



St Jude Center ♦ 2920 Forest Lane Permanent Supportive Housing

THE GOAL

The Dallas area is in crisis, lacking well over 1,000 housing units for people suffering homelessness. Catholic Charities Dallas (CCD) and the Catholic Housing Initiative (CHI) are collaborating to erase 10% of the shortage by acquiring and operating ~100 apartments as permanent supportive housing.

THE PROJECT

St Jude Inc, a member of CHI, is acquiring an existing property in northwest Dallas for this purpose in September, 2017. The property was built in 1981 as 108 retirement apartments and is properly zoned for use and parking for seniors 55 & over. The property has excellent DART bus service and easy access to DART rail. The property is in fair condition and will receive a renovation to upgrade landscaping and parking, refresh finishes, upgrade in-unit kitchens, modernize common area, and bring MEP (mechanical, electrical and plumbing) systems into good condition. Plans for the renovation are now in development, contractors are being solicited, and staffing and operational plans are being fleshed out. Opening is projected in early 2018. CCD has actively participated in the foregoing and will serve as general manager of the project, St Jude Center.

ANSWERING THE CALL

Metro Dallas Homeless Alliance ("MDHA") conducts a census of homelessness each year. In January, 2017 MDHA found that the problem is no longer just a central city issue and it is more severe (e.g., encampments) than in the past. Both CHI and CCD are charitable, mission driven and reflexively view the project as worth doing simply as a moral imperative. Equally important, though, are many benefits to the community. Most important is the opportunity to restore dignity and

independence for the residents of the project. Using a “housing first” model coupled with wrap around social services has been proven to create a better outcome of success for abolishing homelessness. With this approach, one mitigates visible symptoms of failure to house and care for people’s well-being and healthcare. In addition, police and public health costs are diminished when people are placed in permanent supportive housing.

OUTCOMES

St. Jude Center will provide housing with client services ranging from moderate to intensive case management to ~100 homeless persons in our area. We believe this comprehensive and collaborative approach is the most effective and cost efficient manner to help address the growing challenge of serving the homeless population. A collaborative network including City Square, MetroCare, Veterans Administration (VASH), and MDHA will guide project start-up as well as to identify the men and women to be the initial residents.

CCD’s Financial Stability and Career Services is part of the Communities Foundation of Texas Working Families Success Cohort, which follows a 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 two years. CCD case managers will also oversee care coordination for residents needing additional services utilizing partner agencies to deliver them, e.g., reentry, recovery, and veterans’ services, mental health counseling, housing transition assistance, and benefits counseling.

Through St Jude Center, CHI and CCD will address the complex problem of homelessness by helping members of our community regain a sense of security, increased well-being and their self-respect.

CCD

CCD is the charity arm of the Roman Catholic Diocese of Dallas. As a multi-program social services agency, CCD has its own board of directors to fulfill its mission to serve, advocate for, and empower people in need. CCD will general manage the overall project and provide case worker oversight. For more information, see www.ccdallas.org.

CHI

CHI is a community based nonprofit with IRS tax exemption. It owns and operates 768 apartment units in Coppell, Carrollton, Mesquite, and Dallas and is building 14 town homes for sale to low income buyer in Oak Cliff. 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 to provide quality, affordable family and senior housing. CHI has substantial development and redevelopment experience in addition to operating and financing knowledge. CHI will own the project and provide facility and financial oversight including securing housing assistance arrangements with DHA and others. For more info, see www.CHIDallas.org and www.LaEstrellaLiving.com.

CAPITAL FUNDING

St Jude Center has attracted a combination of public and private funds to acquire, renovate, and start up the project. The all in cost is ~\$50,000 per unit, a bargain at less than half of new construction. Following is a schedule of projected sources and uses of funds (* = firm commitment; others are estimates):

<u>Sources</u>	<u>Amt(000)</u>	<u>Uses</u>	<u>Amt(000)</u>
<u>City of Dallas Home*</u>	2,000	<u>Purchase Property*</u>	2,850
<u>Dallas County Grant*</u>	1,000	<u>Renovation</u>	1,200
<u>CHI Equity*</u>	500	<u>Purchase & Loan Costs</u>	150
<u>Grants & Contributions*</u>	569	<u>Working reserve</u>	150
<u>Grants & Contributions**</u>	381	<u>FF&E</u>	150
<u>Federal Home Loan Bank</u>	500	<u>Soft Costs & Relocation</u>	450
<u>Total</u>	4,950	<u>Total</u>	4,950

OPERATIONAL FUNDING

Rental income, with subsidies, will cover operating expense of the project including property management staff and facility costs and will likely allow for some reserve for capital improvements and replacements. Rental income will not cover the "social service" costs which will be provided by CCD and other partner agencies.

THE NEED

**There remains a funding "gap". This must be closed by foundations and private donors, by an active process of application, discernment and decision. All grantors and donors will receive appropriate recognition on site and in publications of the project. More important, all contributors will share in resolution of a most complex community issue.

To help close the gap, please get in touch with either David Woodyard, CEO of CCD at DWoodyard@ccdallas.org or 469-801-8110 or Joe Dingman, Treasurer of CHI at info@CHIDallas.org or 214-616-1202.

MICHAEL S. RAWLINGS
Mayor of Dallas



April 26, 2017

To Whom It May Concern:

Homelessness is a growing concern for the city of Dallas. As a city that lacks affordable housing, Dallas's median rent of \$950 has grown into an insurmountable barrier for many homeless in our city. As a result, we are short at minimum 1,000 housing units. Two organizations have teamed up to address this growing need, and after learning of their plan to alleviate 10% of our current need, I strongly support this effort.

Together, the Catholic Housing Initiative (CHI) and Catholic Charities Dallas (CCD) have developed an action plan to purchase, renovate, and manage a 108-unit property on the southeast corner of Josey and Forest as a permanent supportive housing site. Each of these organizations has decades of experience in either managing similar properties across the metroplex or addressing the additional needs of those who have historically sought low-income housing (i.e. financial stability, career services and placement, immigration and legal concerns, food instability, etc.). With an end goal of returning the clients to their lost dignity in sight, CHI and CCD are in the prime position to be able to deliver on this goal and in the process, help address the growing need for affordable housing in our city.

Thank you in advance for considering the gravity of this request. Feel free to contact my Chief of Community Relations, Vana Hammond at 214-670-7894 should you have questions or need further information.

Best regards,

A handwritten signature in black ink, appearing to read "Michael S. Rawlings", is written over a faint, larger version of the signature.

Michael S. Rawlings
Mayor of Dallas



March 3, 2017

To whom it may concern:

CitySquare, the City of Dallas, and other non-profit leaders and organizations are working diligently to successfully address homelessness in our city. As a community, we must continue to place our focus on long-term strategies to address this staggering issue that cripples individuals and families.

Today, I wish to endorse two organizations, Catholic Housing Initiative and Catholic Charities of Dallas, who are stepping up to champion this cause with a solution that will make a significant impact. They are collaborating to acquire, renovate and operate 108 apartments that would address the need for Permanent Supportive Housing along with all the social services needed to improve the individual's quality of life, to give them hope.

Catholic Housing Initiative's mission is to provide quality, affordable family and senior housing. Currently, CHI owns and successfully operates 768 apartment units in Coppell, Carrollton, Mesquite, and Dallas. Catholic Charities of Dallas serves, advocates for, and empowers all people in need and calls for community action. Catholic Charities works with thousands of families annually to support them with financial stability and career services, children, family and senior services, immigration and legal services, food instability and more. Both of these organizations have a long history of assistance to the community regardless of race, religion, age, gender, or national origin.

As stated in the final report by the Dallas Commission on Homelessness in 2016, *"Dallas lacks affordable housing. The rental market's vacancy rate shrank to 8 percent in 2014. The median gross rent of \$950.00 is unaffordable to the homeless population. Dallas has had virtually no net increase in the number of supportive housing units available."*

Please join me in supporting the efforts by the Catholic Housing Initiative and Catholic Charities of Dallas as they move forward to secure the needed funding from private individuals and foundations to acquire and refurbish the 108 units that will provide for housing and social services for those suffering from homelessness. The end goal is to enable dignity and independence for the clients and to provide career training and a return to the workforce, all while giving shelter and hope to those in need.

Thank you for your consideration. Please feel free to call me if you need more information.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Larry James".

Larry James
CEO



Jay Dunn PRESIDENT & CEO

March 21, 2017

To whom it may concern:

Dallas is experiencing an affordable housing crisis. The Dallas Commission on Homelessness identified the following in their final report, "Dallas lacks affordable housing. The rental market's vacancy rate shrank to 8 percent in 2014. The median gross rent of \$950.00 is unaffordable to the population experiencing homelessness. Dallas has had virtually no net increase in the number of supportive housing units available." Many adults who are at-risk of or experiencing homelessness need access to the basic resource of affordable housing to exit the revolving door of homelessness.

We are writing to express our enthusiastic support for Catholic Housing Initiative and Catholic Charities of Dallas's efforts to acquire, renovate, and operate 108 apartments that would address the need for Permanent Supportive Housing along with all the social services needed to improve the individual's quality of life, to give them hope.

As you know, *The Bridge* is a privately managed nonprofit collaboration that aims to help adults at-risk of or experiencing long-term homelessness in North Texas. Operated in a City of Dallas facility, *The Bridge* improves the quality of life for the broader community by utilizing private and public resources to provide solutions for adults at-risk of or experiencing homelessness in Dallas and the surrounding region by developing, coordinating, and/or delivering shelter, homeless recovery, and housing services. The Bridge partners with onsite co-located partner agencies to serve more than 8,000 people experiencing homelessness per year, the majority of whom transition out of our collaborative network rapidly.

Catholic Housing Initiative's mission is to provide quality, affordable family and senior housing. Currently, Catholic Housing Initiative owns and successfully operates 768 apartment units in Coppell, Carrollton, Mesquite, and Dallas. Catholic Charities of Dallas services, advocates for, and empowers all people in need and calls for community action. Catholic Charities works with thousands of families annually to support them with financial stability and career services, children, family and senior services, immigration and legal services, food instability, and more. Both organizations have a long history of assistance to the community regardless of race, religion, age, gender, or national origin.

As President and CEO of *The Bridge*, I ask you to join me in supporting the efforts by the Catholic Housing Initiative and Catholic Charities of Dallas as they move forward to secure the needed funding from private individuals and foundations to acquire and refurbish the 108 apartments that will provide for housing and social services for those experiencing homelessness. Together we can help individuals transition from homelessness into affordable housing and stability.

Sincerely,

Jay Dunn
President & CEO
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