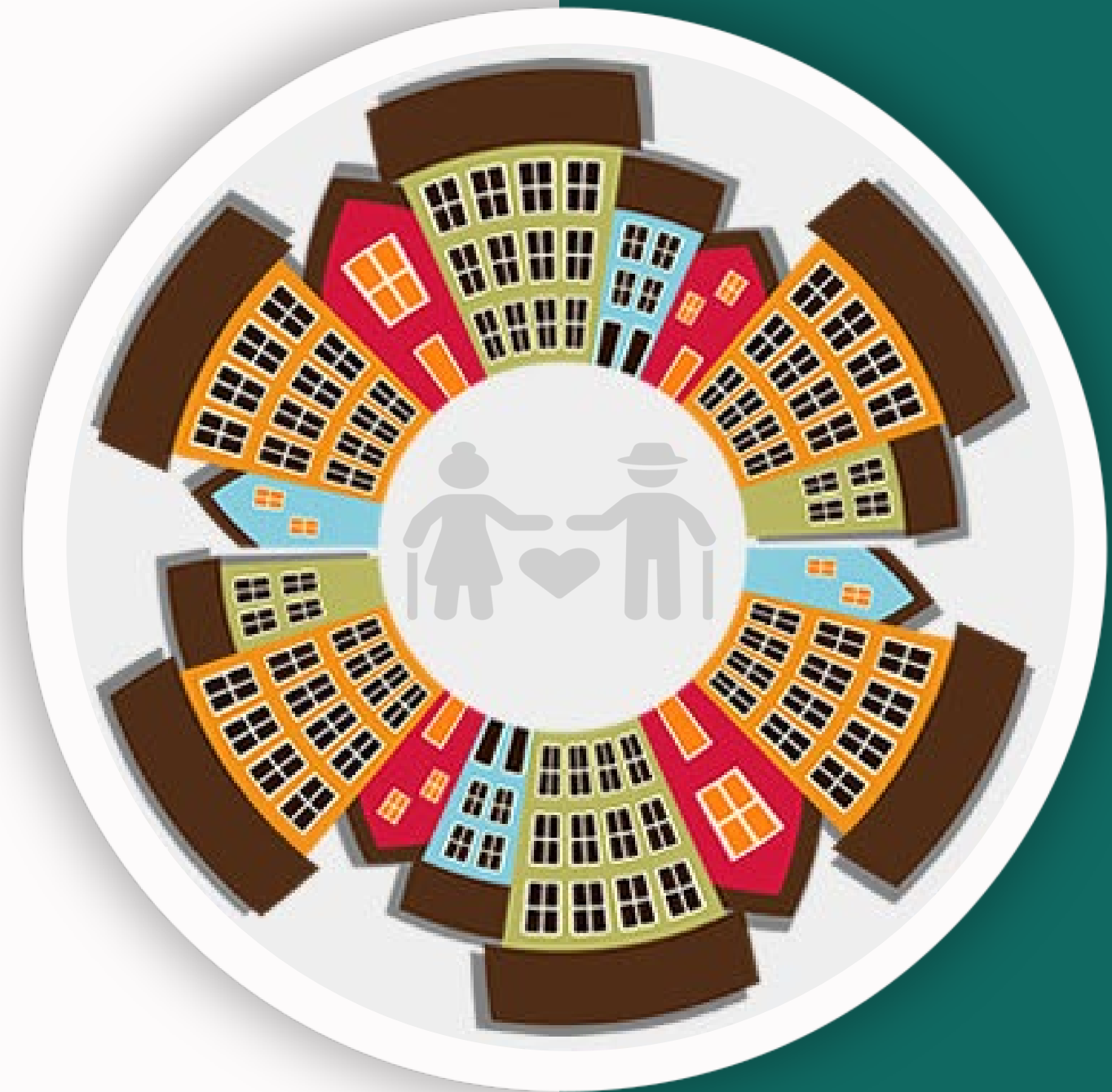




City of Laredo Community Development



HAMILTON SENIOR APARTMENTS

A 165-unit development featuring two interconnected historic buildings: built in the 1920's.

Located in Laredo's Central Business District, the property spans approximately 113,426 square feet. Originally built as a hotel, the buildings were converted to apartments in 2000 and are listed on the National Register of Historic Places.

The complex also includes one restaurant, three commercial units, a laundromat, a business office, a kitchen/dining area, and a patio for residents.



AFFORDABLE HOUSING

- Funding will help maintain 165 units for low-income senior residents, providing essential housing for a vulnerable population.

Average Income for senior population:

Individual \$943 per month

Couple \$1,415 per month

Current Hamilton Rental Rates: (Water & Electricity Included)

Studio	\$641
1-Bedroom	\$699
2-Bedroom	\$808

Market Rate (updated Sept. 21, 2024)(Zillow)

Studio	\$795
1-Bedroom	\$951
2-Bedroom	\$1,050

Approximately over 300 seniors are on waiting lists.

A total estimated population of 24,436 senior individuals residing in Laredo, Texas.

Need
For Funding

Sustainability

Housing Crisis





Reasons for Funding

- **Accessibility Enhancements:** Upgrades, including ADA-compliant features, will ensure all residents can navigate the complex comfortably.
- **Building Improvements:** Necessary renovations will address outdated systems and safety hazards, to continue enhancing living conditions.
- **Historic Preservation:** The funding will support the rehabilitation of a property listed on the National Register of Historic Places, preserving its cultural significance.
- **Community Impact:** Improved property values and neighborhood appeal will benefit the broader community
- **Long-Term Sustainability:** Upgrades will enhance energy efficiency, reducing operational costs and ensuring the apartments remain affordable and well-maintained.

Securing these funds will ensure The Hamilton Apartments provide safe, accessible, and affordable homes while honoring its historic legacy.



Proposed improvements for upgrade, replacement, and/or repair:

- **Electrical System Upgrade:** All wiring and install modern circuit breakers to prevent fire hazards.
- **Plumbing Renovation:** Update plumbing to eliminate leaks and improve water pressure, using materials compliant with safety standards.
- **Building Repairs:** Address windows, doors, and other interior and exterior items.
- **Fire Safety Enhancements:** Install modern fire alarms, upgrade sprinkler systems, and fire escape routes.
- **Accessibility Modifications:** Upgrade elevators, widen doorways, and retrofit restrooms for wheelchair access.
- **Common Area Improvements:** Create social spaces that are accessible and inviting for residents, promoting community interaction.
- **Energy Efficiency:** Implement energy-efficient windows, insulation, and HVAC systems to reduce utility costs and enhance comfort.

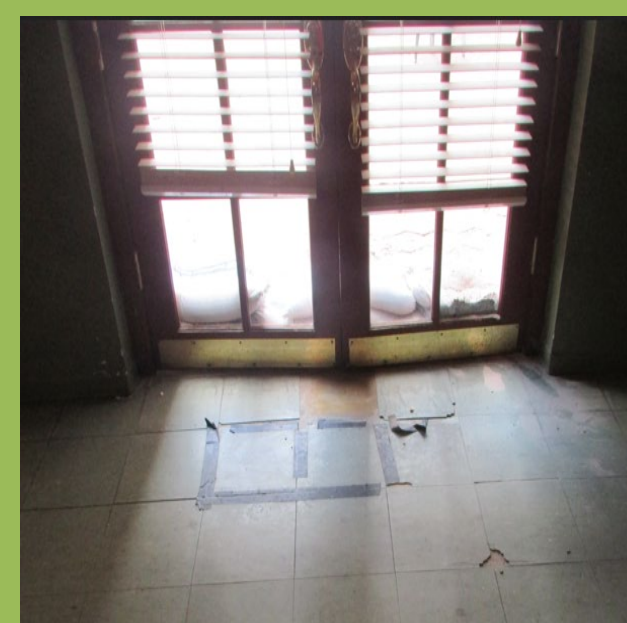
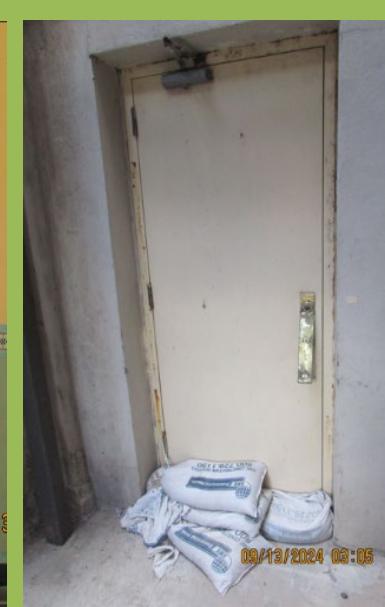
Elevator Replacement



Chiller & Ramp Replacement



Entrance/ Exit Door Replacement



Plumbing Improvements



Window Replacement



Accessibility



Requesting Amount for Planning, Design, Testing, and Construction: 10 Million

Hamilton Senior Apartments
815 Salinas Avenue
Laredo, Texas 78040

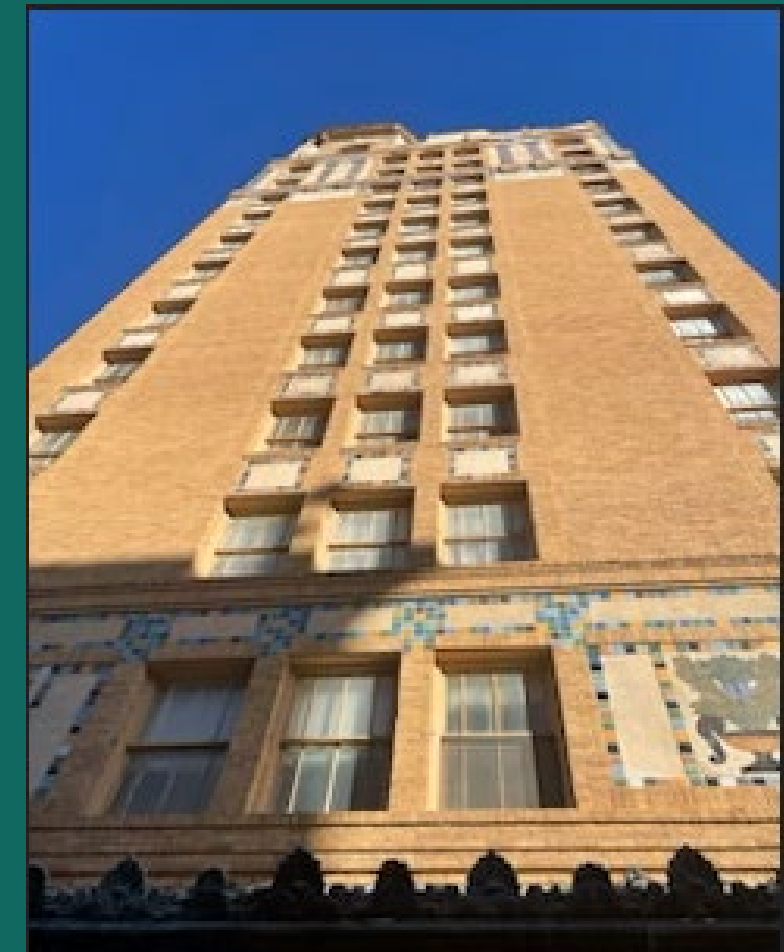
No.	ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
1	CONTINGENCIES	1	Each	\$ 1,000,000.00	\$ 1,000,000.00
2	ELEVATOR REPLACEMENT PER LANDING	2	Each	\$ 975,000.00	\$ 1,950,000.00
3	MAIN CHILLER REPLACEMENT & RAMP	1	Each	\$ 500,000.00	\$ 500,000.00
4	MAIN CHILLER - COOLING TOWER ELECTRICAL SYSTEM	1	Each	\$ 70,000.00	\$ 70,000.00
5	MAIN CHILLER - COOLING TOWER MOTOR PUMP	3	Each	\$ 27,500.00	\$ 82,500.00
6	MAIN CHILLER - C.T. PRESSURE WATER LINES / GAUGES & CHEMICAL WATER SYSTEM	1	Each	\$ 75,000.00	\$ 75,000.00
7	MAJOR PLUMBING IMPROVEMENTS WATER & SEWER LINES ALL BUILDING	1	Each	\$ 700,000.00	\$ 700,000.00
8	SURVEILLANCE SYSTEM	1	Each	\$ 100,000.00	\$ 100,000.00
9	FIRE ALARM AND SUPPRESSION SYSTEMS	1	Each	\$ 275,000.00	\$ 275,000.00
10	GENERATOR	1	Each	\$ 50,000.00	\$ 50,000.00
11	BOILER	1	Each	\$ 13,375.00	\$ 13,375.00
12	WINDOW REPLACEMENT	495	Each	\$ 3,250.00	\$ 1,608,750.00
13	EXIT DOORS	26	Each	\$ 2,500.00	\$ 65,000.00
14	HALLWAY FLOORING	8	Each	\$ 7,500.00	\$ 60,000.00
15	ENTRANCE DOORS & ACCESS SYSTEM	2	Each	\$ 14,500.00	\$ 29,000.00
16	APPLIANCES (STOVE/REFRIGERATOR/RANGE HOOD)	145	Each	\$ 1,175.00	\$ 170,375.00
17	INDIVIDUAL A/C UNIT REPLACEMENT	170	Each	\$ 3,500.00	\$ 595,000.00
18	UNIT SHOWER CONVERSIONS	30	Each	\$ 6,500.00	\$ 195,000.00
19	OFFICE SPACE ADDITION	1	Each	\$ 8,500.00	\$ 8,500.00
20	TENANT RELOCATION	1	Each	\$ 250,000.00	\$ 250,000.00
21	APARTMENT ROOM REPAIR STUDIO	68	Each	\$ 6,500.00	\$ 442,000.00
22	APARTMENT ROOM REPAIR 1 ROOM STUDIO	75	Each	\$ 7,500.00	\$ 562,500.00
23	APARTMENT ROOM REPAIR 2 ROOM STUDIO	22	Each	\$ 9,000.00	\$ 198,000.00
24	PROFESSIONAL SERVICES	1	Each	\$ 1,000,000.00	\$ 1,000,000.00
TOTAL					\$ 10,000,000.00



**Requesting Amount for
Planning, Design, Testing, and Construction:
8 Million**

Timeline: 36 Months

- 1. Planning and Assessment: 3 months**
- 2. Design Completion: 3 months**
- 3. Procurement process: 2 months**
- 4. Contract award: 2 months**
- 5. Construction phase: 24 months**
- 6. Project Closeout: 2 months**



Current Financial Review

Current budget for Maintenance and Operations: \$1.2M
(funded solely with rental revenues and tenant fees)

Current HUD Loan: \$5.5M (\$292,303)

Current Staff:

- 1- Office Assistant
- 3- Building Mechanics
- 1- Custodian
- 1- Property Compliance Inspector

Occupancy Rate: 82% (135 Tenants)

Vacant Units: 30

(3 Ready, 5 Under Construction, 15 under assessment , and 7 require Major Repair)

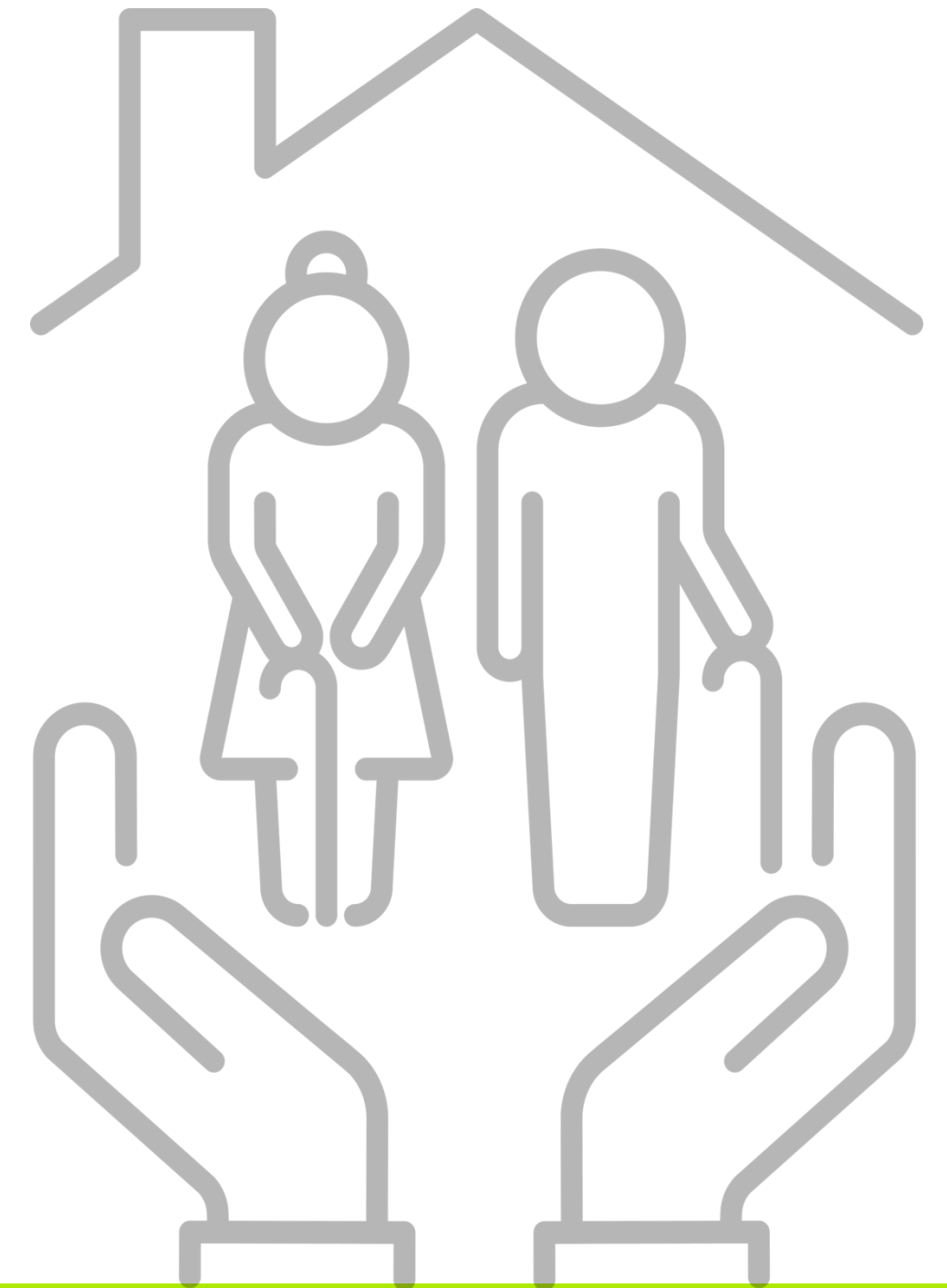
Waiting List: 43 individuals



Summary of Project Goals in Alignment VIVA Laredo

- **Improving Housing Quality:** The project aims to upgrade outdated systems and enhance living conditions, ensuring safe and comfortable homes for elderly residents.
- **Enhancing Community Infrastructure:** By renovating the complex, the project will contribute to the overall improvement of community facilities, making the area more attractive and functional.
- **Promoting Accessibility:** The rehabilitation will include critical accessibility modifications, ensuring that vulnerable populations, particularly seniors, can navigate their living environment with ease.

This project not only addresses immediate housing needs but also supports broader community development goals, fostering a more inclusive and sustainable Laredo.





THANK YOU

