

## **NEW RENTAL COMMUNITY FOR WORKING FAMILIES UNDERWAY IN NORTH OAK CLIFF**

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

**DALLAS – November 9, 2021** – There is a light on the horizon for working-class families seeking high-quality, affordable housing as a new development gets underway in north Oak Cliff, thanks to an innovative public-private partnership.

On November 9<sup>th</sup>, local elected officials, key stakeholders, and project partners will gather for a ceremonial groundbreaking to kick off **Gateway Oak Cliff**, a 230-unit, mixed-income rental community located at the intersection of South Beckley Avenue and East 12<sup>th</sup> Street. The project, which features efficiency, one-, two- and three-bedroom apartments, will include 184 units of affordable housing and 46 units 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 \$37,380 for a single person or \$53,400 for a family of four.

The urban-style community will offer residents modern, clean, and stylish interiors, along with highly competitive amenities, such as a pool and courtyard with outdoor seating; a playground; and a parking structure. 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.

The 3-acre site in north Oak Cliff is owned by Dallas County, which earlier this year agreed to lease – rather than sell – the land to a development entity created by project partner, Catholic Housing Initiative. CHI is a community-based non-profit that owns and operates 1,100 apartment units in Coppell, Carrollton, Mesquite, and Dallas, including two St. Jude Center communities for the homeless. CHI is also building homes for first-time homebuyers in the Five Mile neighborhood of Dallas.

“The displacement of long-established families due to increasingly high rents and aggressive redevelopment is a continuing problem,” said Sister Mary Anne Owens, SSND, President of Catholic Housing Initiative. “Gateway Oak Cliff is an innovative solution that leverages public resources and private-sector expertise to create quality housing for families, many of whom continue to struggle as a result of the COVID-19 pandemic and its economic impacts.”

The project represents \$47 million in new direct investment, mostly with local suppliers and contractors. The general contract will have at least 32 percent minority participation.

“This is a win-win for Oak Cliff and for Dallas County,” said Dallas County Judge Clay Jenkins. “Finding high-quality solutions to our housing challenges requires innovative thinking and collaboration. We are proud to partner with Catholic Housing Initiative to ensure there is equitable development to meet the needs and the budgets of hard-working individuals and families with children.”

The Gateway Oak Cliff development team includes St. Margaret Inc. and Carleton Development (developers); Treymore Construction (contractor); Carleton Management Services (property manager); Citigroup (lender); and National Equity Fund (tax credit equity). Leasing is anticipated to begin in Spring 2023, with construction completed in Summer 2023.

“Gateway Oak Cliff is not only a brand-new housing development in a prime location in a high-opportunity pocket of Dallas, but it also will stimulate other investment in the neighborhood,” said Dallas Mayor Pro Tem Chad West. “The project will create additional economic opportunities for residents and small businesses.”

The project partners will host a ceremonial groundbreaking, open to the public, on **Tuesday, November 9, at 1:30 p.m.**, at the project site (400 S. Beckley Avenue). Scheduled to attend and speak at the event are **Dallas Mayor Pro Tem Chad West; Dallas County Judge Clay Jenkins; Dallas County Commissioner Dr. Elba Garcia; 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.