



Housing  
Division

able.city

Architecture • Community Engagement  
Planning • Economic Development





## Our Offices:

### **SAN ANTONIO, TEXAS**

110 Broadway St. Ste. 590  
San Antonio, TX 78205  
210-912-5929

### **EL PASO, TEXAS**

521 Texas Avenue  
El Paso, TX 79901  
915-201-0607

### **LAREDO, TEXAS**

901 Victoria St. Ste. A  
Laredo, TX 78040  
956-725-7418

### **MCALLEN, TEXAS**

200 S. 10th St. Ste. 907  
McAllen, TX 78501  
956-790-0442

### **MIAMI, FLORIDA**

6621 SW 63rd Ct  
Miami, FL 33143  
305-394-4819

**40+**

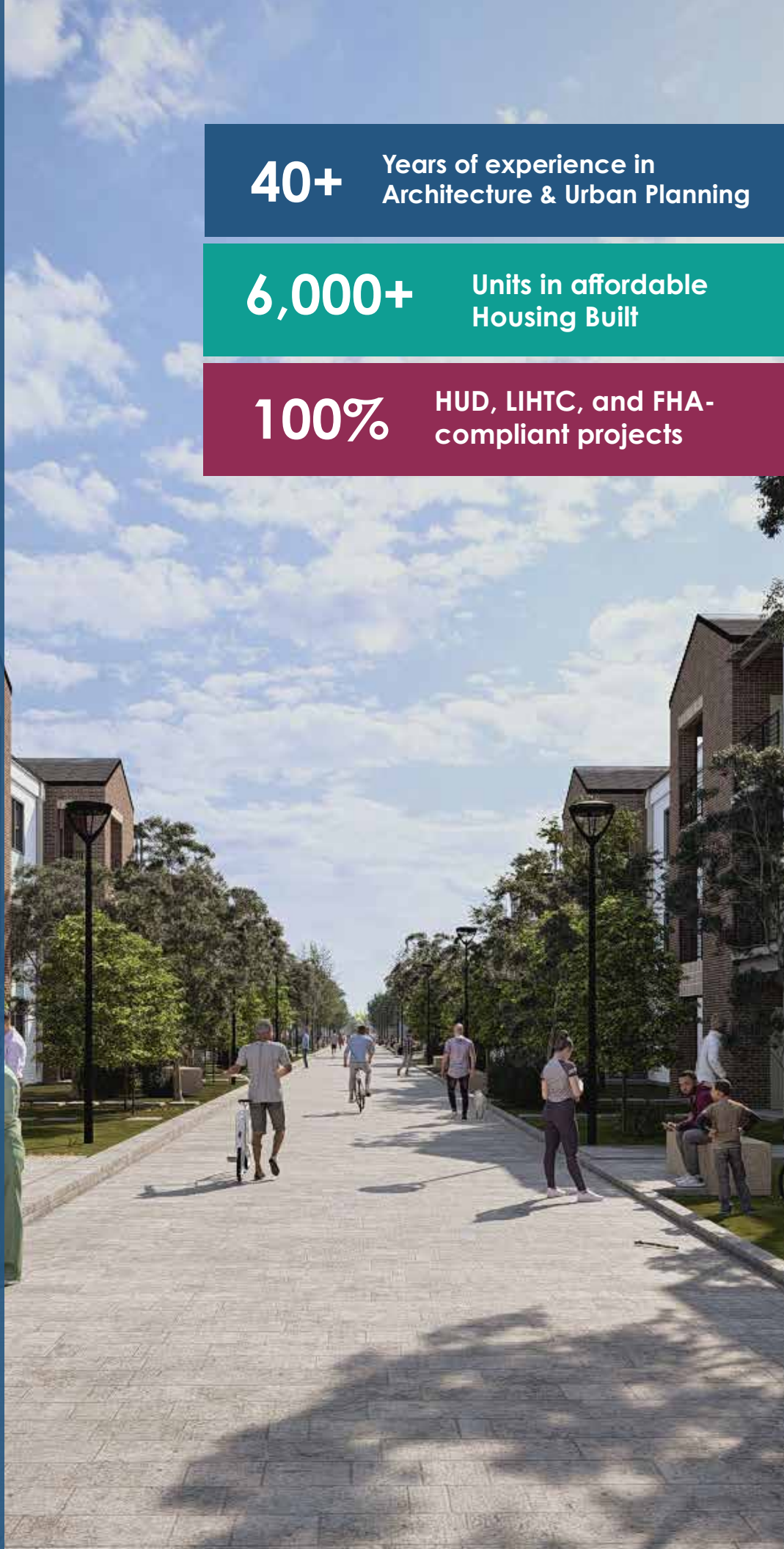
Years of experience in  
Architecture & Urban Planning

**6,000+**

Units in affordable  
Housing Built

**100%**

HUD, LIHTC, and FHA-  
compliant projects



## ABOUT US

**Able City is a multidisciplinary firm focused on Architecture, Planning, Community Engagement and Economic Development.** Our integrated design methodology brings these disciplines together to create comprehensive, place-based solutions that recognize how each element shapes and informs the others in the context of community development.

We are dedicated community builders with a mission to transform urban spaces into environments that foster growth, innovation, and prosperity. Through close collaboration with community members, stakeholders, clients, and partners, we develop meaningful, actionable urban development strategies that respond directly to the needs and aspirations of the communities we serve.

Our approach is designed to address complex challenges by combining functionality, aesthetics, and inclusivity. By seamlessly integrating cultural insights, economic considerations, and community-driven goals, Able City delivers transformative projects that promote sustainability, vibrancy, and long-term positive impact in every community we engage.

*“Able City did an exceptional job. They took the time to listen to the community, develop a plan, listen to feedback, and create a final project that had both community support and met our financial expectations.”*

**Tim Alcott - EVP & General Counsel**  
Opportunity Home San Antonio

## OUR ADVANTAGE

### Multifamily Expertise

Our team specializes in multi-family design and urban planning, bringing extensive experience in creating high-quality, affordable, and mixed-use housing solutions. Over the past decade, we have successfully completed more than 25

multi-family and mixed-use projects, delivering over 6,000 units. Our strong relationships with leading affordable housing developers have positioned us as trusted experts in HUD-regulated housing, ensuring that every project aligns with industry standards and community needs.

### Expertise in Feasibility and Site Concept

With extensive experience working on TDHCA-funded projects, we develop tailored site concepts that optimize land use, accessibility, and overall livability. Our integrated approach considers building footprints, circulation patterns, landscaping, recreational spaces, parking, and ADA compliance—ensuring that each development meets regulatory requirements while enhancing the quality of life for residents.

### Proven Track Record

Our portfolio reflects a strong commitment to creating communities through thoughtful and sustainable housing solutions. We have consistently delivered projects on time and within budget, supporting long-term growth, increasing housing accessibility, and fostering vibrant, inclusive neighborhoods..

## WHY CHOOSE ABLE CITY?

Able City is an architecture and planning firm with over 40 years of experience, delivering innovative and community-focused solutions that prioritize sustainability and affordability.

**Our deep expertise in HUD, LIHTC, and regulatory compliance enables us to create housing solutions that align with the goals of housing authorities, municipalities, and developers committed to expanding access to quality, affordable housing. With a strong foundation in local and national best practices, we ensure every project meets the highest standards of design, efficiency, and long-term community impact.**



## ABLE CITY STAFF

Extensive team of experts and innovative Designers

# 31 EMPLOYEES



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### Housing Experts

Deepa Modadugu ASSOCIATE AIA, NCARB  
Mariela Valdivia ASSOCIATE AIA, NCARB  
Mario A. Peña AIA, AICP, CNU-A\*

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### Licensed Architects

Mario A. Peña AIA, AICP, CNU-A\*  
Viviana Frank FAIA, CECd, CNU-A, LEED  
Frank Rotnofsky AIA, LCI, Fitwel Amb.\*  
Ricardo Solis AIA, LEED AP\*  
Teresa Barker, AIA, LEED GA, WELL AP

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### Project Managers

Deepa Modadugu ASSOCIATE AIA, NCARB  
Mariela Valdivia ASSOCIATE AIA, NCARB  
Teresa Barker AIA, LEED GA, WELL AP  
Alfonso Camacho  
Luis Pruneda, TAS  
Edna Zepeda  
Ernesto Torres  
Gabriel De Leon  
Gilbert Peña  
Juan Garza  
Victor Montes

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### Architectural Designers

Angelo Gomez  
Hector Quintanilla  
Laura Garcia

3

### LEED Accredited Professionals

Viviana Frank FAIA, CECd, CNU-A, LEED AP\*  
Ricardo Solis AIA, LEED AP\*  
Teresa Barker AIA, LEED GA, WELL AP

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### Tx Accessibility Standards (TAS)

Luis Pruneda, TAS





## HOUSING & PLANNING EXPERIENCE

- **Alazan Courts Master Plan and Community Engagement**, San Antonio, TX, *Revitalization Plan*, Public Agency, 2023
- **Leigh Street Design Guidelines**, San Antonio, TX, *Revitalization Plan*, Public Agency, 2016
- **Cevallos Lofts Affordable Housing, San Antonio, Architecture**, San Antonio, TX, *Housing*, Public Agency
- **San Juan Square Master Plan**, San Antonio, TX, *Revitalization Plan*, Public Agency
- **VIA Transit Unified Development Code Recommendations**, San Antonio, TX, *Policy Development*, Public Agency, 2024
- **San Antonio Code Assessment and Recommendations**, San Antonio, TX, *Policy Development*, Public Agency, 2021
- **San Antonio Office of Innovation Smart Cities Roadmap**, San Antonio, TX, *Urban Planning*, Public Agency, 2021
- **SATomorrow SubArea Plans**, Zoning, San Antonio, TX, *Policy Development*, Public Agency, 2020
- **El Milagro Development Master Plan**, Mission, TX, *Revitalization Plan*, Public Agency
- **El Milagro Town Plan**, Mission, TX, *Revitalization Plan*, For Profit 2020
- **McAllen Vision Zero Action Plan**, McAllen, TX, *Urban Planning*, Public Agency
- **Bernal Sunrise Court Apartments**, Laredo, TX, *Architecture, Housing*, Public Agency, 2019
- **Tiny Homes Affordable Housing Project**, Laredo, TX, *Architecture, Housing*, Public Agency, 2019
- **Bibliotech Digital Library**, Laredo, TX, *Architecture, Planning*, Public Agency, 2018
- **Public Libraries**, Four Distinct Projects, Laredo, TX, *Architecture, Planning*, Public Agency
- **El Azteca Affordable Neighborhood**, Laredo, TX, *Architecture, Housing*, Public Agency, 2023
- **The Historic Hamilton Hotel Housing Project**, Laredo, TX, *Architecture, Planning*, Public Agency, 2020
- **City of Laredo Housing Rehabilitation, Various**, Laredo, TX, *Architecture*, Public Agency
- **Corpus Christi Street Apartments**, Laredo, TX, *Architecture, Housing*, For Profit, 2022
- **Fremont Townhomes**, Laredo, TX, *Architecture, Planning*, For Profit, 2023
- **Monarch & Windsor Place Apartments**, Laredo, TX, *Architecture, Planning*, For Profit, 2003
- **Don Camilo Apartments**, Laredo, TX, *Architecture, Housing*, Public Agency, 2017
- **City of Laredo Development Code Rewrite**, Laredo, TX, *Policy Development*, Public Agency, 2017
- **Viva Laredo Comprehensive Plan**, Laredo, TX, *Policy Development*, Public Agency, 2017
- **Laredo Downtown TIRZ Guidelines**, Laredo, TX, *Policy Development*, Public Agency, 2019
- **The Coves Town Planning**, Laredo, TX, *Architecture, Planning*, Public Agency, 2023
- **Del Rio Comprehensive Plan**, Del Rio, TX, *Urban Planning*, Public Agency, 2022
- **Eagle Pass Downtown Master Plan**, Eagle Pass, TX, *Revitalization Plan*, Public Agency, 2021
- **Mission Trail Comprehensive Plan**, El Paso, TX, *Urban Planning*, Public Agency, 2019
- **Mission Valley Plan for Tourism and UNESCO**, El Paso, TX, *Revitalization Plan*, Non Profit, 2019
- **World Heritage Site Designation**, El Paso, TX, *Revitalization Plan*, Non Profit, 2019
- **Plan El Paso Comprehensive Plan**, El Paso, TX, *Urban Planning*, Public Agency, 2010
- **City of Clint Comprehensive Plan & Code Rewrite**, Clint, TX, *Policy Development*, Public Agency, 2024
- **Buena Vida Multifamily Affordable Housing Development**, Brownsville, TX, *Architecture, Housing*, Public Agency, 2024
- **Buena Vida Mixed-use Development**, Brownsville, TX, *Architecture, Housing*, Public Agency, 2024

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## PROJECT APPROACH

Able City's design and project management approach is rooted in a comprehensive, detail-oriented process that ensures every project is efficient, effective, and aligned with our client's strategic goals. From the outset, we conduct thorough pre-design investigations to optimize outcomes and deliver sustainable, high-quality housing solutions.

Our methodology is highly personalized, emphasizing deep client collaboration at every phase. We tailor each project to meet specific needs and objectives, ensuring that owner and stakeholder engagement plays a central role in shaping successful developments. This collaborative approach enables us to address critical housing challenges, including economic disparities and the growing demand for accessible, affordable housing.

## PROJECT MANAGEMENT

Able City employs a comprehensive project management approach to ensure the successful design, construction, and execution of every housing project. Our process begins with an in-depth assessment of all project parameters, integrating pre-design analysis, stakeholder engagement, and advanced Building Information Modeling (BIM) to provide 3D design solutions early on—allowing for informed decision-making that aligns with project goals, budget, and schedule.

## QUALITY CONTROL

Able City employs advanced project management tools and digital platforms to enhance quality control across all project phases. Our rigorous quality assurance protocols include maintaining detailed records and using robust monitoring systems to quickly identify and resolve potential issues, ensuring seamless project progression.

## SCHEDULES & DEADLINES

**Meeting deadlines is critical to project success, and Able City excels in delivering projects on time and within budget.** Our expertise in architecture and project management, combined with a deep understanding of operational requirements, ensures precise and efficient execution of project timelines.







Experience

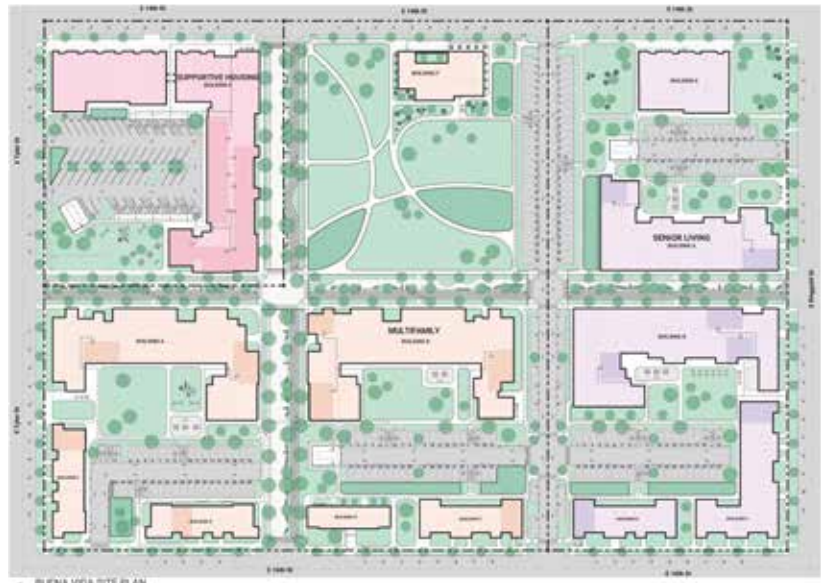
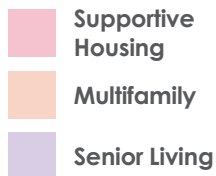


## 1. BUENA VIDA MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT

**Location:** Brownsville, Texas

**Owner:** Brownsville Housing Authority, Carla Mancha, *Executive Director*, (956) 541-8315

**Description:** The redevelopment of the historic Buena Vida public housing site, first built in 1938, is a major move toward revitalizing the Buena Vida neighborhood in Brownsville, Texas. Focused on expanding affordable housing, this project will provide 212 families with new homes among **three new developments:** an 80-unit multi-family complex; an 82-unit senior living complex; and a 50-unit supportive housing complex. The project incorporates key strategies proven to bring about successful community projects. As a community-led effort, it is designed with input from residents and stakeholders through the Buena Vida HUD Choice Neighborhood Transformation Plan. It reconnects walkability, making it easier for residents to move around and access neighborhood services. The project also includes a mix of uses, blending residential, supportive, and senior living spaces, and it celebrates the neighborhood's historic fabric, respecting Buena Vida's unique history and culture while bringing it into the future. Able City is proud to lead the master planning and architectural design for this project, ensuring the new developments are functional, community-centered, and true to the neighborhood's past and future.

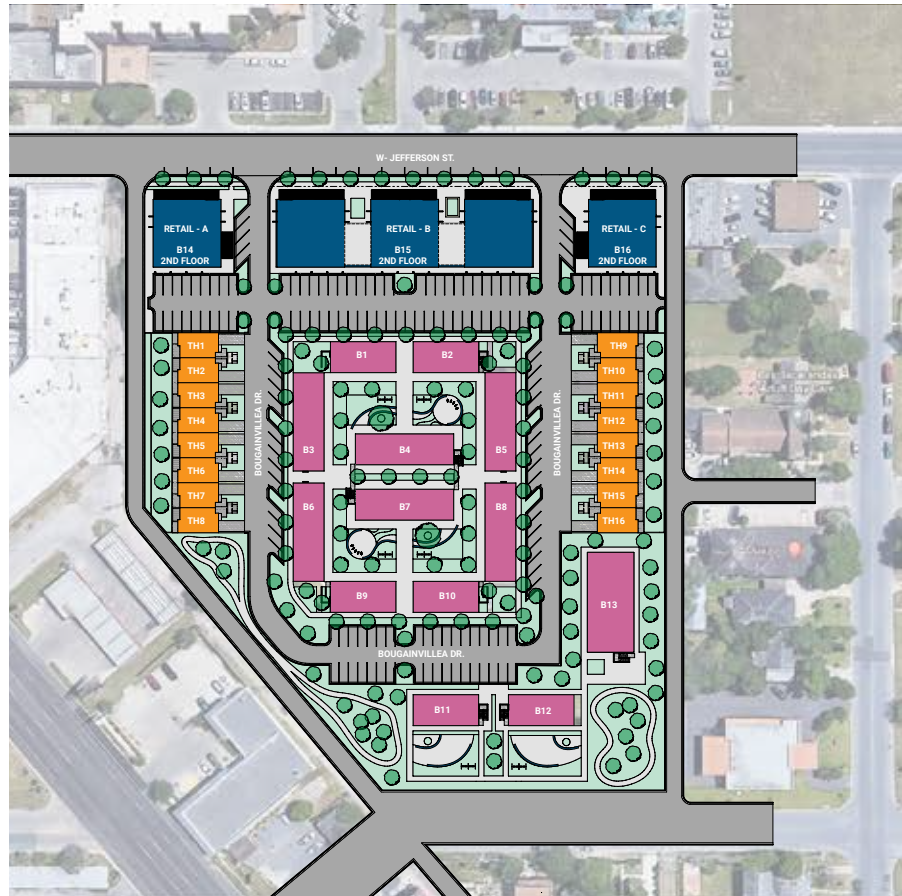








## 2. BOUGAINVILLEA MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT



**Location:** Brownsville, Texas

**Owner:** Brownsville Housing Authority, Carla Mancha, *Executive Director*, (956) 541-8315

**Description:** The Bougainvillea Development was constructed in 1941 and is composed of 23 buildings 50 units. This area of  $\pm 6.28$  acres was vacated in March 2022. The Housing Authority of the City of Brownsville (HACB) was seeking approval from the Texas Historical Commission to demolish the site, however The Texas Historical Commission determined that the proposed demolition would be an adverse effect to historic resources. The Historical Preservation Office requested that HACB provide them with a schematic design of a future proposed redevelopment.

Able City contributed in revitalizing the existing site into a 21st century sustainable development, by providing walkable and bikeable spaces in a mixed-use environment that includes residences, townhouses, multifamily and commercial areas with zero added parking spaces. This approach allows parking to be utilized during the day time for retail and during night time by residents. Our design provides privacy in the interior with a walkable, pet-friendly path and park, as well as urban agricultural areas.







### 3. ALAZAN COURTS MASTER PLAN & COMMUNITY ENGAGEMENT



*A community imagines a healthy, sustainable, and dignified vision for public housing.*

**Location:** San Antonio, Texas

**Owner:** Opportunity Home San Antonio, Tim Alcott, EVP & General Counsel, (210) 669-4454

**Description:** Over the course of a year-long design process, Able City, along with Alamo Architects and Economic Planning Systems, carried out an engagement process that honored the lived experience of residents and community members, built trust with stakeholders, and uplifted the local history and culture that allowed for everyone to come together around a shared vision for the future of Alazan Courts.

Our team formed two committees—one for residents and one for community members—which evaluated opportunities and constraints for the project, established project priorities and goals, and reviewed several iterations of design development. The committee work was supported by one-on-one stakeholder engagement, pop-ups at local community events, four larger public meetings, a community survey, and two rounds of door-knocking of all 501 units.

Our efforts built community consensus around a design that preserved a majority of the street-facing buildings to honor the local history; reconfigured the interior of the courts to increase building square footage while improving green space amenities; and located community resources and public spaces to serve both residents and the broader neighborhood. The residents and community fully support the final master plan which imagines a healthy, sustainable, and dignified vision for the future of Alazan Courts.





## 4. LAREDO HOUSING AUTHORITY: BERNAL SUNRISE COURT TINY HOMES

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**Location:** Laredo, Texas

**Owner:** Laredo Housing Authority, Mary Goana, Executive Director, 956-722-4521

**Description:** Able City helped develop the first Tiny Home master planned community in Laredo, Texas. The project consists of three tiny homes of varying sizes (from 280 SF to 600 SF). Each house is unique to provide a variety of housing options for future tenants. The project is aimed at providing rental housing, to be managed by the Laredo Housing Authority, to different clients such as homeless veterans, small families, and the elderly. The concept was to create a court surrounded by these tiny homes to establish a community of support among the various tenants. The development also adheres to the planning guidelines set forth by Plan Viva Laredo, which is the City of Laredo's Comprehensive Plan also developed by Able City. Each house was designed to have a street presence, as well as, dedicated driveways for parking for each unit. Able City assisted the Laredo Housing Authority with obtaining approvals through the Land Development Board for this pilot project. We also provided project drawings, specifications, and construction observation services.





## 5. LAREDO HOUSING AUTHORITY: BIBLIOTECH DIGITAL LIBRARIES (4)



**Location:** Laredo, Texas

**Owner:** Laredo Housing Authority, Mary Goana, Executive Director, 956-722-4521

**Description:** Able City worked with the Laredo Housing Authority (In partnership with Bexar County and BiblioTech San Antonio) to adapt and implement four (4) all-digital library programs in Laredo. A local initiative led by the Laredo Housing Authority, the project is part of Laredo's Inner City Revival Plan to bring technology and digital library services to lower-income housing and community residents.

Able City developed a series of programming and architectural standards for BiblioTech's implementation in the city. For each of the projects, Able City readapted (or is currently readapting) an existing building which was no longer occupied. These facilities originally served as public housing offices and community centers. The BiblioTech designs incorporate computer labs, teaching lounge(s), and small prep areas for serving food to local After School programs. We designed a new public housing office which features more modern amenities in order to match the newer leasing offices of their other newer public housing apartments.

**BiblioTech Casa Verde**, the first of the four (4) designs to be built, integrates into the Casa Verde Apartment complex having been originally allocated as a fitness center. The facility includes a classroom, computer center, and a children's learning space. **BiblioTech Russell Terrace**, the second BiblioTech in Laredo, is located inside Russel Terrace Community Housing with 138 lower-income RAD units. **BiblioTech Ana Lozano** is centered in a residential area with a multipurpose room and learning lab, and is the first prototype for BiblioTech to include an outdoor community area offering a combined virtual and physical experience for children. **BiblioTech Del Mar** is in the early stages of schematic design.

With each BiblioTech project, Able City has addressed a greater level of Construction Administration required due the increased level of involvement with the management team. By working together, we have been able to help the client with cost savings and better design.



## 6. EL AZTECA AFFORDABLE NEIGHBORHOOD HOUSING

**Location:** Laredo, Texas

**Owner:** Azteca Economic Development & Preservation Corp., Rafael Torres, Executive Director, 956-726-4462

**Description:** Once a thriving 23-plaza district, downtown Laredo maintains only five plazas of its original landscape. El Barrio Azteca Housing Complex pays homage to Laredo's history, honoring its original layout and preserving the landscape that sets Laredo apart. A 50-unit complex, this housing project builds around the plaza concept and maintains a community-oriented environment overlooking the banks of the Rio Grande.

**Award:** Azteca Affordable Housing Project Design Excellence in Contemporary Architecture Webb County Heritage Foundation



## 7. THE HISTORIC HAMILTON HOTEL HOUSING PROJECT

**Location:** Laredo, Texas

**Owner:** City of Laredo, Arturo Garcia, Building Development Director, 956-795-2675

**Description:** A facility assessment and feasibility study conducted to convert the existing hotel into an elderly housing project. This assessment includes a historical restoration and preservation plan. The project also involves the design and development of 165- studio, one and two bedroom units and commercial space.

**Awards:** National Trust for Historic Preservation Award Hamilton Hotel, & Excellence in Historical Preservation, U.S. Housing and Urban Development Secretary's Award.





## 8. CITY OF LAREDO COMMUNITY DEVELOPMENT HOUSING REHABILITATIONS



**Location:** Laredo, Texas

**Owner:** City of Laredo, Arturo Garcia, Building Development Director, 956-795-2675

**Description:** Able City was hired by the City of Laredo to serve as one of their on-call architects for their housing rehabilitation program. Through their Reconstruction Loan program, the City of Laredo is able to provide interest free loans in an amount to be determined on a case-by-case basis (payback only 57% of loan) for homes that have been damaged as a result of a fire or are dilapidated beyond repair. We worked with the City of Laredo to develop plans, assist with project variances through their Board of Adjustment processes, and construction observation reports. We have completed 3 houses to-date and are currently working on a fourth project with the City of Laredo.



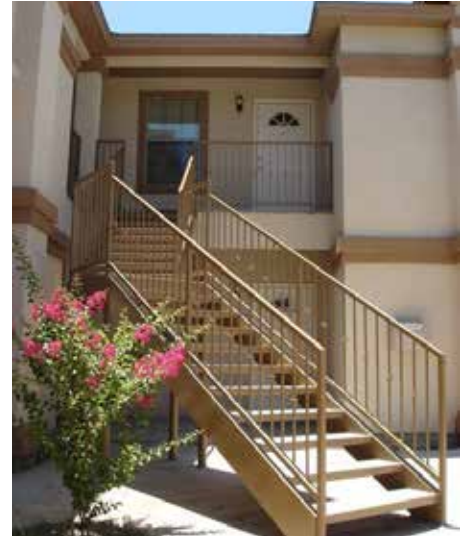


## 9. CORPUS CHRISTI STREET APARTMENTS

**Location:** Laredo, Texas

**Owner:** Laredo Housing Authority, Mary Goana, Executive Director, 956-722-4521

**Description:** Able City was hired by the City of Laredo to serve as one of their on-call architects for their housing rehabilitation program. Through their Reconstruction Loan program, the City of Laredo is able to provide interest free loans in an amount to be determined on a case-by-case basis (payback only 57% of loan) for homes that have been damaged as a result of a fire or are dilapidated beyond repair. We worked with the City of Laredo to develop plans, assist with project variances through their Board of Adjustment processes, and construction observation reports. We have completed 3 houses to-date and are currently working on a fourth project with the City of Laredo.



## 10. FREMONT TOWNHOMES

**Location:** Laredo, Texas

**Owner:** Laredo Housing Authority, Mary Goana, Executive Director, 956-722-4521

**Description:** Context-sensitive design of a 97-unit affordable housing development incorporating local architectural styles, native landscape materials, safety through smart design and landscape.





## CLIENT TESTIMONIALS

“Able City did an exceptional job. They took the time to listen to the community, develop a plan, listen to feedback, and create a final project that had both community support and met our financial expectations.” **Tim Alcott, *EVP & General Counsel*; Opportunity Home San Antonio**

“Able City has been instrumental in the design and development of key properties for the Laredo Housing Authority... Their ability to stay within budget and timeframe has greatly contributed to the success of our projects, ensuring they meet the high standards and expectations of our stakeholders. They consistently go above and beyond their required duties, offering valuable advice and insights that extend well beyond the scope of their contractual obligations.” **Mary Goana, *Executive Director*; Housing Authority of the City of Laredo**

“The City of Cotulla has had a successful relationship with Able City for over eight years. Able City has provided architectural services, feasibility studies, site assessments, public engagement, and urban planning for the City of Cotulla. Currently, Able City is working on the City of Cotulla Downtown District Master Plan. Please do not hesitate to contact me if you have any questions or would like additional information about Able City.” **Larry Dovalina, *City Administrator*; Cotulla, TX**









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*“We’re from South Texas—we  
understand the history, character,  
and needs of its communities.”*