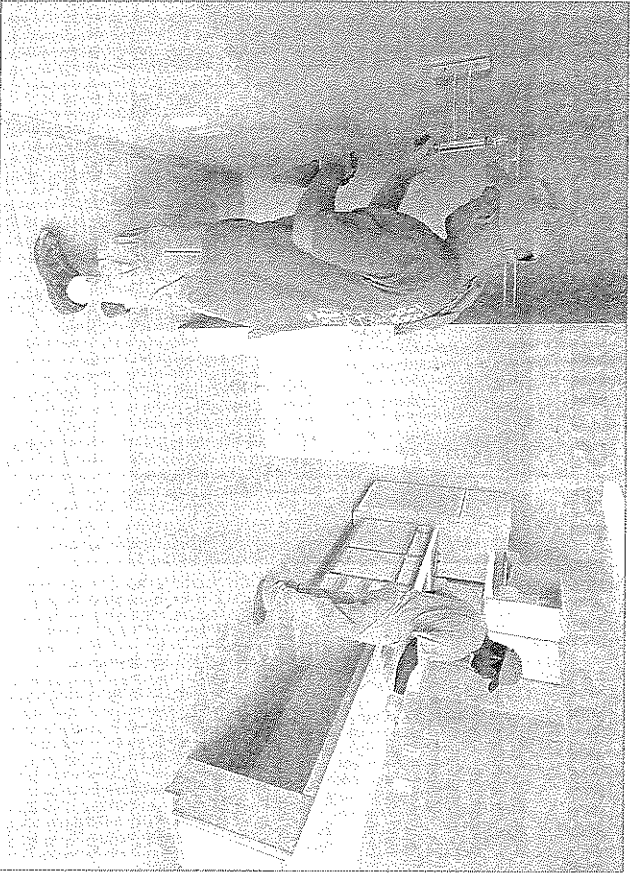


Spring Terrace, a North Austin complex set to open in October, will be able to accommodate 140 adults. The facility has a rainwater storage tank, which will help reduce costs.

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Shane McMeans, left, and Allen Gaines work on a unit at Spring Terrace in North Austin. Rent on some

of the efficiencies will be set on a sliding scale. There also will be non-subsidized units for rent.

## Making room for homeless Austinites

By Kate Alexander

AUSTIN AMERICAN-STATESMAN

With its stunning downtown view, the Oak Inn in South Austin could have been the latest high-end loft project. In the hands of Foundation Communities, the soon-to-be former hotel will instead become Skyline Terrace, a home to people who need one.

The nonprofit organization finalized the purchase of the seven-story building, at West Ben White Boulevard and Bannister Lane, late last month and plans to open it as low-cost, supportive housing for 140 homeless adults in January 2008.

Skyline Terrace will be the organization's third supportive housing development, which offers a host of on-site social services, classes and counseling

specifically for single, homeless adults.

"Support services are a critical part of the overall success of the community," said Walter Moreau, executive director of Foundation Communities. "I can't imagine operating these communities without the social services available at folks' doorstep."

About two-thirds of the residents use the services, Moreau said, "so not everyone needs the help on-site. Some folks just need a decent place to call home."

This approach is a proven way to move people from homelessness to stability, which in turn helps the residents improve their health and income, Moreau said.

At Garden Terrace, the first supportive

See HOUSING, D9

Austin American-Statesman METRO & STATE Saturday, September 2, 2006

## HOUSING: Goal of program is to instill self-sufficiency

Continued from D1

"Housing is a fundamental element of a strategy to help people achieve self-sufficiency," Higgers said, adding that he believes the model could work for 80 percent of the residents maintained or increased their income in the past year, according to an annual review.

The Austin Housing Finance Corp. put \$1.1 million toward the \$8.5 million purchase and renovation of the Skyline Terrace building. Moreau said the city's early involvement in all three projects has been critical to getting them completed because it enabled the federal money.

The success of the Foundation Communities model has demonstrated that providing per-

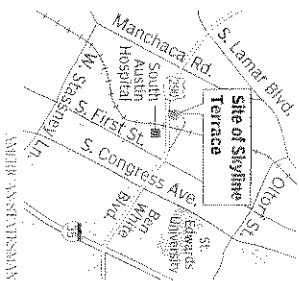
manent housing and support is key to helping people rebuild their lives, said Paul Higgers, the city's housing director.

homeless. Non-subsidized units will start at about \$300, which covers all bills and furniture, and could get as high as \$400.

Controlling maintenance and utility costs is essential to keeping the project affordable, said Jennifer Dargatzrey, development project manager for Foundation Communities.

Apartments use energy-efficient appliances and solar window screens as well as durable, recycled flooring that outlives carpeting. Rainwater harvesting and solar systems that provide electricity and heat the water also reduce costs.

Out front, the verdant courtyard features a gazebo, wet-weather creek and landscaping that Dargatzrey said "makes the statement that this is somebody's home."



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