
St. Jude Center ♦ 2920 Forest Lane

Proposed Permanent Supportive Housing Site

THE GOAL

Dallas is short 1,000 housing units for people suffering homelessness. **Catholic Charities Dallas (CCD)** and the **St. Jude Inc. (SJI)**, separate 501c3 non-profit organizations are collaborating to erase 10% of the shortage by acquiring and operating 100 apartments as permanent supportive housing.

BACKGROUND

CCD (www.ccdallas.org) is the charity arm of the Roman Catholic Diocese of Dallas. As a multi-program social services agency, CCD's mission is "Motivated by the teachings and love of Jesus Christ, Catholic Charities of Dallas serves, advocates for, and empowers people in need regardless of race, religion, age, gender, or national origin and calls the community to action". *CCD will be the Social Service & General Manager of the project as more fully described below.*

SJI is a community based 501c3 organization and member of the Catholic Housing Initiative (www.chidallas.org) that owns and operates 768 apartment units in Coppell, Carrollton, Mesquite, and Dallas. 145 units are dedicated to seniors and the rest are intended for families. CHI was founded in 1991 by a group of Catholics with a mission for quality, affordable, family and senior housing. CHI has substantial development and redevelopment experience in addition to operating and financing knowledge. *SJI will own the project and provide facility and financial management.*

THE PROJECT

CCD/SJI identified a suitable existing property and have it tied up under a purchase option contract. The property is now being operated as retirement housing and has about 100 studio apartments. The property is in reasonable condition and will receive a renovation including landscaping, paint, upgrade in-unit kitchens, modernization of common area and bringing MEP (mechanical, electrical and plumbing) systems into good condition.

Diligence work is completed with preliminary estimates of renovation costs and improvements to the building, grounds and parking areas. Additional project due diligence included development of a comprehensive budget as well as operating and program plans to ensure financial stability and long term sustainability.

The property will be 100% single adult community of mixed gender and is appropriately zoned and allowed by right for residents age 55 and over (elimination of the age restriction was considered yet is not being pursued at this time).

ANSWERING THE CALL

Both SJI and CCD are charitable, mission driven and believe the project is worth doing simply as a moral imperative. Equally important, though, are many benefits to the community. Primary is the opportunity to restore dignity and independence for the residents of the housing project. In 2016, Dallas experienced an increase in homelessness by 24% per the Metro Dallas Homeless Alliance. The concept of establishing a "housing first" approach coupled with wrap around social services has been proven in many studies to create a better outcome of success for abolishing homelessness. By using this approach, community impact is abated by having resolved visible symptoms of failure to house and care for people's well-being and healthcare. In addition, police enforcement costs are diminished when people are placed in permanent, supportive housing.

CCD RESPONSIBILITIES

As General Manager of the project, CCD will be responsible for all the daily functions, programming and integration of services at the facility acting as the "lead" to ensure continuity of all required services.

CCD's Financial Stability and Career Services is part of the Communities Foundation of Texas Working Families Success Cohort, which follows the model developed by the Annie E. Casey Foundation. As such, CCD will be in a unique position to offer workforce training and financial education coaching to all residents. With the intensive one-on-one coaching provided by the program, we expect that many residents will return to the workforce and be self-sufficient within 18 months to three years.

CCD case managers will also oversee the care coordination for residents needing additional services utilizing partner agencies to deliver the multitude of services needed (reentry, recovery, and veterans' services, mental health counseling, housing transition assistance, and benefits counseling).

Additional services available to residents will include medical, dental, clothing, food and transportation assistance to help each resident gain their best level of self-sufficiency possible.

SJI RESPONSIBILITIES

As an experienced property manager, SJI will oversee and manage all aspects of the physical facility needs and operations including all financial management, short and long term maintenance and related capital planning.

OUTCOMES

The St. Jude Center will house and provide significant client services to those without any shelter or stable place to be safe, warm and dry. We will truly lift the lives of those we serve. The base model of personal contribution supplemented by others is a proven step along the path to self-sustainment. A typical resident of the community will pay up to 30% of their annual income to St. Jude in the form of rent with any remaining balance to be supplemented by various government housing assistance contracts.

We believe that this comprehensive and collaborative approach is the most effective and cost efficient manner to help eradicate the growing challenge of serving the homeless population. A collaborative network including City Square, The Bridge, Metro Dallas Homeless Alliance is being established to help steer and guide project start-up as well as to identify the single men and women to be the initial residents of the housing project.

Through the **St Jude Center**, SJI and CCD will be addressing the complex problem of homelessness by helping fellow members of our community regain a sense of security, increased well-being and self-respect.