



Carleton Companies



NEW RENTAL COMMUNITY FOR WORKING FAMILIES NOW OPEN IN NORTH OAK CLIFF

Public-Private Partnership Behind Development of New Mixed-Income Housing

DALLAS – July 1, 2024 – Affordable housing is now in reach for working-class families with the opening of Gateway Oak Cliff, a 230-unit, mixed-income rental community located at the intersection of South Beckley Avenue and East 12th Street in Dallas.

The project, which began construction in November 2021, features efficiency, one-, two-, and three-bedroom apartments. Of the 230 units, 184 units are designated affordable housing, and 46 units are offered at market rate. Affordable housing is targeted to individuals and families who earn 60 percent or less of the Area Median Income (AMI), which is \$46,000 for a single person and scales up to \$66,000 for a family of four.

The urban-style community offers residents modern, clean, and stylish interiors, along with highly competitive amenities, including a pool and courtyard with outdoor seating and barbeque grills, fitness center, club room, fully equipped business center, library, playground, enclosed parking garage, and controlled access gates. Its prime location is minutes away from the Dallas Zoo and the new deck park under construction to the east, from the popular Jefferson Boulevard corridor and Bishop Arts district to the west, and from Dallas' Central Business District.

Gateway Oak Cliff is owned by Dallas County and its development partner, [Catholic Housing Initiative](#) (CHI). Dallas County retains ownership of the three-acre site in north Oak Cliff, leasing it to Gateway Oak Cliff. The site formerly housed a Dallas County administrative building, which was razed in late 2021 to make way for Gateway Oak Cliff.

“Increasingly high rents and aggressive redevelopment have displaced many residents, pricing them out of a community they have loved and lived in for decades,” said Sister Mary Anne Owens, SSND, President of CHI. “Gateway Oak Cliff is an innovative solution that leverages public resources and private-sector expertise to create quality housing for working-class families, many of whom continue to struggle to make ends meet due to inflation and the higher costs of basic goods and services.”

The project represents \$47 million in new direct investment, mostly with a diverse set of local suppliers and contractors. The housing community is 70 percent leased as of June 2024.

“Finding quality solutions to our housing challenges requires thinking outside of the box and engaging in public-private collaboration,” said Dallas County Commissioner Dr. Elba Garcia. “This project is a model for development that meets the needs and budgets of hard-working individuals and families with children.”

The Gateway Oak Cliff development team included Catholic Housing Initiative and Carleton Companies (co-developers); Treymore Construction (contractor); Carleton Management Services (property manager); HEDK (architect); Cross Engineering (engineers); Citigroup (construction and permanent lender); and National Equity Fund (tax-credit equity investor).

“Our involvement in developing, building and managing Gateway Oak Cliff underscores our commitment to meeting the housing needs of a diverse community both here in Dallas and across the Southwest,” said Printice Gary, founder and managing partner of Carleton Companies.

The project partners will host a ceremonial ribbon cutting on **Monday, July 1, at 9 a.m.** in the club room of Gateway Oak Cliff. Scheduled to attend and speak at the event are **Dallas County Commissioner Dr. Elba Garcia** (District 4); **Sean Allen**, representing Chad West, Dallas City Council member (District 1); **Printice Gary**, Managing Director & CEO of [Carleton Companies](#); **Sister Mary Anne Owens**, SSND, president of Catholic Housing Initiative; and **Joe Dingman**, co-founder and treasurer of Catholic Housing Initiative.

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About Catholic Housing Initiative: CHI is a community-based non-profit that has developed, owned, and operated over 1,500 quality, affordable housing units for low- and moderate-income seniors, families, and individuals in Coppell, Carrollton, Mesquite, and Dallas, including three St. Jude Center housing communities for the formerly homeless. CHI is also building homes for first-time homebuyers in the Five Mile neighborhood of Dallas. For more information, visit www.chidallas.org.

About Carleton Companies: Carleton Companies is a fully integrated owner, developer, and builder of high-quality multifamily assets across the South and Southwest United States. Since 1991, the firm has remained actively engaged in all aspects of the multifamily housing market including development and construction, property management and financial services. For more information, visit www.carletoncompanies.com.