FEASIBILITY STUDY
LOT 1, HIBISCUS SUBDIVISION
HIBISCUS VILLAGE APARTMENTS
MCALENN, TX
FEBRUARY 26, 2020

Owner Entity
MHA Hibiscus Village, Ltd.
Attn: Arnold Padilla, Executive Director of McAllen Housing Authority
2301 Jasmine Avenue
McAllen, TX 78501

Engineer
Melden & Hunt, Inc.
115 W. McIntyre Street
Edinburg, Texas 78541
Texas Registered Firm F-1435
Ph. (956) 381-0981
Fax (956) 381-1839
www.meldenandhunt.com
EXECUTIVE SUMMARY

This feasibility study addresses the requirements set forth by the Texas Department of Housing and Community Affairs, Housing Tax Credit Program 2020-2021 Qualified Allocation Plan, Section 11(A), for Lot 1, Hibiscus Subdivision Plat.

All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.

At the time of this study Lots 1, Hibiscus Village does have the proper zoning for multi-family residential use. The site also has access to water, sanitary sewer and dry utilities services located nearby. Sidewalk improvements will likely be required by the City of McAllen. Communication with the City of McAllen Utilities, Planning and Engineering Departments were made to confirm this report. Utility coordination is required by submitting the site plan to the City of McAllen Planning Department for review and comments. Driveways will need to be coordinated with the City of McAllen Traffic Department. The site plan in the attached exhibit materially adheres to all applicable zoning, site development and building code ordinances.

Kelley Heller-Vela, P.E.
Date: 2/26/2020
LOTS 1, HIBISCUS SUBDIVISION
HIBISCUS VILLAGE APARTMENTS
FEASIBILITY STUDY

1. Existing Site Conditions

The site is located on the north side of W. Hibiscus Ave., approximately 360 feet west of N. 23rd St. in McAllen, Texas. The site is currently open land. There is existing multi-family residential use to the west, W. Hibiscus Ave. and multi-family residential use to the south, an alleyway and commercial land for office use to the east and a drainage ditch to the north. Existing water, cable, storm sewer and overhead power are located within the rights of way of W. Hibiscus Ave., the alleyway and N. 23rd St. Water and storm sewer are located onsite in an existing utility easement as well.

2. Survey and/or Property Information

The site is currently platted as Lot 1, Hibiscus Village Subdivision as recorded in Instrument Number 2956549, Hidalgo County Map Records. As per the subdivision plat, the front setback, along W. Hibiscus Ave., is 20; 10' to the east and 42' to the north.

There is a 30’ gas pipeline easement currently maintained by Energy Transfer Company for a natural gas line on the west side of the site.

3. Environmental Site Assessment

We are aware that a Phase I Environmental Site Assessment is being conducted by Astex Environmental. At the time of this study, the report was not yet available for our review.

4. Storm Water Management

According to the Boundary and Topographical Survey conducted on the site, the site roughly drains from southwest to northeast. The City of McAllen has a 24” storm sewer line which runs north to south through the site and will be re-routed as part of this development. The City of McAllen’s detention requirements, as per the City of McAllen Standard Design Guide, are to detain the difference between the pre-development 10-year rain frequency storm event and the post-development conditions for a 50-year rain frequency storm event.
5. **Floodplain Information**

The site was found to be in Zone B, “Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood”, according to the FEMA Flood Insurance Rate Map Number 480343 0005 C with an effective date of November 2, 1982. Attached please find a copy of the FEMA FIRM Map for the area.

6. **Topographic Review**

The 2016 USGS Map was obtained from the USGS website. The map for this area is McAllen, TX. A review of the map shows that the site drains from south to north. No other key features were observed on the map for this site. Attached please find a copy of the USGS Topographic Map. A Boundary and Topographical Survey was conducted on the site as well, which shows approximately 1.11 feet of fall across the site from southwest to northeast. Elevations at the southwest corner are 119.56 and elevations at the northeast corner are about 118.45.

7. **Site Ingress/Egress Requirements**

The site is subject to ingress/egress requirements set forth by the City of McAllen Traffic Department as governed by the City of McAllen Access Management. W. Hibiscus Avenue is considered a Local Street. Driveway spacing is a minimum of 125’. Currently there are no observed driveways from this site to W. Hibiscus Avenue.

The City of McAllen will review the site development plans as part of the Site Plan Approval and Building Department permit process and provide further comments to issues related to deceleration lanes, median cuts, etc.

8. **Offsite Requirements and Costs**

No off-site costs are anticipated.

9. **Onsite Requirements and Costs**

On-site costs related to the development that can be accounted for at this time are water distribution system, sanitary sewer system, grading dry utilities, striping and signage, and parking lot pavement. Based on the preliminary site plans, those costs are estimated to be $1,439,521.

10. **Water/Sanitary Sewer Service Summary**

According to information provided by the City of McAllen Utilities Department, there is an existing 8” water distribution line along the north side of W. Hibiscus Ave. that also runs north through the site. The northern portion of the line will need to be re-routed as part
of this development. Fire hydrants and water valves were found during the field work for
the boundary and topographical survey.
According to information provided by the City of McAllen Utilities Department, there is an
8" sanitary sewer line located along the south side of W. Hibiscus Ave., within the existing
road right-of-way. The existing sewer line is approximately 4.6’ deep and based on
information provided by the City of McAllen Utilities Department, can provide service to
the site. Several manholes are shown on the topographic survey with the approximate
location of this line.

11. Electricity, Telephone, Cable TV and Gas

American Electric Power (AEP) will provide electricity to this area. Other utilities to service
the site include telephone by AT&T, cable TV by Spectrum and gas by Texas Gas
Service. At this time, we understand that these utility companies have service lines
available in the area. There is a local overhead electrical line that was observed along
the south side of W. Hibiscus Ave. and within the alleyway to the east.

The City of McAllen requires that the developer and/or his engineer present the proposed
site plan to the above-named Utility Companies for review and comment during the site
plan approval process. The utility companies will provide them with more exact locations
of their facilities during this process.

12. Zoning/Land Development Ordinance Summary

The tract is currently zoned R-3A. This zoning is acceptable for the development of multi-
family residential units. For further information on the City’s land development and zoning
requirements, please see The City of McAllen Code of Ordinances. It is available online
and may be found at the following link:

https://library.municode.com/tx/mcallen/codes/code_of_ordinances?nodeId=SPBLAUS
REREAC_CH138ZO_ARTVDI


The City of McAllen Building Department will review and provide permits for any
construction on this site.

The City requires compliance with the latest International Codes, along with the National
Electrical Code.

Further code and design information is available at the following website:

https://www.mcallen.net/departments/permits/home

The City of McAllen’s Standard Design Guide, which provides additional guidance on the
site plan and utility infrastructure requirements, can be found at the following link:

https://www.mcallen.net/departments/permits/home

or from their Development website at:

https://www.mcallen.net/departments/planning

The City of McAllen’s Access Management Policy will govern the access points for the site and can be found at:

https://www.mcallen.net/docs/default-source/traffic-files/access-management-policy.pdf?sfvrsn=4

14. Impact or Development Fee Summary

At the time of this study, the anticipated development fees would be the following: water impact fees, water availability fees and water meter fees for the addition of water services, sewer impact fees, platting fees, Fire Department review fees, plat recordation fees required and park fees. The area may fall within water and sewer reimbursement zones as maintained by the City of McAllen Utilities Department. These fees are determined at the time of plan submission.

15. Building Permit Fee Summary

The City of McAllen has a building permit review fee. The fee is calculated by the Department at the time of the plan submittal for their review.

16. Site Plan Observations, Recommendations, Design

A meeting with the City of McAllen Public Utilities Board Staff will be required to determine the location of existing utilities in the area and to give the facility owners an opportunity to review and prepare for the proposed development. It is anticipated that a minimum width 4’ sidewalk will be required along W. Hibiscus Ave. as one does not currently exist. The City of McAllen Fire Department will review the site plan during the Site Plan Approval process for conformance to the latest International Fire Code.

17. Site Development Platting and Permitting Process and Timing

The Site Plan Approval can be reviewed and approved simultaneously with the subdivision platting process. It is anticipated that this process will take approximately 5 months. This process will need to be completed prior to obtaining the building permit.

18. Building Permit Process and Timing

The Building Permit Process is anticipated to take approximately 4-6 weeks. The permit
is reviewed simultaneously by all departments and each department contacts the applicant individually with any changes needed. The changes are then submitted to the Building Permit Department for disbursement to staff. The City of McAllen Online Permit Portal allows access to the permit process to view any pending staff comments.

19. Entitlement

The property is currently owned by the Housing Authority of the City of McAllen and is under the taxing jurisdiction of the City of McAllen, Hidalgo County Drainage District #1, Hidalgo County, McAllen ISD, South Texas College and South Texas ISD.

20. Property Tax Identification Information and Millage Rate

The Account Number for this tract is H2453-00-000-0001-00 and the Appraisal District ID number is 1181914. The combined tax rate for this property location is $2.551077 per $100 in assessed value. The site is currently tax exempt.

21. Other Considerations or Issue Relevant to Site Development

None at this time.
CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY
PRELIMINARY
SITE PLAN
LEGEND
- FOUND No. 4 REBAR
- FOUND PIPE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- TYPE "A" INLET
- GAS MARKER
- EDGE OF DITCH TOP
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD POWER LINE
- SPOTTED GAS LINE
- ASPHALT AREA
- CONCRETE AREA

HIBISCUS VILLAGE
LOT 1, HIBISCUS VILLAGE SUBDIVISION,
INSTRUMENT NUMBER 2956549, H.C.M.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

PARKING INFORMATION
PARKING SPACES REQUIRED: 191
A.D.A. SPACES REQUIRED: 6
A.D.A. SPACES PROVIDED: 8

CONSULTANTS   ENGINEERS   SURVEYORS
MELDEN & HUNT INC.
USGS TOPOGRAPHIC MAP
FEMA FLOOD INSURANCE RATE MAP
**EXPLANATION OF ZONE DESIGNATIONS**

<table>
<thead>
<tr>
<th>ZONE</th>
<th>EXPLANATION</th>
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<tbody>
<tr>
<td>A</td>
<td>Areas of 100-year flood; base flood elevations and flood hazard factors not determined.</td>
</tr>
<tr>
<td>A0</td>
<td>Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.</td>
</tr>
<tr>
<td>AH</td>
<td>Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.</td>
</tr>
<tr>
<td>A1-A30</td>
<td>Areas of 100-year flood; base flood elevations and flood hazard factors determined.</td>
</tr>
<tr>
<td>A99</td>
<td>Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.</td>
</tr>
<tr>
<td>B</td>
<td>Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)</td>
</tr>
<tr>
<td>C</td>
<td>Areas of minimal flooding. (No shading)</td>
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<tr>
<td>D</td>
<td>Areas of undetermined, but possible, flood hazards.</td>
</tr>
<tr>
<td>V</td>
<td>Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.</td>
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<tr>
<td>VI-V30</td>
<td>Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.</td>
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</tbody>
</table>

*Reference to the National Geodetic Vertical Datum of 1929*
PROPERTY ID NUMBERS AND TAXING JURISDICTIONS
Property Tax Balance

Shopping Cart: For your convenience you may pay several accounts at once if you pay by eCheck. Click the 'Pay by eCheck' button to add this account to the shopping cart. Additional accounts can be clicking 'Begin a New Search' or 'Find Another Account', then doing a search again and, for each account, clicking the 'Pay by eCheck Now' button. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you begin entering payment information.

Scheduling Payments: If you are paying by eCheck, you may choose to pay now or in the future. You may schedule one payment in the future or recurring payments. To do this, select 'Schedule E-Check Payment' after adding account(s) to the shopping cart.

Unless otherwise noted, all data refers to tax information for 2019. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: H245300000000100

Pending Credit Card or eCheck Payments:
No Payment Pending

Pay by Credit Card

Credit/debit card payments will take 4-5 business days to post. A convenience fee will be added if you pay by credit card.

Pay by eCheck

(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)

Print Current Statement

Print Delinquent Statement

Register for Certified Statements by E-mail

Gross Value: $968,064
Land Values: $968,064
Improvement Value: $0
Capped Value: $0
Agricultural Value: $0

Exemptions:
PRORATED-EXXX

Exemption and Tax Rate Information
Taxes Due Detail by Year and Jurisdiction
Payment Information
Print a Current Tax Statement

Click Here to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.
Jurisdiction Information for 2019

Account No.: H245300000000100

Exemptions: PRORATED-EXXV

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CITY OF MCALLEN 2019 TAX STATEMENT

THIS IS YOUR TAX BILL

Pay To: City of McAllen Tax Office - 311 N. 15th Street
Mail To: P.O. Box 220
McAllen TX 78505-0220
(956) 681-1330

Rebecca M. Grimes, RTA/RTC

RETURN TOP PORTION WITH YOUR PAYMENT

IF PAID BY | AMOUNT DUE
---|---
NOVEMBER 30, 2019 | .00
DECEMBER 31, 2019 | .00
JANUARY 31, 2020 | .00
FEBRUARY 29, 2020 | .00
MARCH 31, 2020 | .00
APRIL 30, 2020 | .00

If the amount has already been paid, please disregard this notice.

Pay only one of the amounts above
Prior years not included
Discounts or P & I have been applied

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<th>APPRAISED / ASSESSED VALUE IMPROVEMENTS</th>
<th>AGRICULTURE VALUE</th>
<th>TAXABLE VALUE BEFORE EXEMPTIONS</th>
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Property owners who qualify for an Over 65 or Homestead, Disabled and/or Disabled Veterans Exemption may qualify for our Quarterly Payment Plan.
To qualify for this plan, you must notify our office and make the 1st installment no later than January 31st. For more information, please contact our office.

*INDICATES 10% CAPPED VALUE - QUESTIONS ON VALUES CALL HIDALGO COUNTY APPRAISAL DISTRICT AT (956) 381-8466

Legal Description

**HIBISCUS VILLAGE LOT 1**

ACRES: 4.6299

Property ID Number: H2453000000010000000000100

Situs Location: 2412 HIBISCUS AVE MCALLEN

Pay To: City of McAllen Tax Office - 311 N. 15th Street
Mail To: P.O. Box 220
McAllen TX 78505-0220
(956) 681-1330

Rebecca M. Grimes, RTA/RTC

Pay online at www.mcallen.net
Payments made via credit card or electronic check are subject to an additional fee.

KEEP THIS COPY FOR YOUR RECORDS
SEE REVERSE SIDE

CANCELLED CHECK WILL SERVE AS YOUR RECEIPT

Pay online at www.mcallen.net
Payments made via credit card or electronic check are subject to an additional fee.
1. A tax lien is automatically placed on January 1 of each year to ensure that taxes are paid. Tax rates are usually set in September and the tax bills are usually mailed on October 1.

2. You have from October 1 to January 31 of the next year to pay your taxes without penalty or interest. If you don't pay the full amount by January 31st, you will be charged penalty and interest beginning February 1st as reflected on the Tax Statement.

3. Penalty and interest is imposed at the statutory rate of 12% penalty and 12%/year interest per year on unpaid taxes whether or not the taxpayer received the tax bill. By July, a delinquent taxpayer will have incurred an 18% penalty and interest, and run a high risk of being sued or having their property seized prior to that time.

4. If taxes are not paid by July 1, the provision of Chapter 33, Texas Property Tax Code, will necessitate an additional 15% collection fee.

5. The tax collector does not have any legal authority to forgive the penalty or interest charge on unpaid tax.

6. On real property (land and buildings), the current owner can be held accountable for any unpaid taxes even for years before she/he bought the property. The new owner is liable for the entire year’s tax to the tax collector, even if that person bought the property during the year and had their tax prorated with the seller at the time of closing.

7. THE COUNTY APPRAISAL DISTRICT (CAD) is a separate local agency and is not a part of the City of McAllen Tax Office. The CAD decides what property is to be taxed, its appraised value, whether to grant exemptions, who the taxable owner is, and their address, and what taxing jurisdictions can tax the property.

8. PARTIAL PAYMENT OF TAXES IS NOW ACCEPTABLE.

9. ASSESSMENT RATIO FOR ALL TAXING UNITS IS 100%

Exemption Codes:
- A - Agricultural Value
- H - General Homestead
- D - Disability Homestead
- S - Senior Citizen Homestead
- 1-9 - Veterans Disability Level
- * The Disabled Veterans Exemptions may occur in combination with a Homestead

FIVE YEAR TAX HISTORY

Disclaimer: This information is provided to the taxpayer per Senate Bill 18 and House Bill 1984, amended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas.

Parcel ID: H245300000000100

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<th>Tax Unit</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Tax Rate</th>
<th>Tax Imposed Change From Previous Year</th>
<th>Tax Year</th>
<th>Tax Unit</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Tax Rate</th>
<th>Tax Imposed Change From Previous Year</th>
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Taxing Unit Code and Description:
- CML - CITY OF MCALLEN

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<th>Appraised Value</th>
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<td>.00 %</td>
<td>.00 %</td>
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Total

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