Inkwood Estates Feasibility Report
107 San Elizario Rd., Clint, Texas 79836
Prepared in Conjunction for an Application to the
Texas Department of Housing and Community Affairs
February 28, 2020

Prepared For
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701--2410
and
Investment Builders Inc.
7400 Viscount Dr., Ste. 109
El Paso, Texas 79925
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(A) Introduction

Metropolitan Capital Partners LLC ("Metro"), Texas Board of Professional Registration Firm #20278, was retained by Investment Builders Inc. to produce a Feasibility Report for the purpose of an application for Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs ("TDHCA") in the 2020 round. Therefore, the report is written to comply with guidance in the 2020 Qualified Allocation Plan section 15, pages 121 and 122.

Inkwood Estates is planned for 40 units of detached single-family housing units. The unit mix will be 22 three bedroom and 18 four bedroom. The development will comply with ADA accessibility requirements. In addition to the housing units, the development will include a clubhouse and swimming pool, two playgrounds and a maintenance building. Covered canopy parking for the tenants will also be provided.

The subject site is a 7.9 acre parcel located in the geographic and business center of the Town of Clint, Texas, approximately 26 miles east of downtown El Paso. It sits adjacent to the intersection of the main thoroughfares serving this part of the County of El Paso, namely Alameda Ave. (Texas Highway 20) and San Elizario Rd. (FM 1110). The geographic coordinates are 31° 35' 14.16" N and 106° 14’ 03.77” W.

As discussed later and as included in the site survey, the site is comprised of several smaller parcels that now form the 7.9 acre site. A rezoning application has been submitted to the Town of Clint for rezoning to R-3 - Multi-family Residential District zoning from it’s current B2-Highway Business District and A-Agricultural zoning (depending on the parcel).

The site is generally flat and was previously fallow agricultural land. It has an almost negligible slope to the S/SE and, as discussed later in the report, is comprised of USDA soils types: Harkey loam, Harkey silty clay loam and Tigua silty clay. Given these types of expansive soils, building pads and paving subgrades will require placement of imported/engineered fill to provide the required compaction for the earthwork subgrades. Alameda Ave., running parallel to the north property boundary, sits approximately 6’ above the mean level of the subject property. FEMA floodplain maps indicate the site is in a Flood Hazard Zone C.

From a utility standpoint, due to its proximity to two major thoroughfares, the site has ample access to proximate water and sewer, electric, gas, cable and telecommunications infrastructure with capacity to serve the site. The utility companies are the Lower Valley Water District, El Paso Electric Co., Texas Gas Co., Spectrum Cable, ATT and other telecom providers, respectively.

Metro did not identify any significant atypical items that would negatively impact either the execution, timeliness or cost of construction.

Statement of Acknowledgement

Any person signing this Report acknowledges 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.
(B) Executive Summary

Inkwood Estates is planned for 40 units of detached single-family housing. The unit mix will be 22 three bedroom and 18 four bedroom units. The development will comply with ADA accessibility requirements. In addition to the housing units the development will include a clubhouse and swimming pool, two playgrounds and a maintenance building. Covered canopy parking for the tenants will also be provided.

The site plan is arranged in blocks of detached 3 and 4 bedroom housing units with parking immediately adjacent to most units. There will be 1 unit of three bedroom and 1 units of 4 bedroom fully ADA compliant dispersed throughout the community. The same will apply to Visually and Hearing Impaired units, 1-3 bedroom and 1-4 bedroom. Handicapped parking is also distributed to allow for access to the housing units, amenities such as the clubhouse and pool, playgrounds and daily life activities such as dumpsters.

The clubhouse and pool are located at the main entrance to facilitate access for the residents and allow for a buffer between San Elizario Rd. and the housing units.

Proximity to community resources, schools, library, shopping, banking and other tenant conveniences is a distinct feature of this site.

Figure 1: Vicinity Map
(C) Due Diligence

In order to fully understand the requirements of the local governing jurisdictions, utility providers, and development activities we met or corresponded with a series of representatives from the different organizations. A partial list includes:

- County of El Paso – Mr. Jose Landeros - Planning Director
- County of El Paso – Jesus Cerna Planning Department staff
- Town of Clint – Ms. Susie Rodrigues - Town Clerk
- Texas Department of Transportation – Margarita Montes, PE – engineering department
- Lower Valley Water District #1 – Mr. Daniel Hernandez, PE engineering department
- El Paso Electric Co. – Ms. Melissa Govea, PE distribution department
- Texas Gas Service – Jorge Sejera, PE new construction department
- El Paso Central Appraisal District
- El Paso Consolidated Tax Office
- El Paso County Fire Department and El Paso County Emergency Services District #2
- Multiple sub-contractors (earthwork, rockwall masonry, site utility)
- Among the technical references we used to prepare this report are:
  - County of El Paso planning maps
  - County of El Paso grading and drainage ordinance
  - USDA Soils Classification maps
  - FEMA Flood Zone maps
  - TxDOT LIDAR topographical maps
  - USGS topographical maps
  - El Paso County Tax Assessor maps
  - 2015 IBC Code
  - Town of Clint Zoning Ordinance
  - Lower Valley Water District 1 design standards
  - El Paso Electric Co design standards
  - Texas Gas design standards
  - Google Earth

(i) Availability of Utilities

Although located in a rural area, the site is in the business core of the community. As such, there exists robust electrical capacity (115KV transmission and 34KV distribution) adjacent to the property boundaries.

The Lower Valley Water District has a major sewage lift station located 200’ from the SE corner of the property. It also has a 6” water main running beneath San Elizario Rd., an 8” water main running beneath Alameda Ave., and a 15” wastewater line running along the northern and eastern boundary of the property.

Texas Gas Service has major trunk lines running along both San Elizario Rd. and Alameda Ave.

Based on the foregoing, the author did not identify any impediments for utility availability to this site.
Figure 2: Utility Interconnection Map (Courtesy of Lower Valley Water District)
February 18, 2020

Rudolf Montiel, PE
Metropolitan Capital Partners LLC
7100 Westwind Blvd., Ste. 250
El Paso, TX.

Ref: 107 Clint-San Elizario Rd.

Dear Mr. Montiel,

In response to your inquiry regarding connecting water and wastewater services to the above referenced property, our records indicated that Lower Valley Water District (LVWD) has a 6-inch PVC water line (S. San Elizario Rd.), 8-inch Water Line (Alameda Ave.) and a 15-inch PVC wastewater line available. LVWD can provide water and sewer services to property.

If further assistance is needed, please do not hesitate to contact me at (915) 791-4480 ext. 1110.

Best regards,

Daniel Hernandez, P.E.
Engineering Department
Lower Valley Water District

Figure 3: Lower Valley Water District Letter of Serviceability
(ii) Summary of Zoning Requirements

The applicable zoning ordinance is Ordinance 18 — The Zoning Ordinance of the Town of Clint, Texas.

As discussed previously, the 7.9 acre site will need to be rezoned. An application has been submitted to the Town of Clint for rezoning to R-3 Multiple Family Residential District. The site which is composed of several parcels includes current zoning of A-Agricultural District and B2- Highway Business District. Additionally, an abandoned irrigation easement will also be rezoned as part of the application. Both the copy of the rezoning application with Town of Clint stamp and the Zoning Ordinance for the Town of Clint are included with the application.

Town of Clint Setback Requirements

<table>
<thead>
<tr>
<th>Town of Clint Setback Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
</tr>
<tr>
<td>Each Side</td>
</tr>
<tr>
<td>Back</td>
</tr>
</tbody>
</table>

Town of Clint Lot Coverage Ratio

In no case shall more than 40% of the total lot area be covered by the combined areas of the main buildings and accessory buildings.

Offstreet Parking Requirement

Per the Town of Clint zoning ordinance, for single family dwellings 1 parking space per dwelling is required.

Phase I Environmental Assessment

The Developer commissioned a Phase I Environmental assessment from CECI. Said report was completed on February 21, 2020. It also did not indicate any significant environmental impacts for the site.
Receipt of Zoning Application and Hold Harmless Release

The Town of Clint is in receipt of an application for rezoning submitted by Investment Builders, Inc.

It is acknowledged that Investment Builders, Inc. agrees to hold harmless the Town of Clint and all other parties in the event that the appropriate zoning for the development known as Inkwood Estates, located at 107 S San Elizario Rd, Clint, Texas 79836, is denied.

Name: [Signature]  
Title: [Position]  
Date: 02-20-2020

Figure 4: Zoning Application Receipt
• Reason for requesting a change of zoning, including a description of all existing and proposed activities or continuing uses.
• Statement that the request will not substantially nor permanently injure the property rights of the owner(s) of all real property affected by the proposed change in zoning.
• Statement that the request will not adversely affect the health, safety or welfare of the general public.

I have read, examined, and completed this application; and know the information I have provided to be true and correct. All provisions of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of a zoning change does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the use of the subject property. I understand that City staff and authorized City agents will visit and photograph the subject property; and that this application, including all submitted documents and photos relating to this zoning case are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

Roy Lopez  February 18, 2020
Applicant  Date

AUTHORIZATION BY PROPERTY OWNER(S)
(Required if Applicant and/or Authorized Representative is not the sole owner of the subject property. If the signature and authorization of more than one person is needed, copy this page and complete for each person.)

I, First Fabens Joint Venture
(property owner’s printed name; include signature name and title if signing for an organization)
swear and affirm that I am the owner of the property at 107 San Elizario Rd., Clint, Texas
per exhib showing survey of property

(property address or legal description)
as shown in the records of El Paso County, Texas, which is the subject of this application.

I, First Fabens Joint Venture
(property owner’s printed name; include signature name and title if signing for an organization)
the owner of the property to be considered Inkwood Estates LTD/Roy Lopez
(applicant’s printed name)

permission to submit this application.

I authorize Rudolf Montiel, PE
(authorized representative’s printed name)
to serve as my representative for this request.

Property Owner Signature (and title, if signing for an organization)

February 18, 2020
Date

For official use only:
Date application received: 2-20-2020 By: ____________

Figure 5: Rezoning Application Request
(iii) Subdivision Requirements

The site will NOT be sub-divided nor will it be re-platted. The 7.9 acres are one property as shown in the attached survey by SLI a Texas Registered Land Surveyor.

(iv) PID and Millage Requirements

The Inkwood Estates site is comprised of 5 properties:

<table>
<thead>
<tr>
<th>Property</th>
<th>Property ID No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>PID S075-000-019A-0000</td>
</tr>
<tr>
<td>2</td>
<td>PID S075-000-019A-0100</td>
</tr>
<tr>
<td>3</td>
<td>PID S075-000-019A-0175</td>
</tr>
<tr>
<td>4</td>
<td>PID S075-000-019B-0400</td>
</tr>
<tr>
<td>5</td>
<td>PID S075-000-019B-0400</td>
</tr>
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</table>

The millage rates for the County of El Paso are:

<table>
<thead>
<tr>
<th>Entity</th>
<th>Millage Rate per $100</th>
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</thead>
<tbody>
<tr>
<td>Town of Clint</td>
<td>0.697</td>
</tr>
<tr>
<td>County of El Paso</td>
<td>0.489</td>
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<tr>
<td>Clint ISD</td>
<td>1.305</td>
</tr>
<tr>
<td>El Paso Comm. College</td>
<td>0.141</td>
</tr>
<tr>
<td>University Medical Center</td>
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<tr>
<td>Lower Valley Water District</td>
<td>0.153</td>
</tr>
<tr>
<td>Emergency Services District #2</td>
<td>0.104</td>
</tr>
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</table>

(v) Development Ordinances

Development is governed by the Town of Clint and the County of El Paso as the governing jurisdictions.

The County of El Paso does not have a county wide zoning ordinance nor does it have a construction ordinance. Notwithstanding, the development will be constructed using the 2015 IBC and the City of El Paso building code. We chose the City of El Paso code as a verifiable governing ordinance from a nearby major metropolitan area. Inspection of the improvements will be conducted by a 3rd party inspection firm or Texas licensed civil engineer or architect.

(vi) Fire Department Requirements

The County Emergency Services District #2 provides fire protection services to the Town of Clint and for this site.
Generally, fire hydrants are located in several locations surrounding the site. Anecdotally, the static and residual pressure support flows in the range of 800-1,000 gpm and static pressures in the range of 50-80 psi.

Within the site, fire hydrants will be placed at no more than 500’ in distance to allow for sufficient flow to support fire-fighting pumping equipment.

All fire department improvements will be designed and constructed to NFPA standards and the 2018 International Fire Code.

(vii) Site Ingress and Egress

The subject site is a 7.9 acre parcel located in the geographic and business center of the Town of Clint, Texas, approximately 26 miles east of downtown El Paso. It sits adjacent to the intersection of the main thoroughfares serving this part of the County of El Paso, namely Alameda Ave. (Texas Highway 20) and San Elizario Rd. (FM 1110). The geographic coordinates are 31° 35’ 14.16” N and 106° 14’ 03.77” W.

Site ingress and egress is accomplished by utilizing two entrances at opposite ends of the development. The main entrance will be located on San Elizario Rd. Traffic will therefore enter and exit from the east end of the development. The secondary entrance will be on Alameda Ave. (Texas Highway 20). Given the designation as a Texas state highway, we anticipate the need to add a deceleration lane on the eastbound direction of the avenue to allow for slowing of traffic as it enters the development. Alameda Ave. also sits approximately 6’ higher than the subject site requiring a moderate grade connecting the site to the street level. Cost for this off-site improvement is found in the Off-site cost section of the application.

By having two entrances the site can better meet the requirements of the County Fire department pertaining to fire truck access and connection to on-site fire hydrants.

The 2018 TxDOT Annual Average Daily Trips (AADT) were 9,867 on Alameda Ave. and 8,025 on San Elizario Rd.
(viii) Building Codes and Local Design Requirements Impacting the Development

The Town of Clint and the County of El Paso do not have ordinances that govern the construction of housing. Notwithstanding, the development will be constructed using the 2015 IBC and the City of El Paso building code. We chose the City of El Paso code as a verifiable governing ordinance from a nearby major metropolitan area. Inspection of the improvements will be conducted by a 3rd party inspection firm or Texas licensed civil engineer or architect.

The Town of Clint requires all storm water be retained on-site. The site plan and preliminary grading and drainage plan show the location of the proposed onsite retention structures.
(D) Property Survey

The survey was conducted during the month of February 2020 by Sub-Land Inc., a registered public land surveying company located in El Paso, Texas. The survey was conducted in accordance with the Texas Society of Professional Surveyors in their Manual of Practice for Land Surveying in Texas (Category 1A – Land Title Survey or 1B-Standard Land Boundary Survey). The site has FEMA Flood Map designation of Flood Hazard Zone C.

Figure 7: Site Survey
(E) Preliminary Site Plan

This site plan materially adheres to all applicable zoning, site development and building code ordinances.

Figure 8: Site Plan
Figure 9: Preliminary Site Plan Topographical Information, Drainage and Retention
(F) Narrative of the Project Development Cycle

Based on extensive evaluation of the site, the standard construction means and methods to be utilized, and a single-family detached housing product type, the author (registered professional engineer) considers the site to present relatively low project delivery risk. A brief timing and construction process analysis follows.

Timing of Rezoning and Construction Permitting

As discussed previously in this report, a rezoning application has been filed with the Town of Clint. Said application is scheduled to go through Town Planning Commission, public hearings and Town Council approval in 90-120 days.

Grading and drainage plan review is conducted by the County of El Paso within 30-45 days.

The construction permit will be issued by the Town of Clint usually within 14 days.

Construction is expected to take approximately 540 days (18 months)

Concurrent activities including approval of the design and construction of the anticipated deceleration lane on Alameda Ave. will take approximately 180 days. Utility connection designs for water, gas and electrical service will take between 30-90 days for approval and will be integrated into the construction delivery plan.

The author does not identify significant or atypical conditions that warrant an adverse impact on the project delivery schedule.

Construction Process

The El Paso region has a robust construction industry with numerous specialty contractors to choose from for each trade. Although the market is punctuated by high demand due to an expanding economy, construction labor availability is as good or better than many other Texas markets. Construction costs tend to be lower than other Texas metropolitan areas. According to the El Paso Association of Builders, approximately 3,500 single family new homes are constructed in the metropolitan area annually.

Based on the nature of the underlying soils and in the absence of a complete geotechnical analysis, it has been assumed, for the purpose of this report, the building pads will be over-excavated and built up 36-48” with imported fill in lifts of 6-12” compacted to 90-95% modified proctor based on the sieve analysis of the fill materials.

Concrete slabs will be constructed employing post-tension steel reinforcing. There are many ready-mix concrete suppliers in the area capable of supplying materials for the job.

The project will be designed and constructed as single story, Type-V wood-framed construction typically found in most parts of Texas and the U.S. As the region is not prone to hurricanes or regular snowfall present in parts of the Inter-mountain West, the structural design allows for 2X6” wood studs at 16” O.C. and pre-engineered wood trusses. Composite shingle roofing and built up roofing systems are called out for this project.
Electrical, mechanical and plumbing systems are standard to the normal construction practice in the region. Typical codes used nationally are also standard in El Paso (NEC, UPC, ASHRAE). In addition to many specialty supply houses in El Paso: Home Depot, Lowes, BMC and other large national building material outlets.

The project will utilize 5-6 ton HVAC package units with ground or roof mounted condensers. These are readily available from numerous manufacturers (Goodman, Trane, Carrier) locally.

The project will employ doors, windows hardware and finishes that are commonly available in the market and do not have excessive delivery timeframes.

Based on the foregoing, the author assesses a low risk from a constructability standpoint.

### Table 4: Required Permits, Approvals and Fees

<table>
<thead>
<tr>
<th></th>
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<th>Permit</th>
<th>Fees</th>
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<tr>
<td>Construction</td>
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<td>✓</td>
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<td>Town of Clint</td>
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<td>Subdivision Improvement Plans</td>
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### Table 5: Activities and Timeline

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<th>End Date</th>
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</thead>
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</tr>
<tr>
<td>Subdivision Plan Approval</td>
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<td>June 2020</td>
</tr>
<tr>
<td>Building Plan Approval</td>
<td>July 2020</td>
<td>July 2020</td>
</tr>
<tr>
<td>Building Plan Permits</td>
<td>July 2020</td>
<td>July 2020</td>
</tr>
<tr>
<td>Construction</td>
<td>August 2020</td>
<td>January 2021</td>
</tr>
</tbody>
</table>
(G) Conclusions

The addition of 40 affordable units of rental housing stock to the community of Clint will be quite beneficial. The impact of additional traffic generated by the Development should have a negligible effect on the large existing AADT of both Alameda and San Elizario Rd.

Given the standard Type V construction of single-story, single-family housing does not present significant risk to timely completion of the project.

Although the site needs to be rezoned, support from the Town of Clint and the relative streamlined approval processes, bode well for the project.

Utility availability is good with no identified concerns or capacity issues.

FEMA Floodplain designation of Flood Hazard C for site represents yet another positive for the project. The site has sufficient land area to support the required drainage structures and capture all site runoff.

On the basis of the due diligence conducted and the supporting documentation collected, Metropolitan Capital Partners LLC recommends the site for construction of 40 Low Income Housing Tax Credit units thereupon.

Rudoff Montiel, PE
Texas Professional Engineering Registration # 79064