Site Design and Development Feasibility Report

New Hope Housing-Dale Carnegie
Houston, TX 77036

BrewerEscalante Project # 12576
February 26, 2018

BrewerEscalante
13430 NW Freeway, Suite 350
Houston, Texas 77040
T: 713-688-3530
February 26, 2018

Emily Abeln
New Hope Housing, Inc.
1117 Texas Avenue
Houston, TX 77002

Re: New Hope Housing- Dale Carnegie
Site Design and Development Feasibility Report
Houston, TX 77036

Dear Ms. Abeln,

This Site Design and Development Feasibility Report for New Hope Housing- Dale Carnegie is prepared in accordance with current TDHCA criteria. Feel free to contact me if you have any questions.

Sincerely,

William M. Langford, P.E.
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EXECUTIVE SUMMARY

1. PROJECT OVERVIEW

The purpose of this report is to provide an assessment of existing site conditions and development requirements for the proposed New Hope Housing-Dale Carnegie project located within the City of Houston (COH) in Harris County, Texas. This report has been prepared in accordance with 2018 Uniform Multifamily Rules.

The proposed project, New Hope Housing-Dale Carnegie, is a 4-story residential-use building with 170 sleeping units. All units will have common amenities.

The project site is a 1.98 acre tract, which is currently vacant. The parcel is bounded to the south by a private drive (within 30-ft reciprocal easement), to the west by a private drive (Dale Carnegie Lane), to the north by Regency Square Blvd., and to the east by a medical clinic. Regency Square Blvd. is a 4-lane roadway (2 lanes both directions) separated by a median, within a 90-ft wide Right-of-Way. The two private drives are one-lane each direction. There is no median opening fronting the site along Regency Square Boulevard. Any private-access drive built for the project will have only right-turn exists. It is not likely that COH traffic department will allow for a median cut across from current proposed driveway due to being too close to the next existing median opening. Any median modification will be constructed at the developer’s expense. Dale Carnegie Lane is located within the 1.98 acre tract. Dale Carnegie Lane currently has public storm lines within it and a public water line adjacent to it on the east side. There are currently no recorded easements found for these lines. After conversations with COH utility analysis section, if no recorded easements are found for these public utilities would be within a prescriptive easement. The elevation of the tract is approximately 4 feet higher than paving on Regency Square Blvd. and Dale Carnegie Lane. The parcel is located in unshaded Zone ‘X’ (areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map 48201C0835L, dated June 18, 2007 (refer to Appendix E).

The project site is located within ‘Regency Square Office Park’ commercial development. Proposed development within this community requires plan review by an Architectural Review Committee (ARC). First Service Residential is the ARC for ‘Regency Square Office Park’. Properties located within ‘Regency Square Office Park’ commercial development are required to pay a yearly maintenance fee. This fund is calculated using a rate of 0.04784769 times the square footage of land. This rate is not fixed and can change from year to year. For this 1.98 Acre site the yearly maintenance fee is $4127. There is a $370 plan review fee. Cristin Kaeble is the manager at FirstService Residential and her phone number is 713-984-7238.

Entitlement of New Hope Housing –Dale Carnegie will require site plan approval by the City of Houston (COH) Planning Department. A pre-submittal meeting must be scheduled with Planning and Development staff members, where questions can be asked and feedback can be given by the planning staff. Once the site plan is approved a site/building permit application and plans can be submitted for review and approval. The initial review by COH of plans for site/building permit can take up 3-4 weeks. Subsequent reviews can take up to 2-3 weeks. Preliminary and Final Plat must be submitted and approved by the Planning Commission. The Plat must be recorded prior to issuance of a permit. Connections to public utilities will require public plans be approved through COH Department of Public Works & Engineering (PWE). Initial review of public plans can take up to 3-4 weeks. Subsequent review can take up to 2-3 weeks.

All required utilities are located in the public R.O.W. (Regency Square Blvd.) and private drive (Dale Carnegie Lane) directly adjacent to the site. Reference GIMS Utility Maps in Appendix F.
2. DUE DILIGENCE STATEMENT

This report was compiled from information obtained in a site visit, examination of record construction documents, field survey and e-mail/phone conversations with municipal and agency staff members, and internet research.

3. PROPERTY IDENTIFICATION NUMBER

The subject property is on file in the official records of Harris County Tax Assessor-Collector’s office, Account Number 1048500000002.

4. MILLAGE RATES FOR ALL TAXING JURISDICTIONS

2017 tax rates, per $100 of assessed value, for applicable taxing authorities based on rates published by Harris County Appraisal District are as follows:

- Houston ISD: 1.206700
- Harris County: 0.418010
- Harris County Flood Control District: 0.028310
- Port of Houston Authority: 0.012560
- Harris County Hospital District: 0.171100
- Harris County Education Department: 0.005195
- Houston Community College: 0.100263
- City of Houston: 0.584210
- Southwest Mgmt. District: 0.080000
- SW Houston Area TIRZ: Unknown

5. ZONING REQUIREMENTS

There are no zoning designations for this site. Site plan approval will need to be obtained by the COH to ensure that the proposed development is acceptable, and to ensure that all rules and regulations are met. Site plan approval process generally takes 2-4 weeks.

<table>
<thead>
<tr>
<th>Dimensional Standard</th>
<th>Multi-family Development Requirements</th>
<th>New Hope Housing-Dale Carnegie</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Line</td>
<td>10 feet (all sides)</td>
<td>10 feet</td>
<td>Compliant</td>
</tr>
<tr>
<td>Parking</td>
<td>SEC 26-492 Parking Spaces by Classifications</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Class 2c: Residential (Special Residential) = 0.3 spaces/ unit + 1 space per employee = (0.3 * 170) + (1* 6 employees) = 57.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>57 spaces provided</td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>
6. **SUBDIVISION PLAT**

Based on current site plan a replat will be required to combine Reserve A and D. Any requirement for additional Road R.O.W. dedication will be addressed during the platting procedure. No R.O.W. dedication is anticipated, but this must be confirmed by planning section. The platting process will take approximately 2 to 3 months.

7. **LOCAL DESIGN REQUIREMENTS / DEVELOPMENT ORDINANCES**

To determine availability of underground utilities a Wastewater Capacity Reservation Application (WWCRA) must be submitted through the City of Houston Permitting Center website for wastewater, water, and storm improvements. The application is to be submitted by the owner or owner’s representative and can be completed online. Once approved utility letters will be sent to the owner. These letters will indicate required impact fees, point of connections for utilities, and other design requirements needed for final building permit approval. It currently takes 3-10 weeks to receive letters after submittal of the WWCRA request.

Public plans for improvements within adjacent road right-of-way (ROW) will need to be submitted for review to COH Department of Public Works & Engineering (PWE) for all new connections to public utilities. Initial review of public plans can take up to 3-4 weeks. Subsequent reviews can take up to 2-3 weeks. Once reviewed and all comments are addressed and final plans will need to be approved by all departments during a walk-through procedure held by PWE every Thursday at COH Permitting Center at 1002 Washington Street, Houston, TX 77002.

On-site private facility plans will be reviewed by the COH Permit Department. Refer to website [https://www.municode.com/library/tx/houston](https://www.municode.com/library/tx/houston) for City of Houston Code of Ordinances.

**Water service**

Per record drawings and COH utility maps, there is an existing 8-inch public water line located on the east side of Dale Carnegie Lane. Record drawings show that this water line was to be located in a 10-ft water line easement. The title report shows no evidence that the easement exists. After conversations with COH utility analysis section, if no recorded easement is found for the public water line, the water line would be within a prescriptive easement. A new connection to this water line will be made to provide domestic water and fire service to building. A fire line will be needed to serve fire sprinkler system for proposed building. A separate connection will be needed for irrigation.

**Wastewater Service**

Per record drawings, there is an existing 10-inch public sanitary line located along north side of Regency Square Boulevard within a 10 feet utility easement on private property. A new connection to existing manhole will be made to provide sanitary sewer service for new building. The off-site sanitary sewer lead will be approximately 80 feet from manhole to property line. The construction of sanitary sewer lead will be by ‘Bore and Jack’ method underneath existing pavement.

**Drainage**

Drainage approval will be by the COH. There is an existing storm sewer located in the center of private drive located near west property line. The storm facilities located in the private drive appear to be public based on current COH utility maps and record drawings. After conversations with COH utility analysis section, these public storm facilities are located within a prescriptive easement, if no recorded public easement exists. The proposed storm
connection is to an existing storm manhole located within private drive near Regency Square Boulevard. Runoff from project site will drain via a private 24-inch RCP pipe to existing manhole.

COH will require detention for the project at a rate of 0.5 Acre-foot per acre of increased impervious cover, and at a rate of 0.04 acre-feet per acre of existing impervious cover for which detention has not been previously provided. Based on current site plan, approximately 20,410 cubic feet of detention will be required. The detention storage volume will be provided underground within storm pipes or a similar underground system.

COH will require a Stormwater Quality Permit and treatment due to site being over one acre.

Dry Utilities

CenterPoint Energy is the electric infrastructure service provider and gas service provider for this area. The electric service consultant for this area is Ted Broaddus (713-945-4292, Press option #3). The gas service consultant is Joseph Solito (281-530-1620). Electric service to the building will most likely come from a power pole located adjacent to Dale Carnegie Lane (private drive) within a 10-ft Houston Lighting and Power easement. There are multiple telephone service providers for this area. A full list of these providers can be found on Public Utility Commission of Texas website, www.puc.texas.gov.

8. FIRE DEPARTMENT REQUIREMENTS

Fire protection codes for multi-family developments can be found under Chapter 42 (Section 42-233) of City of Houston Code of Ordinances, the 2012 International Building Code, and the 2012 International Fire Code.

9. SITE INGRESS AND EGRESS REQUIREMENTS

There are two driveways proposed to serve the New Hope Housing-Dale Carnegie project. One driveway is proposed to Regency Square Blvd. and the other to private drive in rear located within 30-ft reciprocal easement. The driveway on Regency Square Blvd. will only allow for right-turn exits, since there is no median opening fronting the site along Regency Square Boulevard. It is not likely that COH traffic department will allow for a median cut across from current proposed driveway due to being too close to the next existing median opening. Any median modification will be constructed at the developer’s expense. A COH form ‘A’, “Access Management Data Summary”, will need to be submitted to COH before or during site plan approval to ensure that driveway to Regency Square Blvd. will be allowed as shown.
10. BUILDING CODES AND LOCAL ORDINANCES

The City of Houston has adopted the following building codes, local design ordinances, and the amendments:

Current Codes:

<table>
<thead>
<tr>
<th>Code</th>
<th>Publisher</th>
<th>Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012 International Residential Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 International Building Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 International Fire Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 Uniform Mechanical Code (with Houston Amendments)</td>
<td>IAPMO</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 Uniform Plumbing Code (with Houston Amendments)</td>
<td>IAPMO</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2017 National Electrical Code (State Mandated)</td>
<td>NFPA</td>
<td>September 15, 2017</td>
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<tr>
<td><strong>Sign Code</strong></td>
<td>COH</td>
<td></td>
</tr>
<tr>
<td>2015 International Energy Conservation Code (with Houston Amendments)</td>
<td>ICC</td>
<td>October 24, 2016*</td>
</tr>
<tr>
<td>For One and Two Family Dwellings and Multi-Family 3 stories or less.</td>
<td></td>
<td></td>
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<tr>
<td>2015 International Energy Conservation Code (with Houston Amendments)</td>
<td>ICC</td>
<td>December 9, 2016*</td>
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<tr>
<td>For Commercial Structures, including Residential Structures more than 3 stories</td>
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<td></td>
</tr>
<tr>
<td>ASHRAE 90.1-2013(with Houston Amendments)</td>
<td>ASHRAE</td>
<td>December 9, 2016*</td>
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<tr>
<td>For Commercial Structures, including Residential Structures more than 3 stories</td>
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<tr>
<td><strong>2012 Code Word</strong> - various sections interpreted</td>
<td>COH</td>
<td>N/A</td>
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Current Code Amendments:

<table>
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<th>CONSTRUCTION CODE</th>
<th>EFFECTIVE DATE</th>
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<tr>
<td>Building</td>
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<tr>
<td>2012 IBC Houston Amendments</td>
<td>02/01/2016</td>
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<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>2012 IRC Houston Amendments</td>
<td>02/01/2016</td>
</tr>
<tr>
<td>Electrical</td>
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</tr>
<tr>
<td>The 2017 National Electrical Code (NEC) became mandatory by state law effective September 15, 2017. The Houston Administrative provisions to the NEC are currently awaiting review by City Council.</td>
<td>02/01/2016</td>
</tr>
<tr>
<td>Mechanical</td>
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<tr>
<td>2012 UMC Houston Amendments</td>
<td>02/01/2016</td>
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<tr>
<td>Plumbing</td>
<td></td>
</tr>
<tr>
<td>2012 UPC Houston Amendments</td>
<td>02/01/2016</td>
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<tr>
<td>Fire</td>
<td></td>
</tr>
<tr>
<td>2012 International Fire Code</td>
<td>02/01/2016</td>
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<tr>
<td>LSB Standards</td>
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<tr>
<td>NOTE: The LSB Standards are currently being reviewed for update to the 2012 Houston Adopted Construction Code.</td>
<td>02/01/2016</td>
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<tr>
<td>Residential Energy</td>
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<tr>
<td>Note: The enforcement of Chapter 11 of the 2015 International Residential Code became mandatory by state law effective September 1, 2016.</td>
<td>10/24/2016</td>
</tr>
<tr>
<td>2015 IECC Amendments (Residential Provisions)</td>
<td>10/24/2016</td>
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<tr>
<td>Commercial Energy</td>
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<td>Note: The 2015 IECC-Commercial Provisions became effective November 1, 2016 per state law.</td>
<td>12/09/2016</td>
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<td>ASHRAE 90.1-2013 Amendments</td>
<td>12/09/2016</td>
</tr>
<tr>
<td>Code Word</td>
<td></td>
</tr>
<tr>
<td>2012 Code Words</td>
<td></td>
</tr>
</tbody>
</table>

11. ATYPICAL ITEMS

The following items will impact project costs but are mentioned here because they are not typical for all projects. These costs have been included in Project construction estimates.

   a) Removal of 24” Oak Tree
   b) Power pole relocation
   c) Centerpoint Energy gas line extension
   d) Underground detention

Estimated costs for these items are identified in the offsite cost estimates prepared for this project.
12. ENTITLEMENT SUMMARY

This section presents the applicable entitlement and site development permitting process that will affect the project.

a) Zoning: The COH does not have a zoning ordinance. A development site plan review will need to be submitted to the Planning & Development Department to assure the plan complies with all building setbacks and use requirements.

b) Platting: The subject site will most probably require a Class 2 Subdivision Plat (Replat). Submittal for Preliminary and Final approval can be made at the same time. The final approval normally will include City Planning comments and conditions which must be resolved prior to submitting the Original Plat Mylar for recordation. The process typically takes 45 to 75 days.

c) Civil Engineering Onsite Private Facilities Construction Plans: Site Construction plans can be submitted to the Permit Department for review and permit separately, or with the building permit drawings. The permit submittal can be processed concurrently with the Platting process however the plat must be recorded prior to receiving the site permit.

d) Civil Engineering Public Plans for Utility Connections: Construction plans for connections to Public Water, Sanitary Sewer, and Drainage systems in the Public ROW and public easements must be submitted to the Department of Public Works and Engineering for review and approval. The review and approval process normally takes 60 to 75 days.

e) Building Permit: The building permit drawings can be submitted to the Permit Department for review and permit issuance separately, or with the Site Permit construction drawings. The review and approval process can run concurrently with the platting process, but a Building Permit will not be issued until the Plat is recorded. Review process can take 60 to 75 days or longer. Site permit will need to be approved prior to building permit if submitted separately.

13. IMPACT, SITE DEVELOPMENT PERMIT, BUILDING PERMIT AND OTHER FEES

This section presents a summary of the estimated applicable fees that will affect the proposed project:

Plat Fees: Application Class 2 = $873.83, Recording Fee = $306.56, Total = $1,180.39

Development Plat Review Fee (Affordable Housing, Up to 3 reviews) = $279.96

Capacity Reservation Application Fee = $84.40

The City of Houston Utility Analysis section details the method for calculating water and wastewater impact fees. The estimated impact fee computed for this project is:

A). Apartment with no washer unit (0.4046 SU/Unit) x 170 = 68.78 SU

Water impact Fee = $626.50 per SU or 68.78 x $626.50 = $43,090.67

Sewer impact Fee = $1,199.11 per SU or 68.78 x $1,199.11 = $82,474.79

Building Permit Fee = $41,800

(Based on the 2018 Building Permit Fee Schedule published by City of Houston Building Code Enforcement department)
Appendix A

Survey
Appendix B

Preliminary Site Plan
Appendix C

Preliminary Drainage Map
* THIS DRAWING MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES TO THE BEST OF OUR KNOWLEDGE

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- PROPOSED STORM DRAIN
- PROPOSED AQUIFIRE
- EXISTING AQUIFIRE
- SHEET FLOW DIRECTION

NEW HOPE HOUSING-DALE CARNEGIE
HOUSTON, TX 77036
PRELIMINARY DRAINAGE MAP
Appendix D

Site Map
Appendix E

FEMA Map
Appendix G

GIMS Utility Maps