

WEBB COUNTY
Community Action Agency (C.A.A.)
New Construction Program Guidelines

I. PURPOSE

The purpose of the New Construction Program is to decrease overcrowding, dangerous and substandard living conditions and improve the quality of life for Webb County's colonia residents. This program will be operated in accordance with all applicable rules and regulations as required under the Texas Department of Housing and Community Affairs, Office of Colonia Initiatives, Colonia Self-Help Center Program.

II. PROGRAM OBJECTIVES

The following objectives are required for the implementation and administration of the new construction program activity.

- A. The primary objective of the Webb County's New Construction Program is to provide decent, safe, and sanitary housing for eligible LMI applicant homeowners by the construction of new, single family dwelling units in compliance with current International Residential Code (IRC) and meet accessibility requirements pursuant to §2306.51 of the Texas Government Code and in compliance with current Texas Minimum Energy Efficiency Requirements for Single Family Construction Activities pursuant to §2306.187 of the Texas Government Code.

III. APPLICANT ELIGIBILITY

1. Selected applicants shall not exceed 80% of the area median income.
2. Assisted families must relocate from within the boundaries of the targeted colonias of Los Altos, San Carlos I, San Carlos II, Ranchitos 359 East, and Pueblo Nuevo.

IV. PROPERTY ELIGIBILITY

A. Unit Characteristics

1. All new construction projects must be approved by TDHCA-OCI.
2. All new construction projects must meet only the current needs of the approved applicant.

B. Location

1. New Construction homes will be constructed outside the Self-Help Center target colonias, inside the City of Laredo City Limits as approved by TDHCA-OCI per Subchapter Z of Chapter 2306 of the Texas Government Code, Section 2306.586 (9) Self-Help Center: Purpose and Services.

C. Inspection

1. The selected contractor must provide a final inspection report that is free from deficiencies conducted by a qualified inspector. This report must be submitted to Webb County and to the homeowners upon construction completion.

V. CONDITION REQUIREMENTS

- A. Completed new construction units must comply minimally with current International Residential Code for new construction and must meet the accessibility requirements pursuant to §2306.514 of the Texas Government Code and Minimum Energy Requirements pursuant §2306.187 of the Texas Government Code.

VI. TYPES OF IMPROVEMENTS

- A. Required permits/inspections, if any, will be obtained by the contractor at his/her expense and will be included as part of the bid costs.

VII. CONFLICT OF INTEREST

- A. The conflict of interest regulations contained in the TxCDBG contract between the Webb County and the Agency prohibit local elected officials, Administering Locality employees, and consultants who exercise functions with respect to grant program activities or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, from receiving any benefit from the grant program activity either for themselves or for those with whom they have family or business ties, during their tenure or for one year thereafter.

XIII. SELECTION OF APPLICANTS, WORK WRITE-UP

- A. Selected applicants must meet all income eligibility requirements. Applicants to be assisted under the new construction activity will be selected by Habitat for Humanity of Laredo, Inc.

XIV. CHANGES, WAIVERS, AND/OR CONFLICTS

- A. The Executive Director of the Community Action Agency will be authorized to make word changes and amendments to these guidelines, on a case-by-case basis, in order to address urgent issues that were unforeseen but will facilitate or assist in carrying out the overall objective of the program or issues that may arise between County Commissioner's Court meetings and only if the proposed word change or guideline amendment is approved by TDHCA-OCI. Details and backup documentation for each particular case will be maintained in the files to justify all changes or amendments including TDHCA-OCI approval. The Webb County Commissioner's Court will have the right to change, modify, or revoke all or any part of these New Construction Guidelines by a majority vote of the governing body. However, the respective funding agency must be informed of such changes and if the changes are substantial and do not meet the respective funding agency requirements, respective funding agency will have the final word on the issue.

B. If there is a conflict between the respective program guidelines the more stringent or restrictive guideline will prevail or Webb County will use its best efforts to obtain a waiver or reach a compromise to resolve the conflicting guidelines.

Passed and approved this _____ day of _____, 2019 by the Commissioners' Court of Webb County, Texas.

WEBB COUNTY, TEXAS

Tano E. Tijerina
Webb County Judge
Date: January____, 2019

ATTESTED:

Margie Ramirez-Ibarra
Webb County Clerk

APPROVED AS TO FORM:

Ray Rodriguez – Attorney
Webb County Civil Legal Division

*By law, this office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval of their own respective attorney(s).

**Passed and approved by the Webb County Commissioners Court on
January , 2019; Item No. .**