



Towne Twin Village





**Towne Twin Village
aerial view from
Dietrich Rd. entrances**



**Towne Twin Village
aerial view from
Hwy 410 entrance**

**Our mission is to initiate and sustain a 205-unit
Permanent Supportive Housing community
using Housing First principles for the
most marginalized and vulnerable individuals
in the San Antonio region.**

OUR HISTORY: PERSISTENCE, PASSION AND COMPASSION



Chris Plauche sharing the story of Towne Twin Village at the Groundbreaking Ceremony 5/12/2021.

*“We’re standing at the right location because of persistence – because
people had passion and compassion to make a difference.”*

Gordon Hartman – founder of Morgan’s Wonderland

FIND US ONLINE:

www.TowneTwinVillage.org



Housing First Community Coalition (HFCC) was founded in 2017 by several long-standing volunteers and supporters of San Antonio Catholic Worker House (CWH). Since 1985, CWH has provided care, comfort, and support to individuals who are homeless, poor, marginalized, and in need of food and other basic services. CWH follows the philosophy of the Catholic Worker Movement, which emphasizes faith-centered action, personalism, community building, nonviolence, simple living, and a respect for the environment.

Through community volunteer work at Catholic Worker House, the founders of HFCC realized that although providing daily meals, clothing, hygiene supplies, books, movies, and laundry service greatly assists individuals experiencing homelessness with daily basic needs, CWH members continued to experience homelessness year after year. The founding HFCC Board members shared a vision to develop compassionate permanent supportive housing and hospitality, to create a community for the most vulnerable where all are cherished.

This concept had been accomplished in Austin, Texas, by Mobile Loaves & Fishes. The HFCC Board made several trips to the Community First Village in Austin to learn about their journey and success, and soon decided to adopt the best parts of their model for Towne Twin Village.

In November 2019, after years of searching and considering dozens of properties across San Antonio, HFCC purchased and rezoned 17.3 vacant acres on San Antonio's east side. The land was once the location of the Towne Twin Drive-In Theater, opened in 1956 and closed in 1983, and serves as the namesake for the Towne Twin Village community.

Committed to continuing to serve the community, San Antonio Catholic Worker House will relocate from its Nolan Street home in downtown San Antonio to the eastside Towne Twin Village campus where they will continue to provide "hospitality of the heart" and on-site support for both residents and guests.

OUR WORK AND WHO WE SERVE

HFCC and Towne Twin Village serves chronically homeless, vulnerable individuals through Permanent Supportive Housing, evidenced-based Housing First principles, and are guided by a lens of the Serving-Healing support methodology. We believe that all residents, volunteers, and partners are vital to creating a supportive, collaborative environment that is welcoming and life-giving.

HOMELESSNESS IN SAN ANTONIO

"This kind of project is precisely what San Antonio needs to add to its homeless efforts."

Henry Cisneros – former HUD Secretary & former Mayor of San Antonio

Every year in late January, the South Alamo Regional Alliance for the Homeless (SARAH) conducts a Point-in-Time Count to get a snapshot view of the number of individuals experiencing homelessness and provide critical data on the demographic characteristics of those experiencing homelessness, both sheltered and unsheltered.

The 2020 Point-in-Time Count identified a total of 2,932 people experiencing homelessness in San Antonio, a 2% increase from 2019. 57% of people experiencing homelessness were sheltered and 43% were unsheltered. 566 of unsheltered individuals were counted at the Haven for Hope Courtyard while 694 were living on the streets. The total count of unsheltered individuals rose 14% since the 2019 Point-in-Time Count. Most striking, the number of individuals above the age of 50 and below the age of 18 doubled since 2019.

Haven for Hope and similar transitional shelters in San Antonio are facing a bottleneck as they serve chronically homeless individuals. The lack of affordable housing and too few homeless-friendly landlords willing to take a "risk" on those with poor rental histories and incarceration in their past means that local providers are struggling to find permanent housing for vulnerable clients.

Towne Twin Village provides San Antonio with another model of care: the Housing First – Permanent Supportive Housing model. Working together, we can expand San Antonio's care for its most vulnerable citizens, in turn helping programs like Haven for Hope access permanent housing and support services for their sheltered guests.

"As the President and CEO of Haven for Hope, I can attest to the great need in our city for affordable, safe housing. That need is particularly acute for so many that would be considered chronically homeless. The challenges facing individuals and families who have struggles with homelessness are daunting."

Kenny Wilson – former CEO of Haven for Hope

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A HOME IN A COMPASSIONATE COMMUNITY

Homelessness has a clear solution: providing permanent housing, along with support to help residents maintain housing. Housing First Community Coalition and Towne Twin Village are deeply rooted in the “Housing First” model: the belief that housing is a basic need, and all individuals need a safe space to live as they *begin* their housing journey. A person’s past will not automatically disqualify them from obtaining housing at Towne Twin Village. In contrast, many homelessness programs are guided by “Housing Ready” principles, where individuals must complete a prescribed series of educational classes, financial literacy, drug screenings, enrollment in sober programs, and more, simply to be *eligible* for housing.

According to the National Alliance to End Homelessness, when a formerly homeless individual experiences the security of a permanent home, they are more likely to devote themselves to healthier living styles, job training, and education. With support from case managers and fellow community members, they spend fewer days in the hospital than those not participating in Housing First programs.

At Towne Twin Village, our Housing First philosophy values client choice, autonomy, inclusion, and dignity. Towne Twin Village will be a campus with a robust network of formal and informal partnership networks that will ensure each person is valued and knows they are deserving of dignity and inclusion. It is our firm belief that through serving each other in community, we may more deeply connect with our humanity, together.

San Antonio is the only major city in the United States without a single-site community of permanent supportive affordable housing that best addresses the complex needs of those who are chronically homeless, especially those who are vulnerable due to additional challenges of aging and health impairments. Towne Twin Village will be a first in San Antonio.

"This project will complement the efforts of our exemplary Haven for Hope's short-term housing and support services by providing supportive permanent housing opportunities to people with the most intense needs, Housing First Community Coalition will help reduce homelessness in our community and reduce the use of services such as shelters, jails, ambulances, and emergency rooms."

Nelson Wolff – Bexar County Judge

OUR POWERFUL PARTNERSHIPS

The Towne Twin Village campus will include formal and informal support networks:

Towne Twin Village will formally partner with existing government, non-profit, and religious organizations and agencies to provide wrap-around support, including case management, mental health counseling, substance abuse counseling, and medical/dental/psychiatric care in a resident-driven manner.

A number of powerful partners make up the formal supportive housing network, including:

- San Antonio Catholic Worker House
- South Alamo Regional Alliance for the Homeless
- City of San Antonio
- Bexar County
- Haven for Hope
- Travelling Loaves & Fishes
- SAMMinistries
- Center for Health Care Services
- Street Medicine San Antonio
- San Antonio Food Bank
- San Antonio Christian Dental Clinic

San Antonio Catholic Worker House volunteers will continue their 12-year partnership with St. Mark's Traveling Loaves & Fishes volunteers to offer a number of free services, including 2-3 meals per day on weekdays and 1-2 per day on weekends; managing the food pantry; creating and scheduling social events; offering a laundry service and grooming services including showers, barber, nail & foot care, clothing, hygiene products; and movie nights, maintaining the dog park, and tending to the community garden. Residents can also engage in various faith-based gatherings, attend concerts, evening movies, and more.

Informal partnerships with volunteer groups will provide informal and unique wrap-around supportive services, including transportation, hospitality events, seasonal social events, birthday parties, movie and game nights, book clubs, GED classes, job training, and more. Volunteers will also work with clients to develop their interests, talents, hobbies, and job skills if they so choose.



OUR VISION FOR THE FUTURE: BUILDING TOWNE TWIN VILLAGE



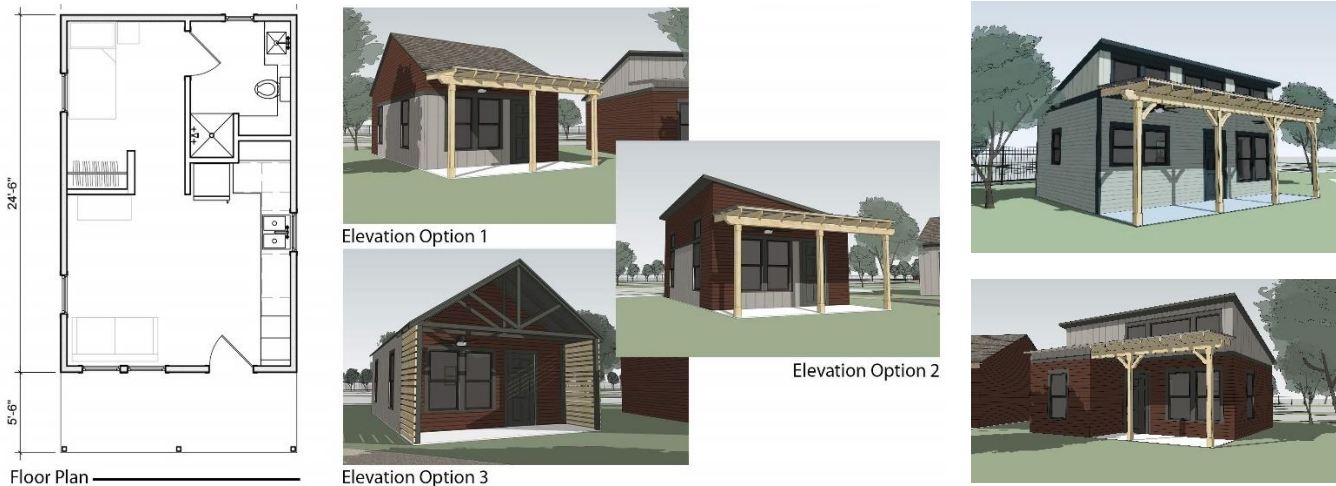
A PLACE WHERE ALL ARE CHERISHED

Today, HFCC looks to the future: building the Towne Twin Village community. Towne Twin Village will house 195 formerly homeless individuals, plus 10 peer and PAL volunteers, for a total of 205 units.

Peer volunteers are individuals who have lived the experience of chronic homelessness who are now back on their feet and want to share with others by helping those who are homeless find and access services. A “PAL” (**P**lease **A**lleviate **L**oneliness) would be a currently housed individual who wishes to live in solidarity and friendship with Village residents (for a year or a lifetime) and provide a wide range of informal supports as the need arises.

Chesney Morales Partners Inc. serves as the architectural firm for the Towne Twin Village project, Balanced Site Design as the Civil Engineer, and Jack Dysart of Dysart Consulting serves as the Owner’s Agent for the project.

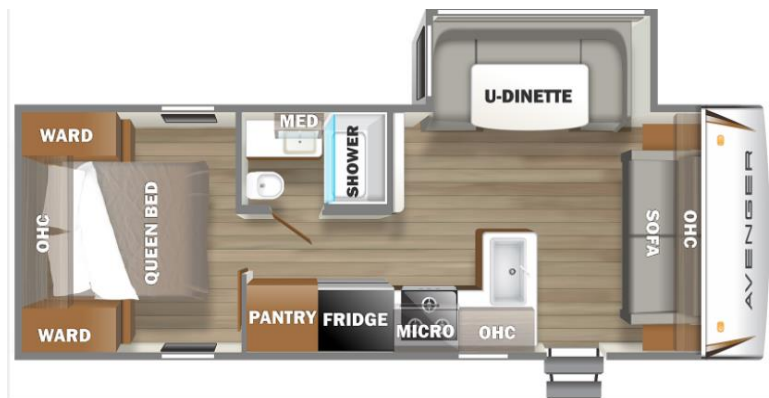
Tiny Homes: 100 Tiny Homes will be built in small neighborhoods throughout the campus. Each home will be approximately 450 sq ft, including a front porch. Current designs consist of 3 different floor plans and a total of 8 different elevation & façade designs. 100 Tiny Homes will house chronically homeless individuals and 5 Tiny Homes will house a peer or PAL volunteer. All units will have a private ADA restroom and shower, kitchenette, bedroom, living area, and front porch.



Above: Examples of some of the tiny homes designed for Towne Twin Village.

Recreational Vehicles: 25 brand-new recreational vehicles (RVs) will serve as the first homes for residents, once initial site work is complete.

Efficiency Apartments: Towne Twin Village will build 4 two-story buildings, with 20 units each (10 units per floor). The four apartment buildings are situated along the site's east and north perimeters, with balconies/porches facing inwards towards the Village.



Above: Floorplan of the RV selected for Towne Twin Village.

Respite and Hospice Care Units: Towne Twin Village will offer temporary housing for unhoused individuals needing a respite from the streets while they recover from a severe health crisis, as well as those needing a dignified comfortable refuge during their final days. Two hospice/respite units will be adjoined to the on-site health clinic, and other units may be used for this purpose when available.

CREATING COMMUNITY IN TOWNE TWIN VILLAGE

Several community buildings will offer wrap-around support services while providing a welcoming space for both residents and visitors alike, including:

Chapel & Multiuse Center: An open-air chapel with seating for approximately 50 people, with options to expand into the amphitheater and the two adjoining activity wings. This center will provide a gathering space for spiritual services of all faiths, community events, meetings, and activities. The Village's Resident Council will take the lead in coordinating many of the activities, with support from staff and volunteers.

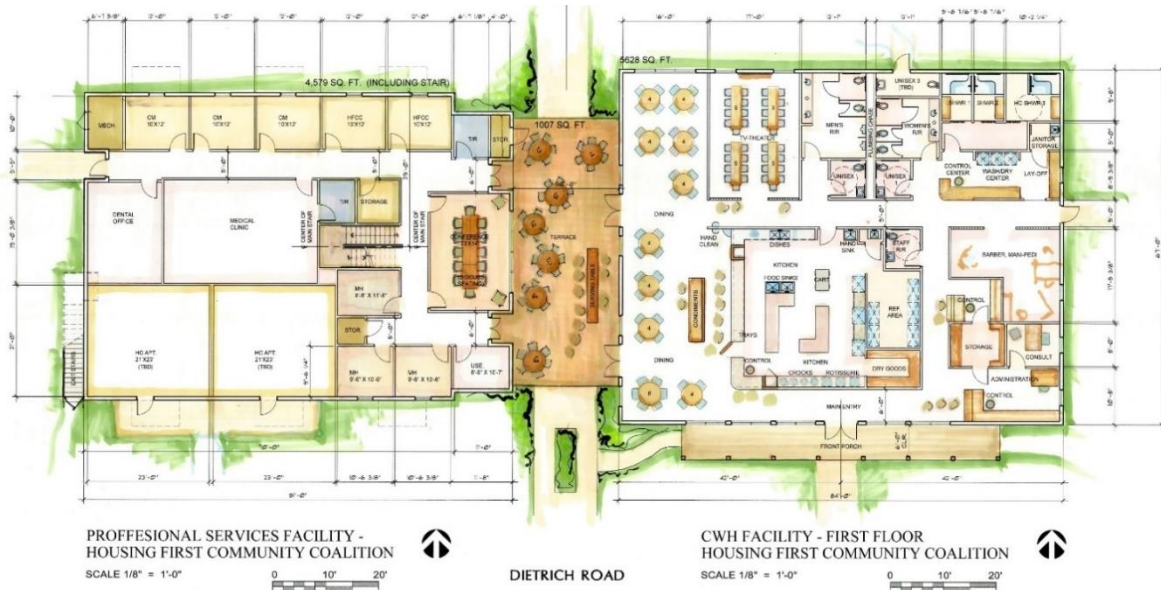
Outdoor Amphitheater: Adjacent to the open-air chapel, this space can be used as additional seating for communal activities such as movies, lectures, spiritual gatherings, and musical/theatrical events.



Above: **Chapel & Multiuse Center** and adjacent **Outdoor Amphitheater**.

Health Clinic: Research has revealed that the success of a permanent housing program relies heavily on intensive and high-quality support services, and that a person's overall health improves significantly with this combination of housing and services. The health clinic building will feature:

1. Medical Clinic with 4 private exam rooms, nurses' station, reception area, charting and case reviewing conference room, and an ADA bathroom.
2. Dental Clinic with 2 private exam rooms equipped with dental chairs and equipment, including X-ray and autoclave.
3. Mental Health Clinic with 4 counseling offices.
4. Case Management program with 4 offices.
5. Large conference room.
6. Hospice and Respite apartments (2).



Above: *Health Clinic (left) & Dorothy Day House of Hospitality (right), joined by a covered patio.*

Dorothy Day House of Hospitality: Catholic Worker House will move from its long-time Nolan Street home to Towne Twin Village, where they will expand and continue to provide compassionate hospitality. The new "Day House" will feature a large commercial kitchen, three dining areas, laundromat, showers, barber shop, nailcare salon, hygiene and clothing supply area, mail room, counseling room, and office. Towne Twin Village residents, Day House guests, neighbors, and community members are all welcome to use the services offered here.



Resource and Administration Center: This building will be divided into three functional areas: property management and security, administrative offices, and the Resident Resource Center. The Resource Center will feature a library with computer stations and popular periodicals, an exercise gym with various strength and endurance-building equipment, and a mini convenience store. Although geared towards the Village residents and Day House guests, neighbors and community members are also welcome to use these services.

FIND US ONLINE:

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Transportation Pavilion: Because 95% of Village residents do not have a driver's license and have not driven in years, they will be frequent users of the VIA Metropolitan Transit (bus) service.

This pavilion will serve as a comfortable covered waiting area that will have the following amenities: bathrooms, water fountains, multiple electronic device-charging stations, wide-screen TV for news and sports, and a catering-style kitchen for serving refreshments. VIA will provide an electronic sign that will inform those waiting in the Hospitality Pavilion when the next bus will be arriving. Additionally, the kitchen area can function as a serving area where meals can be provided by partners, in particular Catholic Worker House and Traveling Loaves & Fishes.

Right: Transportation Pavilion, aerial & interior views.



Community Kitchen: An additional kitchen and dining area will be ideal for hosting family gatherings, seasonal parties, birthdays, and meals for volunteer groups. It may be reserved by residents, volunteers, or staff. The building will feature a large full kitchen, dining space for about 25 people, an outdoor grill, and ADA bathroom.

Laundromats: The two resident laundromat buildings will each have 6 washers, 8 dryers, laundry supplies, housekeeping storage, and an ADA restroom.

Gazebos: Built concurrently with the tiny homes, each gazebo (8 total) will have a grill, picnic tables, and porch swings. Gazebos will be centrally located in each mini neighborhood of 12-14 tiny homes.

Maintenance Building: Built in Phase 2, this will include an office and work areas, a half-bathroom, storage for tools, parts, back up appliances, landscaping and lawn equipment, and golf carts (used for resident courtesy transportation, residential trash pickup, and maintenance).

BUILDING TOWNE TWIN VILLAGE: PHASE 1, 2, & 3

Phase 1 will consist of 61 residential units: 36 Tiny Houses and 25 RV trailers, and 3 community buildings: Chapel & Multipurpose Complex, Transportation Pavilion, and the first Laundromat.

Fundraising for Phase 1 is complete.

Phase 1 Cost: \$12,270,254

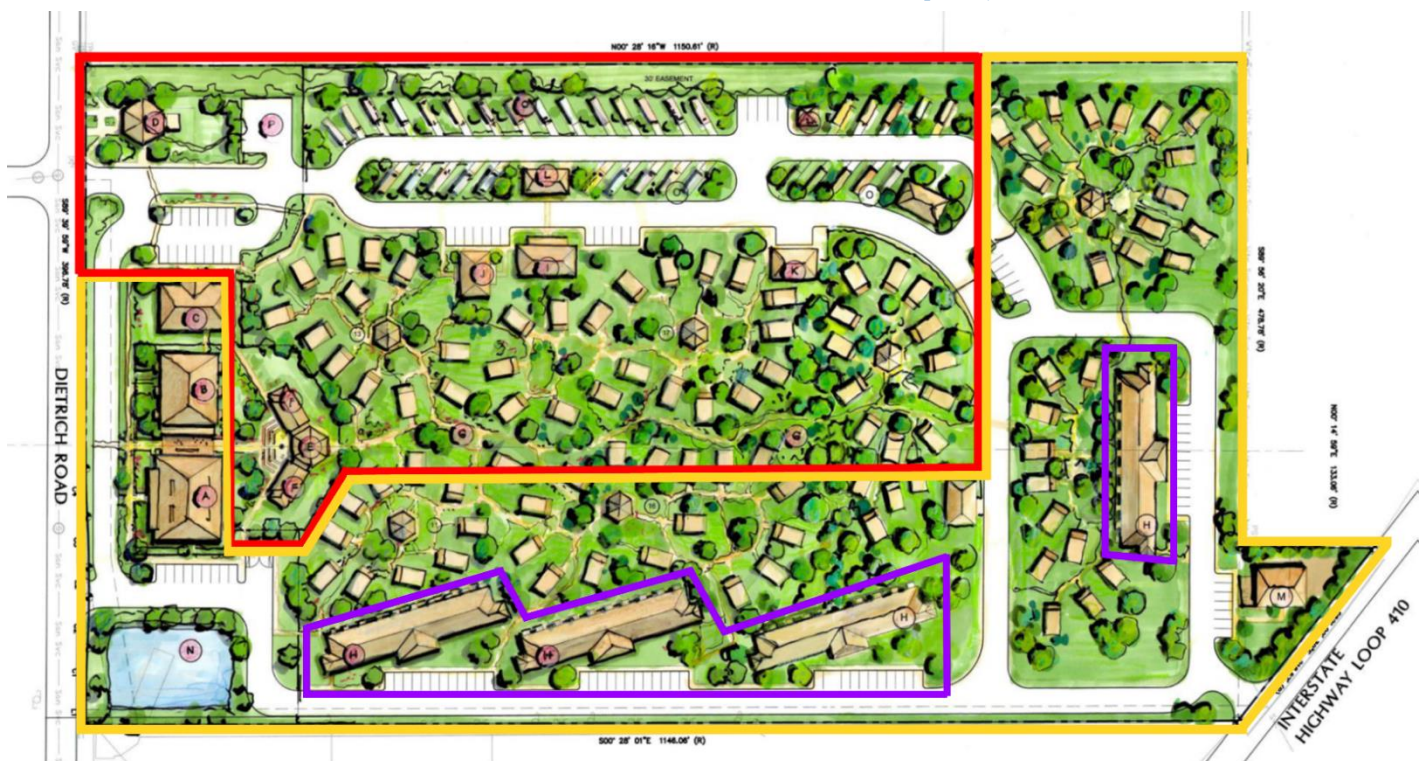
Phase 2 will consist of the remaining 64 Tiny Houses, Health Clinic, Hospitality Center, Administration and Resource Center, Community Kitchen, and the second Laundromat.

Phase 2 Cost: \$10,000,000

Phase 3 will consist of 80 Apartments (4 two-story buildings, each with a small laundry), Gazebos (5), and Maintenance Facility.

Phase 3 Cost: \$11,505,809

Housing First Community Coalition is actively fundraising public and private philanthropic support for Phase 2 and Phase 3 of the project.



Above: Phase 1 outlined in Red, Phase 2 outlined in Yellow, Phase 3 outlined in Purple.



WE INVITE YOU TO JOIN OUR COALITION OF THE CARING –

and to consider a donation of any amount – every contribution furthers our mission!

POSSIBLE NAMING OPPORTUNITIES:

Campus:	\$9,500,000
Open Air Chapel:	\$500,000
Pews/Benches	\$100,000
Writing & crafts room*	\$25,000
Music & theater room*	\$25,000
Walkways	\$50,000
Bus Pavilion	\$10,000
Gazebos	\$80,000
Laundry	\$25,000
Dining	\$250,000
Amphitheater	\$250,000
Trees	\$100,000

** These two rooms are connected to either side of the chapel and may be used for additional activities such as community meetings, continued education, expanded seating for large events, etc.*

Dorothy Day House of Hospitality & Health Clinic:

\$5,000,000

Front Porch	\$500,000
Kitchen	\$1,000,000
Laundry	\$25,000
TV/Theater	\$50,000
Dining Room	\$100,000
Barbershop/Salon	\$25,000
Terrace	\$25,000
Conference Room	\$25,000
Medical Clinic	\$500,000
Dental Clinic	\$250,000

Housing Specific:

Tiny Homes	\$8,000,000
Apartment Buildings	\$1,000,000
Apartments	\$4,000,000
Hospice Apartments	\$500,000
Hallways	\$250,000
RV	\$1,250,000



In support of Housing First Community Coalition and Towne Twin Village, I (we) intend to pledge:

\$_____ over _____ years. Paid here is \$_____, the remainder to be paid as follows:

Number of Payments: _____. **Beginning on or about** _____.

Paid: Annually Semi-Annually Quarterly Monthly

Charge my credit card \$_____ AMEX MasterCard Visa Discover

Credit Card # _____ Expiration Date _____ CSV _____

Name on Card _____

Stock Gifts: Please email Edward.Gonzales@hfcommunitas.org for Stock Gift account instructions.

Gift Recognition:

Please print above exactly how you would like your gift to be recognized.

For example: *John H. & Mary K. Jones ♦ The Family of John Jones ♦ In Memory of John H. Jones ♦ In Honor of John & Mary Jones*

- OR -

Please treat this as an anonymous gift.

Your Name: _____

Address City State Zip Code Phone

Email Address _____

Donor Signature

Date

Please make payments payable to:
Housing First Community Coalition (HFCC)
C/O Edward Gonzales, Executive Director
PO Box 831728, San Antonio, TX 78283

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HFCC, Inc. is a 501c3 nonprofit organization, founded in 2017.

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