



Lafayette Tiny Homes

▶ City of Laredo Texas





Laredo Quick Facts



- No. 1 Inland Port in the United States
- Population: 252,974
- 11th Largest City in Texas by population
- CPD 2025 Allocated Funds
 - CDBG: \$2,859,543.00
 - HOME: \$946,902.88
 - ESG: \$266,495.00



- Median Income: \$23,564
 - Median Income (Project Area): \$17,626
- Below Poverty Level: 22.4%
 - Below Poverty Level (Project Area): 27.8%
- Median Property Value: \$204,900
- Number of Existing Housing Units: 85,417
 - 64% Owner Occupied
 - 36% Renter Occupied

Laredo Housing Conditions



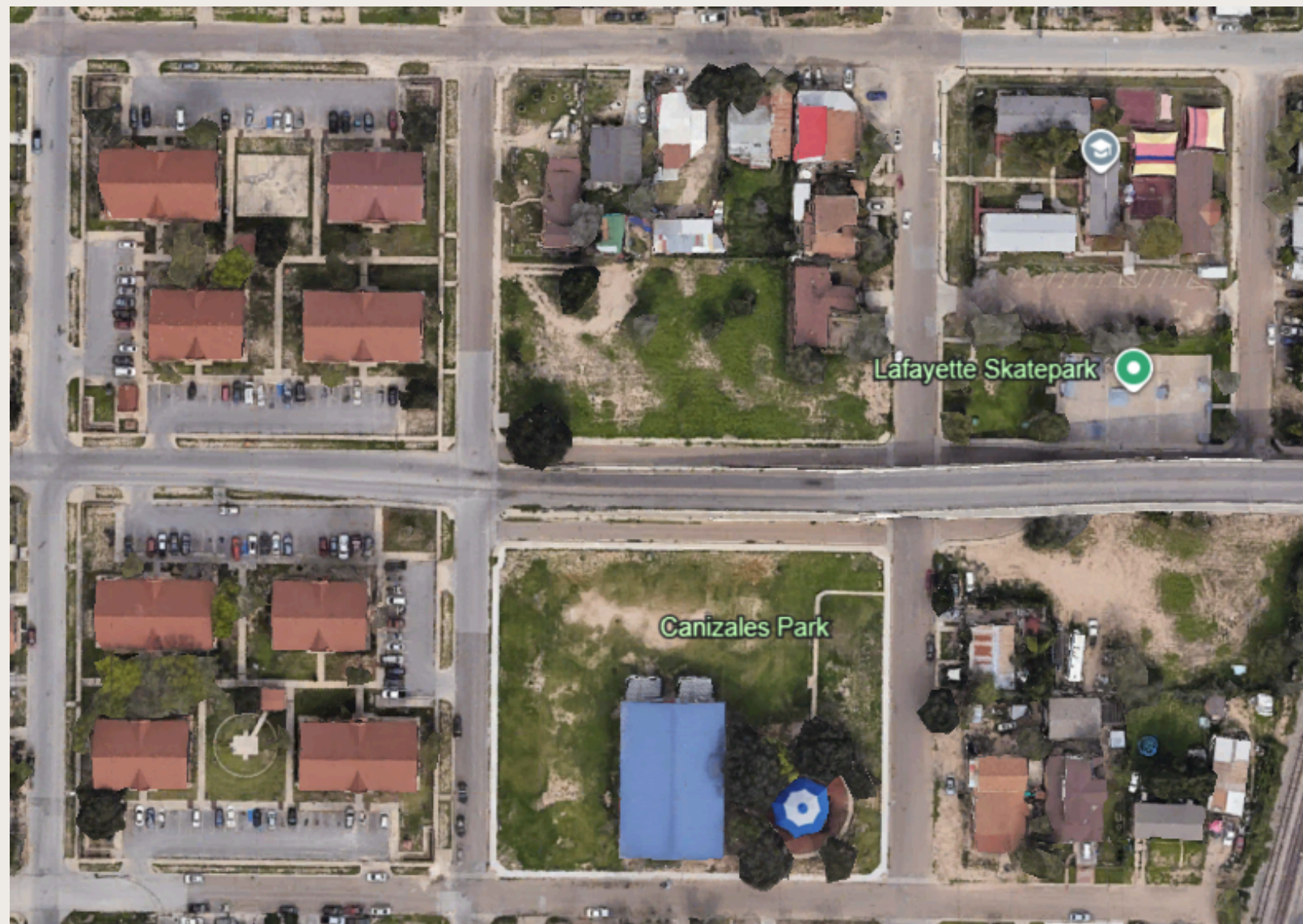


Summary

- The Lafayette Tiny Homes project involved the development of a nine-unit tiny home community along with a centrally located community center designed to support residents' needs and services.
- Each residential unit is an efficiency-style tiny home of approximately 400 square feet. All homes are equipped with individual mini-split HVAC systems to provide efficient heating and cooling. The community center totals approximately 1,200 square feet and includes two offices, a laundry room, a bathroom, and an open meeting area. The community center is served by a central HVAC system.



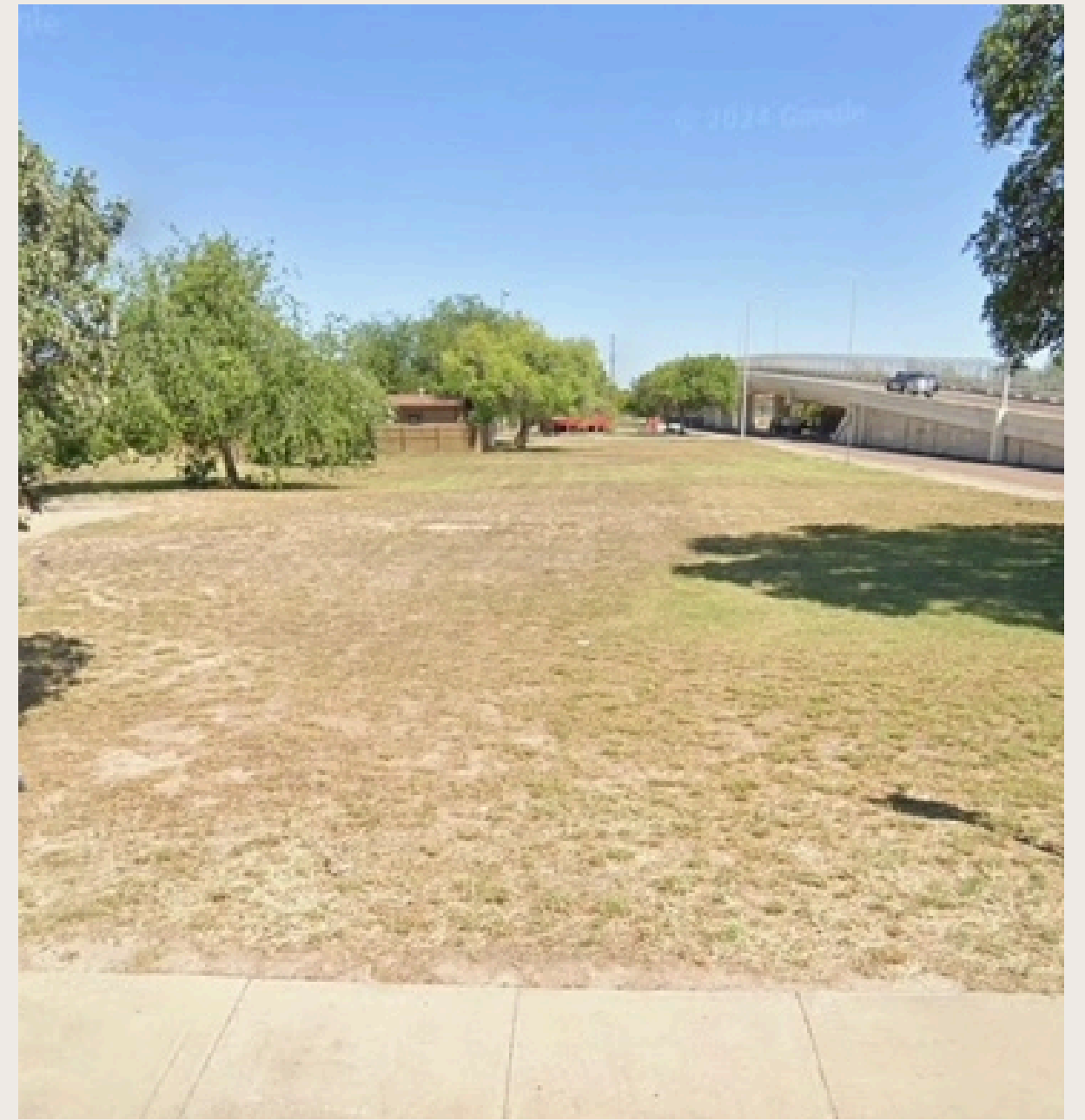
Acquisition



- Purchased by the City of Laredo in 1999
- Adjacent lots to the West/South West are Multi-family complexes managed by Laredo Municipal Housing
- Adjacent lots to the East and South converted into parks

Project Challenges

- Land required infrastructure investment and a replat 3 ½ lots to 1 lot
- Environmental Review
 - Uncovered the need for additional consultations
- Zoning Regulations/Coordination meetings with Planning and Building Department
- Funding Limitations
 - HOME / HOME-ARP
- Phased Development of Project
 - Rising Construction Costs





Project Planning



- Infrastructure
 - Walkways
 - Site grading
 - Storm drainage
 - Sanitary Sewer
 - Watermain extension
 - Underground Utilities



Lafayette Tiny Homes

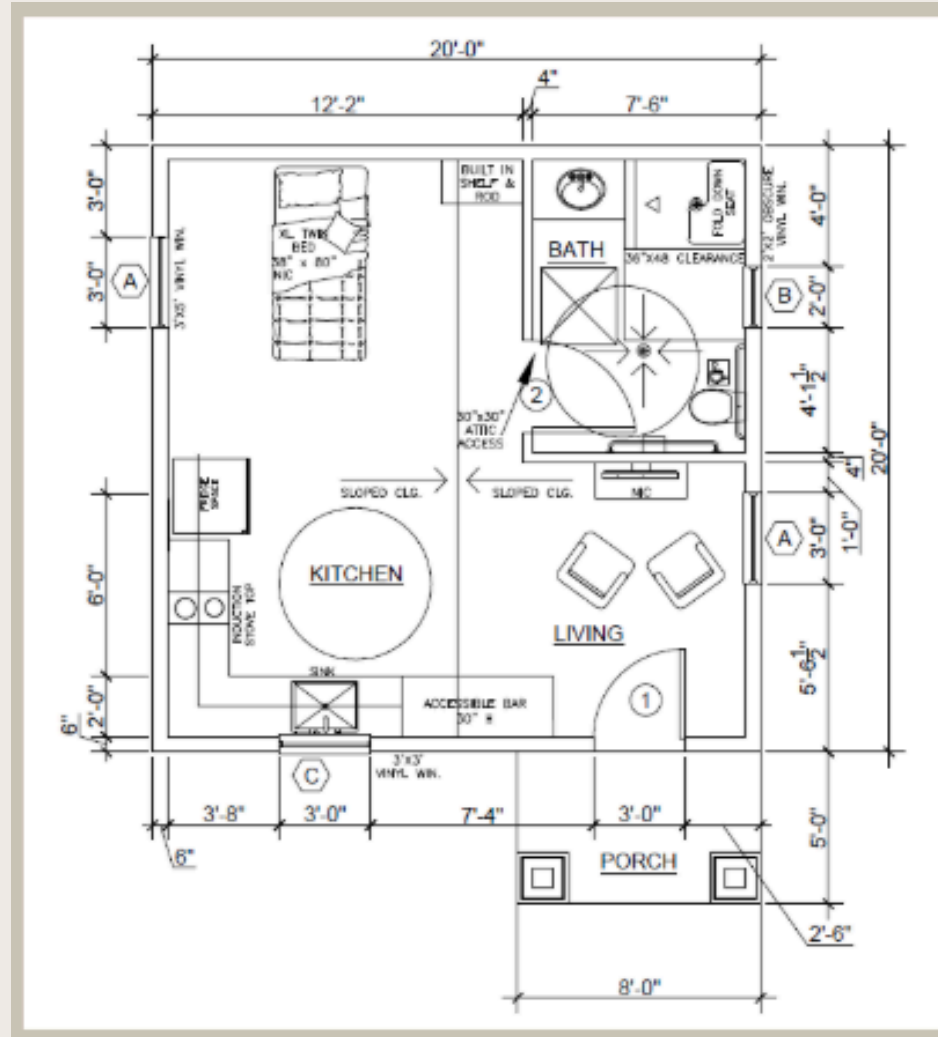
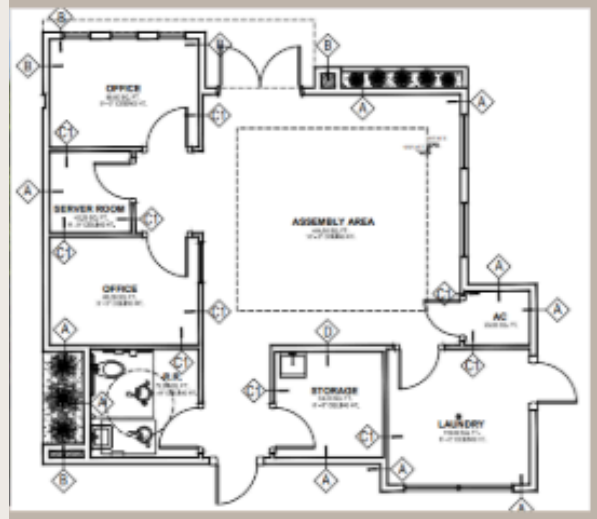
Funding Sources

- HOME Investment Partnerships Program (HOME): **\$974,210 (5 Units)**
- HOME-American Rescue Plan Program (HOME-ARP): **\$528,714 (4 Units)**



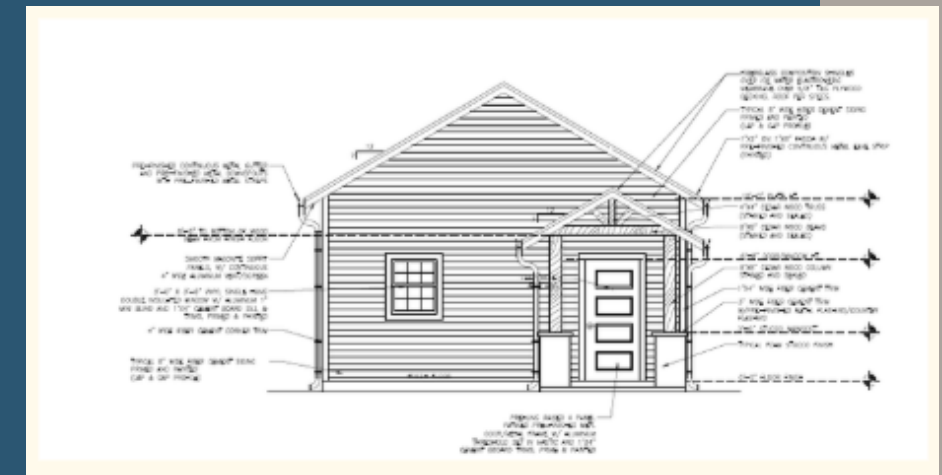
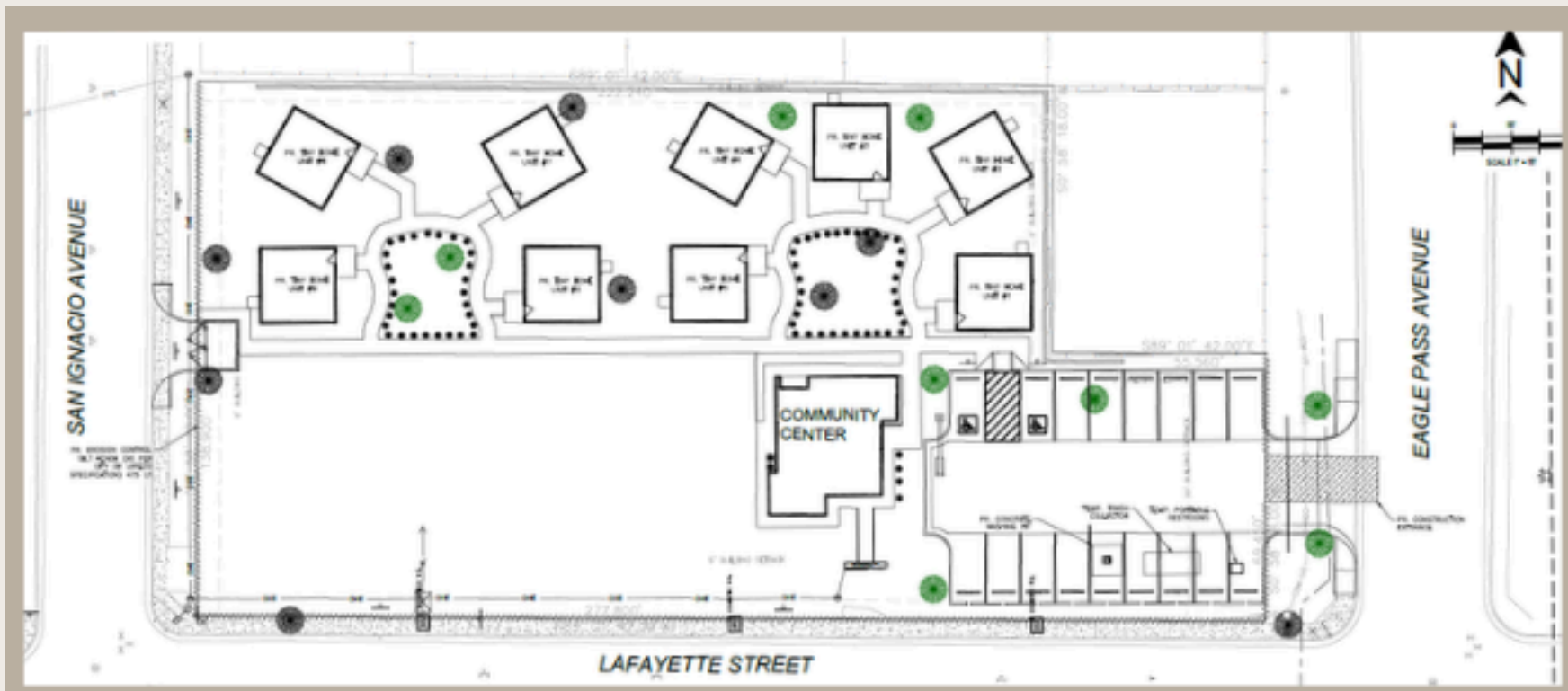
Note: Costs do not include appliances (refrigerators, washers, or dryers).

Rent: Set at \$575, includes water and light



Project Design

All plans and specifications for the project were completed in-house. The Housing Compliance Inspector developed the plans and specifications for the tiny homes, while the Engineering Department assisted with overall site design. As a result, no external architectural or design costs were incurred.



Ground Breaking! (Phase I)



August 22, 2024

Ribbon Cutting! (Phase I)



January 30, 2026





Phase I - Exterior Photos



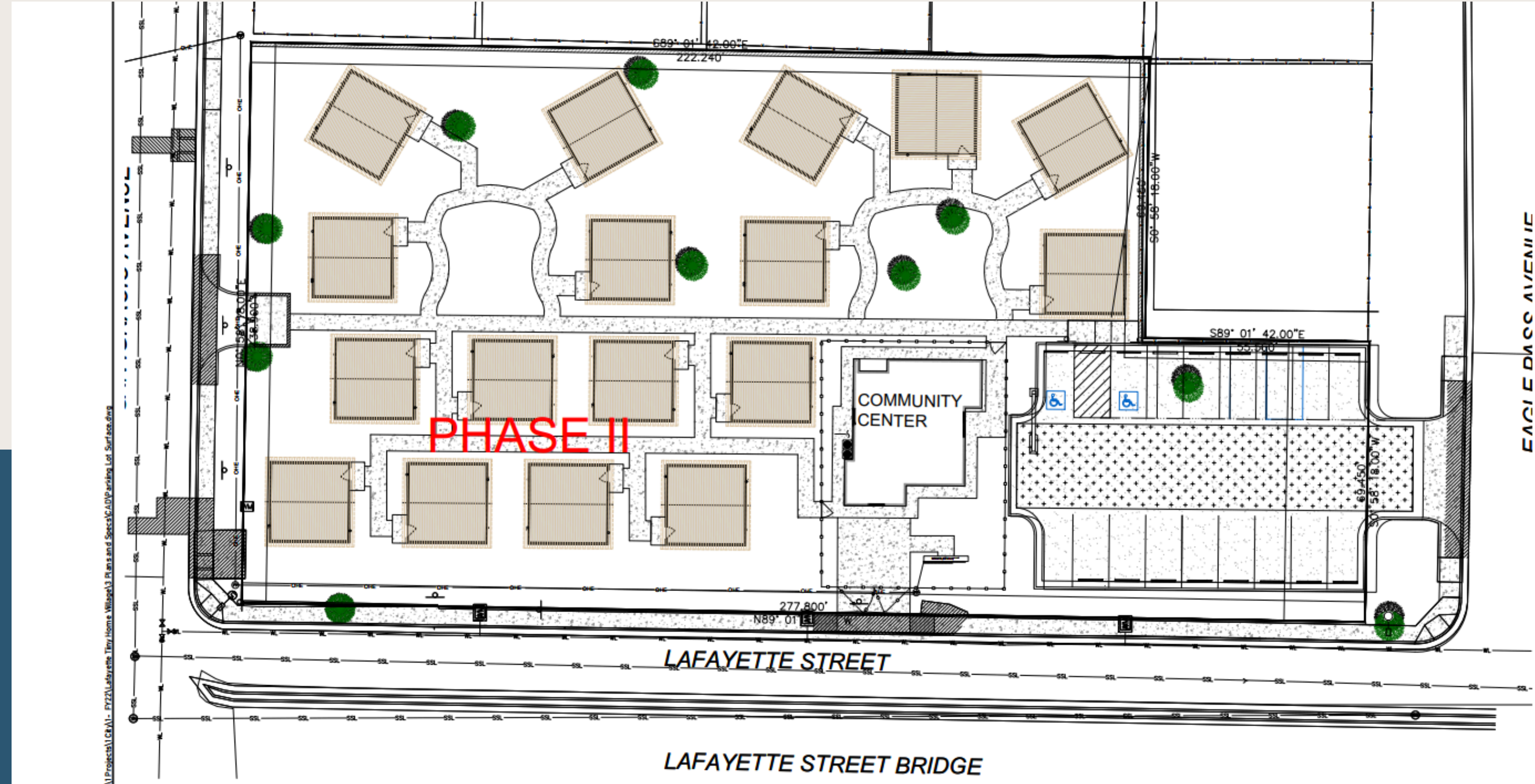


Phase I - Interior Photos





Phase II





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Eligibility and Application Requirements



Applicants must meet the following criteria:

- Must be a U.S. citizen or permanent legal resident
- Must qualify as a low-income household (at or below 60% of Area Median Income) and:
 - Have resided in the City of Laredo for at least six months
 - Have a gross income of at least 1.5 times the monthly rent

OR individuals or families who are:

- Homeless
- At risk of homelessness
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Members of other populations for whom supportive services or assistance would prevent homelessness or address housing instability
- Veterans or families with a veteran who meet one of the above criteria



Lafayette Tiny Homes

Thank You.

On behalf of the City of Laredo, thank you to the NCDA for recognizing the Lafayette Tiny Homes Project. We are honored by this award and grateful to our partners, staff, and community for making the Lafayette Tiny Homes Project possible. We remain committed to building a stronger, more inclusive Laredo.

