



Foundation Communities

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Communities

Downtown condo sales may have slowed, but the waiting list for Skyline Terrace is several months long and growing. The hot new property showcasing downtown views is actually designed to help end homelessness.

"I wake up each morning, look out my window at the view, and thank God that I have a nice place to live" says a formerly homeless resident. He sleeps well knowing that he has a safe place to store his medicine and to make new friends.

Skyline Terrace was built by Foundation Communities (FC), an Austin nonprofit dedicated to creating housing where families succeed. Skyline is just one of a dozen first class affordable housing communities in Austin that serve working poor families, as well as folks in danger of being homeless. You've probably driven by the properties owned by FC, but had no idea they were 'affordable housing' because they are so attractively designed and well managed.

While developing first class properties, Foundation Communities exercises sound financial stewardship. As long term owners, they evaluate paybacks on energy, water, and construction

materials from a long-term ownership perspective.

The organization has kept a low profile for the past twenty years, despite providing housing for over 30,000 and operating over 2,400 units. They work to 'graduate' families who need housing assistance to families with better jobs, financial literacy and savings to purchase their own home, and whose children are doing well in school. For example, onsite learning centers provide free afterschool tutoring to 600 kids and Foundation Community's Tax Centers prepared tax returns for over 17,000 families this past tax season—bringing over \$30 million in refunds back to the community.

Currently, FC is building another dream community called M Station. This new home for 150 families sits right across the street from the new MLK Metrorail Station and borders the Boggy Creek greenbelt. In addition to the apartments, FC is building

a new childcare center onsite. Everything has been designed to high green standards to serve Austin families for many decades to come.

According to Walter Moreau, Executive Director, "I think what is most important about M Station, is that we are setting aside apartments for extremely low income families, many of whom are homeless or at high risk. We get several phone calls every day from families with kids in very unstable situations. The waiting list is very long." Ninety percent of the units will serve low & moderate income families.

If you would like to tour one of the FC communities, they host a free open house lunch each month. Check their website for details: www.foundcom.org. Any preconceived ideas about affordable housing are likely to be challenged. □

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Facing page top: Timia, Trinity, and Tayla Tolfree, whose family graduated from our Children's HOME Initiative program (CHI), a program that helps homeless families move from crisis and instability to long-term self-sustainability.

Facing page bottom: M Station, breaking ground in May in a great neighborhood close to the city center, will provide 150 units of sustainable, transit-oriented, affordable housing for families.