



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 02/03/2026

**PRESENTER:** Rashad Jackson, AICP, CPM, Director of Planning & Development  
Esther Coleman, Director of Housing & Neighborhood Services

**TITLE:** Consider a Resolution Regarding the 2026 Housing Tax Credit Application by KCG Companies, LLC for “Graham St & N Bagdad Rd,” a new Affordable Senior Housing Development being Proposed at North Bagdad Road and Graham Street, Grand Prairie, Dallas County, Texas

**REVIEWING COMMITTEE:** (Reviewed by the City Council Development Committee on 01/22/2026)

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**PURPOSE OF REQUEST:**

The development firm KCG Companies, LLC (“KCG”) has put a site under contract and intends to develop a 65-unit, affordable senior apartment complex at the northeast corner of North Bagdad Rd and Graham St, Grand Prairie, Dallas County, Texas (the “Project”). KCG is requesting a Resolution of Support from City Council to apply for tax credit funding from Texas Department of Housing and Community Affairs (“TDHCA”).

The developer is proposing to develop 2.25 acres out of the parcel at the northeast corner of North Bagdad Rd and Graham St. The property is currently zoned PD-41 for Light Industrial. A Zoning Change/Concept Plan will be required.

KCG has indicated that it is applying for competitive 9% Housing Tax Credits through TDHCA, where applicants are evaluated on a point basis. Per state law and the TDHCA’s 2026 Qualified Allocation Plan for the 9% Tax Credit Program, an applicant would receive 17 points if its application includes a letter in support of the Project from the City. An applicant would receive 14 points for a letter of no objection from the City.

The City Council Development Committee (CCDC) recommends approving the option that provides the most points for the applicant. Staff has included alternative draft resolutions (one in support of the Project, one expressing no objection to the Project) for Council’s consideration.

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Exhibit A – Location Map
- 2- Exhibit B – Concept Plan
- 3- Exhibit C – Project Narrative
- 4- Exhibit D – Firm Overview

**BODY OF RESOLUTION IN SUPPORT OF PROJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS SUPPORTING THE SUBMISSION OF AN APPLICATION TO THE 2026 HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY KCG COMPANIES, LLC FOR THE CONSTRUCTION OF “GRAHAM ST & N BAGDAD RD,” A NEW AFFORDABLE SENIOR HOUSING DEVELOPMENT BEING PROPOSED AT NORTH BAGDAD ROAD AND GRAHAM STREET, GRAND PRAIRIE, DALLAS COUNTY, TEXAS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, KCG Companies, LLC (“Applicant”) has requested support from the City of Grand Prairie for the construction of “Graham St & N Bagdad Rd,” a new affordable senior housing development to include approximately 65 affordable senior housing units generally located at the northeast corner of North Bagdad Rd and Graham St, Grand Prairie, Dallas County, Texas (the “Development”); and

**WHEREAS**, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for an allocation of 2026 Competitive 9% Housing Tax Credits (“HTC”) for the construction of the Development; and

**WHEREAS**, pursuant to the rules that govern the allocation of HTCs by TDHCA, an applicant who provides a resolution of support from the governing body of a local political subdivision for a development will improve the overall success of its application.

**NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, THAT:**

**SECTION 1.** The City of Grand Prairie, acting through its governing body, hereby confirms that it supports the submission of an application to the 2026 Housing Tax Credit (HTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) by KCG Companies, LLC for the construction of “Graham St & N Bagdad Rd,” a new affordable senior housing development being proposed at North Bagdad Road and Graham Street, Grand Prairie, Dallas County, Texas, and that this formal action has been taken to put on record the opinion expressed by the City of Grand Prairie on February 3, 2026.

**SECTION 2.** The City of Grand Prairie encourages TDHCA to award funds to assist with the Development.

**SECTION 3.** The approval of this resolution is deemed to indicate support for the Development’s concept and does not guarantee that the City has or will approve all necessary approvals for construction thereof, which must comply with development regulations.

**SECTION 4.** For and on behalf of the City Council of the City of Grand Prairie, Texas, Mayor Ron Jensen, is hereby authorized, empowered, and directed to certify this resolution to TDHCA.

**SECTION 5.** This Resolution shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 3<sup>RD</sup> DAY OF FEBRUARY 2026.**

**BODY OF RESOLUTION EXPRESSING NO OBJECTION TO THE PROJECT:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS EXPRESSING NO OBJECTION TO THE 2026 HOUSING TAX CREDIT (HTC) PROGRAM APPLICATION SUBMITTED TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY KCG COMPANIES, LLC FOR THE CONSTRUCTION OF “GRAHAM ST & N BAGDAD RD,” A NEW AFFORDABLE SENIOR HOUSING DEVELOPMENT BEING PROPOSED AT NORTH BAGDAD ROAD AND GRAHAM STREET, GRAND PRAIRIE, DALLAS COUNTY, TEXAS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, KCG Companies, LLC (“Applicant”) has requested support from the City of Grand Prairie for the construction of “Graham St & N Bagdad Rd,” a new affordable senior housing development to include approximately 65 affordable senior housing units generally located at the northeast corner of North Bagdad Rd and Graham St, Grand Prairie, Dallas County, Texas (the “Development”); and

**WHEREAS**, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for an allocation of 2026 Competitive 9% Housing Tax Credits (“HTC”) for the construction of the Development; and

**WHEREAS**, pursuant to the rules that govern the allocation of HTCs by TDHCA, an applicant who provides a resolution of support from the governing body of a local political subdivision for a development will improve the overall success of its application.

**NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, THAT:**

**SECTION 1.** The City of Grand Prairie, acting through its governing body, hereby confirms that it does not object to the 2026 Housing Tax Credit (HTC) Program application submitted to the Texas Department of Housing and Community Affairs (TDHCA) by KCG Companies, LLC for the construction of “Graham St & N Bagdad Rd,” a new affordable senior housing development being proposed at North Bagdad Road and Graham Street, Grand Prairie, Dallas County, Texas (the “Development”), and has no objection to the Development. This formal action has been taken to put on record the opinion expressed by the City of Grand Prairie on February 3, 2026.

**SECTION 2.** The approval of this resolution is deemed to indicate no objection to the Development’s concept and does not guarantee that the City has or will approve all necessary approvals for construction thereof, which must comply with development regulations.

**SECTION 3.** For and on behalf of the City Council of the City of Grand Prairie, Texas, Mayor Ron Jensen, is hereby authorized, empowered, and directed to certify this resolution to TDHCA.

**SECTION 4.** This Resolution shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 3<sup>RD</sup> DAY OF FEBRUARY 2026.**