



Development Overview & Request for City Council Resolution of Support for “Graham St & N Bagdad Rd” – a proposed Senior 65 unit apartment development utilizing TDHCA’s 2026 9% Housing Tax Credit Program

KCG Development, LLC (“KCG”) would love to work with the City of Grand Prairie to bring equitable, sustainably built senior housing options to the community. Specifically – we are proposing the development of “Graham St & N Bagdad Rd” - approximately 65 apartment units on approximately 2.25 acres at the NE intersection of Graham St & N Bagdad Rd, Grand Prairie, TX 75050 via the Texas Housing Tax Credit Program and requesting a City Council Resolution of Support to enable us to submit a viable funding application to the State.

Since our inception in 2015, KCG has become one of the most active and successful firms in the affordable housing space nationally. We have consistently been ranked among the top affordable housing developers, most recently ranked #8 in 2023. Our core values bring a community-centric, creative approach to the challenges of development and we strive to align with the socioeconomic needs of each community we serve. We take pride in countless public-private partnerships we have championed. We fully understand that without meeting our communities where they are, our efforts would be fruitless and unsustainable.

We are long-term owner-investors in our communities. Rather than developing to sell quickly for a profit, we build to operate long term with a minimum hold period of 15-30 years. This approach aligns our goals as an organization with the long term success and growth of the neighborhoods within which we invest. We take pride in this alignment and, if approved by Council to move forward, will work from day one to prioritize community input and goals in the development of this community.

It is our passion to create equitable housing options for all that has struck our interest in this site and we look forward to working with the people of Grand Prairie to build better lives through better communities. The opportunity to bring affordable, urban senior housing opportunities to the neighborhood alongside permanent, sustainable jobs is an undertaking we are extremely proud to be a part of.

Following this cover letter please find an overview of the proposed development and the KCG team that will oversee the build out and operations of the community for years to come along with financials and forms required by the City for such a request.

Thank you,

CJ Lintner
Vice President of Development
KCG Development, LLC

Conceptual Community Overview

KCG is proposing "Graham St & N Bagdad Rd" approximately 65 units of senior 55+ tenancy rental housing, for the parcel at Graham St. The development site is adjacent to Hector P. Garcia Elementary School.

The community will use Texas Department of Housing and Community Affairs's 9% Tax Credit Program to provide units for senior households earning at or below 60% of the Area Median Income – with some units designated for tenants at incomes as low as 30% of the Area Median Income.

The contemplated design, illustrated by the renderings included herein, features a single 4-story elevator served apartment building. This design will comply with all code requirements for multifamily development of this nature and our current site plan (attached to this package) incorporates preliminary feedback received from City staff. Continued discussions with City Staff and Community Members will lead further revisions to the site plan to ensure maximum alignment with local housing needs. Regardless - units will feature expansive floor plans, energy saving features, technology integration and more. The clubhouse will be a part of the larger residential building and will include spaces for various resident programming. The community will feature a community kitchen, fitness facility, walking paths, gazebos, a sport court, and pond viewing areas alongside a sizeable greenspace dedicated to residents. Buildings will have secured access and cameras for resident security.



The property will be connected with local health, social and mental wellness resources to ensure our residents have information and access to the resources they need to live with independence and stability while maintaining connections with the larger community. KCG is already having initial discussions with several area organizations.

Sustainable building features – efficient lighting, plumbing, windows, HVAC and more – will be integrated into the design. User-friendly technology integration – controlled building access, smart thermostats, built-in USB ports, smart-lighting in common areas, etc – will also be incorporated. KCG will also seek city

staff and community input to ensure what is built is maximally responsive to what our future neighbors and residents want to see added to the city's housing inventory.

This community will be developed utilizing the State of Texas' 9% Housing Tax Credit Program, which allows for the development of modern, sustainably built housing inventory to serve households at a variety of income levels. Extremely high demand for labor nationally, coupled with supply chain issues for key components of residential construction, leaves cities like Grand Prairie at a disadvantage when it comes to providing new housing inventory. This leaves many renters in the stuck over-paying and burdened by the cost of housing. The Housing Tax Credit Program allows communities to close the gaps in their housing needs – providing market-rate quality housing options at rentals rates dictated by local income data. This means housing options that provide earners at all income levels a place to call home that's within budget.

The development of the community will be overseen from start to finish and throughout operations for years to come by the KCG team. KCG is a vertically integrated firm with Development, Design, Construction and Property Management all in-house – working with local partners in all of these areas to maximize local economic impact. Our corporate construction team will work with local subcontractors and laborers while, our design team will coordinate with local engineers and surveyors and our property management division will hire local property managers and maintenance staff to operate the community. This approach allows us to maximize economic benefit to the larger community. It also ensures the commitments we make on the front end with City Staff and members of the community are not only translated into what we build but into how the property is operated for decades to come.



KCG Development

9311 North Meridian Street Suite 100 | Indianapolis, IN | 46260 | (317) 502-9239

www.kcgcompanies.com / cj.lintner@kcgcompanies.com

Key Project Information

Property Name: Graham St & N Bagdad Rd

Ownership Entity: KCG Development, LLC, or a related special purpose entity wholly owned by KCG Development, LLC

Tenancy: Senior 55+ Tenancy

Location: NE intersection of Graham St & N Bagdad Rd, Grand Prairie, TX 75050

Zoning: currently zoned PD-41, rezoning required to MF-3 or new PD

Contemplated Unit Mix – approximately 65 total units

- 32 1-Bedroom
- 33 2-Bedroom

Contemplated Rent Structure

- Per State requirements for the 9% Housing Tax Credit Program, units will be rented to households at or below 60% of Area Median Income levels. We are also offering some units as low as 30% AMI rent levels, for tenants at or below the 60% AMI levels.
- All utilities will be tenant paid, but the estimated cost of those utilities will be factored into and discounted from the rents tenants must pay to ensure an affordable living situation for all in the community

Contemplated Building Sustainability Features

- Energy Star Lighting
- Energy Start Appliances
- Energy Start Windows
- WaterSense Low-Flow Plumbing Fixtures

Contemplated Technology Integration

- Smart outlets with USB plugs
- Controlled key-card access
- Smart common-area lighting
- Property Wide Fire Monitoring & Sprinkler System

Contemplated Development Timeline

- Progress to Date - Initial diligence, preliminary site planning and initial community outreach
- Q4 2025 – fully engage local community and city staff for design discussions, submit and obtain City Council Resolution of Support required for funding application to the State
- January 2026 – submit pre-application for funding to State for 9% Housing Tax Credits
- February 2026 – prepare for 9% Housing Tax Credit Funding Application submissions
- March 2026 – submit full 9% HTC Funding Application to TDHCA, finalize initial set of design documents, unit and building plans, etc
- June 2026 – begin plan review and permitting process with City Staff
- July 2026 – receive formal award from TDHCA for 9% Housing Tax Credits
- November 2026 – financial closing and construction commencement
- December 2027 – first units online
- April 2028 – construction completion
- October 2028 – Lease-Up complete

FAQ

Proposed Affordable Housing Development “Graham St”

Information on Developer – KCG Development, LLC

- Indianapolis based, ranked the 8th largest affordable housing developer in the country in 2023
- KCG is developing 260 units in nearby Mesquite, TX and has several other apartment developments across the state of Texas
- “All In House” group with Development, Design, Construction and Property Management
- Long term owners and community investors → will own the development for at least 15 years at minimum and likely 30+ years

Who Will The Development Serve?

- 100% of units will be affordable
- Majority of units will be for 60% AMI Renters (those making 60% of area median household income “AMI”), the balance of the units will be for households at 50% AMI and 30% AMI
- Senior 55+ housing
- Tenants will pay their own rent, i.e. no subsidy or rent payment from HUD, State of Texas, etc → this is not HUD housing where the federal government pays tenant rent
- Tenants must be below 60% AMI to qualify, but also must have proof of income sufficient to pay their rent
- KCG Residential, our management company, has strict tenant qualifications to ensure all community members are safe and secure in their homes. We do background checks, verify income and credit, etc and have strict limitations on who is able to live in our communities

Proposed Amenities & Community Connections

- KCG is actively coordinating with local area community nonprofits, social services organizations and more to ensure future residents have information and access to local programs and services
- On Site Management will host regular social, health and wellness activities for residents
- Community will feature a clubhouse with a pool, business center, fitness center, activities room for hosting outside groups and programs
- Property will have walking paths, bbq grills, sports courts, pond viewing areas, and gazebos.
- Community will have security cameras and controlled access to buildings for enhanced resident safety

Financial & Operational Concerns

- KCG will own and operate the property for at least 15 years and our financial success is directly tied to the upkeep and sustained value of the property, thereby tying it to the sustained success of the larger community
- KCG would likely renovate the property in Year 15 of ownership to ensure a high quality community for the long term
- KCG will aim to hire local employees to staff the on site management and maintenance positions
- KCG will aim to hire local subcontractors to assist in the construction of the property

Design Concerns

- The proposed building design is a 4 story interior corridor (elevator served) building similar to the renderings shown on the pages above with high quality exterior materials (brick or stone and hardy plank siding – i.e. no cheap vinyl siding)
- Apartment units will be designed with spacious floorplans and materials that are indistinguishable from market rate apartments, i.e. we are not cutting back on the look and feel of the community simply because it’s affordable
- The finished product will be indistinguishable from area market rate apartment communities