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EXECUTIVE DIRECTOR
Kenneth N. Jones, Jr.

Posted for Comment 11-4-2014
Comment closes 11-14-2014
Send all comments to:
doralicia.rivera@glo.texas.gov

Memorandum

To: Kristina Loera, GLO Grant Manager

From: Kenneth N. Jones, Jr., Executive Director

Date: Monday, August 11, 2014

Subj: **Re: Disaster Recovery Round 2 HOP- Waiver Request for Disposition Property Gift Deed for HOP Applicant- LRGV01189, Norberta & Francisco Banda, Activity #H034000180**

Background:
HOP Guidelines state that the "Subrecipient" must acquire and demolish the storm damaged property of HOP Applicants. The Lower Rio Grande Valley Development Council respectfully requests approval to not acquire the storm damaged property of HOP Applicant Norberta Banda, Applicant # LRGV01189. Ms. Banda currently co-owns a lot in Laguna Heights, a CDP, near Port Isabel in Cameron County with her sister, Enriqueta Flores. Ms. Banda lives in her mobile home on the back half of the lot, and her sister lives in her home on the front half of the lot. Ms. Banda treats the back home and the back half of the lot as her separate property; Ms. Flores does the same with the front half of the lot. The lot was never formally subdivided. Cameron County has indicated that the lot cannot be subdivided because the resulting lots would not meet the local zoning requirements. A copy of their letter is attached.

Waiver Request:
It is respectfully requested that the requirement that the Lower Rio Grande Valley Development Council acquire ownership of Ms. Banda's storm-damaged property be waived, that Ms. Banda be allowed to participate in HOP relocation, and that

Ms. Banda's co-owned interest in her storm-damaged property be transferred to her sister, Enriqueta Flores, rather than to the Lower Rio Grande Valley Development Council.

Ms. Banda will relinquish her ownership interest in the storm damaged property to her sister, Enriqueta Flores, and will relocate to an area of higher opportunity under the Homeowner Opportunity Program. Ms. Flores will obtain full ownership of the entirety of the storm damaged property, thereby eliminating an overcrowding situation that currently exists on the property. Such an outcome would provide for the greatest benefit to both program participants. Ms. Banda's home will still be demolished; Norberta Banda and Enriqueta Flores consent to the demolition. Ms. Banda will sign the deed (prepared by UT Title Project) at the closing.

We appreciate your consideration of the submission of this waiver request to allow Ms. Banda to participate in HOP.

Sincerely,

Kenneth N. Jones, Jr.
Executive Director

Enclosures: Letter from Cameron County

"A Team Working To Serve You"

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Pete Sepulveda, Jr.
Director

David A. Garcia
Assistant Director

June 30, 2014

Lower Rio Grande Valley Development Council
Attn: Kenneth N. Jones, Jr. - Executive Director
301 W Railroad
Weslaco, TX 78596

RE: Lot 9, Block 29, Rutherford-Harding Addition

Mr. Jones:

It is our understanding that the property located 260 Taylor St. in Laguna Heights Texas is being considered for Disaster Recovery Funds for the demolition and reconstruction of the residential structure and in the process the property will need to be subdivided.

During our review this division will result in lots let than 5,000 sf. Therefore the proposed division will not meet the Subdivision Rules and Regulations. The likelihood of Cameron County Commissioners County approving a variance will be very unlikely. In addition the property lies within the ETJ of the Port Isabel and will require their approval first.

If you have any questions, please feel free to call me at (956) 247-3535 or (956) 247-3526.

Thank you,

C. Alejandro Sanchez, P.E.
Assistant Engineer

cc: Ernesto Hinojosa, P.E. - Staff Engineer
Noe Benavidez - Building Official
File

1390 W. Expressway 83 San Benito, Texas 78586 Phone (956)247-3518 Fax (956)361-8278