

Housing Rehab Program

ENTITY: City of San Juan

PROJECT: Reconstruction of a single family housing unit located at: 1207 W. San Juan Circle San Juan, Texas.

FUNDING YEAR: HOME 2023

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since June 2021 and has met all of the program requirements for assistance under the Owner-Occupied Housing Rehabilitation Program. The following is a profile of the project

Rafael Almanza & Juana Martinez	Family of two (2)	
SJ #75-25-01 4	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 - Deferred Loan - Elderly
	Number of Bedrooms:	2
	Square Feet:	672
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 48,000.00
	Deferred Loan - Elderly	

Existing Dwelling: 2 bedrooms mobile home, built in 1976

RECOMMENDATION:

The UCP Staff recommends approval for assistance under the Owner-Occupied Housing Rehabilitation Program by the County Commissioner's Court.

INITIAL INSPECTION

Date: August 26, 2024

City: San Juan

If County Wide, Precinct #: 2

Name of Applicant: Rafael Almanza & Juana D. Martinez

Inspector: Irene Montoya

Address: 1207 W. San Juan Circle, San Juan, Texas 78589

Year House was built: 1976

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace [X]
Foundation Type: Piers [X] Concrete []
Is the foundation sound and free from hazards?

Notes: The Foundation for the entire mobile home is in need of immediate repair. The floor inside the mobile home is weak and buckles under pressure. The entire mobile home has uneven surfaces and is a safety hazard. The mobile home owner states that the house is infested with termites.

Dimensions

Estimated Cost \$ 4,000

2. **Exterior Walls:** Good [] Repair [] Replace [X]
Are the exterior surfaces sound and free from hazards?

Notes: The exterior wall siding is in bad shape. There are many areas where the wood siding has deteriorated due to moisture or termites. Water comes through the panels when it rain.

Dimensions

Estimated Cost \$ 2,500

3. **Windows:** Good [] Repair [] Replace [X]
Are the windows in good working order?

Notes: The windows are old and majority of them don't open properly.

Qty: 14

Estimated Cost \$ 2,000

4. **Doors:** Good [] Repair [] Replace [X]
What are the conditions of the exterior doors?

Notes: The exterior doors need to be replaced. The front door doesn't close properly and the door frame is damaged. The rear door is also damaged and needs replacement. Termites are eating through the door frame.

Qty: 2

Estimated Cost \$ 2,000

5. **Overhang / Trim:** Good [] Repair [] Replace []

11. **Gas Line:** Good [] Repair [] Replace []
LP Gas Line & Tank to Code Relocate [] Replace []

Notes: N/A (family uses electric stove)

Dimensions: Estimated Cost \$

12. **Other observations about all Exterior Plumbing/Drain/Sewer:**

Notes: Exposed plumbing seen throughout the entire property.

Estimated Cost \$ 1,500

INTERIOR

13. Describe **Flooring Conditions** for Entire Dwelling:

Notes: The house is in need of new flooring. The existing linoleum is in poor shape and some of the rooms don't even have linoleum. The existing linoleum is coming unglued all around the home posing tripping hazard; entire home does not have floor trimming.

Describe Specific Floor **Problem Areas:** Entire home

Is Floor Repairable Yes [] No [X]

Notes: The entire floor is in bad shape and needs to be replaced.

Dimensions Estimated Cost \$3,500

14. **Condition of Kitchen Cabinets:** Good [] Repair [] Replace [X]
Are the kitchen cabinets in good shape and are they serving their purpose? No

Notes: The kitchen cabinets are very old and need to be replacement. The doors are broken and the hinges are falling apart.

Estimated Cost \$ 2,000

15. **Ceiling Coverings:** Good [] Repair [] Replace [X]

Notes: The ceiling needs to be replaced in the entire home. There are several areas where water staining has occurred and ceiling is caving into throughout the entire home. The panel on the top of ceiling is coming apart.

Estimated Cost \$ 2,500

16. **Wall Coverings:** Good [] Repair [] Replace [X]
 Interior Trim Good [] Repair [] Replace [X]
 Interior Finish (Wall Texture) Good [] Repair [] Replace [X]

Notes: The wall coverings in the home needs to be replaced. There are many areas in the home where the wood paneling is falling apart due to water leaks.

Estimated Cost \$ 3,000

17. **Water Heater:** Good [] Repair [] Replace [X]
 Is hot water heater located and equipped in a safe manner and free of hazards?

Notes: The water heater is located in the back of the mobile home, needs to be replaced. The water heater tank is corroded.

Estimated Cost \$ 1,500

18. **Plumbing:** Good [] Repair [] Replace [X]
 Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: The water lines located beneath the sink in the kitchen are leaking and have causes serious deterioration to the floor.

Estimated Cost \$1,500

19. **Insulation:** Good [] Repair [] Replace []
 Are the attic and walls appropriately insulated for regional conditions? No

Notes: No insulation was visible at the time of inspection.

Estimated Cost \$

20. **Lead Base Paint Assessment** Required [] Not Required [X]

Estimated Cost

21. **Infestation –** Yes [] No [X]
 Is the unit free from rats or severe infestation by mice or vermin? No

Notes: There are many areas where termite burrows are present. Owner states house is in fact infested with termites and they are noticeable.

Estimated Cost \$ 2,000

22. **Electrical Lines:** Good [] Repair [] Replace [-X]

Electrical Hazards – Yes [X] No []
 Are the rooms free from electrical hazards? No

Location(s): Entire home

Notes: During the home inspection the home owner states that several plugs throughout the home are not working. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 2,500

23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend demolition and reconstruction due to repairs exceeding over 50% of the value of dwelling and will be triggering policy for Reconstruction.**

- Note - If more room is needed, attach additional sheet.

Total Rehab Estimated Cost \$37,200.00

Current Value of Structure \$15,623.00

50% Value \$7,811.50



Program Coordinator I

Date

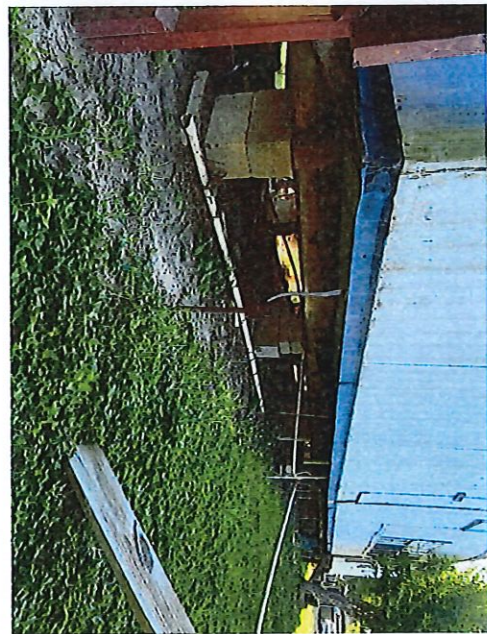
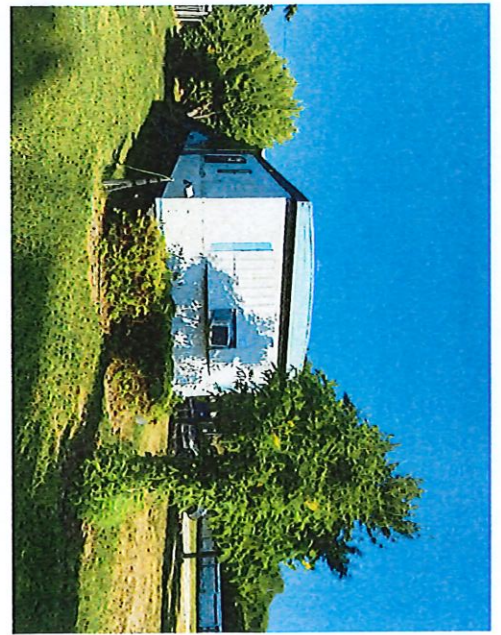
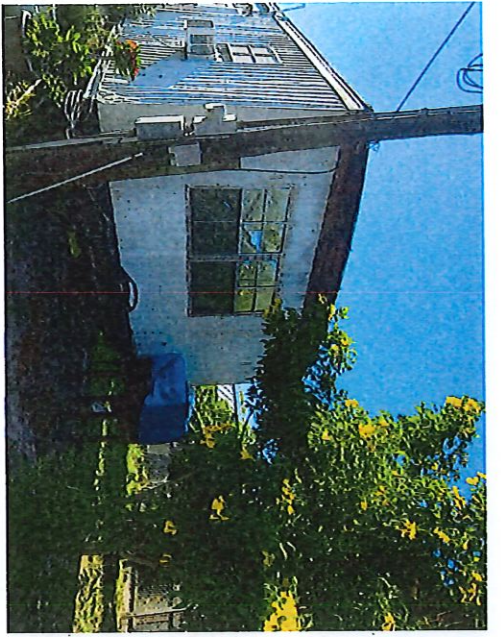
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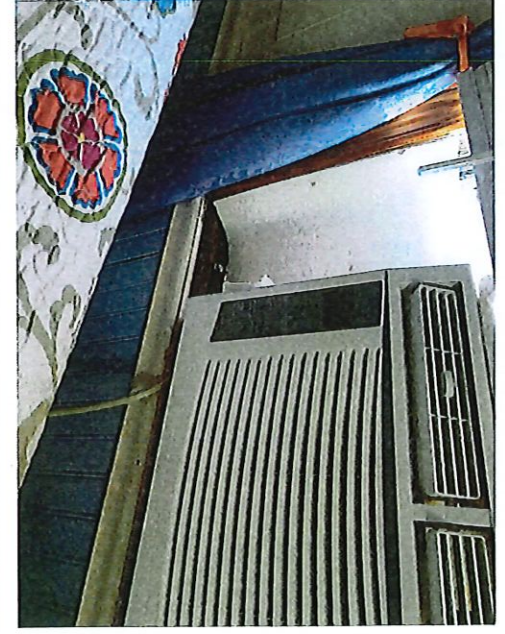
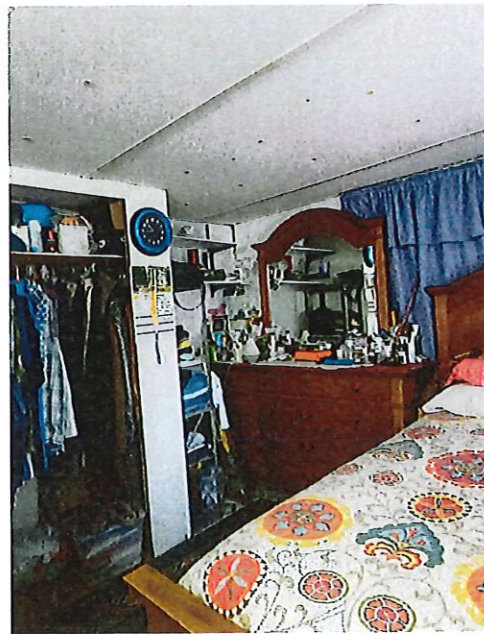
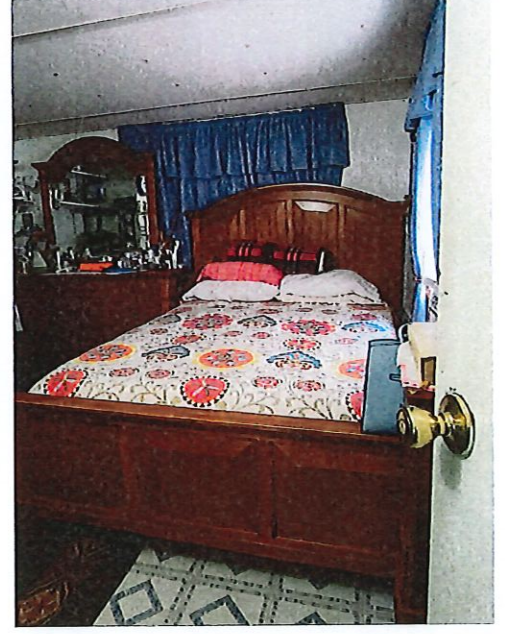
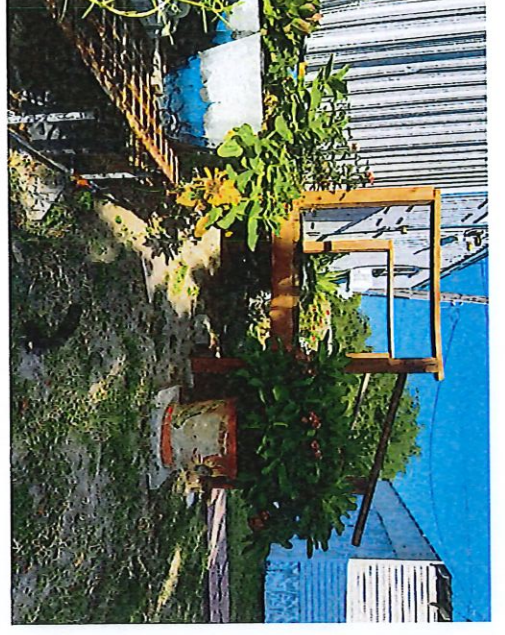
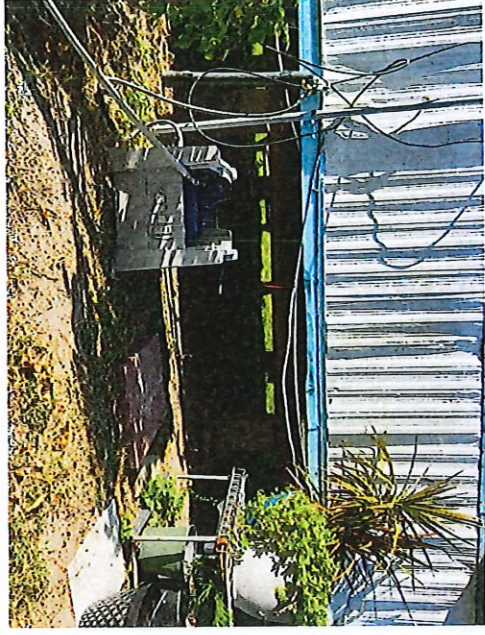
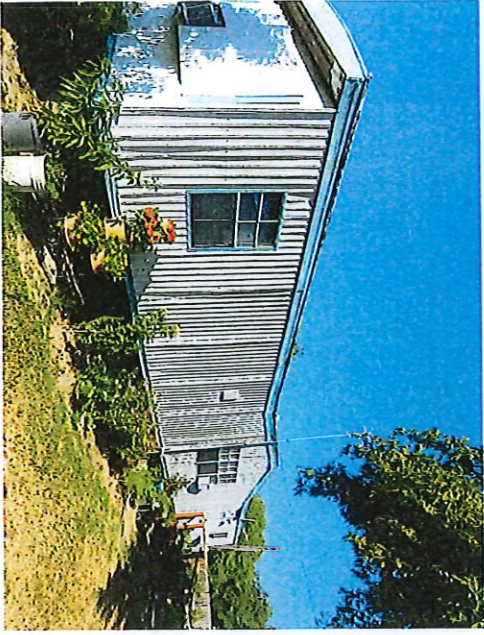


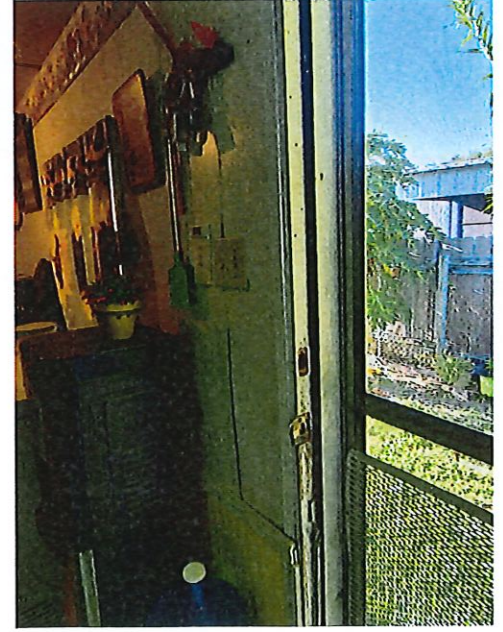
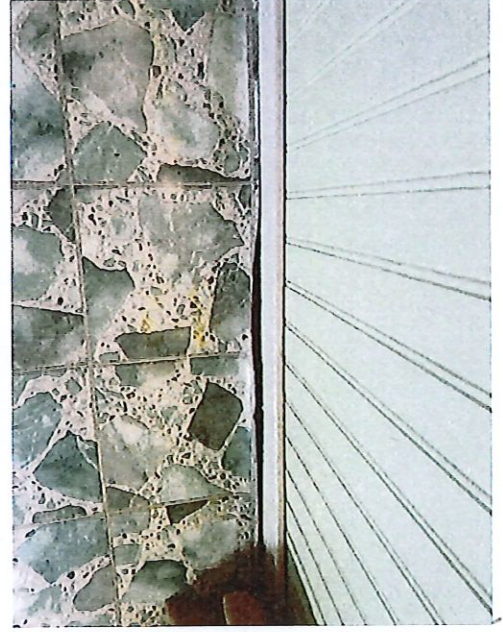
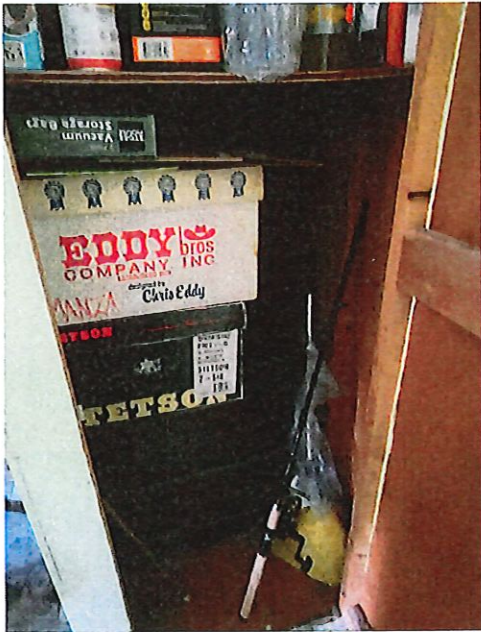
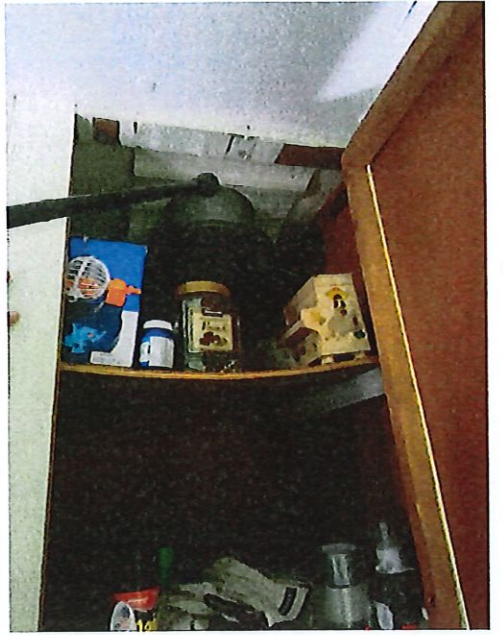
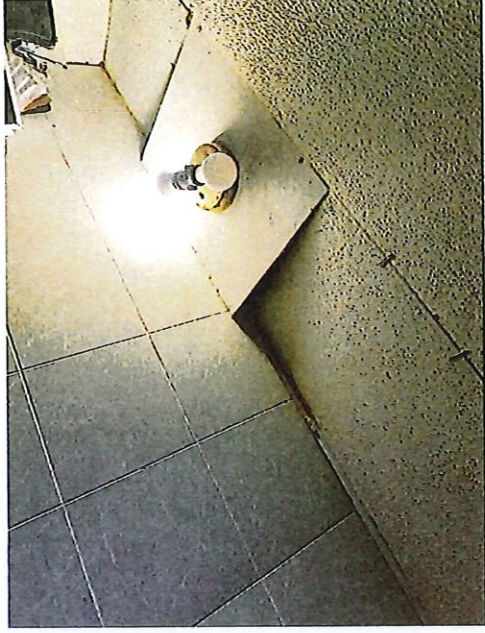
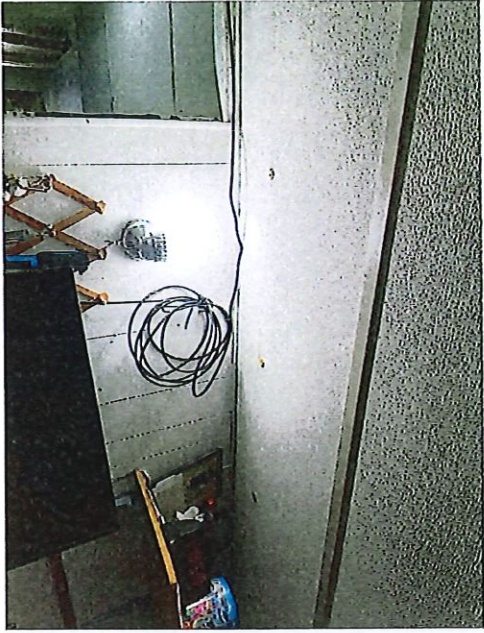
Housing Division Manager Approval

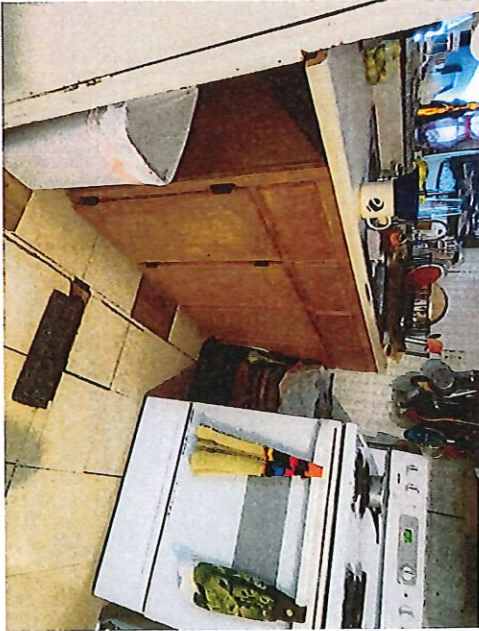
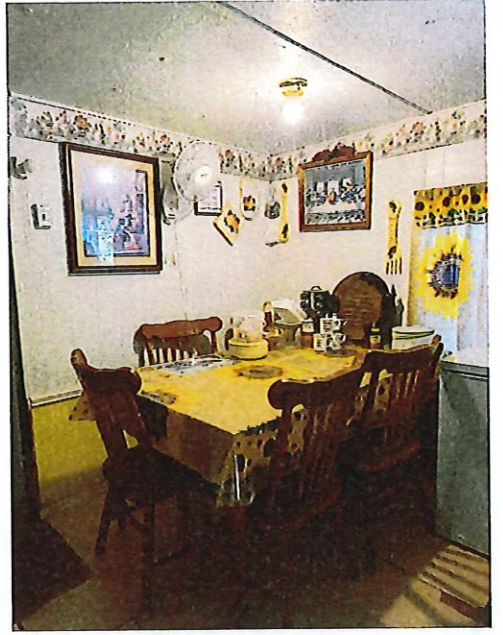
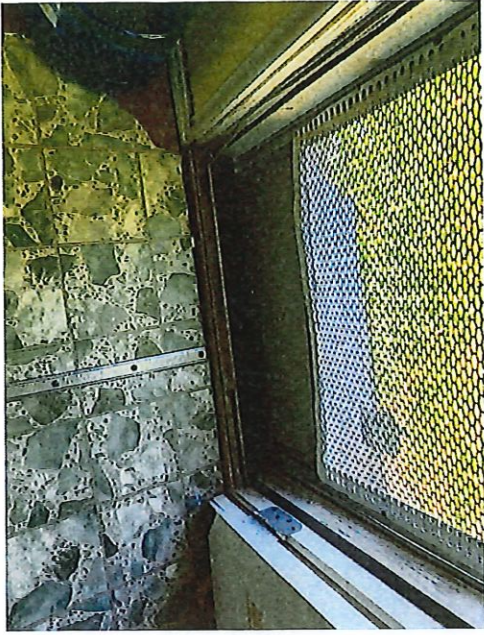
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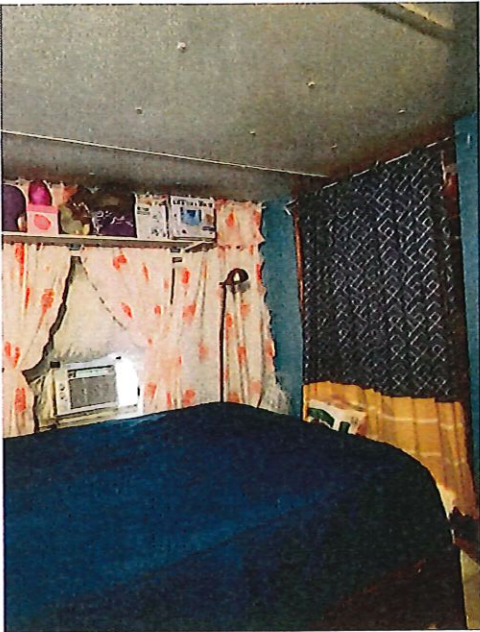
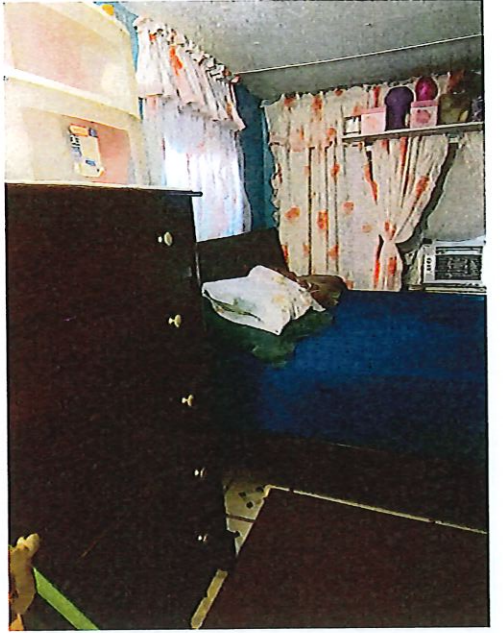
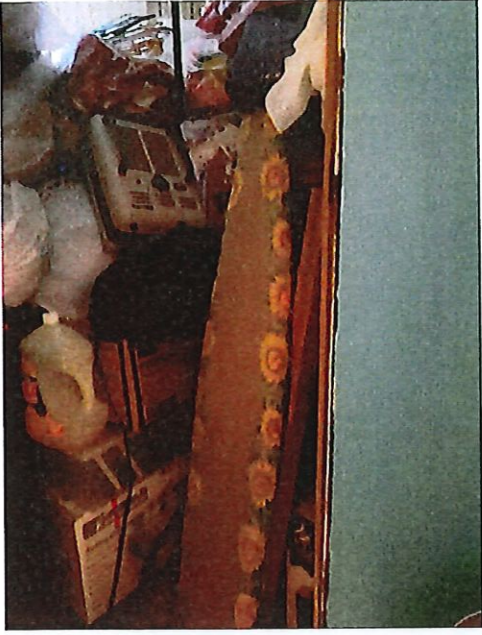
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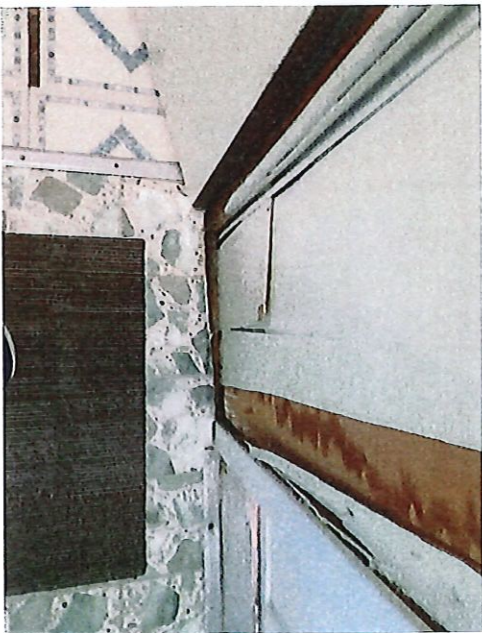
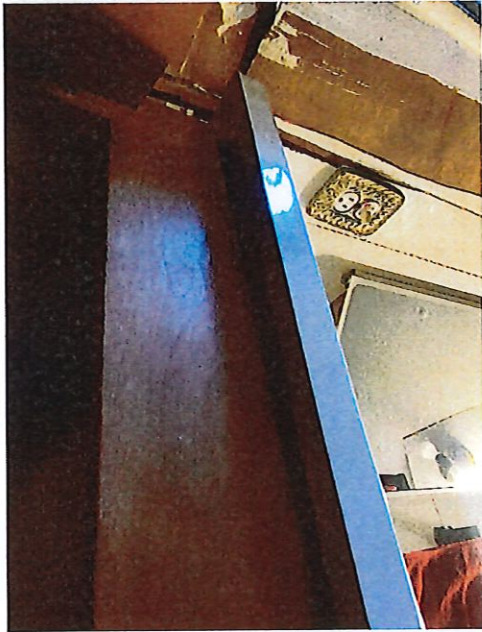
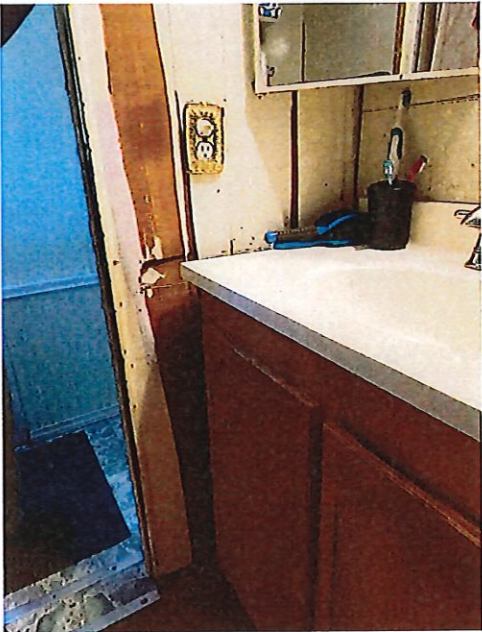
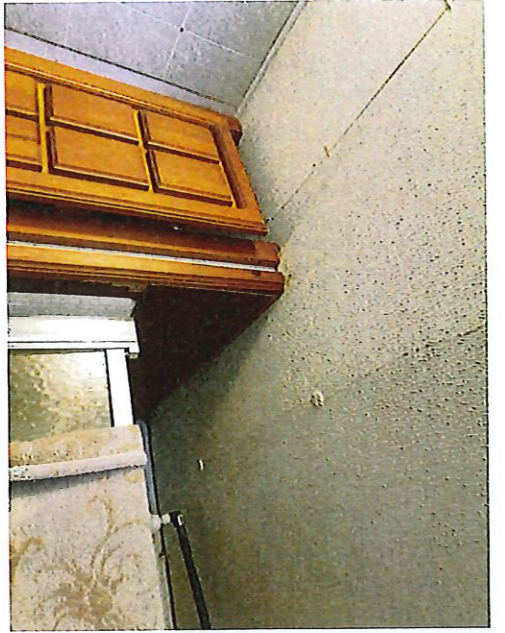
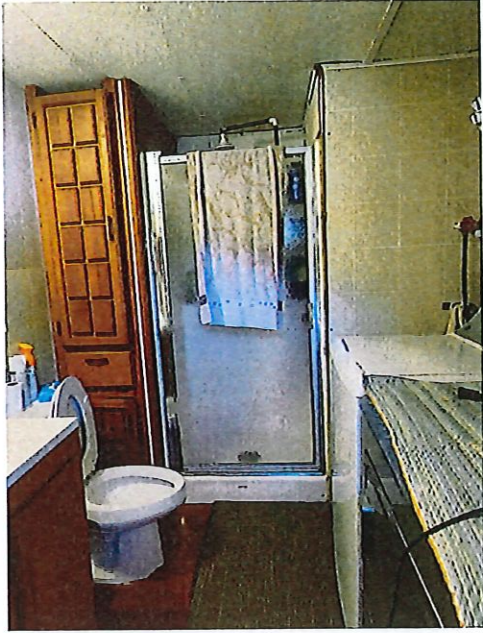














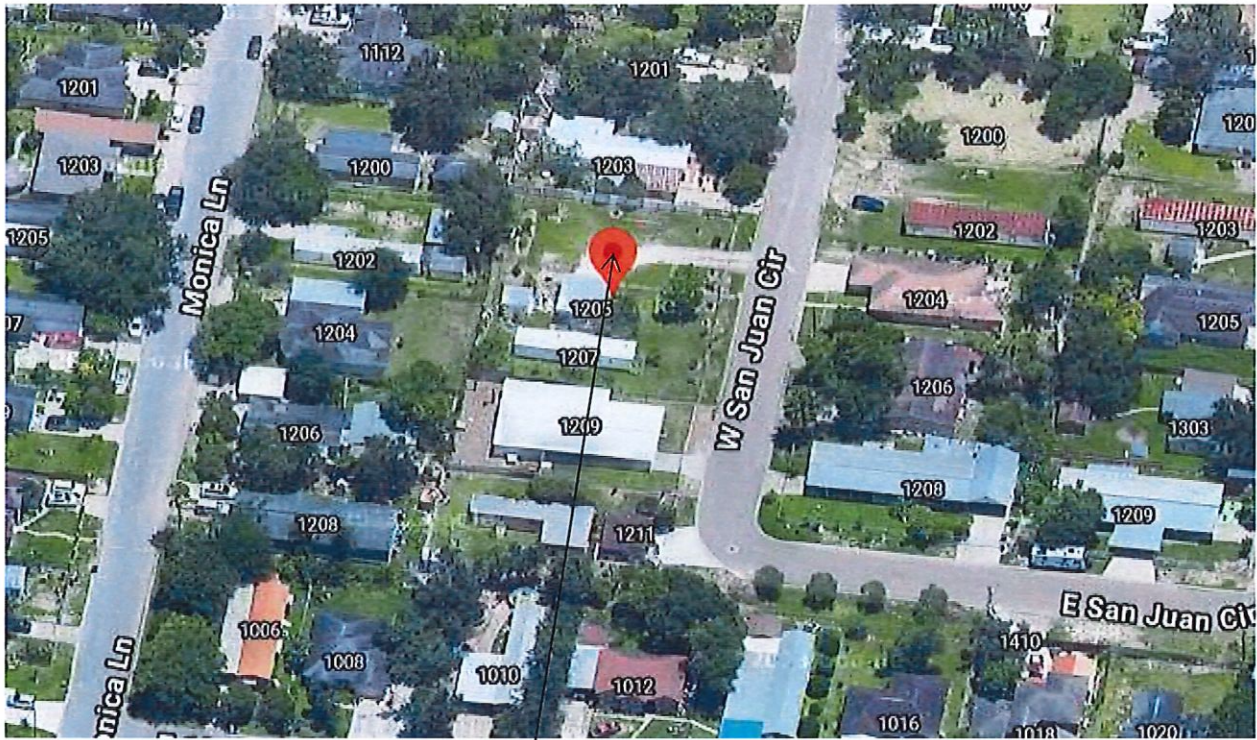
DEPARTMENT OF HOMELAND SECURITY
 Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
 Expires: 09/30/2023

SECTION I - LOAN INFORMATION			
1. LENDER/SERVICER NAME AND ADDRESS Urban County Program 1916 Tesoro Blvd Pharr, TX 78577 Branch: 317305 - HIDALGO COUNTY - URBAN COU Attn: IRENE MONTORYA		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) 1207 W SAN JUAN CIR SAN JUAN, TX 78589 Borrower: ALMANZA, RAFAEL	
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER REHAB #4710	5. AMOUNT OF FLOOD INSURANCE REQUIRED	
SECTION II			
A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
1. NFIP Community Name HIDALGO COUNTY	2. County(ies) UNINCORPORATED AREAS	3. State TX	4. NFIP Community Number 480334
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME			
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 480334 0425C	2. NFIP Map Panel Effective/Revised Date 11/16/82	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (if yes, and LOMC date/no. is available, enter date and case no. below). Date _____ Case No. _____	
4. Flood Zone B	5. No NFIP Map		
C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)			
1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP 2. <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP). 3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available. CBRA/OPA Designation Date: _____			
D. DETERMINATION			
IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V") ? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed. This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.			
E. COMMENTS (Optional)			
THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.			
F. PREPARER'S INFORMATION			
NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) CoreLogic Flood Services 1825A Kramer Lane Austin, TX 78758 1-800-447-1772		DATE OF DETERMINATION 07/29/24 at 02:26 PM CDT FloodCert #: 2407728644 *** LIFE-OF-LOAN ***	



SITE LOCATION MAPS
1207 W. San Juan Circle San Juan Texas 78589



SUBJECT PROPERTY

