

Maple Station

Proposed Senior (55+) Housing Community at intersection of Graham St & N Bagdad Rd, Grand Prairie, TX 75050





Who is KCG Companies?

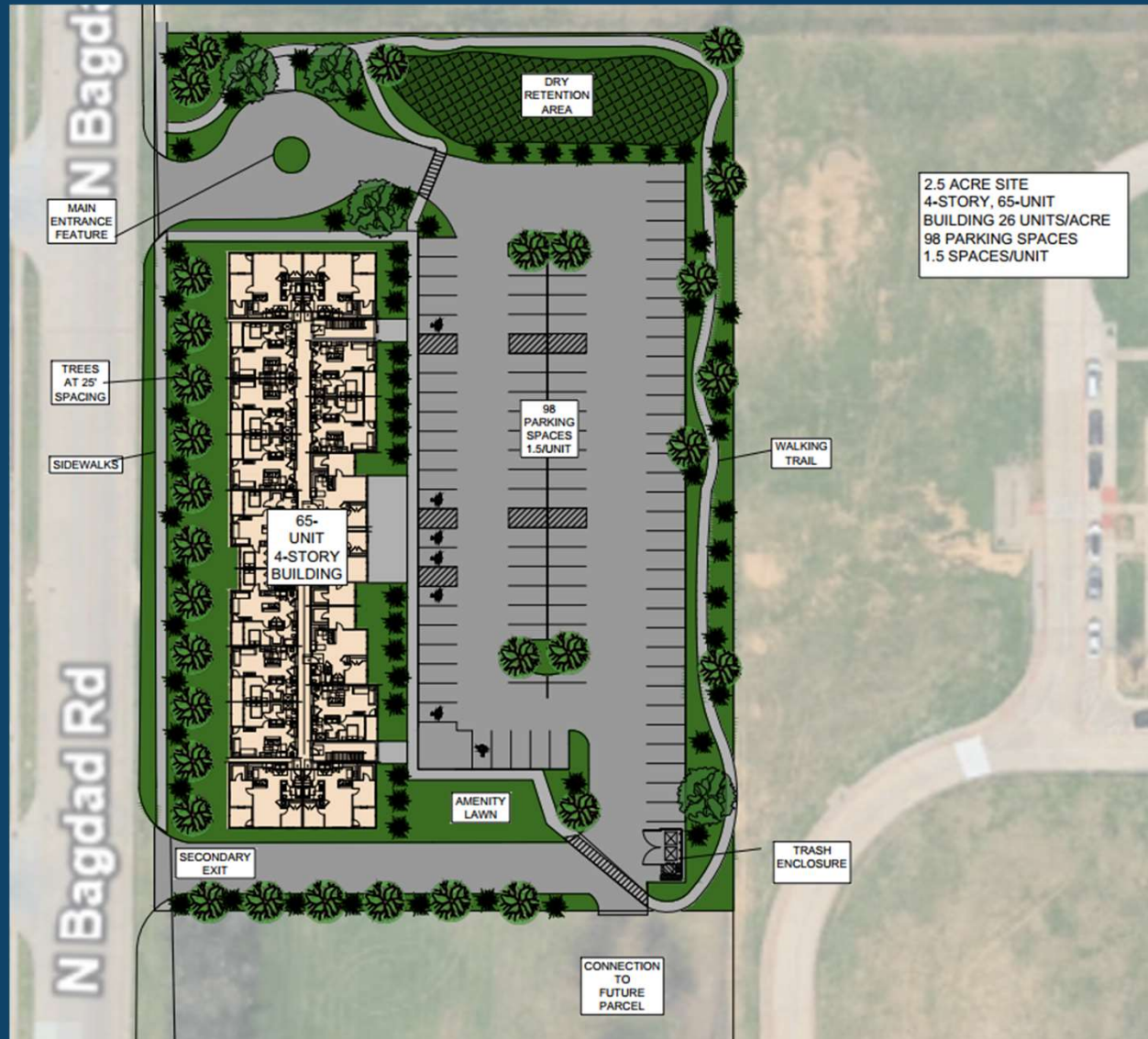
- Founded in 2015 → building better lives through better communities
- Consistently ranked among Nation's Top 10 Housing Tax Credit Developers
- Active in 12 States → Texas being our primary market
- “All In House” Firm → Development + Design + Construction + Management
- Long term community investors → 30 year ownership period

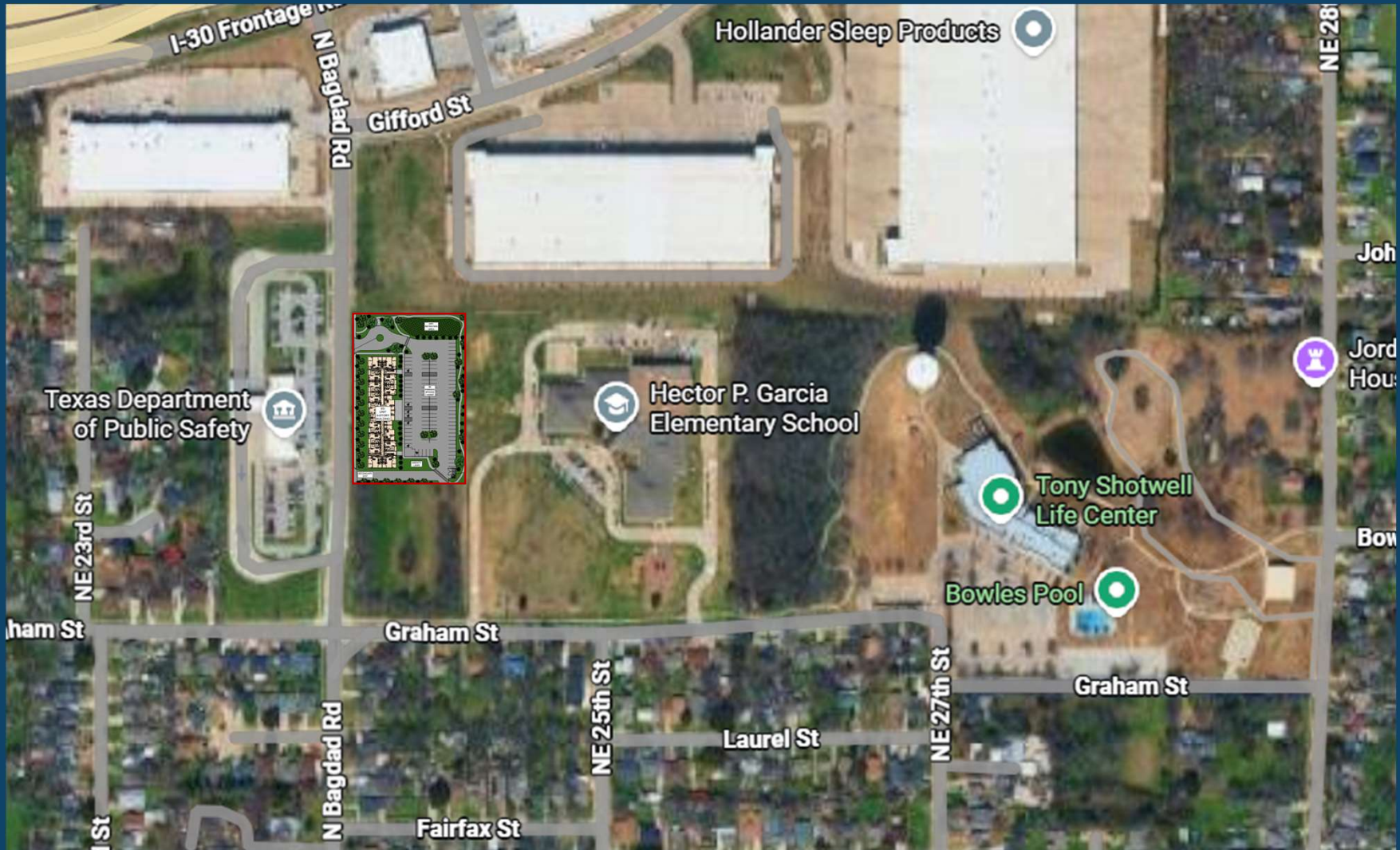


Maple Station Senior (55+) Rental Community

- 65 apartment homes for seniors on 2.25 acres
- Total investment in Grand Prairie → \$20M
- Design → 4-Story elevator served building with stone + hardy plank siding
- 1 & 2 bedroom apartment homes
- Targeting tenants age 55+ with incomes at or below 60% or Area Median Income → \$72K or less
- Contemplated Amenities
 - ADA Accessibility Compliant Units – Hearing/Visual & Mobility Impaired
 - Secured entry to all buildings
 - Fitness Center
 - Walking Paths
 - Lighted ADA pathways
 - Pond Viewing Area
 - Arts & Crafts Room
 - In Unit Washer & Dryer
 - Free Wifi in Clubhouses/Common Areas
 - Security Cameras & Monitoring
- Connections with local Social Service groups and Community Organizations supporting seniors
- Utilization of Local Suppliers for Labor and Construction Subcontracting, Management Staff & Materials for Construction







Who Will Maple Station Serve?

- Leaseholder must be age 55+
- Retirees → aging in place & with independence
- Older adults looking to downsize from home ownership
- How are tenants vetted?
 - Background Checks & Criminal History
 - Credit Checks
 - Income Qualification – must have a job or other proof of income (ex. retirement income)
 - Overall more stringent review than traditional “market rate” communities
- Who is not part of our tenant population?
 - NOT housing for the homeless
 - NOT housing for the unemployed
 - NOT housing for the undocumented
 - NOT “government paid” housing



Bed Count	30% AMI	50% AMI	60% AMI
1 Bed	\$574	\$1,014	\$1,234
2 Bed	\$696	\$1,224	\$1,488

Note: “AMI” above refers to DFW Metroplex “Average Median Household Income” of \$117,300

Development Timeline

- Q4 2025
 - Complete initial diligence & site design, discussions with City of Grand Prairie Staff
 - Applied for City Council Resolution of Support Application
 - Identify community development partner(s)
- January 2026
 - Continued Discussions with City of Grand Prairie Staff + Council Members
- February 2026
 - Obtain City Council Resolution of Support
- March 2026
 - Submit Financing Application to Texas Department of Housing & Community Affairs
- July 2026
 - Receive Funding Award Decision
- November 2026
 - Closing & Construction Commencement
- November 2027
 - Construction Completion
 - First Units Leased





Amenity & Site Design Standards for Multifamily Developments → Proposed Items to be included in PD Amendment

- 3000SF+ Clubhouse
- Main Entrance Feature → rocks, sculptures & water, street pavers
- Electric car charging stations → at least 2 spaces
- High efficiency windows
- Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75
- Qualified recycling program available to every resident
- Walking/jogging trails within the development
- Additional insulation, except that walls adjacent to limited-access highways shall in any case require at least 20% more insulation than other walls;



Amenity & Site Design Standards for Multifamily Developments → Proposed Items to be included in PD Amendment

- LED or low-wattage lighting
- Bicycle parking
- Use of additional native plantings totaling 10% or more of minimum landscaping requirements
- Solar-ready building design
- Outdoor recreation spaces with communal features such as furniture, landscaping, BBQ grills, pergolas
- Granite Countertops
- Walk-in closets
- Upgraded bathroom & kitchen hardware including faucets & sinks
- Full-size upgraded major appliances (oven, range, refrigerator, dishwasher, microwave oven)
- Integrated USB ports in all units
- One 3 inch caliper tree per 500SF of landscaping area

Alignment with City of Grand Prairie's 6 Priorities for Supporting LIHTC Developments





Policy Item #1: Developer has track record of developing & managing high quality LIHTC Housing

- Lower crime rate than comparable properties in the community
 - KCG's communities include above-market security features from enhanced security camera systems to controlled keycard building access, full time on-site personnel & connectivity to local police department for patrolling
- Hands on Management with Comprehensive Tenant Screening
 - This community will have full time, on-site management personnel
 - Tenant screenings are extensive and include credit & criminal background searches to the fullest legal extent possible with exclusions for violent and community degrading criminal history, evictions, etc
- Participation in Crime Free Multi-Family Program from Grand Prairie PD
 - KCG certifies that this community will fully engage in & comply with the program and welcomes all partnership opportunities with Grand Prairie PD



Policy Item #2: Proposed development is consistent with City Comprehensive & Consolidated Plans

- Site located in TIF District 1
- Site located in IH-30 Corridor Overlay District
 - Calls for “Spanish Prairie Modern” look (Page 122) → KCG commits to utilizing this design for building exteriors, amenity design & general site planning
- Comprehensive Plan calls for high density uses of multiple types including...
 - diversifying housing stock → this development will bring high density, senior rental housing to a neighborhood without such housing inventory currently
 - city connectivity → the development will help to bridge the divide between a longstanding single family neighborhood to the south, the adjacent school/rec center/park & a string of light industrial uses to the north
 - economic development → the immediate area is ripe for large scale economic development and bringing high density residential development is critical to bringing desirable commercial development such as grocery, retail & restaurants

Policy Item #3: Proposed development uses energy efficient, sustainable building materials

- KCG designs and builds communities meant to last for the long term – from materials selections to building layout, energy efficiency & sustainability of the natural environment
- Solar Panel Integration → utilized to reduce electricity usage
- Exterior Building Materials → brick & stone + hardy plank siding, high efficiency windows utilized to ensure the property has a useful life of 30+ years without any major renovations
- Interior Fixtures & Finishes → EnergyStar appliances and lighting, WaterSense rated plumbing fixtures, above code minimum HVAC SEER rating
- Repairs & Maintenance Budget → budget a high level for property upkeep to ensure no lingering issues with property condition

Policy Item #4: City preference for new development of senior housing



- The proposed development will be age-restricted to tenants of 55 years of age and older, directly aligning with this policy goal



Policy Item #5: City preference for developers with experience constructing and owning/managing well-maintained, quality properties & a preference for local, on-site property management

- Experience Constructing Well Maintained, Quality Properties
 - KCG Construction, the in-house General Contractor arm of KCG, has constructed 21 of the firm's 35 properties developed to date
 - Multiple KCG properties have won regional and national awards for their excellence in building design, historic building preservation & energy efficiency
- Experience Owning/Managing Well Maintained, Quality Properties
 - KCG takes a long term ownership perspective → we still own and operate all 35 properties developed since forming the company in 2015
 - KCG's property management partner, Winn Residential, is the nation's largest affordable housing management firm
- Local, On-Site Property Management
 - The property will have a full time manager and full time maintenance supervisor, both of which will be hired locally



**Policy Item #6:
City preference for developers who are willing to identify the Grand Prairie
Housing Finance Corporation as intended recipient of the Right of First Refusal
for issuance of tax credit induced bonds**

- Not Applicable → there are no tax credit bonds associated with this development as this is a 9% Housing Tax Credit development, not a 4% Housing Tax Credit Development

Design References from Other KCG Senior Living Properties

















Questions?

