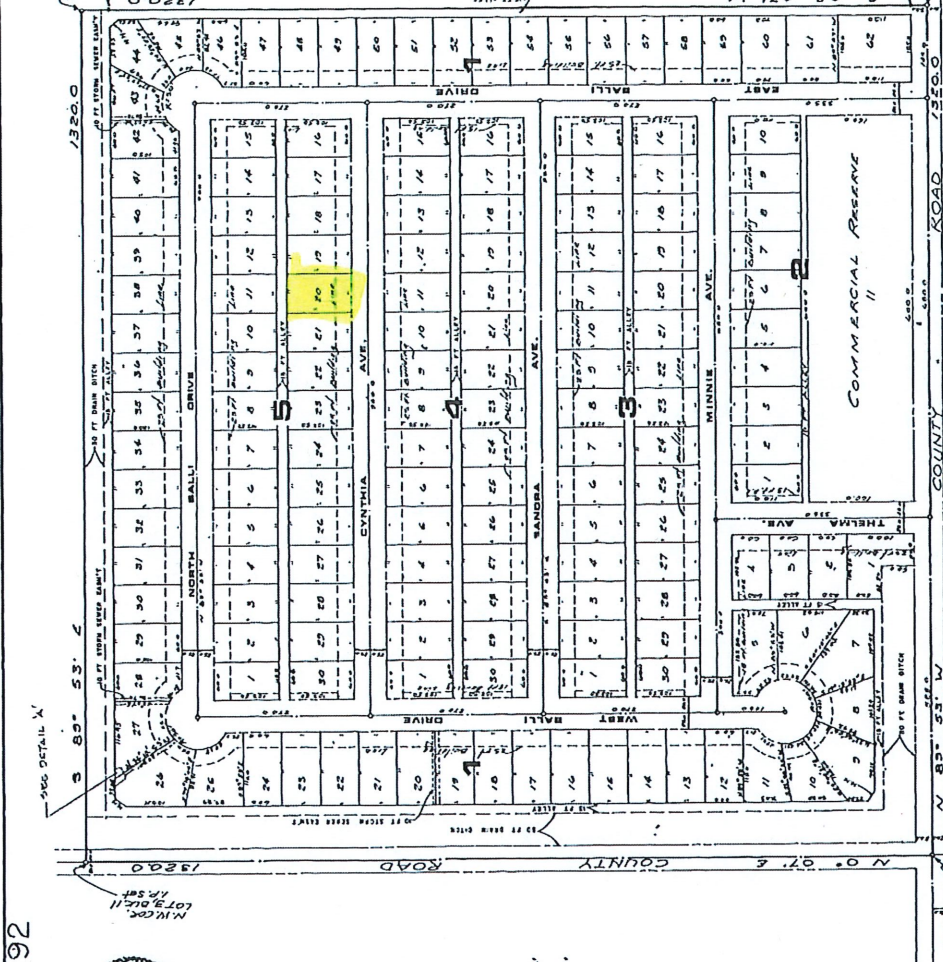
**COUNTY CLERK**  
 Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 16 day of November, 1976, with its certificate of 11 o'clock AM, and duly sworn in the Volume 20, Page 92 of the Map Records of said County, at 11 o'clock AM, the 16 day of November, 1976, has been filed for record in the **"Main"** book and seal of office in **Dallas**, Texas, the day and year last above written.

**Tax Assessor-Collector**  
 Hidalgo County, Texas

APPROVED by the Planning Commission of the City of Donna, Texas.  
 Date: February 25, 1977

APPROVED by the City Commission of the City of Donna, Texas.  
 ATTEST:  
**City Engineer**  
**City Clerk**

APPROVED FOR RECORDING  
 COMMISSIONERS COURT  
 This Plat was filed on February 16, 1978  
 at 11:00 AM, in Volume 20, Page 92, of the  
 Map Records of said County, Texas  
 by Reynaldo Balli, Jr.



**BALLI ESTATES**  
 A RESUBDIVISION OF LOT 3, BLOCK 11  
 LA DONNA SUBDIVISION  
 (HIDALGO COUNTY MAP RECORDS VOL. 1, PG. 51)  
 OF THE LANDS OF THE TEXAS BANK & TRUST CO.  
 HIDALGO COUNTY, TEXAS  
 SUBDIVIDED FOR: **REYNALDO BALLI, SR.**  
 SCALE: 1" = 100'

APPROVED FOR RECORDING  
 FOR THE CITY OF DONNA, TEXAS  
 BY Reynaldo Balli, Jr.  
 DATE 2-17-78

FILED FOR RECORDING  
 IN Volume 20, Page 92  
 FEB 17 1978  
 COUNTY CLERK  
 HIDALGO COUNTY, TEXAS

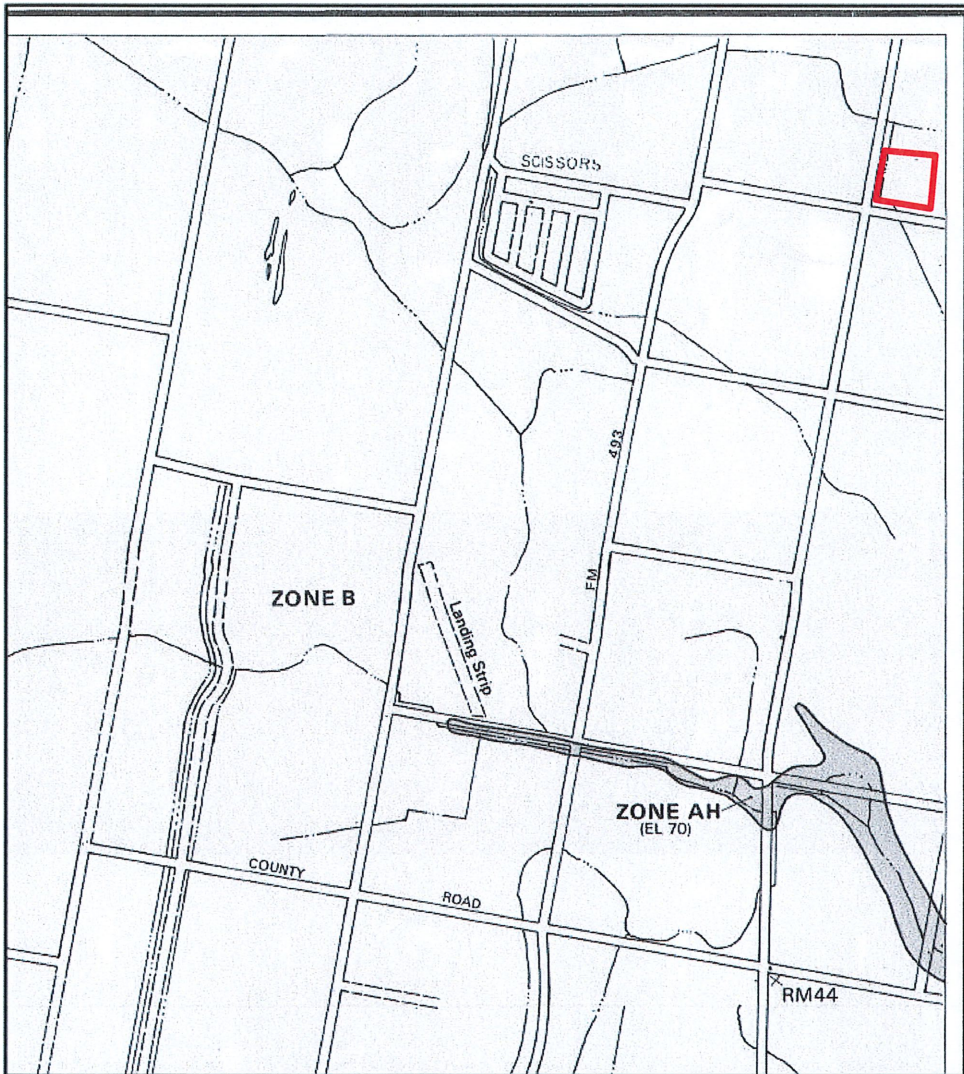
Prepared in Block 20, Page 92  
 at the County Clerk's Office  
 County Clerk  
 County Clerk  
 County Clerk  
 County Clerk

**BALLI & ASSOCIATES INC.**  
 ARCHITECTS-ENGINEERS-PLANNERS  
 BROWNSVILLE, TEXAS

# FEMA Flood Map

Community Panel Number 480334-0500 B - Zone B

Balli Estates – Donna, Texas



APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,  
TEXAS  
(UNINCORPORATED AREAS)

PANEL 500 OF 525

COMMUNITY-PANEL NUMBER  
480334 0500 B

EFFECTIVE DATE:  
JANUARY 2, 1981



federal emergency management agency  
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

Michelle D. Garza

Hidalgo County Urban County Program

Property Address: 2809 Cynthia Avenue, Donna, TX 78537

Inspection Finding:

A home inspection was conducted on March 14, 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 \$24,903 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 **\$10,800**. 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 **\$8,100**. 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 \$25,500 and that the current value of the Home being \$24,903 I recommend that this project be reconstructed.**

*Total Rehab Estimated Cost*     \$ 25,500

*Current Value of Structure*     \$ 24,903



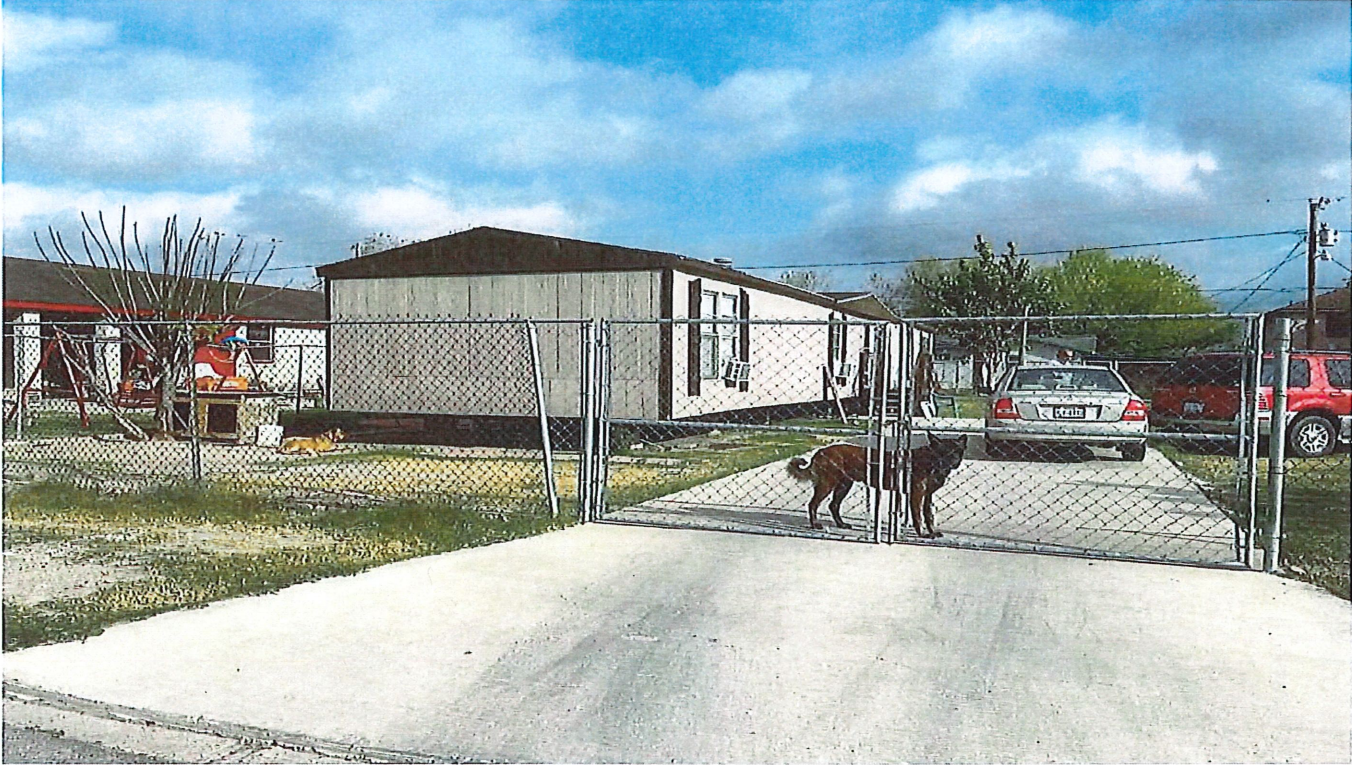
3/14/23

*Inspector/Program Specialist*

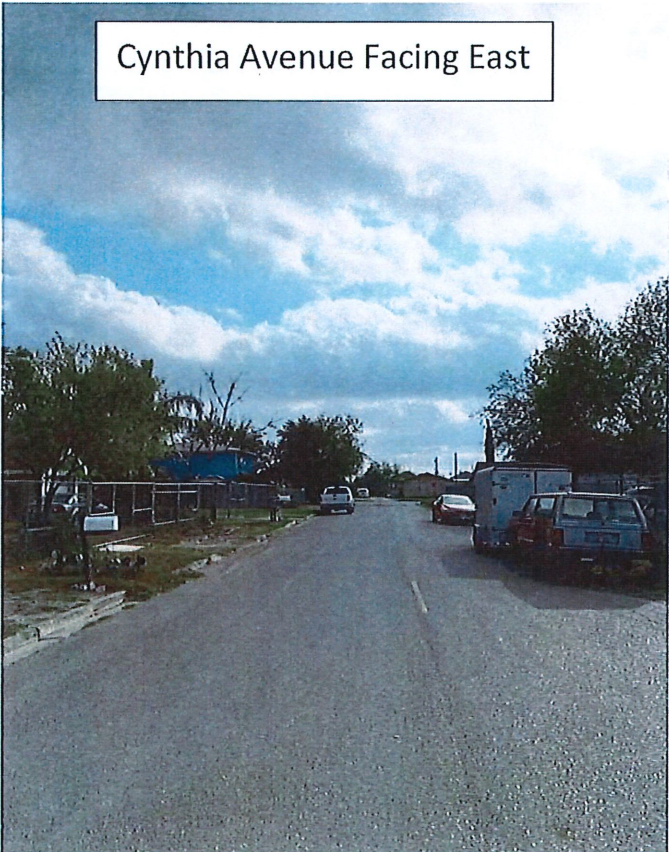
*Date*

2809 Cynthia Avenue, Donna TX 78537

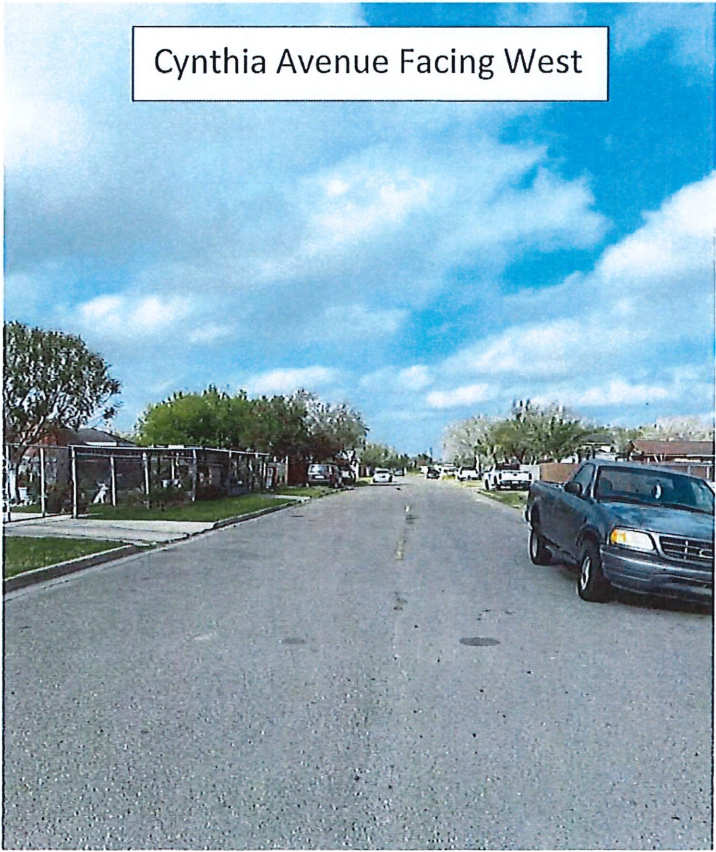
Lot 20 – Balli Estates



Cynthia Avenue Facing East



Cynthia Avenue Facing West



INITIAL INSPECTION

MARCH 14, 2023

MARIO PEREZ

2809 CYNTHIA AVENUE, DONNA 78537

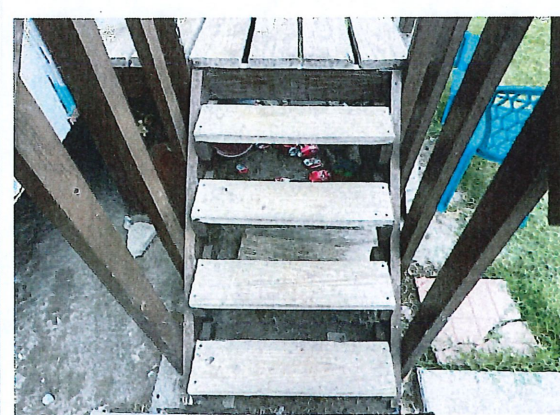
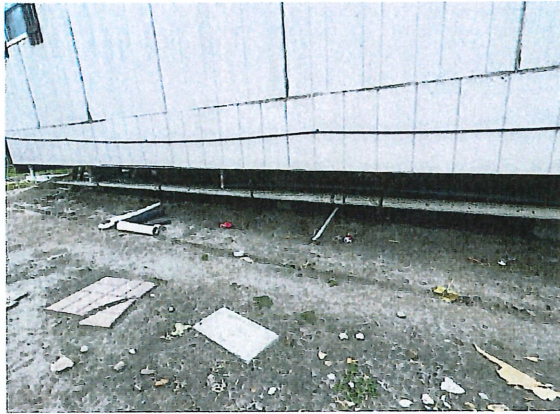


**INITIAL INSPECTION**

**MARCH 14, 2023**

**MARIO PEREZ**

**2809 CYNTHIA AVENUE, DONNA 78537**

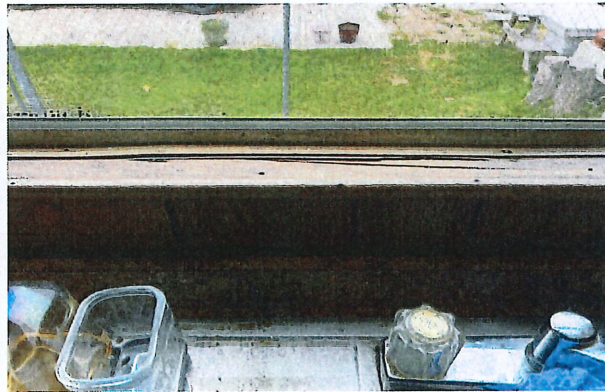


**INITIAL INSPECTION**

**MARCH 14, 2023**

**MARIO PEREZ**

**2809 CYNTHIA AVENUE, DONNA 78537**

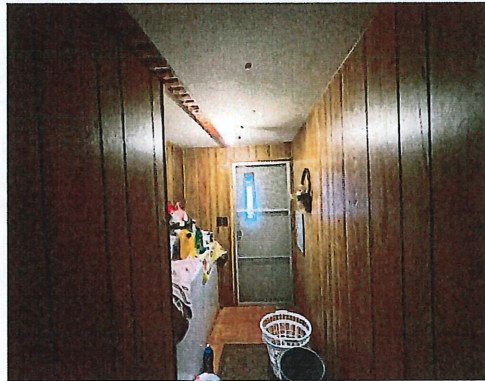


**INITIAL INSPECTION**

**MARCH 14, 2023**

**MARIO PEREZ**

**2809 CYNTHIA AVENUE, DONNA 78537**

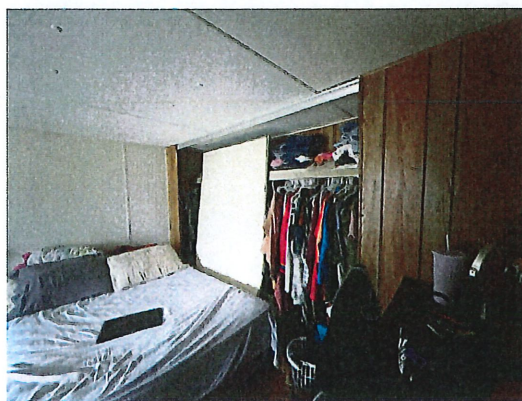
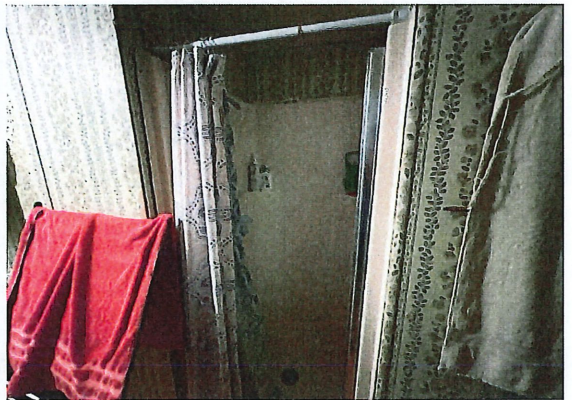
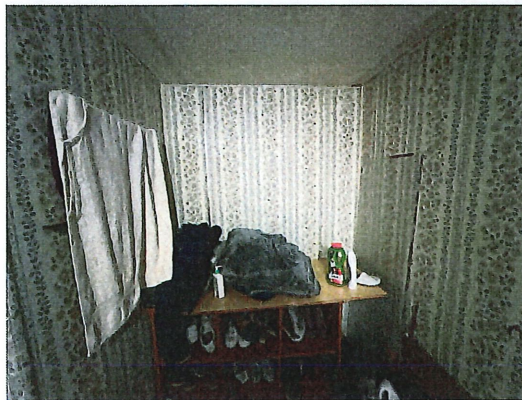


INITIAL INSPECTION

MARCH 14, 2023

MARIO PEREZ

2809 CYNTHIA AVENUE, DONNA 78537



INITIAL INSPECTION

MARCH 14, 2023

MARIO PEREZ

2809 CYNTHIA AVENUE, DONNA 78537

