

The background of the image is a detailed architectural floor plan for a residential unit. The plan shows various rooms including a kitchen, living room, two bedrooms, and a bathroom. There are also labels for 'KITCHEN', 'LIVING ROOM', 'BEDROOM', and 'BATH'. Dimensions and grid lines are visible throughout the drawing. Overlaid on the blueprints are several drafting tools: a pair of compasses in the upper right, a pencil in the center, and a set square in the lower left. The overall aesthetic is professional and technical.

# THE KATHERINE

*Proposed Active 55+ Housing Community*

***“Building better lives through better communities”***

**KCG**  
COMPANIES

# About KCG

- Named nation's 16<sup>th</sup> Largest Affordable Housing Developer in 2019
- Currently have developed, constructed and own 14 developments
- Communities consist of New Construction, Acquisition Rehabs, Historic Adaptive Reuse, and Brownfields
  - Five communities are in Texas

KCG Organization is vertically integrated

*Development*

→ *Design*

→ *Construction*

→ *Asset Management*

My experience: I have been helping develop workforce/affordable communities in Texas since 2008 (1,700 units and over \$250M in total development costs).



Houston MSA:  
Amarillo MSA:

Houston | Bellfort Park (Acq/Rehab) | 9% 64 units family  
Hereford | Blue Water Garden (Acq/Rehab) | 4% 132 units family

# KCG

# The Katherine

“The Katherine” naming was selected as an homage to Kyle’s Pulitzer Prize-winning author, Katherine Anne Porter.

Site is ~5.13 acres on Bunton Creek Road

Proposing ~105 units total

Elevator served 3-story buildings

Site currently zoned Ag (needs rezoning). Proposed Land Use of R-3-2 comports with Comprehensive Plan for New Town District/Community as a recommended use.

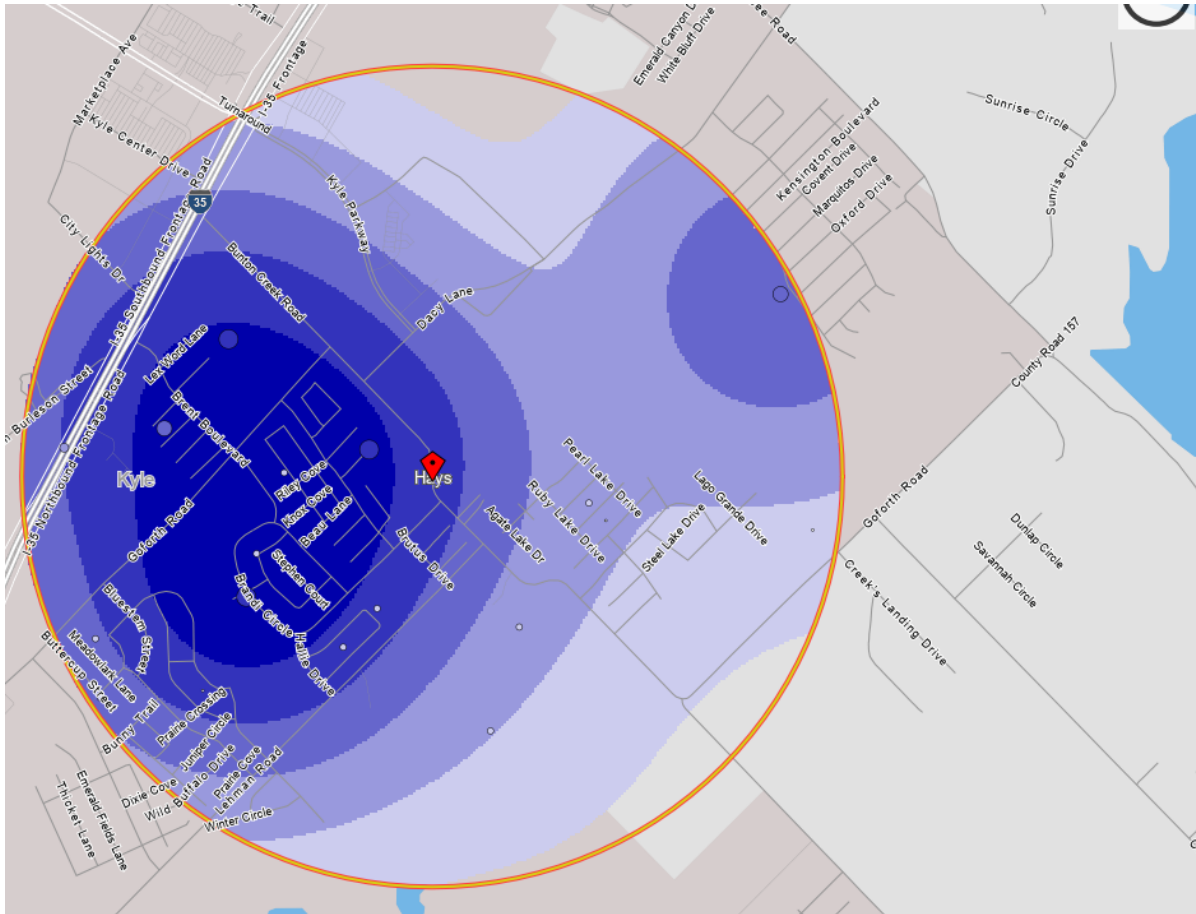
East end of site would have access to future Kyle Parkway extension.

The Katherine will add much needed housing inventory. Currently only one other affordable senior community exists in Kyle (The Overlook at Plum Creek), which was built in 2012 and has 94 units (80 affordable and 14 market rate).

Why Kyle: Rapidly expanding market with huge population and retail/commercial/residential growth over the past decade. Diversity in economy and business requires diversity in housing options.



# Work/Income Profile Analysis

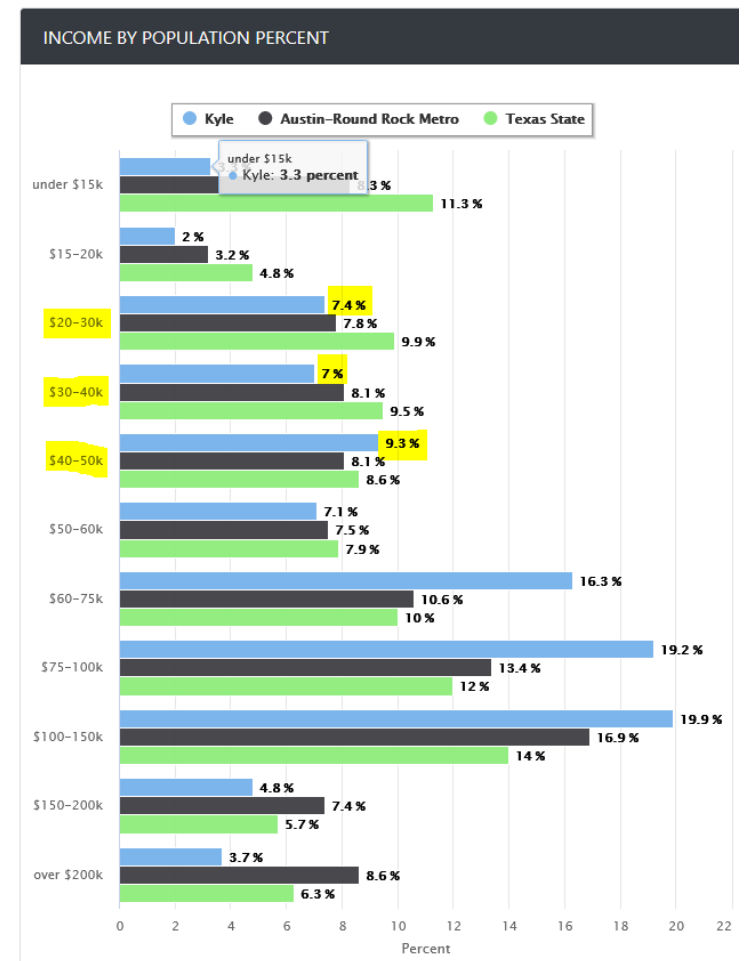


1 mile Radius of proposed site

Source: <https://onthemap.ces.census.gov/>

**NAICS Industry Sector**

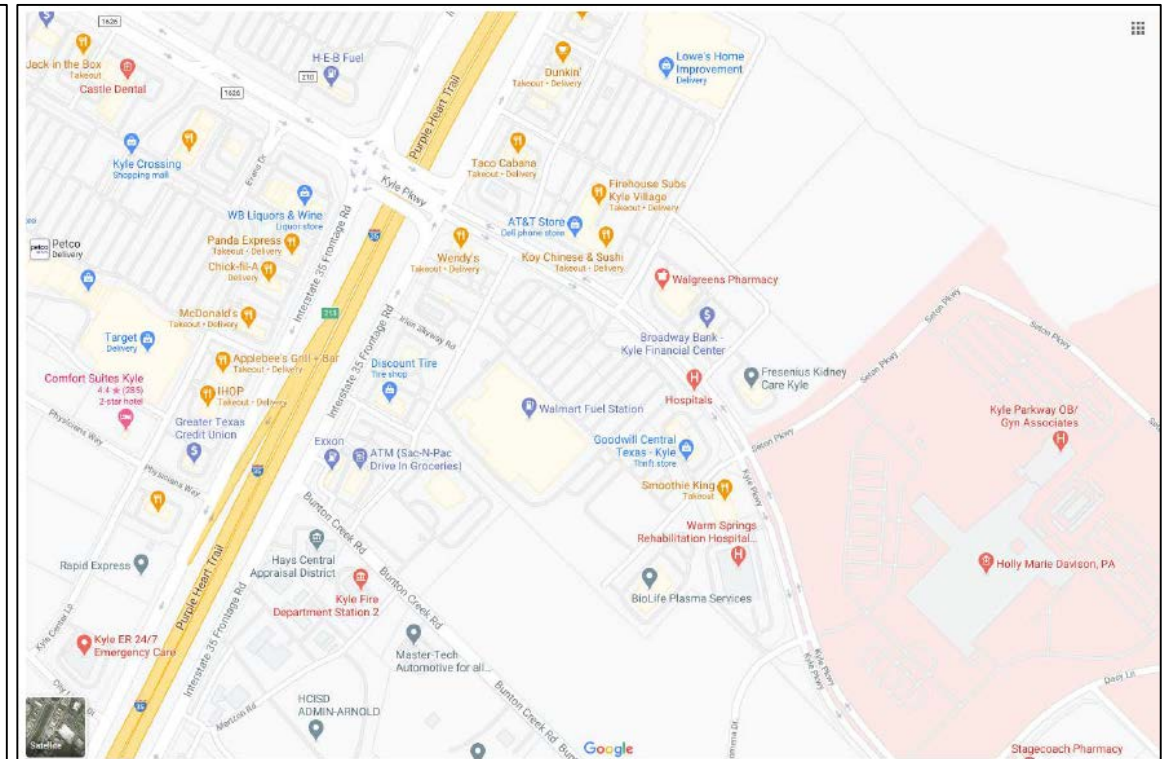
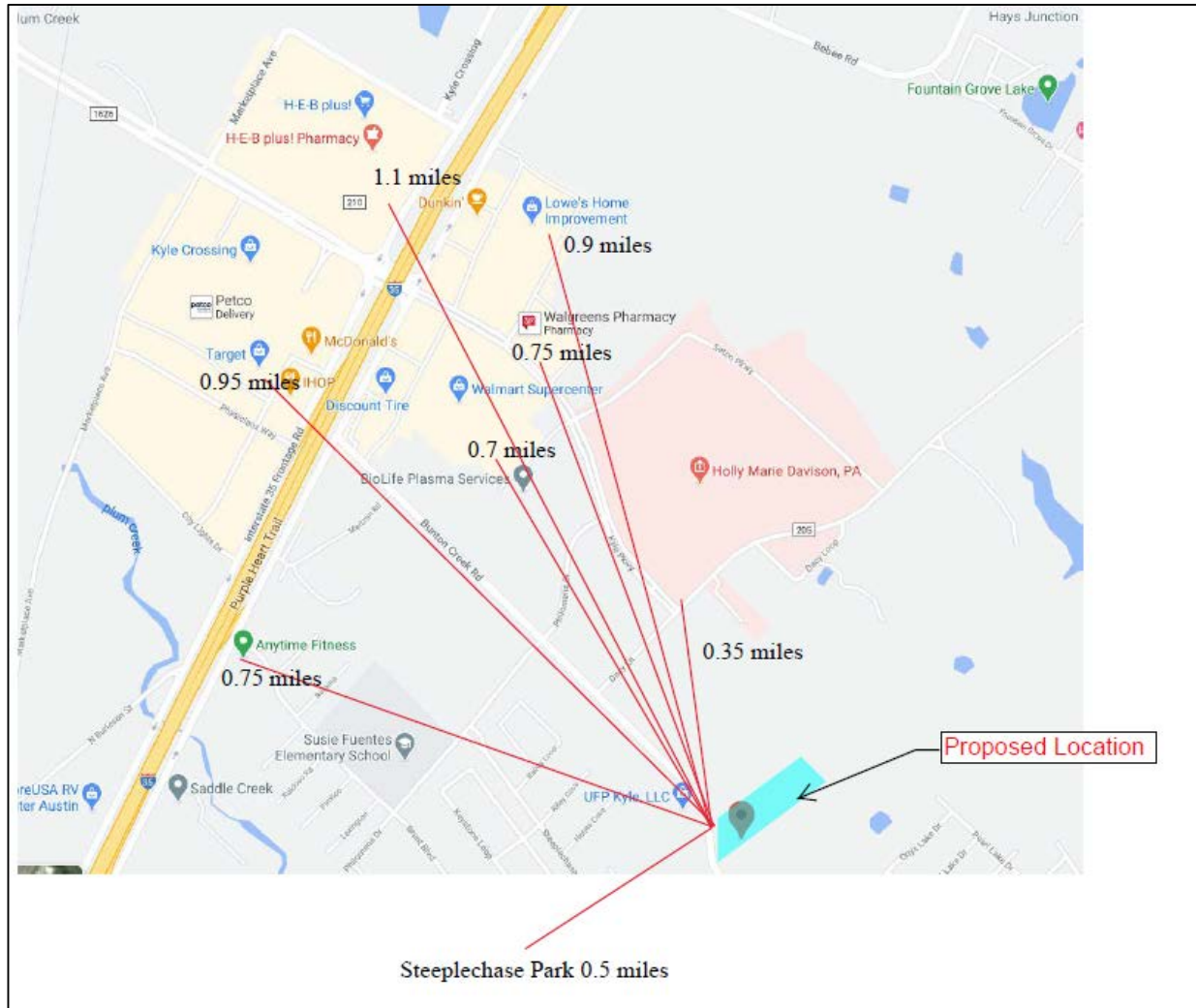
	2018	
	Count	Share
Agriculture, Forestry, Fishing and Hunting	2	0.3%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	0	0.0%
<b>Construction</b>	<b>80</b>	<b>11.6%</b>
<b>Manufacturing</b>	<b>118</b>	<b>17.1%</b>
Wholesale Trade	47	6.8%
Retail Trade	13	1.9%
Transportation and Warehousing	19	2.7%
Information	0	0.0%
Finance and Insurance	8	1.2%
Real Estate and Rental and Leasing	12	1.7%
Professional, Scientific, and Technical Services	40	5.8%
Management of Companies and Enterprises	0	0.0%
Administration & Support, Waste Management and Remediation	15	2.2%
Educational Services	0	0.0%
<b>Health Care and Social Assistance</b>	<b>206</b>	<b>29.8%</b>
Arts, Entertainment, and Recreation	41	5.9%
Accommodation and Food Services	45	6.5%
Other Services (excluding Public Administration)	46	6.6%
Public Administration	0	0.0%



~24% of the population within "affordable housing" earnings

Source: <https://www.bestplaces.net/economy/city/texas/kyle>

# Proximity to Services



The Katherine is well located within a mile of many medical, retail, and commercial businesses.

# Design – Site Plan

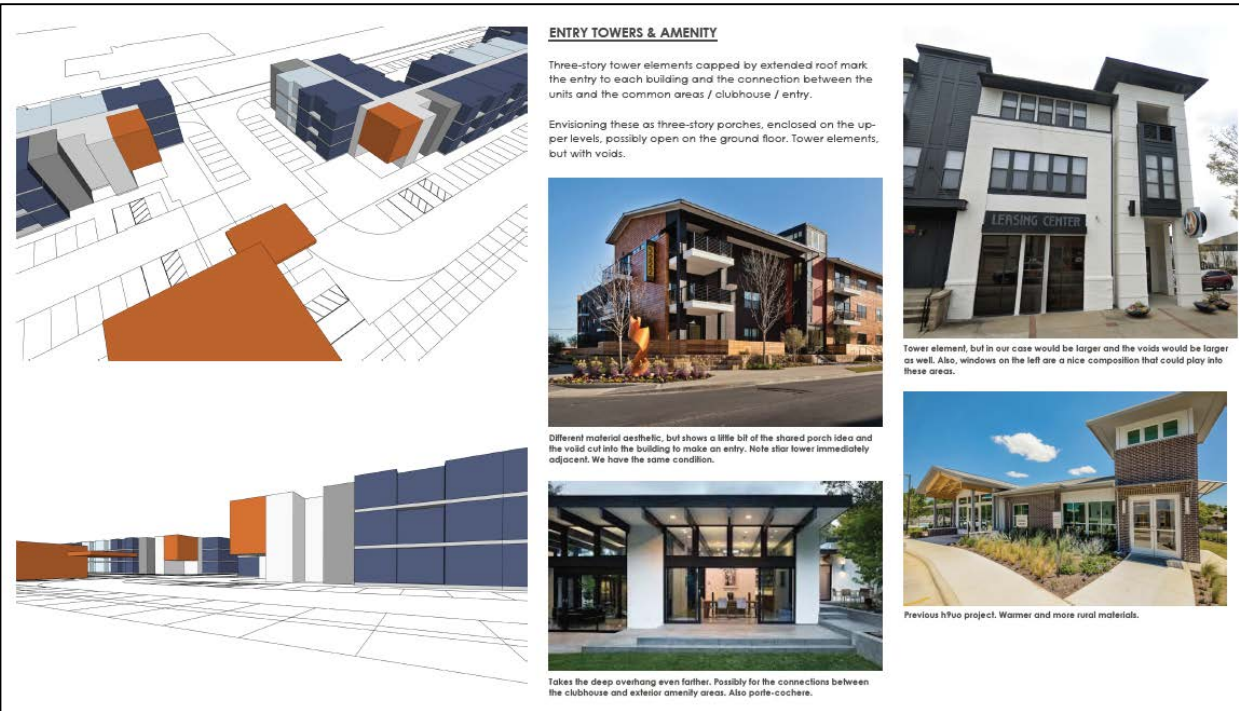


## Currently Proposed Amenities

- Full perimeter fencing
- Swimming pool
- Secured entry
- Fitness Center
- Gazebos
- BBQ Grills
- Library

- Picnic Tables
- Bark Park
- Lighted pathways
- Business Center
- Clubhouse kitchen
- Free Wifi in Clubhouse
- Arts & Crafts / Activity Room
- Laundry Center

# Design – Style



**ENTRY TOWERS & AMENITY**

Three-story tower elements capped by extended roof mark the entry to each building and the connection between the units and the common areas / clubhouse / entry.

Envisioning these as three-story porches, enclosed on the upper levels, possibly open on the ground floor. Tower elements, but with voids.

Different material aesthetic, but shows a little bit of the shared porch idea and the void cut into the building to make an entry. Note stair tower immediately adjacent. We have the same condition.

Takes the deep overhang even further. Possibly for the connections between the clubhouse and exterior amenity areas. Also porte-cochere.

Tower element, but in our case would be larger and the voids would be larger as well. Also, windows on the left are a nice composition that could play into these areas.

Previous hPuo project. Warmer and more rural materials.



**GENERAL CONCEPTS**

Massing of distinct vertical blocks with deep articulated eaves and small vertical elements at corners.

Amenity / common area lowers of shared front porches to serve as entries, elevator lobbies, and informal gathering spaces. Link the two residential buildings to the greens space and amenity center.

Base details and embellishment from Texas interpretations of mediterranean renaissance architecture: deep articulated eaves and texture at the top; symmetrical windows in bays with hierarchy between floors; rustic base, etc.

Initial image from KCG. Tower element with deep overhang. White / slate color palette with dark trim. 2-story base course on one facade and darker/more articulated top floor course throughout gives great proportion and contrast to tower.

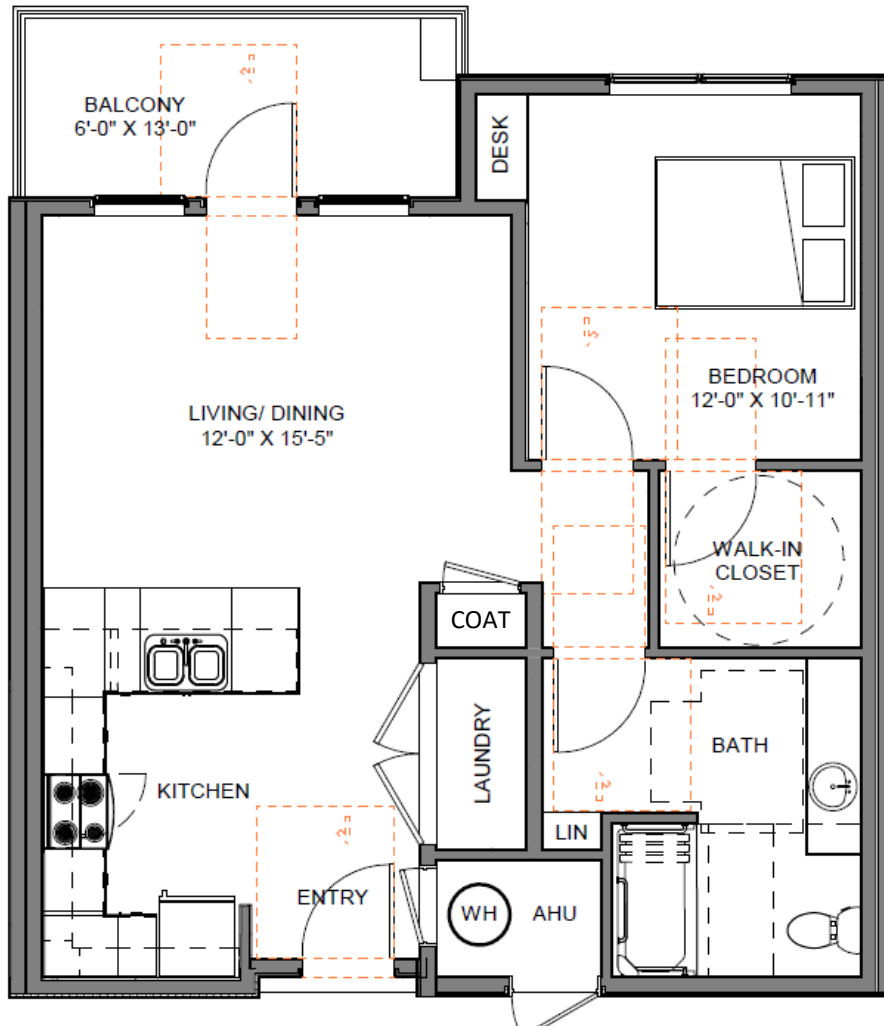
More for general approach to palette, materials, and details than a specific precedent. High band under upper windows, very dramatic eaves, dark trim and light palette. Clubhouse and entry tower (orange in the massing diagrams) would have a little more development in this direction.

Similar but of 4 stories. Inexpensive gable on returns. May not be necessary here, but if massing seems too heavy, particularly around ends of U shaped building...

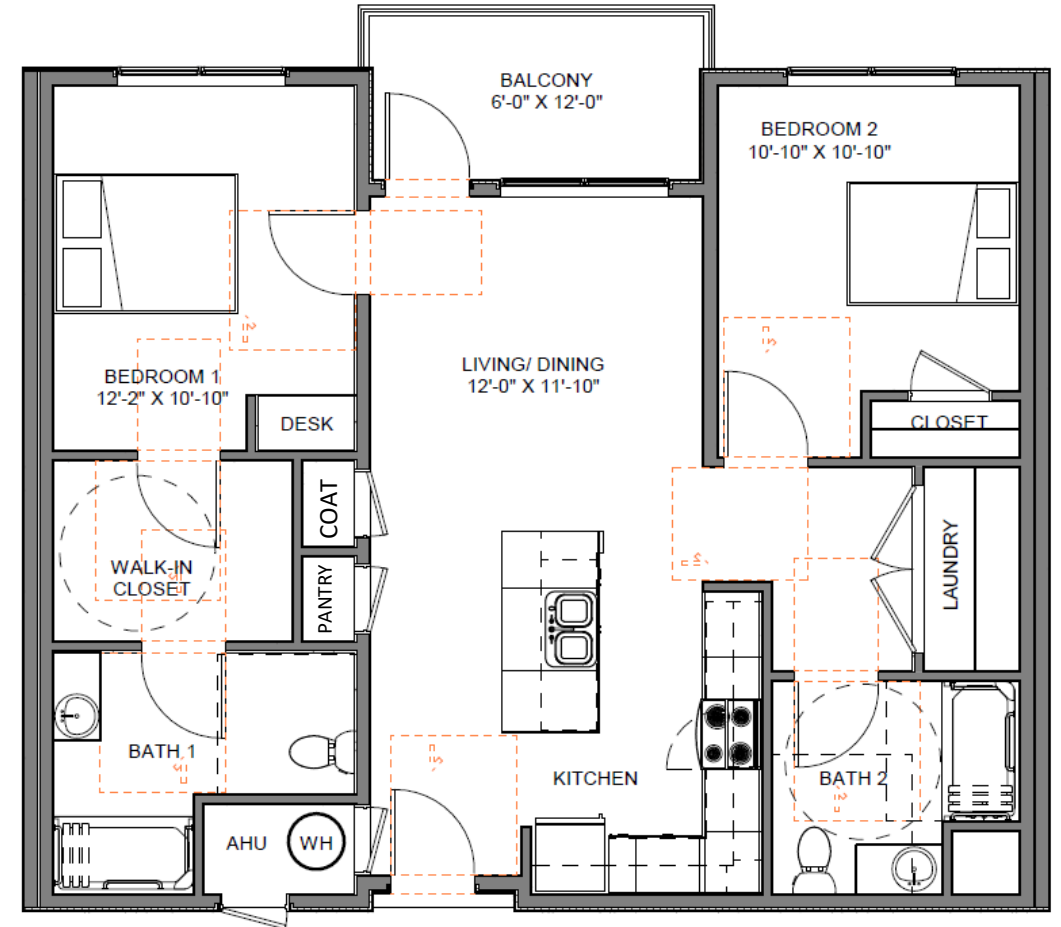
Different approach to vertical massing with differentiation between levels. Deep eaves throughout.

# Design – Unit Layout

1BR / 1BA – 725 sf



2BA / 2BR – 950sf





# Affordability of Units

HUD publishes Income and Rent Limits annually by county, which are based on the Area's Median Income.

Rents then correspond to an affordable level based on where a tenant falls within these lower workforce income bands.

## INCOME LIMITS

2020 Area Median Income:

\$97,600

AMFI %	Number of Household Members							
	1	2	3	4	5	6	7	8
20	\$ 13,680	\$ 15,620	\$ 17,580	\$ 19,520	\$ 21,100	\$ 22,660	\$ 24,220	\$ 25,780
30	\$ 20,520	\$ 23,430	\$ 26,370	\$ 29,280	\$ 31,650	\$ 33,990	\$ 36,330	\$ 38,670
40	\$ 27,360	\$ 31,240	\$ 35,160	\$ 39,040	\$ 42,200	\$ 45,320	\$ 48,440	\$ 51,560
50	\$ 34,200	\$ 39,050	\$ 43,950	\$ 48,800	\$ 52,750	\$ 56,650	\$ 60,550	\$ 64,450
60	\$ 41,040	\$ 46,860	\$ 52,740	\$ 58,560	\$ 63,300	\$ 67,980	\$ 72,660	\$ 77,340
70	\$ 47,880	\$ 54,670	\$ 61,530	\$ 68,320	\$ 73,850	\$ 79,310	\$ 84,770	\$ 90,230
80	\$ 54,720	\$ 62,480	\$ 70,320	\$ 78,080	\$ 84,400	\$ 90,640	\$ 96,880	\$ 103,120
120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## RENT LIMITS

AMFI %	Number of Bedrooms					
	0	1	2	3	4	5
20	\$342	\$366	\$439	\$507	\$527	\$625
30	\$513	\$549	\$659	\$761	\$849	\$937
40	\$684	\$732	\$879	\$1,015	\$1,133	\$1,250
50	\$855	\$915	\$1,098	\$1,269	\$1,416	\$1,562
60	\$1,026	\$1,098	\$1,318	\$1,523	\$1,699	\$1,875
65						
70	\$1,197	\$1,281	\$1,538	\$1,777	\$1,846	\$2,187
80	\$1,368	\$1,465	\$1,758	\$2,031	\$2,266	\$2,500

Income Bracket	1br /1ba (~725sf)	Rent before U/A	2br/2ba (~950sf)	Rent before U/A	Total
30%	3	\$549	6	\$659	9
50%	13	\$915	23	\$1,098	36
60%	16	\$1,098	29	\$1,318	45
MKT	7	\$1,281	8	\$1,538	15
<b>Total</b>	<b>39</b>		<b>66</b>		<b>105</b>

Utility Allowances estimated to be: 1br - \$68; 2br - \$87  
 These are from Hays County Housing Authority

# Financials

Development will utilize proceeds from 9% Low Income Housing Tax Credits (“LIHTC”), conventional debt and developer contributions as sources of funding.

## Uses:

Construction Costs	\$12,510,000
Land and Soft Costs	\$3,075,000
Construction loan Interest and Lender Costs	\$1,400,000
Permanent Financing Costs and Reserves	\$1,000,000
Permits  Contingency   All Other	<u>\$3,315,000</u>
Total:	\$21,300,000

## **Sources:**

Permanent Loan (conventional debt)	\$ 8,400,000
LIHTC equity proceeds	\$12,400,000
Owner Contribution	<u>\$ 500,000</u>
Total:	\$21,300,000

Property Taxes are estimated annual property taxes are ~\$1,000 / unit

Taxing Entity	Tax Rate	Est \$105,000
AUSTIN COMMUNITY COLLEGE	0.1049000	\$4,006
CITY OF KYLE	0.5416000	\$20,682
HAYS CO ESD #9	0.0598000	\$2,284
HAYS CO FIRE ESD #5	0.1087000	\$4,151
HAYS COUNTY	0.3899000	\$14,889
PLUM CREEK CONSERVATION DIST	0.0225000	\$859
SPECIAL ROAD	0.0338000	\$1,291
HAYS CISD	1.4677000	\$56,048
PLUM CREEK GROUND WATER CONSERVATION DISTRICT	0.0207000	\$790
Total	<b>2.7496000</b>	

# Ensuring Operational Success

- Long Term Owner-Investors Mindset
  - KCG will own and operate The Katherine for decades to come, typically for at least 30 years.
  - This results in a direct alignment between KCG's success with the investment and The Katherine's ability to serve as a community asset over the long term.
  - Affordability aspect of this development is committed to for 45 years thru a record Land Use Regulatory Agreement ("LURA").
- Sustainable Construction Standards
  - The Katherine will be built to last and designed to ensure the community's long term integrity.
  - We must meet and will build to the same industry standards and local codes and ordinances.
- On Site Activities & Resources
  - Property Management will coordinate a variety of recreational, educational and health focused activities for residents on site.
  - KCG has an Asset Manager on staff that oversees all 3<sup>rd</sup> party property management.
- Connections with Local Community Resources
  - Connections with local businesses, nonprofit organizations, and community resources is a critical component of success.
  - The Katherine's integration with local resources will enable residents to age-in-place and with independence.

# Timeline

2021	January 8	LIHTC Pre-Applications due to state agency
	January 28	City of Kyle Pre-Development meeting
	February 16 <sup>th</sup>	Kyle City Council meeting
	March 1	LIHTC full Applications due to state agency
	June/July	LIHTC awards finalized
	July	if awarded, start construction plan designs for site and buildings
2022	Q1	Building Permit Ready / Site Development Permit Ready Close on financing
	Q2	Start Construction
2023	Q1	Completion of first buildings / start leasing
	Q3	Completion of last buildings

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# Questions?