



CATHOLIC HOUSING INITIATIVE AND CATHOLIC CHARITIES DALLAS PARTNER ON FOURTH COMMUNITY FOR CHRONICALLY HOMELESS

City of Dallas to provide property, partial funding for major renovation; 18-month timeline for architecture and construction; occupancy expected in early 2026

DALLAS – July 11, 2024 – At its June 26 meeting, the Dallas City Council unanimously approved a plan to transfer a City-owned hotel to St. Jude, Inc. (“St. Jude”) and provide \$4.79 million in funding for partial renovation of the property, which will be known as St. Jude Center-Oak Cliff. The funding includes \$2.35 million of 2017 General Obligation Bond, Homeless Assistance J Funds and \$2.44 million of HOME Investment Partnership Funds.

St. Jude, which is a member of Catholic Housing Initiative, will secure or contribute the remaining funds for renovations, oversee the construction, and operate the property as permanent supportive housing for formerly chronically homeless adults for at least 20 years from opening.

The hotel, formerly known as the Miramar, was acquired by the city for the purpose of increasing supply of permanent supportive housing. St. Jude was selected through a competitive bidding process in Spring 2024 to operate the housing community, which is modeled after three existing St. Jude Centers in Dallas that were re-developed and are owned by St. Jude and operated and managed by Catholic Charities Dallas.

The City of Dallas advanced the time schedule for the project by engaging Kirksey to provide architectural and engineering services. Kirksey and St. Jude are working together to finalize facility plans, obtain construction pricing, and secure permits for the work over the coming months. Transfer of title and construction commencement is expected by the end of 2024. Construction is anticipated to be ongoing throughout 2025, with the property opening to residents in early 2026.

“This public-private partnership between the City of Dallas and St. Jude, Inc., has been proven an effective model in successfully reducing the number of unhoused neighbors living on the streets in Dallas,” said Dallas City Council Member Chad West (District 1). “Additionally, in this case, it has allowed us to transform a nuisance property into a place of hope, dignity and restoration for the homeless.”

Comprehensive renovations will include modernizing the appearance of the building, revamping the landscaping and parking, replacing the roof, installing access control and security systems, reconfiguring the interior to provide for common areas to serve residents (gathering spaces, laundry, rest rooms, offices, conference rooms, etc.), installing new mechanical, electrical, and plumbing equipment, and adding kitchens to the rooms.

St. Jude Center-Oak Cliff will serve approximately 70 formerly homeless adults. Residents will be selected from the coordinated access system maintained by Housing Forward with preference for veterans, disabled, and seniors. Residents will be screened for violent criminal behavior and must sign one-year lease agreements and comply with community rules, much like any apartment community.

While some neighbors have expressed concerns over the use of the property, Catholic Housing Initiative intends to prove those unfounded. “Our experience is that our St. Jude Centers contribute considerable value to the community and to the neighborhoods,” said Joe Dingman, treasurer and co-founder of Catholic Housing Initiative. “We will maintain a community liaison committee that includes our neighbors and will abide by a good neighbor policy crafted by residents of the neighborhood.”

St. Jude will engage Catholic Charities Dallas (“CCD”) as the St. Jude Center-Oak Cliff site manager, providing property management services, as well as coordinating and providing case management services and wraparound supportive services and activities.

“We are honored to partner with Catholic Housing Initiative, the City of Dallas, and other nonprofit organizations on this fourth St. Jude community,” said Catholic Charities CEO Dave Woodyard. “Providing compassionate, holistic, and supportive care has proven effective in not only housing the homeless, but, more important, in creating pathways for stability and independence for those who are so often forgotten or overlooked in our community.”

About St. Jude:

St. Jude is a part of the Catholic Housing Initiative (“CHI”). CHI is a community-based, non-profit organization founded in 1991 by a group of Catholics with a mission of providing quality, affordable family and senior housing. St. Jude owns and operates three highly acclaimed St. Jude Centers in the City of Dallas serving 442 residents. Other members of CHI own and operate 1035 affordable independent living apartments for families and seniors. CHI also builds homes for sale to income targeted buyers. CHI has substantial development and redevelopment experience in addition to its operating and financing expertise. CHI will own the project and provide facility and financial oversight, including securing housing assistance arrangements with Forward Dallas, DHA, and others. For more info, see www.CHIDallas.org.

About Catholic Charities Dallas (CCD)

CCD, a 501(c)3 organization and a part of the Catholic Diocese, is one of the leading social service providers in the North Texas region. Founded in 1941, CCD strives to educate, serve, and empower more than 200,000 clients in need annually across a nine-county area, addressing the root causes of poverty and homelessness. As a large multi-disciplinary agency, CCD provides services in the following core mission areas: hunger alleviation; early childhood education; programming for low-income elderly; permanent supportive housing for the homeless; immigration legal services; parenting classes; pregnancy and adoption counseling; refugee resettlement; shelter and foster care for unaccompanied refugee minors; financial coaching and career development assistance; disaster preparedness and relief; and community health care. Additionally, CCD manages nearly a dozen properties for low-income and/or formerly homeless adults, including three St. Jude Centers, The Cottages at Hickory Crossing, and CityWalk@Akard. For more information, please visit www.ccdallas.org.