



FOUNDATION COMMUNITIES

creating housing where families succeed

Case No: C14-05-0197.SH

**Rezoning for 1212 W. Ben White Blvd.,
Austin, TX 78704**

Spring Terrace SRO

**Letters of Support, Maps, and Opposition to
Postponement**



April 24, 2006

Walter Moreau, Executive Director
Foundation Communities
3036 South First Street, Suite 200
Austin, Texas 78704

Re: Skyline Terrace

Dear Mr. Moreau,

Walter

The Community Action Network (CAN), a public/private collaborative of 15 systemic organizations dedicated to creating a healthy, safe, just, educated and compassionate community, supports Foundation Communities' efforts to build Single Room Occupancy units, including the Skyline Terrace proposal.

In 2001 the CAN Through the Roof Report on Affordable Housing and the Homelessness assessment identified the need for additional permanent affordable housing units in Travis County. This theme has continued in reports produced in 2003 and 2005.

One of the specific recommendations made in the 2001 Through the Roof report was to "develop proactive policies to meet community housing needs" with a specific recommendation to "encourage City officials to review zoning ordinances to facilitate affordable multifamily developments and other group quarters, especially single-room occupancy units, similar to college dormitories".

Therefore, the Community Action Network supports Foundation Communities efforts to re-zone the former Ramada Inn property at Ben White and Banister lane to create additional affordable housing capacity.

Please contact me at (512) 414-8203 with any questions.

Sincerely,

Fred Butler

Fred Butler
Executive Director
Community Action Network

April 27, 2006

Patsy J. Griffith
11558 Spicewood Pkwy #8
Austin, TX 78750

Dear Austin City Council Members

Please support the Skyline Terrace zoning proposal going before you on April 27, 2006. My son is homeless and is unable to get an apartment because of unstable work history and mental illness.

As a retired educator, I am unable to help very much and this is the kind of program we need to help the poor, elderly and disabled members of our communities.

Thank you for your support by passing this Request and for your support to Foundation Communities.

Sincerely,
Patsy J. Griffith

Jennifer Daughtrey

From: Bill Brice [bbrice@downtownaustin.com]
Sent: Thursday, April 27, 2006 11:52 AM
To: Jennifer Daughtrey
Subject: Re: Foundation Communities Letter of Support

Jennifer:
I hand delivered the attached letter to the Mayor and City Council members this morning. While at City Hall, I also signed up "in favor - not to speak" for Item 47.

Bill Brice

4/27/2006

April 27, 2006

City of Austin

**Attention: Honorable Mayor Will Wynn
Mayor Pro Tem Danny Thomas
Council Member Betty Dunkerley
Council Member Brewster McCracken
Council Member Jennifer Kim
Council Member Lee Leffingwell
Council Member Raul Alvarez**

**301 West Second Street
Austin, TX 78701**

Dear Mayor Wynn and City Council Members:

I wish to express support on behalf of the Downtown Austin Alliance for today's City Council agenda item 47. The DAA is in favor of the proposal to grant community commercial-mixed use (GR-MU) combining district zoning for the property located at 1212 Ben White Boulevard.

The DAA recognizes the need for more single room occupancy housing projects in Austin. We believe this is a critical element necessary to move people out of our emergency shelters and out of homelessness into housing. The Garden Terrace project, which opened just a few years ago, exemplifies the effectiveness of SRO housing as a key mechanism to address the problem of homelessness in our community.

We respectfully ask that you support item 47 on today's Council agenda.

Sincerely,

**Charles Betts
Executive Director**



April 26, 2006

Dear Austin City Council members,

On behalf of Enterprise Community Partners' Austin office, I am writing to request your support for the Skyline Terrace zoning proposal being presented at Austin City Council on April 27. Enterprise supports the zoning change because the proposed project will address our shared goal of increasing the availability of quality affordable housing for low income residents in Austin.

The proposed zoning change is appropriate for the area where the property is located. This is confirmed by the fact that the zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association.

Enterprise also has a multi-year history of working with the developer, Foundation Communities. Based on our partnership, we can attest that their properties are attractive, well managed facilities that offer safe, affordable housing to many of Austin's low wage workers. Foundation Communities also provides an array of services to its residents - helping them save money for homeownership, build employment skills and obtain social services to address other needs. As such, Foundation Communities facilities help low income residents improve their quality of life and their hope for the future.

I hope that you will support Foundation Communities' request for the zoning change of Skyline Terrace. The new project will help fill Austin's severe need for affordable housing with supportive services. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Joyce G. Pohlman", with a long, sweeping horizontal line extending to the right.

Joyce G. Pohlman, Program Officer
Enterprise Community Partners
610 Brazos, Suite 600-D
Austin, Texas 78701

ENTERPRISE COMMUNITY PARTNERS, INC.

Southwest Regional Office

610 Brazos Street • Suite 600-D • Austin, TX 78701 • 512.458.3200 • www.enterprisecommunity.org

April 27, 2006

The Honorable Mayor Will Wynn
And Members of the City Council
City Hall
Austin, Texas 78701

RE: Skyline Terrace

Dear Austin City Council members,

I support the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is a critical step in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change received unanimous approval by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. This new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

Caritas of Austin is a proposed partner in this project to provide case management and support to take 32 chronically homeless individuals off the street and sustain them in this complex. It is an effective and sensible effort toward eliminating homelessness in Austin. It will provide safe affordable housing for those most at risk of homelessness and those already experiencing homelessness.

Foundation Communities, the nonprofit organization that is developing Skyline Terrace, is our partner in a similar project in northeast Austin. They currently have affordable housing communities all over town which are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,



David Bodenman
President, Board of Directors
Caritas of Austin

**CARITAS OF AUSTIN**

611 Neches
P.O. Box 1947
Austin, TX 78767-1947

ADMINISTRATION
512-479-4610
fax 512-472-4164

CLIENT SERVICES
512-472-6135
fax 512-479-4627

caritasofaustin.org

April 27, 2006

Dear Austin City Council members,


I support the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is a critical step in creating affordable housing for low-wage workers, the elderly and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change received unanimous approval by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. This new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

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Sincerely,


Beth Atherton
Executive Director



FIGHTING POVERTY, HUNGER AND HOMELESSNESS SINCE 1964

APR. 27. 2006 1:33PM TEXAS MONTHLY AUSTIN

NO. 9997 P. 2



CARITAS OF AUSTIN

611 Neches
P.O. Box 1947
Austin, TX 78767-1947

ADMINISTRATION

512-479-4810
fax 512-472-4164

CLIENT SERVICES

512-472-4135
fax 512-479-4527

caritasofaustin.org

April 27, 2006

Austin City Council
City Hall
Austin, Texas

Dear Austin City Council members,

I support the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is a critical step in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change received unanimous approval by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. This new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

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Foundation Communities, the nonprofit organization that is developing Skyline Terrace, is our partner in a similar project in northeast Austin. They currently have affordable housing communities all over town which are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Sam Gwynne
Board Vice President
Caritas of Austin

*Honorable Mayor and City Council Members
City of Austin*

4/26/06

Dear Austin City Council members,

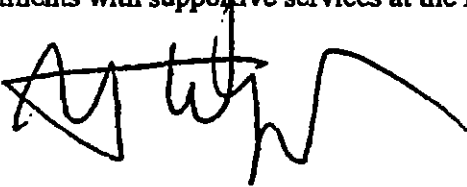
I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping-stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

LifeWorks operates the South Austin Youth and Family Resource Center, a Youth Emergency Shelter and a Transitional Living Project near this site. These new units will assist our youth in crisis to transition to a supportive housing environment while continuing to receive services from LifeWorks. We fully support the Skyline Terrace project and urge you to grant the required zoning so that this expansion of available affordable housing will become a reality.

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,



*Mitch Weynand
Chief Operating Officer – LifeWorks
Chair – Ending Chronic Homeless - Systemic Issues Committee*



April 26, 2006

Dear Mayor Winn and Council Members,

I am writing in support of the zoning proposal being submitted by Skyline Terrace on April 27th. As you may know, Austin Recovery annually helps more than 2,000 clients find recovery from alcohol and drug addiction. A great many of these clients go on to become productive, tax paying members of our community. Our clients are dependent upon having affordable housing units to go to following treatment. Foundation Communities is helping provide many of them with an opportunity to begin their life anew.

This zoning case is an important stepping-stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

I understand this zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Bunister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

Austin Recovery is collaborating with Foundation Communities in providing supportive services to their residents. We have found them to be excellent managers of this much needed resource in Austin and we strongly support their request for a zoning change.

Yours in recovery,

Bill Wigmore
Chief Executive Officer



P.O. Box 50434
Austin, TX 78763
512.420.9810
<http://www.namiaustin.org>

April 26, 2006

Dear Austin City Councilmembers:

This letter is written in support of Foundation Communities and the organization's attempt to build additional low-income housing units here in Austin.

NAMI Austin is solidly in favor of Foundation Communities' plan to refurbish the former Ramada Inn at Ben White and Bannister much in the same way that the organization has converted another property to establish its Garden Terrace facility.

Low-income housing is scarce here in Austin and any additional units that can be built to provide shelter for individuals in need would be greatly appreciated. Additionally, NAMI Austin fully supports the prospect that this facility would provide much needed supportive services for its future residents.

Considering the fact that the City of Austin has worked previously with Foundation Communities in establishing low-income housing through its Rental Housing Development Assistance Program indicates the city is also in favor of ensuring that the need for such facilities is met.

NAMI Austin support Foundation Communities' request for a zoning change for the property and hopes the Austin City Council does the same.

Sincerely,

Cathy Weaver
Board President
NAMI Austin
P.O. Box 50434
Austin, TX 78763

Jennifer Daughtrey

From: Walter Moreau
Sent: Wednesday, April 26, 2006 8:23 AM
To: Jennifer Daughtrey
Subject: FW: Foundation Communities needs your help-please forward!

From: Cathy Weaver [mailto:catherineweaver@sbcglobal.net]
Sent: Wednesday, April 26, 2006 8:19 AM
To: Walter Moreau
Cc: Sue Ann Crouse
Subject: RE: Foundation Communities needs your help-please forward!

Dear Walter,

As a neighbor of Garden Terrace, I fully support the development of the Ramada Inn (at Ben White and Bannister) by Foundation Communities. I have visited Garden Terrace, and find it a lovely apartment complex, where people are moving forward with their lives. It has fit right into this older residential area, yet sits on major bus and car routes, provides affordable housing in an area where there are jobs available, and is maintained better than some nearby private homes!

I am proud to say that Foundation Communities has a demonstrated record of success in supportive housing in Austin, and that the City Council may confidently approve another project.

Sincerely, Catherine Weaver

Catherine Weaver, 7002 Windrift Way, Austin, TX 78745. (512) 804-0902



April 24, 2006

Dear Austin City Council members,

IGHTING POVERTY,
HUNGER AND
HOMELESSNESS
IN THE 1960s

Caritas of Austin
611 Neches
P.O. Box 1947
Austin, TX 78767-1947

ADMINISTRATION
512-479-4610
fax 512-472-4164

CLIENT SERVICES
512-472-4135
fax 512-479-4627

www.caritasofaustin.org

I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

Since 1981 I have been working as a volunteer and a professional in various Texas communities to end homelessness. Much energy, talent and money has been expended in recent years in Austin to address the problem of chronic homelessness. Most projects are effective and helpful. Unfortunately, the most visible efforts have been focused on hiding the homeless, expanding shelter space and enforcing ordinances which further marginalize this already disenfranchised population. I am a member of ECHO (End Chronic Homelessness Organizing Committee) and the Homeless Task Force; the President of Texas Homeless Network and a Department Director at Caritas of Austin. Over the years I have learned that the common cause that permeates every subpopulation of homeless persons is lack of affordable housing. Now a project is being proposed by Foundation Communities that answers this cause. Caritas of Austin is a proposed partner in this project to provide case management and support to take 32 chronically homeless individuals off the street and sustain them in housing. It is an effective and sensible effort toward eliminating homelessness in Austin. It will provide safe affordable housing for those most at risk of homelessness and those already experiencing homelessness. It offers a necessary balance and depth to the superficial efforts of public ordinances and shelter expansion.

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Jo Kathryn Quinn
Self-Sufficiency Services Director

a Partner Agency of



UNITED WAY
CAPITAL AREA

Jennifer Daughtrey

From: Valerie Romness [theclipjoint@juno.com]
Sent: Tuesday, April 25, 2006 6:54 AM
To: Jennifer Daughtrey
Subject: Re: Support at City Council for Skyline Terrace



skyline terrace
letter to cc.d...

Here's my letter.
See that city council reads it.

Valerie Romness - Natural Hairstylist
Clip Joint Natural Salon
512-474-5558 Chem Free
clipjoint.citysearch.com

4/24/2006

Dear Austin City Council members,

I'm writing to express my support for the Skyline Terrace zoning proposal appearing before Austin City Council, April 27. This zoning case is a very important stepping stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are the most in need of an affordable place to live in Austin, TX.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

I've also been a supporter of Garden Terrace 1015 W Wm. Cannon, with a track record of success. It blends well in the neighborhood. The residents all have good esteem, so the neighbors notice nothing different. It's great to see!

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Valerie Romness (Oasis Village Neighborhood)

Jennifer Daughtrey

From: Mildred Vuris [Mildred.Vuris@atcmhmr.com]
Sent: Wednesday, April 26, 2006 9:01 PM
To: Jennifer Daughtrey
Subject: RE: Foundation Communities Needs Your Help

Can you remove the part about e-mailing to you? If you need it put on stationary please call me at 413-1146 and I'll find someone to fax it to you. My assistant is out tomorrow morning but I can find someone to do it..

Mildred C. Vuris
Director of Governmental & Community Relations
Austin Travis County MHMR Center
512-440-4061
512-440-4081 fax

>>> "Jennifer Daughtrey" <Jennifer.Daughtrey@Foundcom.org> 04/26/06 1:26 PM >>>

That would be great! Thanks!

Jennifer Daughtrey

Development Project Manager

Foundation Communities

Phone: (512) 447-2026 x.25

Fax: (512) 447-0288

www.foundcom.org

"creating housing where families succeed"

You can make a difference! Help Austin's working poor families get the most of their tax refunds at: www.claimandsave.org.

From: Mildred Vuris [mailto:Mildred.Vuris@atcmhmr.com]
Sent: Wednesday, April 26, 2006 1:24 PM
To: Jennifer Daughtrey
Subject: Re: Foundation Communities Needs Your Help

Will do...should I e-mail?

Mildred C. Vuris
Director of Governmental & Community Relations
Austin Travis County MHMR Center
512-440-4061
512-440-4081 fax

>>> "Jennifer Daughtrey" <Jennifer.Daughtrey@Foundcom.org> 04/26/06 8:55 AM >>>

4/27/2006

April 26, 2006

Dear Austin City Council members,

I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

The Austin Travis County MHMR Center has identified community based housing for persons with behavioral health disorders and developmental disabilities as a high priority and deeply appreciates the important contribution toward meeting the needs of this population made by Foundation Communities.

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Mildred C. Vuris, M.A.
Director of Governmental and Community Relations

Please email your letter to: Jennifer.daughtrey@foundcom.org or fax to: 447-0288 by 4/27/06.

Jennifer Daughtrey

From: Jennifer Marine [texajen@gmail.com]
Sent: Thursday, April 27, 2006 7:33 AM
To: Jennifer Daughtrey; Walter Moreau
Subject: Letter of Support for Skyline Terrace

April 25, 2006

Dear Austin City Council members,

I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is a *commendable* use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

As a long-time resident and homeowner of this neighborhood, I feel compelled to state my personal support for this project. I understand that some of my neighbors are concerned about Skyline tenants being potentially drawn into undesirable "activities" (namely drugs and crime) already in existence in the surrounding area. I am in the unique position of having an "insiders view" into the types of tenants that will reside at Skyline Terrace as a former employee of Foundation Communities. I already know that the "kind" of person neighbors are afraid of, will not be living there. I believe Skyline Terrace will have a stabilizing influence on that area, not the opposite. (And in terms of negating corrosive elements in the area, I believe the area is better off with Skyline Terrace there, with social services staff on site 24 hrs. a day, rather than another hotel or office building.) I know Foundation Communities' properties to be well-run, attractive and supported by other neighborhood associations and I trust them to do an excellent job with this project.

I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Jennifer Marine

4/27/2006

Jennifer Daughtrey

From: Heather Courson [hccourson@caritasofaustin.org]
Sent: Wednesday, April 26, 2006 4:42 PM
To: Jennifer Daughtrey
Subject: letter of support

I hope this helps - wish I could be there tomorrow to support you!

Heather Courson
Passages Case Manager
Caritas of Austin
479-4610 x244

4/26/2006

April 26, 2006

Dear Austin City Council members,

I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

The low-income population of this city will continue to be in frequent and severe need of community resources' financial assistance if they are not given the opportunity to live within their means. They are in distress and it is within our ability to extend the support of affordable housing. It would be irresponsible of us as a cohesive society not to do so.

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Heather Courson

Jennifer Daughtrey

From: Fran Miller [Fran.Miller@co.travis.tx.us]
Sent: Tuesday, April 25, 2006 1:54 PM
To: Jennifer Daughtrey
Subject: letter



Mayor.doc (21 KB)

I hope you find attached my request to city council for rezoning approval. I am not sending it to the Mayor directly, only thru you.
Fran

Fran H. Miller
6407 Wolfcreek Pass
Austin, Texas 78749
April 25, 2006

Dear Mayor Wynn and City Council Members:

I encourage you to approve the zoning change requested by Foundation Communities for the Ramada Inn property at Ben White and Bannister. I am very impressed by the professionalism of Foundation Communities. I am aware of their money management classes, their IDEA program in which one can be rewarded for saving for good goals, and the Garden Terrace single occupancy residency facility. Garden Terrace is a beautiful facility for the homeless, where homeless are protected from those who would exploit them. They are given case management to help them work towards their dreams.

The proposed project for converting the Ramada Inn would provide permanent, affordable efficiency units with supportive services on site. There is a tremendous need for such a facility.

There have been complaints about the homeless loitering around down town. There is no loitering around Garden Terrace. The proposed project would get disadvantaged folks off the street.

Sincerely,

Fran H. Miller

Jennifer Daughtrey

From: Heather Way [hway@austin.rr.com]
Sent: Monday, April 24, 2006 9:31 PM
To: jennifer.kim@ci.austin.tx.us
Cc: Walter Moreau; Jennifer Daughtrey
Subject: zoning case this Thursday for Foundation Communities

Dear Jennifer: I am sorry we missed you at the pre-event dinner for the downtown housing forum last Monday. I have copies of all the presentations from the forum and will try and drop them off at your office early this week. We were able to bring in a great group of housing experts from around the country to talk about models for developing affordable housing in downtown. Pretty exciting stuff.

I am writing to ask your support this Thursday of Foundation Communities' request for a zoning change at Ben White & Bannister to allow the nonprofit to build critically-needed efficiency apartments for formerly homeless individuals. I have been on the board of Foundation Communities for almost 6 years now and am currently serving on the executive committee as the former chair of the board.

Foundation Communities has requested a zoning change to allow the nonprofit to convert an old Ramada hotel into efficiency apartments with very low rents and supportive services. This would be the 3rd such project we've developed, in addition to our eight family-oriented locations, and a much-needed housing option in Austin. But it has come to our attention that one or two individuals may come forth and try to derail the project. The conversion of the hotel will allow us to provide 100 efficiency apartments for people with incomes of \$24,900 or less—housing options that would otherwise not be available for these individuals.

The zoning request was unanimously approved by the Planning Commission. On April 27th at 4 pm, the zoning request will be up for final approval by the Austin City Council.

I believe this zoning request should be approved for three key reasons:

- This type of housing prevents homelessness. More than half of the residents at our first efficiency apartment development were homeless for a year or more—and 71% have lived at the development for more than a year, which is an astoundingly low turnover rate.
- This request is a legitimate zoning use for the property.
- This project is supported by the South Lamar Neighborhood Association.

Thanks for all your support. Please call me if you have any questions or concerns about the zoning change.

Best Regards,
Heather
632-1695

Heather K. Way
Attorney at Law
2108 Wright Street
Austin, Texas 78704
hway@austin.rr.com
cell: 512-632-1695

4/25/2006

Jennifer Daughtrey

From: Heather Way [hway@austin.rr.com]
Sent: Monday, April 24, 2006 9:14 PM
To: Betty.Dunkerley@ci.austin.tx.us
Cc: Walter Moreau; Jennifer Daughtrey
Subject: Foundation Communities zoning case this Thursday

Dear Betty:

Thanks again for leadership on affordable housing issues and helping make the downtown housing forum a success last week. I continue to receive raving reports from attendees about how much they appreciated the conference. What a great event.

I am writing to ask your support this Thursday of Foundation Communities' request for a zoning change at Ben White & Bannister to allow the nonprofit to build critically-needed efficiency apartments for formerly homeless individuals. I have been on the board of Foundation Communities for almost 6 years now and am currently serving on the executive committee as the former chair of the board.

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Thanks for all your support. Please call me if you have any questions or concerns about the zoning change.

Best Regards,
Heather
632-1695

4/25/2006

Jennifer Daughtrey

From: Heather Way [hway@austin.rr.com]
Sent: Monday, April 24, 2006 9:28 PM
To: 'Gross, Karen'; Brewster.McCracken@cl.austin.tx.us
Cc: Walter Moreau; Jennifer Daughtrey
Subject: zoning case this Thursday for Foundation Communities

Karen and Brewster: I am going to try and stop by tomorrow to drop off copies of all the powerpoints from the downtown housing forum last week. Thanks for your support of the forum and helping out with the Monday night dinner. It turned out to be a great event. The presentations on density bonuses provided some excellent models that could be adapted for the VMU ordinance. I have also collected info on Chicago's density program—please let me know if I haven't sent that to you yet.

I am also writing to ask your support this Thursday of Foundation Communities' request for a zoning change at Ben White & Bannister to allow the nonprofit to build critically-needed efficiency apartments for formerly homeless individuals. I have been on the board of Foundation Communities for almost 6 years now and am currently serving on the executive committee as the former chair of the board.

Foundation Communities has requested a zoning change to allow the nonprofit to convert an old Ramada hotel into efficiency apartments with very low rents and supportive services. This would be the 3rd such project we've developed, in addition to our eight family-oriented locations, and a much-needed housing option in Austin. But it has come to our attention that one or two individuals may come forth and try to derail the project. The conversion of the hotel will allow us to provide 100 efficiency apartments for people with incomes of \$24,900 or less—housing options that would otherwise not be available for these individuals.

The zoning request was unanimously approved by the Planning Commission. On April 27th at 4 pm, the zoning request will be up for final approval by the Austin City Council.

I believe this zoning request should be approved for three key reasons:

- This type of housing prevents homelessness. More than half of the residents at our first efficiency apartment development were homeless for a year or more—and 71% have lived at the development for more than a year, which is an astoundingly low turnover rate.
- This request is a legitimate zoning use for the property.
- This project is supported by the South Lamar Neighborhood Association.

Thanks for all your support. Please call me if you have any questions or concerns about the zoning change.

Best Regards,
Heather
632-1695

Heather K. Way
Attorney at Law
2108 Wright Street
Austin, Texas 78704
hway@austin.rr.com
cell: 512-632-1695

4/25/2006



www.austinhabitat.org
 512. 472. 8788
 512. 472. 6235 fx

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Dear Austin City Council members,

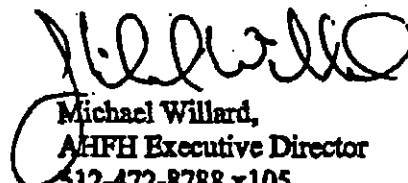
I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

While the focus of Austin Habitat for Humanity's efforts continues to be on the development of owner-occupied housing, we realize the variety of needs faced by Austin residents... many of whom are in need of the type of supportive housing the Foundation Communities project will offer. Through the provision of multiple housing opportunities, we believe Austin can meet the affordable housing needs of all our citizens, and thus we endorse the Skyline Terrace project.

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located throughout our community, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,


 Michael Willard,
 AHFH Executive Director
 512-472-8788 x105
 mwillard@ahfh.org





Neighborhood Housing Services of Austin, Inc.

1106 Clayton Lane, Suite 204E, Austin, TX 78723

Phone (512) 374-1300, Fax (512) 374-1377

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April 25, 2006

Dear Austin City Council members,

I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping stone in creating affordable housing for low-wage workers, the elderly and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

Neighborhood Housing Services of Austin is a Community Housing Development Organization, we understand the difficulties and challenge of providing safe, clean and accessible affordable housing to the under served in an escalating housing market such as in Austin. As more people move to the Austin and Central Texas region the availability of property such as the former Ramada Inn will become increasing inaccessible along with the cost to provide affordable housing. It is in the best interest of the city and its tax payers to seize the opportunity to obtain former Ramada Inn while available and feasible.

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Richard J. Rodarte
Executive Director



Caritas of Austin
611 Naches
P.O. Box 1947
Austin, TX 78767 - 1947

ADMINISTRATION
512-479-4610
Fax 512-472-4164

CLIENT SERVICES
512-472-4135
Fax 512-479-4627

www.caritasofaustin.org



FAX COVER SHEET

Date: 4/25/06

To: Jennifer Daughtrey

Phone: 447-2026 x 25

Fax: 447-0288

From: Heather Brown

Phone: 479-4610 x 242

Fax: 472-4164

Number of pages including cover sheet: 2

Message:

**Many thanks to Applied Materials, Caritas
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April 25, 2006

Dear Austin City Council members,

I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Heather Brown, LMSW

Heather Brown, LMSW
Disaster Relief Case Manager
Caritas of Austin
479-4610 ext. 242

Jennifer Daughtrey

From: ldreyer@frontsteps.org
Sent: Monday, April 24, 2006 9:43 AM
To: Jennifer Daughtrey
Subject: support letter

Lauren Dreyer
AmeriCorps Coordinator
Front Steps
500 E. 7th St.
Austin, TX 78701
(512) 305-4137
(512) 305-4136 fax
ldreyer@frontsteps.org

--
No virus found in this outgoing message.
Checked by AVG Free Edition.
Version: 7.1.385 / Virus Database: 268.4.5/322 - Release Date: 4/22/2006

4/25/2006

April 24, 2006

Dear Austin City Council members.

I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

I live within a half mile of this location, and I support it whole-heartedly as an excellent use of this former hotel. It will also create incredible opportunities for many of my clients who are at-risk of homelessness.

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Lauren Dreyer
AmeriCorps Coordinator
Front Steps
500 E. 7th St.
Austin, TX 78701

April 24, 2006

Dear Austin City Council members,

I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping-stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

The need for adequate recourses for the group people that are listed above is crucial and now is the time to be proactive. It is my belief that if the low-wage workers and others can have affordable housing then there won't be as many on the streets and business owners should be supportive.

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Pamela D. Groves
Pamela D. Groves

Please email your letter to: Jennifer.daughtrey@foundcom.org or fax to: 447-0288 by 4/27/06.

Community Partnership for the Homeless
P.O. Box 685065 Austin, TX 78768
(512) 469-8130 (phone) (512) 469-0724 (fax)
www.austinhomless.org

**Community Partnership
for The Homeless**

Fax

To: Jennifer Daughtrey	From: Frank Fernandez
Fax: 512-447-0288	Pages: (including cover page)
Phone:	Date: 4/24/2006
Re: Zoning Support Letter	CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

● **Comments:**

Let me know if you need anything else.

Thanks,

Frank



COMMUNITY
PARTNERSHIP
FOR THE HOMELESS

April 24, 2006

Dear Austin City Council members,

I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

We have a responsibility as a community to ensure that all Austinites have access to secure, safe homes. Right now, we are failing to meet this obligation, especially to those most in need. Skyline Terrace will target the most vulnerable members of our community and assist them towards achieving greater independent living. The community impact for those residents and broader Austin is considerable.

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Fernandez'.

Frank Fernandez
Executive Director
Community Partnership for the Homeless

Jennifer Daughtrey

From: Johanna Green [jgreen@caritasofaustin.org]
Sent: Monday, April 24, 2006 10:27 AM
To: Jennifer Daughtrey
Subject: Zonning support

4/24/06

Dear Austin City Council members,

I am writing to express my support for the Skyline Terrace zoning proposal going before Austin City Council on April 27. This zoning case is an important stepping stone in creating affordable housing for low-wage workers, the elderly, and disabled individuals who are most in need of an affordable place to live in Austin.

This zoning change was approved unanimously by the Planning Commission and is supported by the South Lamar Neighborhood Association. It is an acceptable use of the former Ramada Inn property at Ben White Blvd. and Banister Lane. I believe this new community of efficiency apartments with supportive services will be an asset to the city and a positive presence in the neighborhood.

(Add your reasons for supporting here.)

Foundation Communities, the nonprofit organization that's developing Skyline Terrace, is an integral part of Austin. Located all over town, their affordable housing communities are attractive, well-managed, and supported by other neighborhood associations. I strongly recommend approval of Foundation Communities' request for a zoning change to create efficiency apartments with supportive services at the former Ramada Inn property.

Sincerely,

Johanna Green

Please email your letter to: Jennifer.daughtrey@foundcom.org or fax to: 447-0288 by 4/27/06.

4/24/2006

Jennifer Daughtrey

From: alison romano [aromano@texas.net]
Sent: Friday, April 21, 2006 12:03 PM
To: Jennifer Daughtrey
Subject: zoning change letter of support

Jennifer:

Good to see you at the Homeless Task Force meeting.

Attached is your letter in support of the zoning change for Skyline Terrace. I know that process all too well.

Good luck with Council. I doubt if you will have trouble.

Kindest regards,
Alison

4/21/2006

April 21, 2006

Austin City Council Members:

Greetings. I am writing in support for the Skyline Terrace zoning change scheduled to go before Council on April 27. This zoning case is an important step in creating housing for low-income workers, the elderly, and disabled – all of whom are the most in need of an affordable place to live.

Please know this zoning change was approved 8-0 by the Planning Committee and is supported by the organized association in the area, the South Lamar Neighborhood Association. The Skyline Terrace project is an acceptable use of the former Ramada Inn property at Ben White Boulevard and Banister Lane.

I strongly believe this new project of Foundation Communities will be an asset to the City and a positive presence in the South Austin neighborhood. This organization has a stellar reputation in housing development and maintenance. Their programs have likewise been award winning due to excellence in execution.

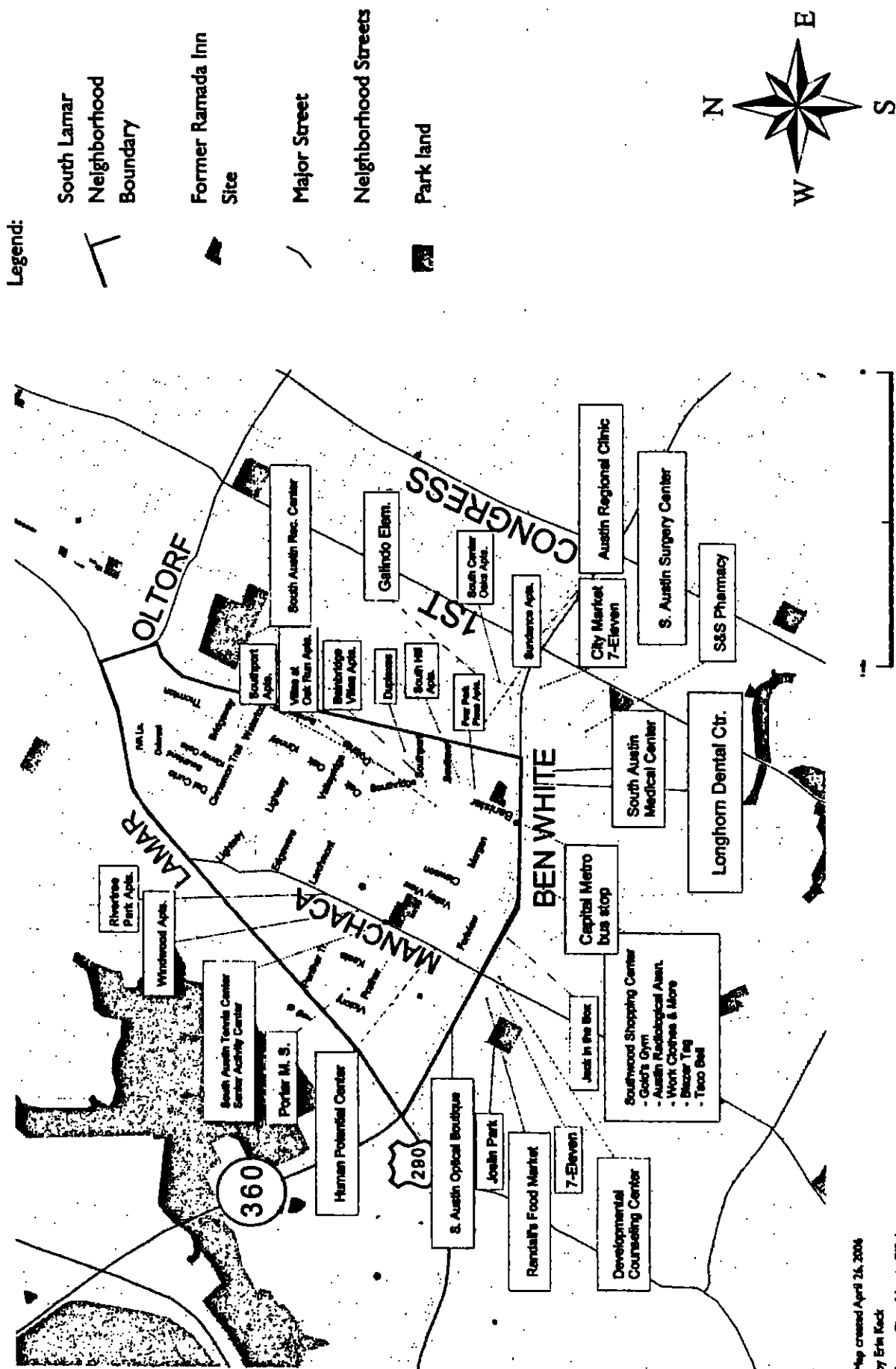
In addition, Foundation Communities, is a leader in housing and community building in Austin. Located all over the city, the agency's housing is attractive, well-managed, and supported by other neighborhood associations.

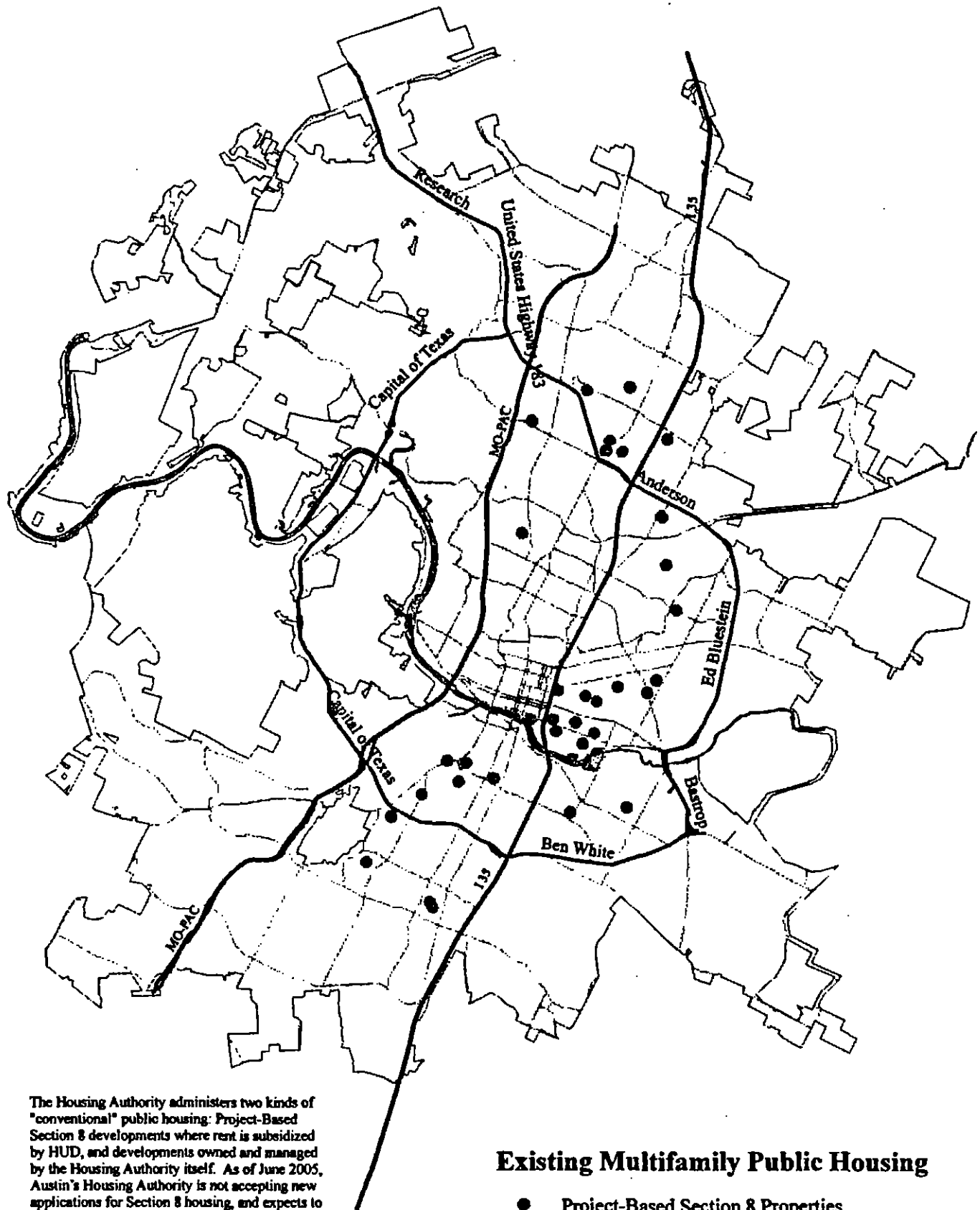
I adamantly endorse the zoning change paving the way for Skyline Terrace.

Kindest regards,

Alison Schmidt-Romano

Nearby Features and Amenities





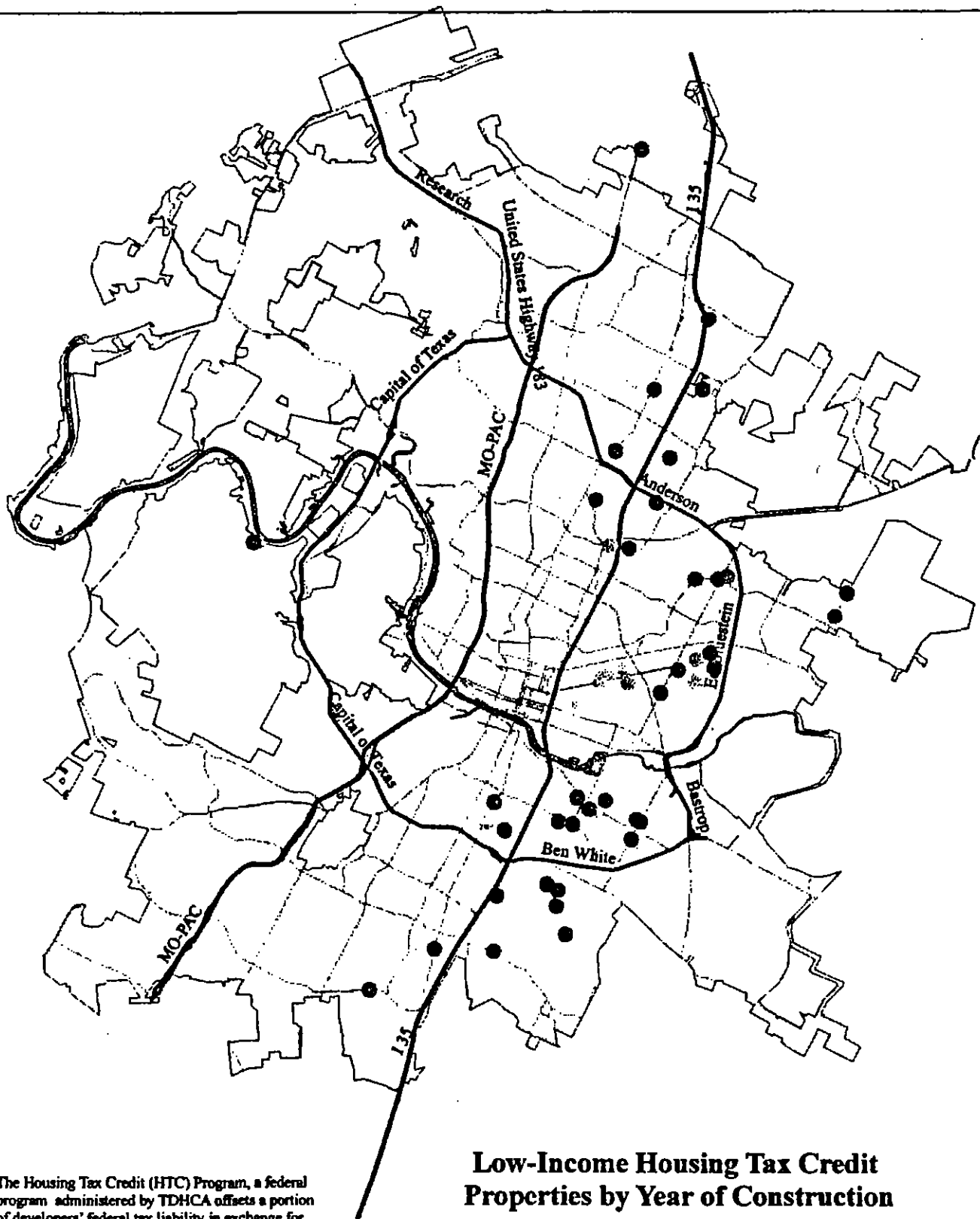
The Housing Authority administers two kinds of "conventional" public housing: Project-Based Section 8 developments where rent is subsidized by HUD, and developments owned and managed by the Housing Authority itself. As of June 2005, Austin's Housing Authority is not accepting new applications for Section 8 housing, and expects to reopen its waitlist in 2006.

Existing Multifamily Public Housing

- Project-Based Section 8 Properties
- Housing Authority of the City of Austin Properties

Sources: HACA, TXLIHIS,
HUD "Picture of Subsidized Households in 1998"
Map created by Kate Bushman, 2005.





The Housing Tax Credit (HTC) Program, a federal program administered by TDHCA offsets a portion of developers' federal tax liability in exchange for the production of affordable rental housing. A portion of the units in HTC developments are leased to qualified families at below market-rate rents.

Low-Income Housing Tax Credit Properties by Year of Construction

- 1989
- 1990 - 1995
- 1996 - 2000
- 2001 - 2003

Source: Texas Department of Housing and Community Affairs
Map created by Kate Bushman, 2005.



0 1 2 4 6 8 Miles



3036 South First
Suite 200
Austin, TX 78704
tel: (512) 447-2026
fax: (512) 447-0288
www.foundcom.org

April 25, 2006

Austin City Council

RE: Case No. C14-05-0197.SH
Banister Oaks Hotel

Dear Mayor and City Council:

Foundation Communities, as the agent for the rezoning request for 1212 W. Ben White Blvd., strongly opposes any postponement of the hearing date for Case No. C14-05-0197.SH.

We have worked diligently over the last five months to be upfront, honest and communicative with the community surrounding the proposed project. The South Lamar Neighborhood Association has already voted to support the project. We've been a part of three neighborhood association meetings and we agreed to postpone our Planning Commission hearing twice already.

It is unfair and unnecessary to require another delay in this case. We need to resolve the zoning so that we can move forward with funding requests. A postponement serves no purpose and is not being requested by the neighborhood association.

The request for a postponement is coming from a nearby landlord that opposes the project and has made no attempt to seek any compromise. Instead he has petitioned neighbors to oppose the project by spreading false information about our proposed community.

Following are the efforts Foundation Communities has made to work with the surrounding community:

- **November 15, 2005** – Foundation Communities filed a zoning application for the proposed project.
- **November 29, 2005** – First communicated with Carol Gibbs, President of South Lamar Neighborhood Association and shared information about the project along with contact information.
- **December 13, 2006** - FC held an open meeting for both the South Lamar and Galindo Neighborhood Associations at Garden Terrace (an FC property with similar resident population as proposed project.) At this meeting, neighborhood members brought up planning process and how they would appreciate a delay of our case to give them time to concentrate on the plan.



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- Acting upon this request, Foundation Communities postponed their hearing date with the Planning Commission from the originally scheduled **January 24th** to **March 28th**. In order to postpone the zoning process, we also had to get an extension on our purchase contract with the Ramada owner, as well as put up additional earnest money.
- **January 23, 2006** - FC attended the Galindo Neighborhood Association meeting, a neighboring neighborhood association, to present information on our proposed project.
- **February 16, 2006** - FC attended the South Lamar Neighborhood Association meeting and made a presentation on the proposed project. After the meeting, association members voted to support our project.
- **March 28, 2006** - Planning Commission votes 8-0 to support the proposed zoning change.
- Foundation Communities asks to delay the scheduling of our zoning case from the next available Council date of **April 20th** to **April 27th** to allow the South Lamar Neighborhood to meet at their regularly scheduled time (third Thursday of the month.)

A postponement would be detrimental to the progress of the proposed project development. Foundation Communities has applied for funding from the City of Austin, Texas Department of Housing and Community Affairs, Federal Home Loan Bank and NeighborWorks America. These funders require a zoning certification before they will fund the project. The funding for permanent supportive housing is extremely complex with a strict timeline. All pieces must fall into place, on time, in order to ensure project success.

Thank you very much for your consideration. If you have any questions, please do not hesitate to contact me at 447-2026 x.16.

Sincerely,



Walter Moreau
Executive Director



Answers About the Former Ramada Inn

Who is Foundation Communities?

- The proposed developer of the former Ramada Inn building into Skyline Terrace, 100 efficiency apartments for people with annual incomes of \$24,900 or less
- A nonprofit United Way agency founded in 1989 to create housing where people succeed
- Owner & manager of nine award-winning apartment and duplex communities (1200 units)
- An innovative provider of supportive services for families and individuals with low to moderate incomes
- Developer of Garden Terrace (opened summer 2004) and Spring Terrace (opening summer 2006), Austin's first efficiency apartment communities for individuals with extremely low incomes, including seniors and people with disabilities

How will Skyline Terrace compare with the former Ramada Inn?

Former Ramada Inn

- Different guests each night
- No criminal background check
- Multiple entrances

Skyline Terrace

- Residents have 1-year lease
- Strict leasing criteria
- Single central entrance

Who will live at Skyline Terrace?

Individuals who have incomes of \$24,900 or less per year, including:

- People working low-wage jobs - retail, restaurants, grocery stores, custodians, childcare workers
- People with disabilities and chronic health problems who need an affordable place to live
- People over the age of 65 who are no longer working or work part-time

What should I expect if Foundation Communities develops the former Ramada Inn into Skyline Terrace?

- The exterior of the building will remain mostly unchanged.
- The interior will be renovated and updated for apartment living.
- Foundation Communities will be a long-term owner that contributes positively to the neighborhood with zero tolerance for crime and drug activity.

Foundation Communities

3036 S. 1st Street, Suite 200 Austin, TX 78704
 phone 512.447.2026 ext. 16 fax 512.447.0288
 email: info@foundcom.org www.foundcom.org

Why Should I Support the Conversion of the Former Ramada Inn into Skyline Terrace?

- ✓ The South Lamar Neighborhood Association supports the project.
- ✓ The Planning Commission approved the request to change zoning unanimously.
- ✓ This is appropriate zoning for this property.
- ✓ The need for housing options for people at this income level is acute.
- ✓ The former Ramada Inn building will remain a well-maintained, quality property.
- ✓ Foundation Communities, one of Austin's largest nonprofits, brings a proven reputation for being a good neighbor dedicated to the long-term success of its apartment residents and the surrounding neighborhood.
- ✓ As Skyline Terrace, the building will be occupied by residents with one-year leases instead of nightly guests.
- ✓ Skyline Terrace residents will be required to pass criminal background checks and multiple interviews, unlike hotel guests.
- ✓ At properties similar to Skyline Terrace, more than half of residents live there for two years or more.
- ✓ Skyline Terrace is a much-needed housing solution for retirees, part-time workers, and other single adults who can't afford one-bedroom apartments.
- ✓ Skyline Terrace will be staffed 24 hours a day.
- ✓ Skyline Terrace will have a single central entrance instead of multiple entrances, controlling access by non-residents.
- ✓ Skyline Terrace is a sensible and reasonable adaptation of the existing building.



Skyline Terrace – An Affordable Efficiency Apartment Community in South Austin