



City of Laredo

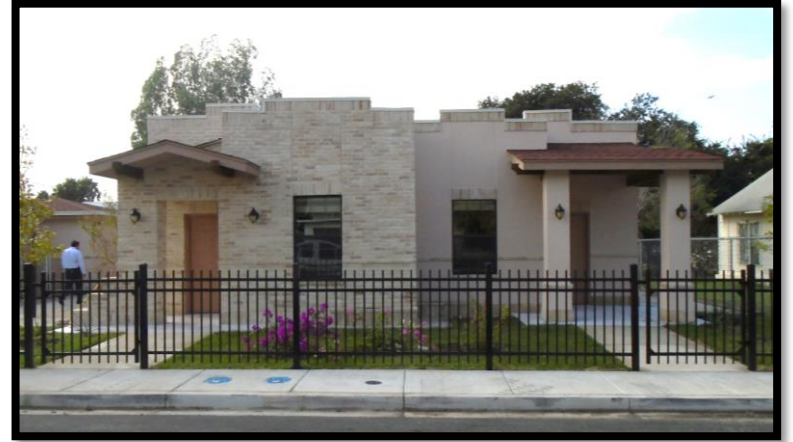
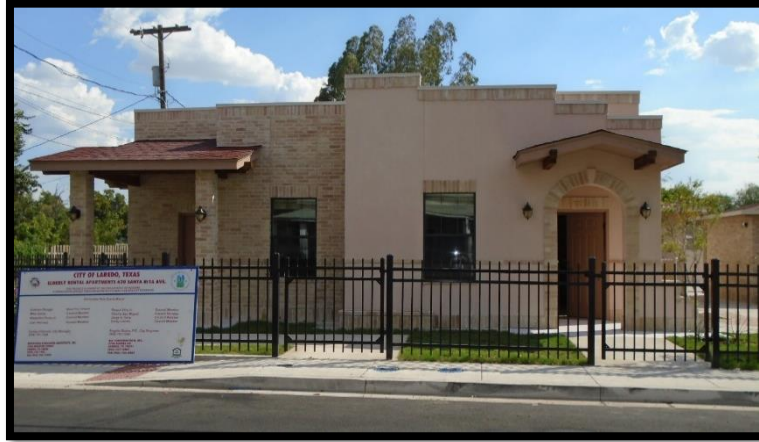
Department of Community Development



Before

Downtown Elderly Rental Housing Project 2015

1901 Farragut St.



4 Rental Units

- 2 – 1 bedrooms (729 sq. ft. each)
- 2 – 2 bedrooms (866 sq. ft. each)

6 Parking Spaces (1 Handicap)



- 1 bedroom - \$425.00
- 2 bedrooms - \$500.00

(Water included)



- Lot Acquisition \$ 75,382.00
- Architect \$ 61,430.00
- Construction \$ 505,142.36

Total Project Cost \$641,954.36



Before



Fernando Salinas Elderly Rental Housing Project 2019

1806 Juarez Ave.



4 Rental Units – Efficiencies
\$400.00 ea.

(Water included)

493 sq. ft. each unit
4 Parking Spaces (1 Handicap)



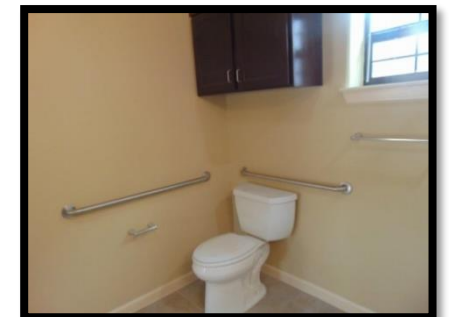
Architect	\$	57,580.00
Construction	\$	401,218.90
Testing	\$	7,405.00

Total Project Cost \$466,203.90



Fernando Salinas Elderly Rental Housing Project 2020

1803 Juarez Ave.



3 Rental Units – Efficiencies

\$400.00 ea.

(Water included)

500 sq. ft. each unit

3 Parking Spaces (1 Handicap)

Construction \$ 359,500.00

Architect Fee included w/1806 Juarez Project

Total Project Cost \$359,500.00



15 Rental Units – Efficiencies
\$475.00 ea.

(Water and Electricity included)

440 sq. ft. each unit



Architect	\$ 162,870.00
Construction	\$ 2,081,579.39
Appliances	\$ 19,843.41
Other	\$ 37,583.21

Total Project Cost \$2,301,876.01

Martha C. Narvaez City Hall Apartments 2020

820 Convent Ave.

Proposed Southern Hotel Housing Project estimated 2023

1210-1214 Matamoros



Estimated Housing Project Timeline

2 Years
Approximately

- 1. Initiation Phase** (approx. 3-4 months)
 - Search for proposed project location.
 - Once the land is identified, proceed with requesting City Manager's approval for the project.
 - Mail out letter of intent to owner and initiate the environmental process.
 - Request property survey and appraisal.
 - Make an offer to owner with City Manager's approval.
 - Receive the "Authority to Use Grant Funds" from HUD.
 - Request Title Commitment and request City Council Approval.
 - Schedule closing and acquire the property.
- 2. Planning Phase** (approx. 6-8 months)
 - Request architectural proposals.
 - Select architect and construction plans are initiated.
 - Once the plans are completed, advertise notice to bidders.
 - Review bids and select contractor.
 - Prepare and execute a construction contract and notice to proceed.
- 3. Execution Phase** (Approx. 4- 6 months)
 - Monitor contractor construction performance.
 - Process contractor's request for payments and verify that all required inspections are approved.
 - Notify prospected renters on the waiting list and intake applications.
- 4. Completion Phase** (Approx. 2 months)
 - Final construction walk through and prepare punch list of deficiencies noted, if applicable.
 - Once the construction project is completed satisfactory, the final payment to the contractor is processed.
 - Units are occupied by the approved tenants.

Affordable Rental Housing Projects

Tenant Selection Policies and Criteria

1. Age Restrictions

- Elderly households whose head, spouse, or sole member is a person who is at least 62 years of age.

2. Income

- Applicant(s) income must not exceed the Household Area Median Family Income (HAMFI) as per HUD Section 8 Program Income Guidelines. (Updated Annually)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
50%	\$21,350	\$24,400	\$27,450	\$30,450	\$32,900	\$35,350	\$37,800	\$40,200
60%	\$25,620	\$29,280	\$32,940	\$36,540	\$39,480	\$42,420	\$45,360	\$48,240

- Applicants must provide proof of gross income at least 1.5 times the rental rate. Section 8 applicants must have a gross household income of 1.5 times monthly tenant-paid portion.

3. Occupancy

Bedroom Size	Persons in Household	
	Minimum	Maximum
Efficiency	1	2
1 Bedroom	1	2
2 Bedrooms	2	4

4. Residency Requirement

- Applicant(s) must have resided within the city limits for at least 6 months.

5. All household members must be U.S. Citizens or Permanent Residents

Thank you