

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB

**2022-2025 ARPA Sub-Award Assistant Grant Program Funding Agreement
By and Between
Webb County, Texas
and
Laredo-Webb Neighborhood Housing Services, Inc. DBA NeighborWorks Laredo**

On March 11, 2021, the American Rescue Plan Act was signed into law, and established the Coronavirus State and Local Fiscal Recovery Funds program.

THE AMERICAN RESCUE PLAN ACT (ARPA) INTERIM FINAL RULE AND GUIDANCE PROVIDED BY THE FEDERAL GOVERNMENT ALLOWS AN AWARDEE, IN THIS CASE, WEBB COUNTY, TO SUB-AWARD ARPA FUNDS TO ORGANIZATIONS IN ORDER TO PROVIDE SERVICES THAT RESPOND TO THE COVID-19 PUBLIC HEALTH EMERGENCY OR ITS NEGATIVE ECONOMIC IMPACTS. THE DETERMINATION THAT A SERVICE MEETS THE ELIGIBLE ACTIVITIES UNDER THE AMERICAN RESCUE PLAN ACT FINAL INTERIM RULE; AND THE DECISION TO PROVIDE FINANCIAL ASSISTANCE TO AN ORGANIZATION'S MISSION WILL BE BASED UPON PRE-DETERMINED SCORING CRITERIA RESULTING IN RECOMMENDATIONS PRESENTED TO COMMISSIONERS COURT. THERE IS NO ENTITLEMENT TO COUNTY FUNDS BY ANY ORGANIZATION.

THIS NON-GOVERNMENTAL ORGANIZATION (NGO) A.R.P.A. SUB-RECIPIENT AGREEMENT IS INTENDED TO PROVIDE OBJECTIVE STANDARDS, RULES AND MONITORING OF PUBLIC FUNDING BY WEBB COUNTY FOR THE ENTITY BEING FUNDED BY THE ACT FOR RESPONDING TO THE COVID-19 PUBLIC HEALTH EMERGENCY, FOR APPROPRIATE COMMUNITY NEEDS OF WEBB COUNTY

This agreement is made and entered into by and between Webb County, a political subdivision of the State of Texas, acting herein by and through its County Judge, as authorized by its Commissioners Court, (hereinafter referred to as "County" or "Prime Grantee") and the Laredo-Webb Neighborhood Housing Services, Inc. DBA NeighborWorks Laredo, a Texas Non-Profit Corporation - 501(c)(3), acting by and through Ms. Elizabeth Alonzo-Villarreal its Chief Executive Officer (hereinafter referred to as "NeighborWorks" or "Sub-Recipient").

FILED 2/14/2024 11:02 AM.
MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
BY [Signature] DEPUTY

General Information:

Project Title: The Three Points Village 24 Single Family Affordable Home Project

A. Eligible category and sub category:

Eligible Category: 3. Services to Disproportionately Impacted Communities

Eligible Sub-Category: 3.10. Housing Support: Affordable Housing

B. NGO Contact Person: Ms. Elizabeth Alonzo-Villarreal

C. NGO Contact:

E-Mail: ealonzo@nwlaredo.org

Telephone number: (956) 712-9100

D. All NGOs (Non-Governmental Organization) that request a grant application award from the County shall be and are required to comply with and shall participate in providing proof of compliance with any and all special conditions and/or federal reporting requirements for the American Rescue Plan Act State and Local Fiscal Recovery Fund in order to ensure compliance.

E. Active System of Award Management- (SAM) System of Award Management Registration, confirmed.

F. NGO Sub Recipient UEI Number: GD5SWFXEHDL4

G. NGO Sub Recipient Federal Tax ID Number: 74-2611475

Therefore, the above-named party as a NGOs (Non-Governmental Organization) and Webb County do hereby mutually agree and contract as follows:

**ARTICLE 1
SCOPE OF SERVICES**

NeighborWorks Laredo, covenants and agrees to construct and complete a development consisting of 24 lots and 24 homes as set out in their Webb County pre-approved Performance Statement attached hereto as Exhibit "A" and incorporated herein by reference as if set out in full during the grant period, being August 1st, 2023 through December 31st, 2025.

**ARTICLE 2
PERSONNEL AND EQUIPMENT**

NeighborWorks agrees to furnish all personnel with the required skills and expertise needed to perform the above-mentioned services at no additional cost to the County other than as provided in Article 5. In addition, NeighborWorks, shall provide all necessary equipment, supplies, vehicles, utilities and miscellaneous expenses incurred in performing the scope of services at no additional cost to the County other than as provided in Article 5.

ARTICLE 3
SUB-RECIPIENT MONITORING, SITE VISITS & ANNUAL REPORTS

County and NeighborWorks, as a Sub-Recipient, are required to agree to and comply with any and all ARPA Sub-Recipient Monitoring Procedures, as set forth below and shall also submit a detailed annual report to the **Webb County Economic Development Director**, the **Webb County Auditor** with copy of same to the **Webb County Treasurer**, which shall identify the services delivered and expenses incurred under this agreement. First annual report shall be submitted to the County no later than November 12th, 2024 and yearly thereafter during the term of this agreement.

Annual Award Stage Risk Assessment

- County, by and through the Webb County Economic Development Department, will review Sub-Recipient's single audit report (CAFR).
- County, by and through the Webb County Economic Development Department, review past and current performance as reported through the quarterly review process, both financial and performance statement.
- Quarterly reports: By the 15th of each quarter (April, July, October and January), Sub-Recipient shall electronically submit, to the Economic Development Department, Funding report of all expenditures of funds. These reports are due even if Sub-Recipient has no new activity to report during the month.
- County shall ensure applicable federal special conditions of grant award are passed down to the sub-recipient by requesting Sub-Recipient sign a document formally acknowledging in writing the receipt of, and agreement to comply with, the any and all Federal/State and/or program grant award special conditions.

Continuous analysis during grant award period

The County, by and through the Webb County Economic Development Department, shall continuously analyze the administrative and programmatic performance of the Sub-Recipient through the following methods:

- Internal Controls (2CFR 200.303) – County will ensure the Sub-Recipient provides reasonable assurance of Sub-Recipient compliance with federal statutes, regulations, and the terms and conditions of the federal award:
- Sub-Recipient must return signed acknowledgement of the terms and conditions of the sub-award to the Prime Grantee.
- Sub-Recipient must agree to evaluation and monitoring of their compliance with statutes, regulations, and terms and conditions of the sub award by allowing access to Sub-Recipient invoices, payroll, and financial records and/or financial statements, and the performance of on-site reviews of the Sub-Recipient's program operations.
- Sub-Recipient must take prompt action when instances of noncompliance are identified.
- Sub-Recipient must take reasonable measures to safeguard sensitive information consistent with applicable federal state, and local laws.

- County, by and through the Webb County Economic Development Department, assure regular communication with Sub-Recipient stakeholders.
- Sub-Recipient shall submit listing of expenditures to the Webb County Economic Development for approval before expenses have been made.
- Invoice review: Sub-Recipient shall ensure invoices are timely, accurate, and contain the appropriate backup documentation to support the expense. *Make sure sales tax is not included in the invoice amount.* For any questionable expense(s), request additional backup from the Sub-Recipient specific to the charge(s) prior to payment. County will process reimbursement requests submitted by Sub-Recipient with “~~14~~” business work days. *Earl*
- County will request financial reports from the Sub-Recipient that shows: sub award amount, invoice(s) submitted for reimbursement by sub award budget category, and remaining sub award amount after expenses. Ensure cumulative expenses do not exceed the total approved sub award amount and ensure the rate of spend is consistent with the timeline of the project.
- County will review any other financial or non-financial reports required by the sub award such as Sub-Recipient list of supplies and equipment purchased with grant funds.
- County will Coordinate Sub-Recipient budget revision requests, process, submission, and grantor approval.
- County and Sub-Recipient will document supporting Sub-Recipient monitoring efforts: e-mail correspondence, invoices, deliverables such as relevant data for quarterly progress report(s) and other supporting documentation.
- County will request quarterly reports from the Sub-Recipient; collaborate with the Webb County Economic Development Department for review and approval.
- County will follow up with Sub-Recipient regarding findings during annual sub- recipient site visit and request Sub-Recipient’s resolution of site visit findings.
- For high-risk sub awards, the following additional steps are and shall be mandatorily required:
- County will request additional supporting detail for all financial invoices and expenses in accordance with the sub award terms and conditions.
- County will document and retain communications regarding project performance.
- Sub-Recipient will report any significant issues to Webb County Economic Development Department.
- Sub-Recipient’s failure to perform could resulting in further action including: withholding payments, performing additional site visits, termination of the sub award.

Annual Site Visit

As a best practice, the County, by and through the Webb County Economic Development Department, shall conduct not less than one annual site visit of all Sub-Recipients, no matter their level of risk.

Process for On-site Monitoring of Administrative, Financial, and Programmatic elements of the sub award:

- Webb County Economic Development Department will contact Sub-Recipient via e-mail to coordinate a site-visit date on the Sub-Recipient’s premises that is an acceptable time for both,

Webb County Economic Development Department and Sub-Recipient.

- After site visit date and time is established, Webb County Economic Development Department will send, on letterhead, details of what the site visit will focus on such as: gathering assurance that the Sub-Recipient is compliant with federal statutes, regulations, and the terms and conditions of the federal award; invoice(s) and a detailed list of expenditures made with grant funds that will be reviewed while on site.
- Opening/Entrance conference: Webb County Economic Development Department staff will begin the site visit with a meeting that includes the sub- recipient personnel participating in the site visit. The meeting will describe the reason for the site visit, review items to be discussed and supplies and equipment purchased with grant funds that will be seen.
- During the site visit, staff will follow the Monitoring Checklist that satisfies the administrative and financial elements of the sub award.
- Exit conference: Webb County Economic Development Department staff will end the site visit with a meeting that discusses the program and items purchased with grant funds. Any non-compliance issues will be brought to the attention of the Sub-Recipient.
- After the site visit, Webb County Economic Development Department will send, on letterhead, explanation of the items reviewed and whether the Sub-Recipient procedures satisfy the compliance standards for applicable federal and/or state statutes, regulations, and conditions of the federal award, and explanation of all findings related to Sub-Recipient compliance. Process for documenting Sub-Recipient findings and procedures for follow-up on issues for resolution.
- After the site visit, Webb County Economic Development Department staff will note findings and request Sub-Recipient provide the department with written documentation evidencing proof of the resolution of any issue(s) on the Sub-Recipient Site Visit Evaluation Report and on the Post-Site Visit letter. This report will be sent to the Sub-Recipient within one week of the site visit, the findings will be discussed during the Exit meeting.
- Sub-Recipient will have 30 days to respond in writing to the Webb County Economic Development Department with an acceptable plan for the successful resolution of issues/findings as a result of the site visit.
- Webb County Economic Development Department will review the Sub-Recipient resolution to the site visit findings, approve if adequate or require additional information if inadequate. All findings and resolutions will be filed in the grant/Sub-Recipient file.

Process for closing out sub awards

- The Sub-Recipient will be notified via e-mail by the Prime Grantee at six months and at three months prior to the grant end date that the grant is ending **(December 31, 2025)**.
- On or before 120 days prior to the Grant End Date, the Sub-Recipient will be notified in writing and via e-mail that they have 90 days after the Grant End Date to liquidate their encumbrance(s). At 120 days prior to the Grant End Date, the Sub-Recipient will be requested to provide confirmation via e-mail that Sub-Recipient will spend the entire sub award and liquidate all encumbrance(s) within the 90 day period after the Grant End Date.
- All final invoices must be submitted to Webb County Economic Development Department

along with a final financial report that shows sub award amount, all invoices reimbursed by the grant, and the amount remaining in sub-award.

- Final Reports: Sub-Recipient shall electronically submit to Department, no later than forty-five (45) calendar days after the end of the Contract Term/**December 31, 2025**, a final report of all expenditures of funds. Failure of Sub recipient to provide a full accounting of funds expended under the Contract may result in the termination of the Contract and ineligibility to receive additional funds. If Sub recipient fails to submit a final expenditure/performance report within forty-five (45) calendar days of the end of the Contract Term, Department will use the last report submitted by Sub recipient as the final report.
- DEFAULT. If Sub-Recipient fails to submit, within forty-five (45) calendar days of its due date, any report or response required by this Contract, including responses to monitoring reports, the Sub-Recipient shall be in default and Webb County may, in its sole discretion, de-obligate, withhold, or suspend any or all payments otherwise due or requested by Sub recipient hereunder, and/or initiate proceedings to terminate the Contract.
- The following documents are typically required from the Sub-Recipient for close out by the date specified by the Prime Grantee:
 1. Final invoice(s)
 2. Final Financial Report
 3. Final expenditure report
- Webb County Economic Development Department shall perform a final desk audit of final invoices, final Financial Reports, and final Programmatic responses and, if necessary, may request additional supporting documentation.

ARTICLE 4 DURATION OF CONTRACT

This agreement shall be in effect beginning November 13th, 2023 and ending December 31st, 2025 (“Contract Term”).

ARTICLE 5 ARPA SUB-RECIPIENT FUNDING/COMPENSATION

Webb County shall fund NeighborWorks, a total of \$500,000.00 for its services under this agreement, payable within a reasonable time of the Commissioners Court approval of this contract.

It is expressly understood and agreed by the parties hereto that the FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) is subject to the availability of funds. This \$500,000.00 is the total maximum sum specifically allocated to fully discharge any and all liabilities that may be incurred by County under the provisions of this Agreement, regardless of the nature and notwithstanding any word, statement, or thing contained or inferred from the provisions of this

Agreement, which might in any light by any person be interpreted to the contrary. It is expressly agreed that **absolutely none of the funds granted by this agreement shall be used for any payroll expenses, employee wages, benefits and or salaries** and failure to comply with this provision is a material breach of this contract and may obligate NeighborWorks to repay funds and/or disqualify NeighborWorks from applying for this grant in the future.

ARTICLE 6 NON-ASSIGNABILITY

NeighborWorks, shall not assign any interest in this agreement nor delegate the performance of any of its duties herein specified without the written consent of County.

ARTICLE 7 ACCESS BY COUNTY TO RECORDS

NeighborWorks expressly agrees to maintain complete and accurate financial records of expenditures made by NeighborWorks and as requested by the Webb County Commissioners Court, the Webb County Auditor, or their designee, shall make the records available to the Webb County Commissioners Court, Webb County Auditor of their designees, for inspection and review. Additionally, NeighborWorks shall permit representatives of the County, including but not limited to the Webb County Auditor and its independent auditor, access to the names, addresses, services rendered, and all other required documents related to the NeighborWorks performance under this contract. All such required records shall be clearly identified and readily accessible to the County for three (3) years after final payment under this contract, or after termination of this contract, whichever is later.

ARTICLE 8 COUNTY'S RIGHT TO TERMINATE

This contract may be terminated by County at any time on 30 days written notice to NeighborWorks and any remaining funds shall be returned.

ARTICLE 9 ENTIRE AGREEMENT

This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, agreements, and understandings have been merged into this written Agreement. No other prior agreement or understandings, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless signed by both parties and attached hereto and/or embodied herein.

ARTICLE 10 NON-DISCRIMINATION

NeighborWorks shall not discriminate against any employee or applicant because of race,

religion, color, sex, handicap or national origin.

**ARTICLE 11
INDEMNIFICATION**

NEIGHBORWORKS SHALL INDEMNIFY AND HOLD COUNTY, ITS OFFICERS, EMPLOYEES, AND/OR AGENTS HARMLESS FROM ANY AND ALL COSTS, SUITS, DAMAGES AND/OR CLAIMS ARISING OUT OF THE PERFORMANCE OF ITS DUTIES UNDER THIS AGREEMENT.

**ARTICLE 12
NOTICES**

All notices called for or contemplated hereunder shall be in writing and shall be deemed to have been duly given when personally delivered or forty-eight (48) hours after mailed to each party by certified mail, return receipt requested, postage prepaid as follows:

To County:

Mr. James Flores
Director
Economic Development Department
1308 San Agustin Ave.
Laredo, TX 78040

with a copy to:

Ms. Guadalupe Azeneth T. Ramos
Senior Grant Writer/Project Manager
Economic Development Department
1308 San Agustin Ave.
Laredo, TX 78040

To NeighborWorks:

Ms. Elizabeth Alonzo-Villarreal
Chief Executive Officer
216 Bob Bullock Loop
Laredo, Texas 78043

**ARTICLE 13
INCONSISTENCIES**

Where there exists any inconsistency between this Agreement and other provisions of collateral contractual agreements that are made a part hereof by reference or otherwise, the provisions of this Agreement shall control.

**ARTICLE 14
SEVERABILITY**

If any item, provision, covenant or condition of this contract should be held by a court of competent jurisdiction to be invalid, void or unenforceable, and such term, provision or condition is not an essential part of the contract and appears not to have been a controlling or material inducement to the making thereof, the same shall be deemed of no effect, and shall upon application of either party be stricken from the contract without affecting the binding force of the contract as it shall remain after omitting such provision.

**ARTICLE 15
LAW OF TEXAS**

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be enforced in the State District Courts of Webb County, Texas.

**ARTICLE 16
AMENDMENT**

No changes to this Agreement shall be made except upon approval by a majority of a quorum of the Webb County Commissioner's Court and by written agreement of both parties.

**ARTICLE 17
HEADINGS**

The headings used herein are for convenience of reference only and shall not constitute a part hereof or affect the construction or interpretation hereof.

**ARTICLE 18
WAIVER**

The failure on the part of any party to exercise or to delay in exercising, and no course of dealing with respect to any right hereunder shall operate as a waiver thereof; nor shall any single or partial exercise of any right hereunder preclude any other or further exercise thereof or the exercise of any other right. The remedies provided herein are cumulative and not exclusive of any remedies provided by law or in equity, except as expressly set forth herein.

**ARTICLE 19
COUNTERPARTS**

This Agreement may be executed in any number of and by the different parties hereto on separate counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same document.

**ARTICLE 20
TERMINOLOGY AND DEFINITIONS**

All personal pronouns used herein, whether used in the masculine, feminine, or neutral, shall include all other genders; the singular shall include the plural and the plural shall include the singular.

**ARTICLE 21
IMMUNITY**

Webb County does not waive or relinquish any immunity or defense on behalf of themselves, their trustees, commissioners, offices, employees and agents as a result of the execution of this Agreement and performance of the functions and obligations described herein.

**ARTICLE 22
NO RIGHTS CREATED**

Any other provision of this Agreement to the contrary notwithstanding, this Agreement shall not create any rights or benefits on behalf of any other person not a party to this Agreement, and this Agreement shall be effective only as between the parties hereto, their successors and permitted assigns.


**ARTICLE 223
EFFECTIVE DATE**

This agreement is effective as of the November 13, 2023, even if any signatures are made after that date.

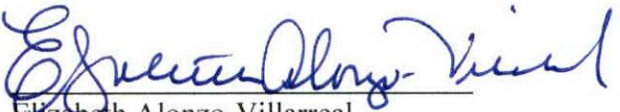
[Remainder of page intentionally left blank. Signature page follows.]

Webb County

Laredo-Webb Neighborhood Housing Services, Inc.
DBA NeighborWorks Laredo



Honorable Tano E. Tijerina
Webb County Judge



Elizabeth Alonzo-Villarreal
Chief Executive Officer

Date: _____

Date: 2-13-2024

ATTEST:


Honorable Margie Ramirez-Ibarra
Webb County Clerk

APPROVED AS TO FORM:

Nathan R. Bratton
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 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 the 13th day of November, 2023
Item No. 11.h.



Exhibit A
Performance Statement

All activities funded with American Rescue Plan Act State and Local and Recovery Funds must respond to the public health emergency and/or the negative economic impacts caused by the Coronavirus.

NeighborWorks shall carry out the following activities: NeighborWorks shall ensure that the amount of funds expended for each activity described does not exceed the amount specified for such activity in the Budget.

Current Need:

The consequences of COVID-19 have also affected NeighborWorks and its operations, as state and federal commodities are not readily available to supplement the programs they are intended for, increased fuel prices, cost of lumber and building materials affect the bottom line to serve our mission, and monies through grants and fundraising efforts that were raised to develop, expand, and sustain other programs are having to be reallocated to support high prices. These consequences affected the affordable housing projects intended to have been constructed during the active pandemic. As of September 2023, and according to the Laredo Association of Realtors, current average price for a home in Webb County is averaging \$241,000. The clients our mission is intended to serve just cannot afford to purchase a home at this price. Providing homebuyer education and counseling is not sufficient, we need more affordable housing stock in our community. Our working-class community primarily made up of low to moderate income households also have the need and the right to access safe, decent, affordable, and attainable housing to also create home wealth equity for their families. This project is situated in a low-income tract of land, Census Tract GEOID: 48479000101 or click for more socioeconomic information on:

<https://www.citivelocity.com/citybuilder/eppublic/cb/us/cities/5807/tracts/48479000101>

Activities:

Category: 3. Services to Disproportionately Impacted Communities

Subcategory: 3.10 Housing Support: Affordable Housing

The Laredo-Webb Neighborhood Housing Service, Inc. DBA NeighborWorks Laredo is greatly vested in the communities we serve, especially those within Webb County, which is home to our main operations. We will continue to serve our mission diligently and through resources received from Webb County, we will allocate 100% of the monies towards the infrastructure and home construction development to sustain the demand for affordable housing in our community. Making homes affordable is possible with layered funding to reduce the price of the home for the low to moderate income families who will now have a chance and access to safe, decent, affordable, and attainable housing.

Homes are more than just a place to sleep and eat. It is a safe haven for everyone. A healthy

home is the foundation of a healthy lifestyle. Living in a clean environment is extremely beneficial to your physical health and overall well-being. A new and healthy home makes it easier to breathe, especially if you or a family member suffers from allergies. Constructing new homes will provide for a better learning environment especially for children attending school.

All procurement shall adhere to Federal Procurement Laws (Uniform Guidance Title 2 CFR Part 200). As per the Sub-Recipient Monitoring Policy, Goals and Procedure guidance provided, all reporting requirements are considered "Project Activities" 2022-2025 ARPA Sub-Award Assistant Grant Program Funding Agreement by and Between NeighborWorks.

**Three Points Village by NeighborWorks Laredo
Estimated Project Cost For 24 lots/homes.**

Nov-23

		Webb County ARPA Funds	City CDGB Funds
Lots - 24 avg \$25,000/ea.			
Land Development Costs	\$ 580,000.00		
(taken from Engineer's Opinion of Probable Cost)			
Mobilization & Permits, Construction Surveying	\$ 22,000.00	\$ 16,763.40	\$ 2,730.00
Site Preparation Clearing, grubbing, grading	\$ 52,987.50	\$ 52,987.50	
Paving, excavation, ramps, curb & gutter	\$ 102,004.50	\$ -	\$ 102,005.00
Water Distribution System - meter boxes	\$ 135,265.00	\$ -	\$ 135,265.00
Sanitary Sewer System	\$ 89,570.00	\$ 89,570.00	
Drainage Improvements	\$ 15,240.00	\$ 15,240.00	
Storm Water Pollution Plan	\$ 17,260.00	\$ 17,260.00	
Traffic Control, Barricades	\$ 16,850.00	\$ 16,850.00	
Misc.; PVC conduits, trench Elec Phone Gas Cable	\$ 16,000.00	\$ 16,000.00	
Sidewalks, ramps		\$ 32,734.00	
Geotech Inv Report 1.5%	\$ 7,719.00	\$ -	
Engineering Plans, specs, Platting,	\$ 72,500.00	\$ 49,991.10	
Revolving Capital Improvement Fee	\$ 65,327.70	\$ 65,327.70	
Testing Fees	\$ 14,997.33	\$ 14,997.33	
Contingency 10%	\$ 59,388.80	\$ 59,388.80	
Other Fees (See Engineer Breakdown)	\$ 31,495.00	\$ 31,495.00	
	\$ 718,604.83	\$ 478,604.83	\$ 240,000.00

Constructions Costs

House Designs & Foundation Engineering Plans	\$ 10,000.00
Project Manager	\$ 30,000.00
Construction Contingency	\$ 25,000.00
	\$ 65,000.00

(These are estimations based on architect probable costs)

<i>Type B (800 SF) 9 homes</i>	<i>Per House</i>	
Preliminary Construction Works	\$ 9,351.85	9 \$ 84,166.65
Foundation	\$ 10,614.58	9 \$ 95,531.22 \$ 21,395.17
Structure Frame -1st Level	\$ 7,722.53	9 \$ 69,502.77
Structure Frame - Labor	\$ 3,427.01	9 \$ 30,843.09
Roof Finish	\$ 2,958.90	9 \$ 26,630.10
Interior Finish	\$ 12,752.78	9 \$ 114,775.02
Exterior Finish	\$ 6,232.22	9 \$ 56,089.98
Windows, Doors, and Closets	\$ 6,094.24	9 \$ 54,848.16
Electricity and Lighting	\$ 6,118.14	9 \$ 55,063.26
General Plumbing and Fixtures	\$ 8,511.58	9 \$ 76,604.22
Cabinets, Shelves and Other	\$ 6,283.31	9 \$ 56,549.79
Mechanical and Equipment	\$ 5,833.63	9 \$ 52,502.67
Cleaning and Debris Removal	\$ 1,488.15	9 \$ 13,393.35
	\$ 87,388.92	\$ 786,500.28 \$ 21,395.17

<i>Type A (1000 SF) 15 homes</i>	<i>Per House</i>	
Preliminary Construction Works	\$ 9,639.07	15 \$ 144,586.05
Foundation	\$ 13,134.16	15 \$ 197,012.40
Structure Frame -1st Level	\$ 9,194.00	15 \$ 137,910.00
structure Frame - Labor	\$ 4,128.00	15 \$ 61,920.00
Roof Finish	\$ 3,423.45	15 \$ 51,351.75
Interior Finish	\$ 7,095.26	15 \$ 256,428.90
Exterior Finish	\$ 12,093.85	15 \$ 181,407.75
Windows, Doors, and Closets	\$ 6,831.89	15 \$ 102,478.35
Electricity and Lighting	\$ 7,291.39	15 \$ 109,370.85
General Plumbing and Fixtures	\$ 11,380.00	15 \$ 170,700.00
Cabinets, Shelves and Other	\$ 6,933.32	15 \$ 103,999.80
Mechanical and Equipment	\$ 6,696.90	15 \$ 100,453.50
Cleaning and Debris Removal	\$ 1,635.12	15 \$ 24,526.80
	\$99,476.41	\$ 587,204.66

Total Estimated Project Cost	\$ 4,379,455.92
City of Laredo CDBG	\$ (240,000.00)
Webb County ARPA Funds	\$ (500,000.00)
Total Estimated Project Cost After Grant Funding two entities	\$ 3,639,455.92

Soft Costs	109,476.41	\$ 1,642,146.15
Attorney Fees		\$ 2,000.00
Bank and/or lender Fees		\$ 2,000.00
Interest (9.5) - Estimate only		\$ 125,000.00
Title Policy (1%)		\$ 36,000.00
Revolving Capital Improvement Fee		\$ 332,804.66
Realtors Fees (2%)		\$ 72,000.00
Closing Fees (\$100 X 24)		\$ 2,400.00
Advertising		\$ 5,000.00
Appraisal Fees		\$ 5,000.00
Other Misc.		\$ 5,000.00

\$ 240,000.00

\$ 500,000.00 \$ 240,000.00

NeighborWorks Laredo will secure Construction Loan for remaining funds after applying funding sources.