HOUSING CONTINUUM

FY 2015 Community Impact Report

Travis County Health and Human Services & Veterans Service

Research & Planning Division

FEBRUARY 2016

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Research & Planning Division

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TRAVIS COUNTY
HEALTH and HUMAN SERVICES & VETERANS SERVICE

PURPOSE

Who we are:

A Department of Travis County that serves the community under the guidance of the Commissioner's Court

What we do:

Address community needs through internal and external investments and services

What we strive to accomplish:

Maximize quality of life for all people in Travis County

- Protect vulnerable populations
- Invest in social and economic well-being
- Promote healthy living: physical, behavioral, and environmental
- Build a shared understanding of our community

VALUES

We value helping people.

- We provide accessible, person-centered services with respect and care.
- We work to empower people through our service to them, always honoring the strengths and differences of the individuals and families of Travis County.

We value the accountability and integrity of our staff.

- We value the diversity of our staff and the experience each of us brings to TCHHS/VS.
- We honor our collective service to the public, including the careful stewardship of public funds.
- We value the quality services we provide to the community in a spirit of shared responsibility.

We value cooperation and collaboration in the community at large and within TCHHS/VS.

- We are interdependent and connected.
- We treat one another with respect and value effective communication and teamwork.
- We honor our partners in the community and engage with them to more efficiently and effectively serve our clients.

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Introduction

The Travis County Commissioners Court, through Travis County Health and Human Services & Veterans Service Department (TCHHS/VS), annually invests nearly $17.5 million in community-based social service programs. These Department investments align with and supplement our direct services to meet the needs of local residents. Community-based organizations are frequently geographically and culturally embedded in the communities they serve and are often best positioned to provide needed services.

Purpose of Report

The annual Community Impact Report provides an overview of TCHHS/VS investments in health and human services. The *FY 2015 Community Impact Report* offers highlights of community conditions most pertinent to the services purchased, and details investment, programmatic, and performance information on the Department's social service contracts. This information allows policy makers, program managers, and others to better understand these investments, recognize accomplishments, identify areas for improvement, disseminate lessons learned, and highlight areas warranting further research.

Organization of Report

This report addresses nine issue areas: Behavioral Health, Child and Youth Development, Food and Transportation, Housing Continuum, Planning and Evaluation, Public Health, Safety Intervention Services, Supportive Services for Community Living, and Workforce Development. The Investment Overview summarizes information from across all nine issue areas. Each issue area section begins with community conditions information and then provides performance highlights about the programs within that issue area. Each program is classified into the issue area most closely aligned to its goals and objectives.

Although this report highlights community conditions for individual issue areas separately, each issue area must be considered in a broader context. Community conditions related to a single issue area may have similar or related root causes and broad-level consequences. Current economic conditions also have a global impact on community conditions.

This report provides detailed information about each program covered by an issue area, including an overview of program goals, services provided, eligibility criteria, and funding. Also captured are each program's performance results, compared to its contractual performance goals, and explanations of notable variance (+/- 10%) between the performance results and goals.

Notes on Methodology

Community conditions discussed in this report reflect the most recent information available at the time of writing. The majority of the social service contracts included in the report followed a fiscal year calendar (October 1, 2014 through September 30, 2015) unless otherwise noted. Program and performance highlights are drawn from contracts and reports provided by contracted service providers. Estimates from the American Community Survey have been tested at a 90% confidence level for reliability. In some cases, all noted, estimates were unreliable due to small sample sizes.

Considerations When Reading This Report

Performance results provide only a starting point for understanding the impact of these programs. These summary statistics are not necessarily an indication of the programs' overall performance, but rather a snapshot of their performance over a one-year period. Within these reports, service providers offer explanations for variance in performance, which provides context and meaning to summary results.

Performance results do not reflect programs' full value to and impact on the community. Therefore, it is important to keep the following considerations in mind when reviewing program performance.

Readers should use caution when comparing output and outcome results across programs, as participant characteristics can significantly influence a given program's performance goals and results. For example, performance results may be lower for programs with clients who face considerable challenges (e.g., serious mental illness or addiction issues) and have little social support.

Factors beyond the program's control may also impact the program's performance. For example, the relative scarcity or abundance of jobs in the local economy will impact client employment rates for a workforce development program, regardless of the quality of training and support provided. Without controlling for these factors, the true impact or efficacy of the program on outcomes cannot be discerned.

Readers should also use caution when examining outcome results for programs with less than 30 clients, in which the outcome of just a few clients can greatly affect the program's total outcome result. In these instances, examining percentages may be less helpful than examining raw numbers.

Finally, this report captures a selection of performance measures, which may not reflect the program's full impact on participants and their families, peers, and neighborhood. Performance measures may not all be equal in importance or value to the community.

Community Conditions

Housing Continuum Goals and Services

Programs and services within this issue area promote both availability of and access to safe, decent, affordable and stable housing. Programs span the housing continuum from providing temporary shelter to rental and homeownership assistance. Goals of the services are to prevent homelessness, reduce housing cost burden and promote housing stability.

Services may include: emergency shelter including food, bedding and needed supplies; safe and affordable transitional housing; short and long term financial assistance for rent, mortgage and utilities; case management, support services, tenant education and legal advocacy to promote housing stability and reduce housing discrimination; repair of rental and owned housing to address substandard housing, improve living conditions and energy efficiency; assess energy usage and living patterns to educate clients regarding energy usage; identify and provide needed repairs/retrofits to address energy efficiency; homebuyer assistance and education; assistance in the creation of affordable housing units; and infrastructure improvements to assist with neighborhood quality.

Highlights of Community Conditions

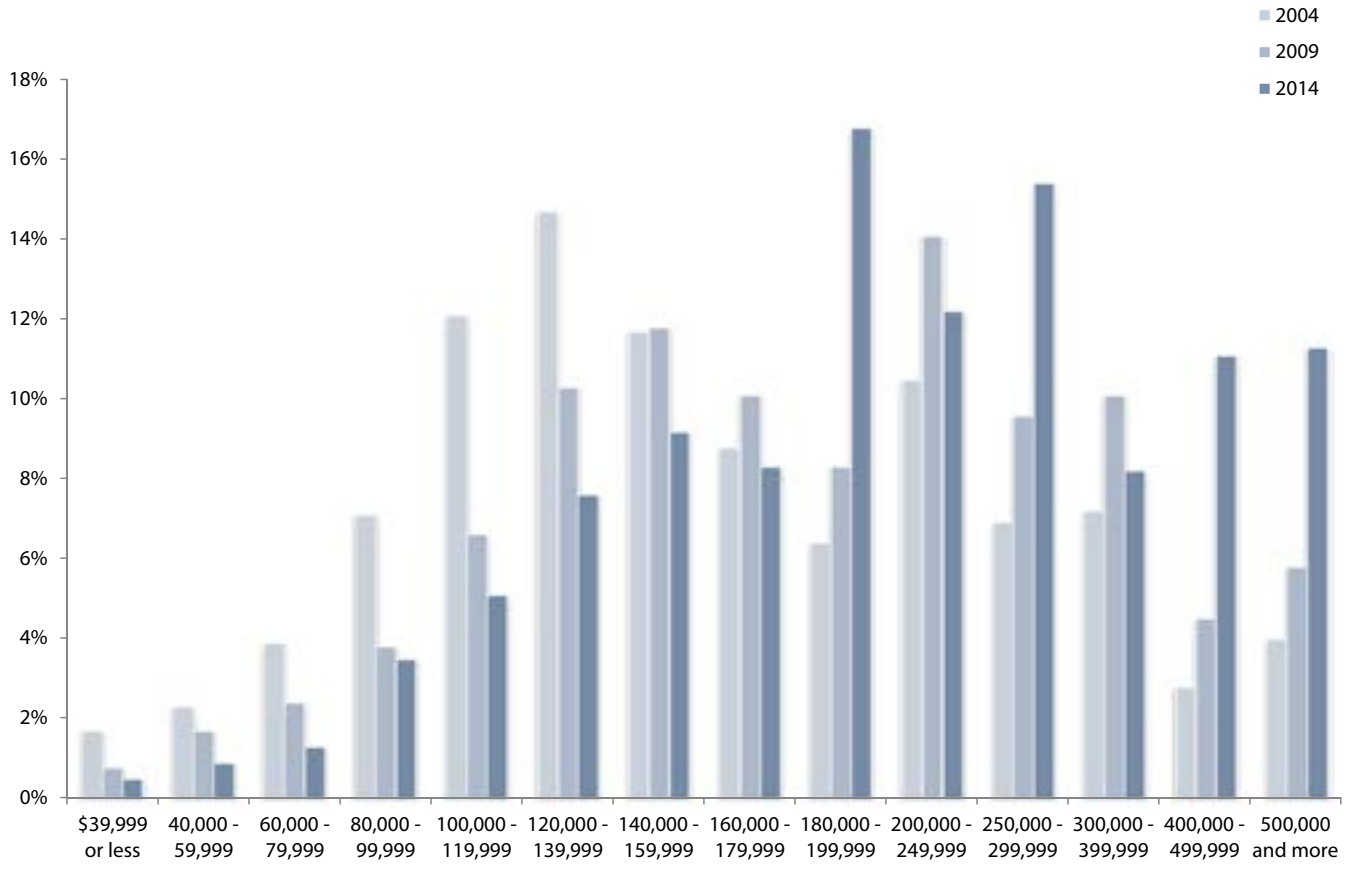
The Austin housing market has seen a period of sustained growth, with both prices and sales volume hitting historic highs in 2015.[1] The strength of the regional economy supports ongoing in-migration that has resulted in rapid population growth in Travis County. According to the U.S. Census Bureau, Austin has been one of the fastest growing cities in the nation, gaining over 25,000 residents between July 2013 and July 2014.[2] This population growth has resulted in increased demand for housing, driving up both local housing prices and rents. Home prices in the Austin Multiple Listing Service (MLS) area reached a historic high in April 2015 with an average price of $341,054,[3] and in October 2015 when there were only 2.6 months of housing inventory[a] in the market.[4]

a Months of housing inventory refers to the number of months that would be needed to sell all homes currently on the market. A market is generally considered balanced with four to six months of housing inventory, while a lower number indicates high demand and/or low supply.

The regional housing market is likely to remain extremely competitive over the next year, and housing affordability will remain a key issue for the region.[5] As home prices and rents remain high or continue to escalate, low- and moderate-income households will find it increasingly difficult to locate affordable housing, and it is likely that housing developers and public entities will face significant challenges in meeting the region's need for affordable housing.

Owner Housing Market Conditions and Affordability

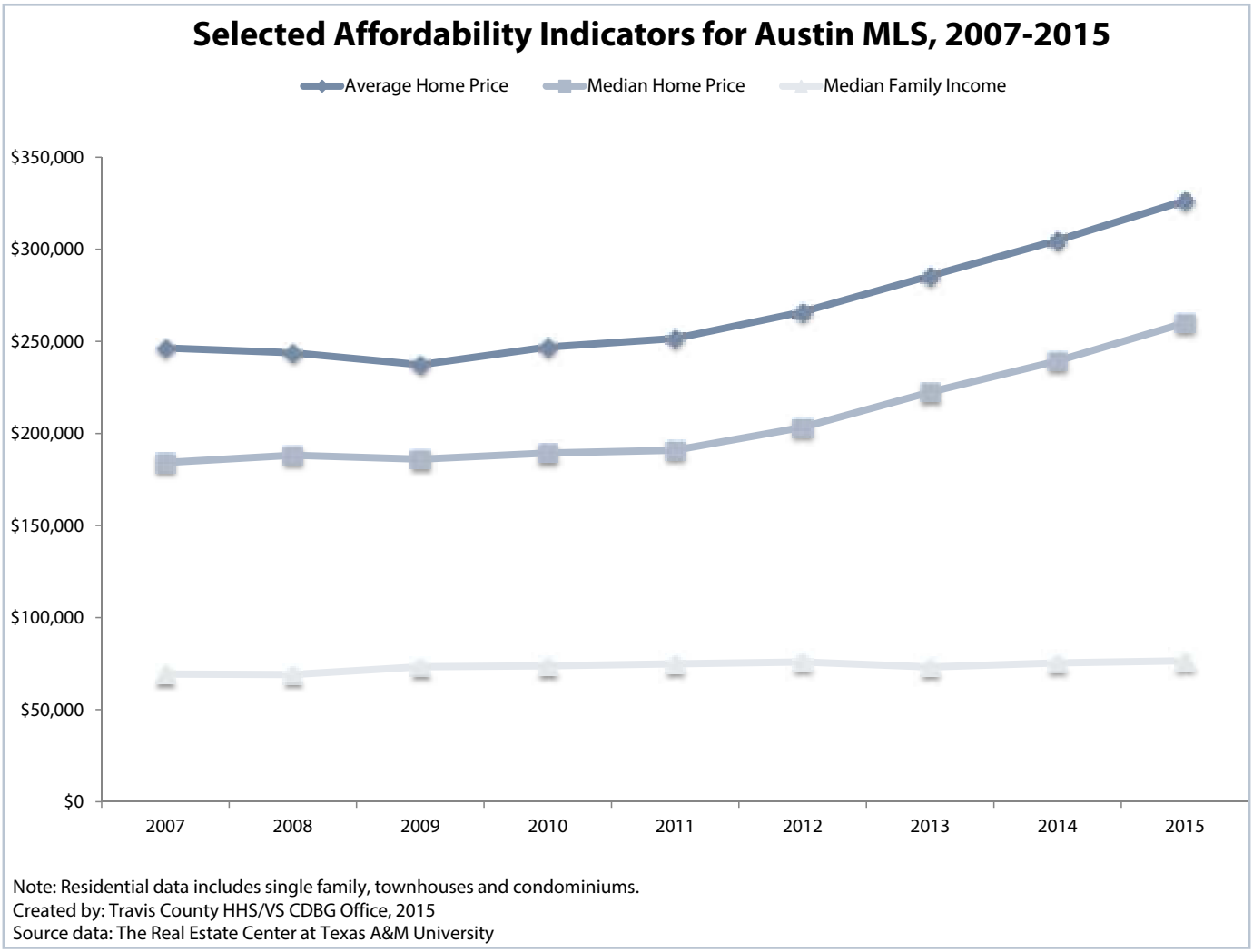
Over the last decade, Austin's owner housing market has become increasingly expensive, as the price distribution of available housing stock has skewed towards higher-priced housing. For example, in 2004, 42% of the homes sold in Austin were priced below $140,000; in 2014, only 19% of the homes sold were in this price range.[6] Conversely, in 2004, 14% of the homes sold in Austin were priced at $300,000 or more; in 2014, approximately one-third (31%) of all homes sold were in this range.[7]



Note: Residential data includes single family, townhouses and condominiums.
Created by: Travis County HHS/VS CDBG Office, 2015
Source data: The Real Estate Center at Texas A&M University

Austin's housing market also remains expensive as compared to other markets in the state of Texas. In October 2015, the Austin MLS had the third-highest median home price ($260,000) and the second-highest average home price ($326,400) of the 48 Texas MLS areas tracked by the Real Estate Center at Texas A&M University.[8]

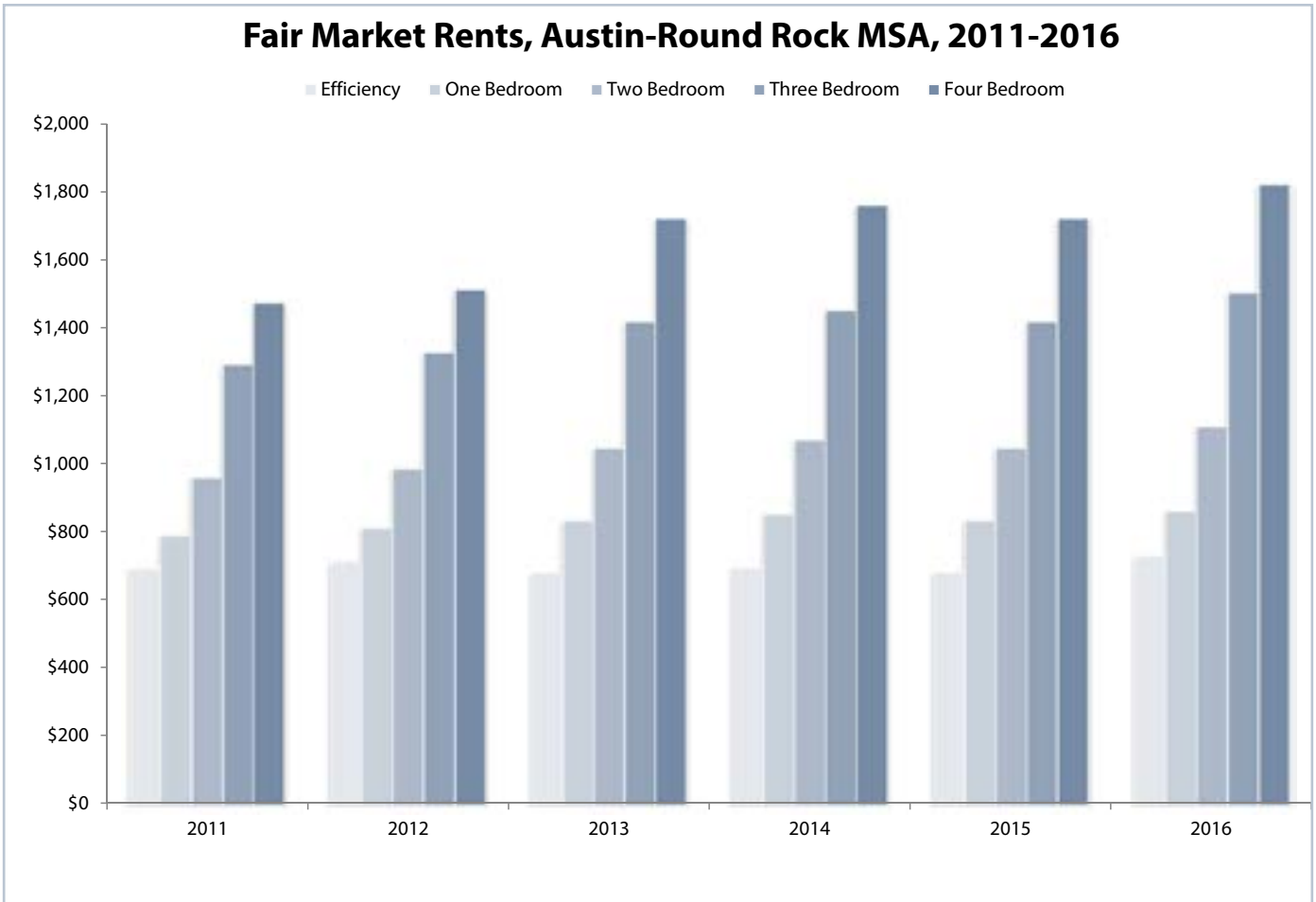
Increases in home prices in the Austin MLS are significantly outpacing growth in income. Between 2010 and 2015, the Austin MLS median home price rose by 37% and the average home price rose by 32%.[9] By contrast, the Median Family Income (MFI) increased by only 4%[10,11] over the same period. The following chart illustrates the prevailing and widening gap between what the median family earns and what the median home costs:



Note: Residential data includes single family, townhouses and condominiums.
Created by: Travis County HHS/VS CDBG Office, 2015
Source data: The Real Estate Center at Texas A&M University

Rental Housing Market Conditions and Affordability

As illustrated in the chart below, fair market rents (the federal standard for what is considered affordable) in the Austin area rental market are among the highest in Texas. For Fiscal Year (FY) 2016, Austin's proposed fair market rents for one-bedroom, two-bedroom, and three-bedroom units are the second highest of all Texas metropolitan areas, and proposed fair market rents for four-bedroom apartments are the highest in the state.[12]



Created by: Travis County HHS/VS CDBG Office, 2015
Source data: U.S. Department of Housing and Urban Development, HUDUSER

American Community Survey data show that between 2009 and 2014, median contract rent in Travis County rose 21% from $758 to $919 per month.[13] In addition to high rent, Travis County also has high occupancy rates, at 92% in 2014.[14] These conditions create a tight rental market, especially for those seeking more affordable housing.

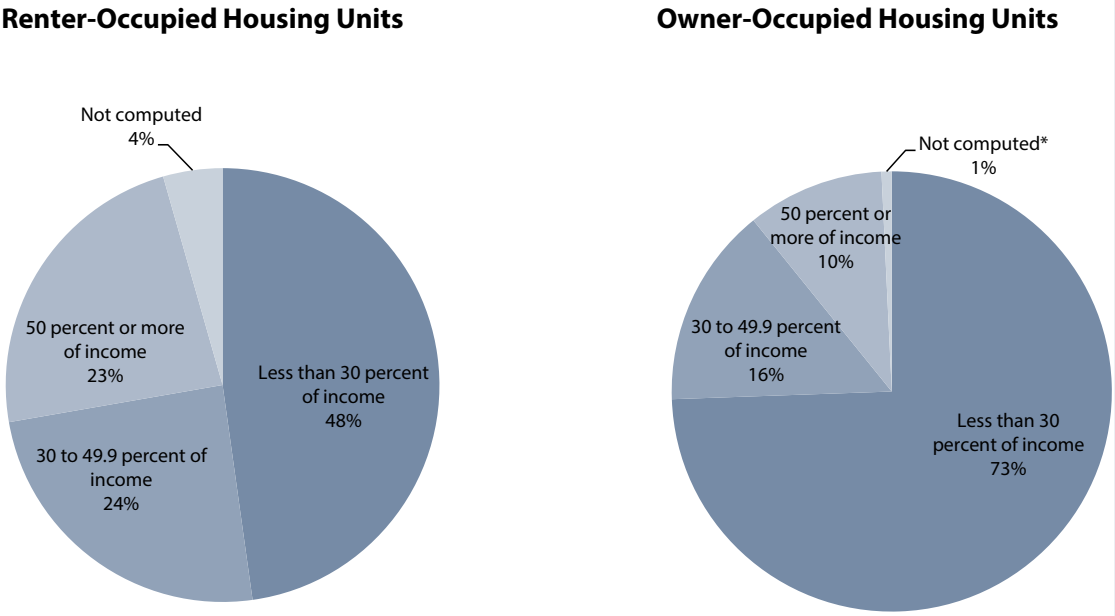
Cost Burden for Renters and Owners

In 2014, there were slightly more owner-occupied housing units (51% of units) in Travis County than rental units (49% of units).[15] However, this owner-occupancy rate was lower than that of the state (61%) and the nation (63%).[16]

A large percentage of both renters and owners in Travis County experience a housing cost burden, which is defined as spending 30% or more of household income on housing costs (spending 50% or more constitutes a severe cost burden).[17] However, the percentage of households that are cost burdened is much higher among renters than owners, as illustrated in the following chart: 48% of renter households in Travis County spend 30% or more of their income on rent, and 23% of them spend at least half of their income on rent.[18] Comparatively, 26% of owner households spend 30% or more of their income on housing costs and 10% spend at least half.[19]

Although owner costs skew higher than renter costs,[20,21] renter incomes tend to be lower than owner incomes. The difference is striking: Travis County's owner-occupied median household income is $89,779, while the renter-occupied median household income is $42,619.[22]

Percent of Household Income Spent on Housing Costs
Travis County, 2014



*This estimate is not reliable at 90% confidence level.
Created by: Travis County HHS/VS CDBG Office, 2015
Source data: U.S. Census Bureau, 2014 American Community Survey 1-Year Estimates

In total, 102,321 renter households and 57,227 owner households (for a total of almost 160,000 households) in Travis County experience a housing cost burden; for approximately 72,000 of those households, it is a severe housing cost burden.[23,24]

Utility Costs

Energy and water costs also play a significant role in the affordability of housing. Energy costs in Travis County have increased in recent years. On October 1, 2012, Austin Energy implemented a 7% system-wide average rate increase, adding an additional $8 to $113 to a typical home's monthly bill,[25] and adopted a tiered residential rate structure, meaning the cost of electricity rises the more electricity is used.[b] Another small increase—less than $3 for the average bill—went into effect for Austin Energy customers as of November 2014.[26] In the areas outside of the City of Austin with deregulated electricity service, costs may be even higher. In 2012, average residential prices in deregulated areas of Texas were 18.6% higher than average prices in areas of Texas outside deregulation.[27]

Water costs are also rising. Austin's water rates increased by 123% between 2000 and 2014, and Austin Water Utility plans to raise rates another 31% by 2019.[28] Residents in areas serviced by other water utilities may also face increases considering the growing presence of large multistate private water companies in Texas, which often bring higher water rates to the communities they serve.[29]

Foreclosures

Foreclosure trends are complex and cannot stand alone as an accurate proxy measure for housing affordability, but the trend does reflect a certain amount of risk in the community. Foreclosure trends demonstrate an approximation of households on the threshold of losing their housing stability. With the onset of the national recession in 2007, foreclosure rates across the country increased dramatically due to a decline in housing prices and widespread job losses.[30] In Travis County, between 2008 and 2010, the number of foreclosure postings[c] increased significantly from 3,289 to 5,121.[31,32] In 2011, this number began to decline, and in 2013 foreclosure postings declined to pre-recession levels with 2,069 postings for the year.[33] Available 2015 data indicate that this trend has continued with 1,217 postings through

b Information about Austin Energy's rates and tiered system is available at http://austinenergy.com/wps/portal/ae/rates.

c This number reflects properties posted for auction (posted for auction indicates pre-foreclosure status, and reflects a risk of foreclosure). A foreclosure posting may or may not result in an actual foreclosure. The same property may be included in the list for foreclosure auction multiple times over a series of months or even years; therefore, some duplication does exist within these foreclosure posting annual totals. Duplicate postings would indicate households finding themselves at risk of foreclosure multiple times. Due to this repetition in the data, duplicate listings within each year have been removed to provide a more accurate count of foreclosures in a given year.

November.[34] This decline in foreclosure levels is consistent with national trends, with national foreclosure rates steadily declining over the last four years to pre-recession levels.[35]

Homelessness

The Ending Community Homelessness Coalition (ECHO), a nonprofit in Austin/Travis County, defines what it means to be homeless as:

An individual or family who lacks a fixed, regular, and adequate nighttime residence meaning:

1. Has a primary nighttime residence that is a public or private place not meant for human habitation (cars, parks, sidewalks, abandoned buildings); or
2. Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, and local government programs); or
3. Is exiting an institution where s/he has resided for 90 days or less and who resided in an emergency shelter or place not meant for habitation immediately before entering that institution.[36]

The primary causes of homelessness in the U.S. are poverty and the lack of affordable housing. Other major factors that may contribute to homelessness include: economic factors (such as insufficient income or loss of employment), domestic violence, mental illness, and substance abuse. Additionally, release from incarceration without sufficient transitional assistance and aging out of foster care may also contribute to homelessness for specific populations. Homelessness can be short term or long term, or even a chronic condition.

The 2015 Austin/Travis County Point-In-Time Count, conducted by ECHO on January 23, 2015, provided a point-in-time snapshot of the Austin area homeless population, at a total of 1,877 homeless individuals.[37] Sixty-four percent (1,210) of these individuals were sheltered at the time of the count and 36% (667) were unsheltered.[38] It should be noted that there are individuals without permanent housing who do not fall within traditional definitions of homelessness and therefore may not be included in the point-in-time count, such as families who have lost their homes but are residing with friends or relatives. Therefore the point-in-time number gives us an indication of the size of the homeless population, but may not demonstrate the extent of a community's homelessness needs.

A fuller picture of homelessness needs may be gained by looking at the total number of individuals receiving some type of service related to homelessness. Homelessness services encompass a spectrum that may include rental assistance, case management, shelter stays and permanent supportive housing, as well as programs that provide job search training, substance abuse counseling, and mental health care services. During 2014, a total of 12,999 people received homelessness services in Travis County.[39] It

is important to note that this number includes not only individuals who are currently homeless, but also those at risk for homelessness, and formerly homeless individuals who are currently sheltered. Of those served, 7,393 individuals were sheltered.[40]

Additionally, among those receiving services, the following subpopulations were tracked: people with severe mental illness (2,744), chronically homeless (1,715), veterans (1,020), chronic substance abusers (1,050), and unaccompanied children (115).[41] The co-occurrence of two or more of these issues for many homeless individuals is part of what makes homelessness a very complex issue to address, requiring an array of services and interventions.

Further Resources

For further supporting data and information about housing affordability and related topics, please see the following.

Other Social Service Issue Areas

The Housing Continuum issue area has strong ties, as both a cause and an effect, with a number of other issue areas that are covered in this report. Among the notable connections: a housing cost burden is likely to impact a family's ability to meet their basic needs such as food and transportation; unstable employment or declining earnings influence the ability to maintain housing; conversely, unstable housing can be a challenge to gaining and retaining employment; and student mobility, a byproduct of unstable housing, is a significant contributor to poor school attendance, poor academic performance, and student dropout rates.

Travis County Affordable Housing Committee

The County created an Affordable Housing Policy Committee in order to align affordable housing policies across all Travis County departments, in accord with the recommendations outlined in the Fair Housing Plan of the Analysis of Impediments. On April 14, 2015, the Travis County Commissioners Court approved a structure and charge for the committee. Travis County HHS/VS, through the CDBG Office, convened the first session of the Affordable Housing Policy Committee on June 3, 2015, and the committee has met on a monthly basis. The committee consists of key staff from various County departments that implement programs relevant to housing development and services as well as a representative from the City of Austin. To date, committee values have been drafted and are moving through the approval process. The committee has also identified a series of categories to create policy to influence County resources and future development as allowable by law. Additionally, an advisory group will be convened with the intention of providing technical expertise and stakeholder feedback on the committee recommendations.

The Real Estate Center at Texas A&M University

www.recenter.tamu.edu

The Real Estate Center at Texas A&M University provides both data sets and research reports on an array of topics related to real estate in Texas including: housing market activity and affordability, land use, and economic conditions. Information is available at both the statewide and Metropolitan Statistical Area (MSA) levels.

U.S. Department of Housing and Urban Development Office of Policy Development and Research

www.huduser.org

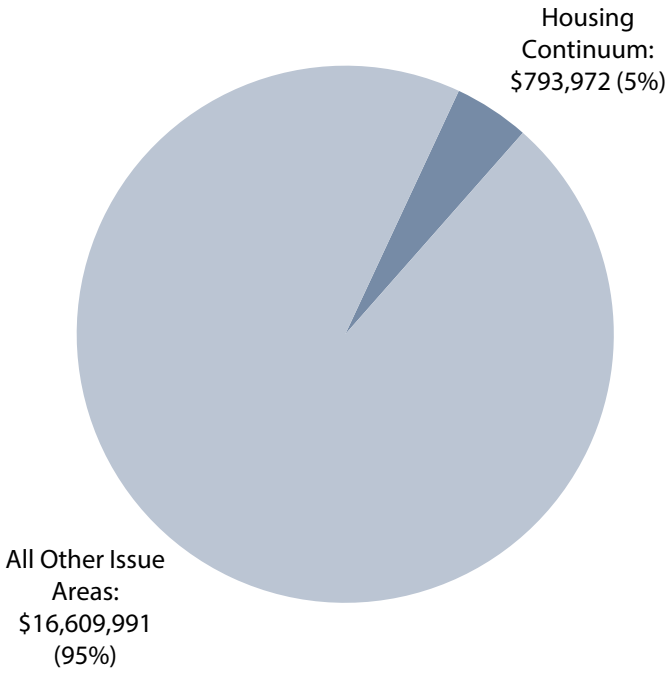
The U.S. Department of Housing and Urban Development's Office of Policy Development and Research conducts research on housing and community development issues. The website provides research reports, maps, market analyses, and data sets.

Investment Overview

Our Investment

TCHHS/VS has departmental and contracted programs that offer housing services. The contracted services encompassed in this service area primarily provide emergency and transitional shelter for youth and families who are homeless, near-homeless, or are experiencing abuse or neglect. Other services include counseling on housing rights, emergency landlord-tenant mediations, and financial assistance to maintain housing. These contracted services work in tandem with services provided directly by the TCHHS/VS Department. The Department is a major provider of rent and utility assistance and home repair and weatherization for individuals and families within Travis County. The Department also administers the Community Development Block Grant (CDBG) focused in the Village of Webberville and the unincorporated areas of the county. The CDBG program contracts with various contractors and non-profits to provide minor home repair services; to create new, affordable, single family homes; to prevent discrimination through fair housing and tenant's rights counseling; to promote sustainable neighborhoods through infrastructure and public facility improvements; and to address inequitable access to services through expanded social work services. Further, the Program comprehensively plans for housing needs, provides technical assistance and training, and implements a fair housing plan to develop policy and to improve opportunity and housing options throughout the county.

Investment in Housing Continuum and Other Issue Areas, FY 2015



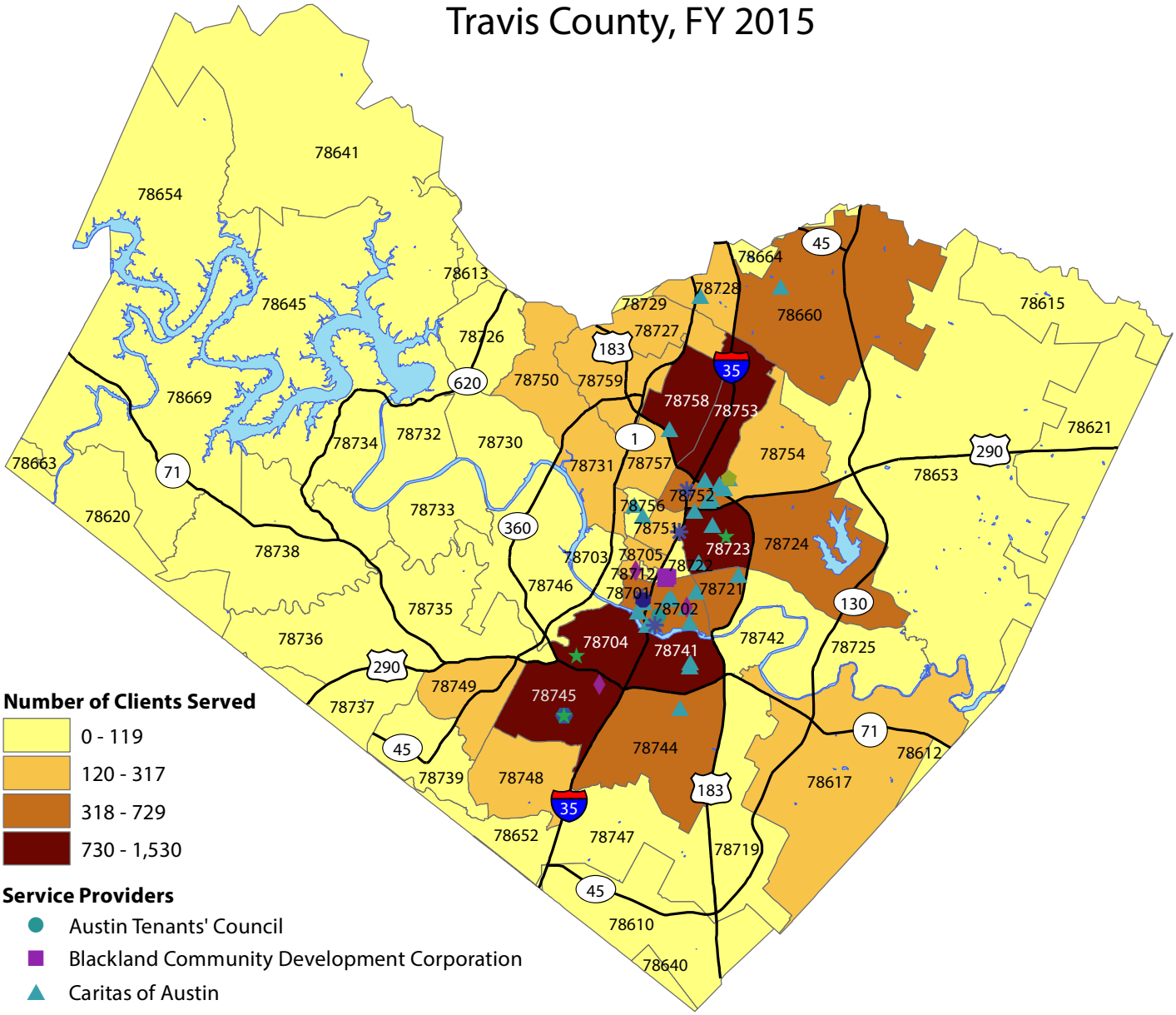
Funding Summary

The FY 2015 Funding Amount reflects 12–month funding (October 1, 2014 through September 30, 2015) unless otherwise noted.

Agency Name	Program Name	FY 2015 Funding Amount
Austin Tenants' Council	Telephone Counseling & Mediation Program	$24,848
Blackland Community Development Corporation	Blackland Transitional Housing	$9,301
Caritas of Austin	Best Single Source Plus	$262,500
Foundation for the Homeless, Inc.	Interfaith Hospitality Network	$13,310
Green Doors	Supportive Housing Program	$32,978
Green Doors	Veterans Transitional Rental Assistance Program	$38,934
LifeWorks	Housing	$140,107
The Salvation Army	Pathways and Partnerships	$98,319
Texas RioGrande Legal Aid, Inc.	Legal Assistance Program	$173,675

Housing Continuum

Service Provision Locations and Clients Served by ZIP Code
Travis County, FY 2015



Number of Clients Served

- 0 - 119
- 120 - 317
- 318 - 729
- 730 - 1,530

Service Providers

- Austin Tenants' Council
- Blackland Community Development Corporation
- Caritas of Austin
- Foundation for the Homeless
- Green Doors: Supportive Housing Program
- Green Doors: Veterans Transitional Rental Assistance
- LifeWorks
- Texas RioGrande Legal Aid
- The Salvation Army

Service provision locations for Green Doors reflect only food pantry/clothes closet (SHP and VTRA) and education services (VTRA). Other services are provided in home. SHP participants are survivors of family violence, so these addresses were not disclosed.

Notes: This map shows 13,496 clients by ZIP code. 2,781 (17% of the total) from all service providers were not included because their ZIP codes were unknown or outside of Travis County boundaries or they were homeless. The majority of homeless clients (2,588) were from The Salvation Army, as all clients are homeless prior to entering shelter.

Source data: Contracted service providers, 2015.
This map was created using City of Austin shapefiles.
Created by: Travis County HHS/VS, Research & Planning Division, 2016.

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Austin Tenants' Council

Telephone Counseling & Mediation Program

Program Description

The Austin Tenants' Council works to address the lack of knowledge about housing rights and protect those rights among low-income and minority residents in the Austin Metropolitan Statistical Area. The core service of the program is Telephone Counseling. Clients who call for counseling are given approximately five minutes to discuss their rights and responsibilities as a tenant or landlord. Staff provide information and referrals for increasing clients' knowledge about tenant-landlord law and improving their ability to resolve housing problems. In-House Counseling is available for clients who want advice in person or their housing problem requires more time and support than can be offered through Telephone Counseling. Clients are given information about their rights and responsibilities and staff may review lease agreements and other pertinent information provided by the client. Finally, the Emergency Mediation program helps resolve tenant-landlord disputes through mediation. This program assists clients who are dealing with illegal evictions, lock-outs, wrongful seizure of property, utility shut-off, or any other crisis situations.

Funding

The total TCHHS/VS investment in the Telephone Counseling & Mediation Program from October 1, 2014 through September 30, 2015 was $24,848. This investment comprised 46.0% of the total program budget.

Eligibility Criteria

The target population for the Telephone Counseling & Mediation Program is low-income tenants and landlords that reside in Travis County. Participants served by the Telephone Counseling program may have incomes that exceed 200% of the Federal Poverty Income Guidelines (FPIG), as it is not feasible to screen clients prior to service; however, the majority of clients have incomes at or below this limit. Participants in the In-House Counseling and the Emergency Mediation programs must have yearly incomes below 200% of FPIG, and Emergency Mediation clients must be residents of Travis County and/or the City of Austin.

Austin Tenants' Council: Telephone Counseling & Mediation Program

Performance Goals and Results

The Telephone Counseling & Mediation Program met or exceeded the targeted range of performance across all measures. Staff reported a very high demand for services, which led to a larger than projected number of clients served (see the first output).

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	8,528	7,000	122%
Number of clients provided tenant-landlord counseling by In-House Counseling service	96	95	101%
Number of clients provided Emergency Mediation Services	92	100	92%
Outcomes			
Percentage of unduplicated clients/households that report increased knowledge or skills in addressing their housing problems	92% (308/333)	90% (225/250)	103%
Percentage of clients/households for whom Emergency Mediation services results in an improved situation or conditions	79% (73/92)	75% (75/100)	106%

Blackland Community Development Corporation

Blackland Transitional Housing

Program Description

The mission of the Transitional Housing program is to empower homeless and near-homeless families to achieve greater self-sufficiency by providing them with twelve months of safe, extremely affordable rental housing, intensive case management, and life skills education, all of which allows them time to focus on improving their life situation. The objectives are for clients to leave having secured affordable and stable housing and meeting most of their case management goals, including, but not limited to: maintaining steady employment, obtaining affordable and stable day care, maintaining sobriety, increasing parenting skills, improving their financial situation (increasing income and improving credit ratings), improving problem-solving skills, and strengthening their social network.

Funding

The total TCHHS/VS investment in the Blackland Transitional Housing program from October 1, 2014 through September 30, 2015 was $9,301. This investment comprised 11.5% of the total program budget.

Eligibility Criteria

The program targets homeless and near-homeless families with minor children, individuals with disabilities, and low-income seniors. To qualify, families must have incomes at or below 50% of the Austin Median Family Income (MFI) level, be employed and earning at least $800 per month, and be willing to meet with a case manager 2-4 times per month and attend biweekly life skills classes. Many clients are survivors of violence and abuse, ex-offenders (excluding violent crimes or crimes of a sexually predatory nature), people who are recently sober, and/or people with mental health issues and/or disabilities.

Blackland Community Development Corporation: Transitional Housing

The Transitional Housing program exceeded goals for both outcome measures but fell short of targets for both output measures. Staff explained that the program ended, due to loss of City funding, so all clients were transitioned into affordable housing by the end of the contract year and no new clients were able to enter the program.

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated individuals in transitional housing provided case management	48	60	80%
Number of unduplicated clients provided transitional housing	48	60	80%
Outcomes			
Percentage of unduplicated individuals in transitional housing who met at least 66% of their case management goals upon exit	90% (43/48)	63% (19/30)	141%
Percentage of unduplicated clients exiting the program who obtained safe and stable housing as a result of receiving transitional housing and supportive services	90% (43/48)	63% (19/30)	141%

Caritas of Austin

Best Single Source Plus

Program Description

The Best Single Source Plus (BSS+) program provides basic needs services (rent, mortgage, utility assistance, and housing supports) to eligible constituents in the Austin area, with a primary purpose of establishing housing stability and preventing homelessness. BSS+ is a collaboration among thirteen[d] of the area's leading nonprofit service providers, trading competition for collaboration to benefit those most in need. Services provided by BSS+ include: one-time rent or utility payments, one-time or short-term mortgage payments, rent or utility move-in deposits, rent or utility subsidy, case management, housing location, mediation and legal services, and housing supports.

Funding

The total TCHHS/VS investment in the Best Single Source Plus program from October 1, 2014 through September 30, 2015 was $262,500. This investment comprised 7.9% of the total program budget. TCHHS/VS also funds the Community Kitchen program, which is described in the Food and Transportation issue area report.

Eligibility Criteria

To be eligible for BSS+, clients must be: Austin/Travis County residents living at or below 200% of the Federal Poverty Income Guidelines (FPIG), although confirmation of violence victimization or current homelessness exempts clients from this eligibility criterion; experiencing a financial crisis that puts their housing at-risk (e.g. job loss, reduced work hours, medical crisis, etc.); and at a point where up to 12 months of case management and limited or one-time financial assistance will be sufficient to stabilize their housing and to help them build self-sufficiency skills (limited exceptions to this criterion may be made on a case-by-case basis).

d Agencies participating in BSS+ include: AIDS Services of Austin; Any Baby Can; The Arc of the Capital Area; Caritas of Austin; Catholic Charities of Central Texas; Family Eldercare; Foundation for the Homeless; Front Steps; Goodwill Industries of Central Texas; Meals on Wheels and More; SafePlace; The Wright House Wellness Center; and The Salvation Army.

Caritas of Austin

Best Single Source Plus

Clients must meet the eligibility criteria of the individual agency that they are applying to in addition to that of the BSS+ Screening & Assessment. Clients who have previously been enrolled in the BSS+ Program will not be eligible for application to the BSS+ Program for 12 months from their BSS+ exit date. Finally, clients can only be enrolled in BSS+ with one agency at any given time, and once enrolled in BSS+, they cannot be reenrolled in BSS+ (even with another agency) until 12 months after their exit date.

Caritas of Austin: Best Single Source Plus

The Best Single Source (BSS) Plus program fell short of targets across most performance measures. Staff explained that a number of BSS Plus partner agencies began providing services through the ECHO-led Coordinated Assessment, which identifies the most vulnerable individuals and families in the community that need assistance with housing. As partners have accessed new client referrals from the prioritization housing list in the Coordinated Assessment database, the overall number of clients served has decreased because of the needs of these clients. Staff noted that clients are experiencing homelessness and have barriers to housing, including mental illness and lack of income, and thus their housing stability plans include longer case management periods and more case management time. Subsequently, this resulted in smaller case loads for case managers. Further, staff reported a lack of capacity at partner agencies, with staff turnover and finding qualified staff at the current pay rates posing challenges. BSS Plus served slightly more households than projected with rapid rehousing services (see the fifth output), and these households also required more time and resources, as they were experiencing homelessness.

The number of clients remaining stably housed for six months after exit (see the second outcome) was slightly lower than projected. However, staff noted that a number of households could not be found at the 6–month follow up, and if only taking into account those households who could be located, the outcome rate was above the goal.

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	3,343	4,915	68%
Number of unduplicated households receiving one-time financial assistance	157	392	40%
Number of unduplicated households receiving comprehensive case management	1,319	1,968	67%
Number of unduplicated households receiving homeless prevention services	1,020	1,573	65%
Number of unduplicated households receiving rapid rehousing services	411	392	105%
Number of unduplicated households who complete 1-3 months of comprehensive case management	180	267	67%
Number of unduplicated households who complete 4-6 months of comprehensive case management	254	492	52%
Number of unduplicated households who complete 7 months or more of comprehensive case management	435	492	88%

Caritas of Austin: Best Single Source Plus

Performance Goals and Results

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outcomes			
Percentage of unduplicated households served that received case management, exited the program, and achieved housing stability	73% (632/865)	80% (1,001/1,251)	91%
Percentage of unduplicated households served that achieved housing stability and remained in stable housing for six months after exit	62% (411/664)	70% (701/1,001)	88%

Foundation for the Homeless, Inc.

Interfaith Hospitality Network

Program Description

The Interfaith Hospitality Network (IHN) program provides shelter and supportive services to homeless families. IHN keeps each family together in their own room using congregational space, provides meals and companionship through congregational and community volunteers, and helps families maintain continuity of work, school and day care while in shelter by providing van transportation. Through intensive weekly case management while in shelter, case managers provide assistance in removing barriers, increasing life skills, and gaining resources to help families re-establish their independence. Foundation for the Homeless (FFH) strives to help homeless families attain safe and stable housing and the tools and skills necessary to maintain that housing following shelter exit.

Funding

The total TCHHS/VS investment in the Interfaith Hospitality Network program from October 1, 2014 through September 30, 2015 was $13,310. This investment comprised 7.0% of the total program budget.

Eligibility Criteria

Services are available to homeless one- and two-parent families and multigenerational families that have at least one child under the age of 18 or a child over age 18 who cannot live independently. In most cases, parents entering IHN are 18 years of age or older. Minor parents are generally accompanied by one of their parents. FFH has historically honored the McKinney-Vento educational definition of homelessness that includes families in "doubled-up" sleeping arrangements. The families that come to IHN have exited doubled-up and other housing arrangements and are officially homeless when they enter the program.

Previous Travis County residency is not required as a condition of receiving shelter services. However, households must earn less than 50% of the Austin Median Family Income (MFI) level. Because the shelter program is heavily reliant on congregational facilities and volunteers for overnight accommodations, program staff screen carefully for evidence of potential violence, including domestic violence from stalking, active/untreated mental health and substance abuse issues, and recent felonies involving violence, dishonesty, or distribution of controlled substances.

Foundation for the Homeless, Inc.: Interfaith Hospitality Network

The program fell short of goals for all but one performance measure. The number of individuals served (see the first output) was lower than projected due to limited capacity in shelter for the majority of the first three quarters of the contract year. In the first quarter, Foundation for the Homeless (FFH) had to reduce the maximum number of families in shelter at a given time from eight families to six families. This change was implemented to accommodate the absence of backup shelter space and having to pay for hotels out of pocket when host congregations were unavailable to provide shelter. The smaller number of families in shelter impacted the number of bed nights provided (see the second output) and meals served (see the third output). During the second quarter and most of the third quarter, FFH worked to identify and locate additional shelter space. During the third quarter, there was a large hole in the south network for six separate weeks with no host congregation. FFH paid to put families in hotels for these weeks. In mid-June, FFH obtained a six bedroom house to be used as additional static shelter space. This additional space allowed FFH to resume a capacity of 8 families at a time and accept 7 additional families (22 individuals) in the fourth quarter.

The number of individuals who exited from shelter into safe and stable housing (see the first outcome) was lower than expected. Staff attributed this result to limited capacity in shelter, as FFH accepted a lower amount of families, which in turn resulted in less families exiting shelter and moving into safe and stable housing. Further, a number of families exited the program involuntarily due to criminal activity/violence while in the program or noncompliance with program rules or exited voluntarily before completing the program; these families did not exit into safe and stable housing.

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	71	139	51%
Number of bed nights provided	5,850	8,273	71%
Number of meals served	17,550	25,875	68%
Outcomes			
Percentage of individuals who exited from shelter into safe and stable housing	61% (31/51)	70% (97/139)	87%
Percentage of individuals who increased their income at program exit	69% (35/51)	70% (97/139)	98%

Green Doors

Supportive Housing Program

Program Description

The Supportive Housing Program provides permanent supportive housing for homeless single head-of-household parents with a disability, and their children. The primary goals of the program are to help residents become/remain housing stable and increase self-sufficiency. Qualified social service agency partners provide case management, enabling residents to receive access to appropriate supportive services. The program provides each resident with a housing unit (cottage home); physical upkeep of the property, liability insurance, and all utilities for the unit; case management, with regular visits from their case manager; and access to Green Doors' food pantry services and clothing closet.

Funding

The total TCHHS/VS investment in the Supportive Housing Program from October 1, 2014 through September 30, 2015 was $32,978. This investment comprised 26.4% of the total program budget. TCHHS/VS also funds the Veterans Transitional Rental Assistance Program, which is described later in this report.

Eligibility Criteria

The target population includes male/female disabled head-of-households and their young children. Green Doors also seeks to serve eligible homeless veteran families through the program. Clients must meet the U.S. Department of Housing and Urban Development (HUD) definition of "homeless,"[e] the head of household must have a documented mental or physical disability and be a single parent with custody of his/her children, and all residents must be willing to participate in case management that leads to greater self-reliance and self-sufficiency.

e The HUD definition of homeless includes: (1) individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution; (2) individuals and families who will imminently lose their primary nighttime residence; (3) unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; and (4) individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Green Doors: Supportive Housing Program

Performance Goals and Results

The Supportive Housing Program exceeded both outcome goals but fell short of targets for both output measures. Staff explained that program participants were estimated to include at least one house transitioning throughout the year, and this did not occur. All residents remained in the program during the 12–month period. More participants remained stably housed and maintained or increased their income than was anticipated.

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	17	20	85%
Number of unduplicated clients who access provided supportive services	17	20	85%
Outcomes			
Percentage of unduplicated clients who obtain and remain in safe and stable permanent housing	100% (17/17)	80% (16/20)	125%
Percentage of unduplicated clients who maintain or increase their income	94% (16/17)	70% (14/20)	134%

Green Doors

Veterans Transitional Rental Assistance Program

Program Description

The Veterans Transitional Rental Assistance (VRA) Program provides transitional housing and access to supportive services for homeless veterans and veterans at-risk of homelessness. All efforts are geared toward moving veterans out of homelessness and on to independent living within the local community. Both individuals and families are served through this program.

The principal objectives of the VRA Program are to help program participants secure a permanent source of affordable housing on or before the expiration of their rental assistance and become more self-sufficient through targeted supportive services. The program is available to veterans transitioning from Veteran's Administration (VA) hospitals and other care facilities. It provides participants with rental subsidies, security and utility deposit assistance, and access to supportive services for up to 36 months.

Funding

The total TCHHS/VS investment in the Veterans Transitional Rental Assistance Program from October 1, 2014 through September 30, 2015 was $38,934. This investment comprised 29.3% of the total program budget. TCHHS/VS also funds the Supportive Housing Program, which is described earlier in this report.

Eligibility Criteria

The target population includes both individual veterans and veteran families, discharged with a(n) honorable or general discharge from US military service or National Guard Service. Persons not having military service history are ineligible.

Clients must be residents of Travis County, age 18 years or older, and a veteran; be honorably discharged from the US military (DD-214); participate in an approved self-sufficiency program that emphasizes the acquisition of permanent affordable housing; maintain principal residency in the rental unit for which the subsidy is being provided; be an income-eligible household (i.e., at or below 50% of the Austin Median Family Income (MFI) level); and reside in a rental unit that is located in Travis County. Some program slots are only available for persons with disabilities.

Green Doors: Veterans Transitional Rental Assistance Program

The Veterans Transitional Rental Assistance Program exceeded all but one performance measure, falling short of goals for the number of unduplicated clients served (see the first output). Staff noted that they had less rental funds available than anticipated due to Texas Department of Housing and Community Affairs (TDHCA) policy changes. More clients utilized case management than was anticipated (see the second output). Finally, more participants remained stably housed and maintained or increased their income than was anticipated.

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	16	20	80%
Number of unduplicated clients who received case management	16	14	114%
Outcomes			
Percentage of unduplicated clients who maintained safe and stable housing	100% (16/16)	75% (15/20)	133%
Percentage of unduplicated clients who maintain or increase their income	100% (16/16)	70% (14/20)	143%

LifeWorks

Housing

Program Description

The LifeWorks Housing program provides immediate access to emergency shelter, 24 hours a day, 7 days a week; reunites youth with their families, when possible; offers long-term transitional and/or permanent supportive housing for youth who cannot return home; provides linkage and coordination of services with other LifeWorks programs and/or community resources; and transitions youth to safe and appropriate housing. Program services include:

- Street Outreach Program: case management services to runaway, homeless, and at-risk street dependent youth and young adults ages 10-23. Services include HIV education and prevention, drug/alcohol assessment and counseling, mental health counseling, groups, employment assistance, immunizations, STD screenings, Acu-Detox services, a drop-in center, family reunification, clothing, medical care, hygiene supplies, food, and nutrition services. Meals are provided twice a week through area churches, and the program operates a clinic that provides full medical services once a week.
- Emergency Shelter: up to 90 days of shelter for homeless, abandoned, runaway, and abused youth up to age 19, as well as youth who are about to age out of foster care. Food, clothing, medical screening (and medical care, when needed), case management, constructive recreation, employment coaching, as well as individual, group, and family counseling are provided.
- Transitional Living Program: up to 18 months of transitional housing for homeless youth ages 18-22. Youth receive access to specialized services tailored to improve their independent living skills, such as case management, counseling, substance abuse counseling, GED and Independent Living Skills classes, workforce development, pregnancy prevention and nutrition consultations.
- Supportive Housing: semi-supervised apartment living to formerly homeless youth and their families. Services include case management, life and parenting skills training, subsidized rent and utility payments, transportation, and referral for child care, medical care, and other needs that are identified through service planning and assessment.
- Young Parents Program: semi-supervised apartment living for pregnant or parenting youth and young couples ages 16-21. Clients are provided case management, workforce development training, education assistance, counseling, independent living skills classes, access to childcare resources, and parenting training. Program duration is typically 18 months but may be extended if needed.

LifeWorks

Housing

Funding

The total TCHHS/VS investment in the Housing program from October 1, 2014 through September 30, 2015 was $140,107. This investment comprised 4.6% of the total program budget. TCHHS/VS also funds three additional programs at LifeWorks: the Counseling program, which is described in the Behavioral Health issue area report; the Youth Development program, which is described in the Child and Youth Development issue area report; and the ABE – ESL program, which is described in the Workforce Development issue area report.

Eligibility Criteria

The Housing program targets youth and young adults under the age of 23 who are in high-risk situations. They may be runaway, homeless or at imminent risk of homelessness, abandoned, and/or victims of abuse, violence and trauma. To address the issues unique to each of these youth, LifeWorks has developed a housing continuum designed to foster self-sufficiency. The following are the eligibility requirements for each of the programs in the LifeWorks housing continuum:

- Street Outreach Program – Homeless, street-dependent, at-risk or runaway youth between the ages of 10-23.
- Emergency Shelter – Homeless, runaway, "pushed-out," and displaced youth ages 0-19, from Travis County. Youth in Child Protective Services (CPS) care and extended foster care (ages 11-20) are also eligible. Youth from outside Travis County may be considered on a case-by-case basis.
- Transitional Living Program – Homeless youth and young adults, ages 18-22, who are interested in learning independent living skills while working and/or going to school, saving money, etc.
- Supportive Housing Program – Homeless youth, ages 18-24, who are currently employed and willing to participate in case management. The program requires a $150-$200 deposit + $15 application fee. All youth must past a drug test and criminal background check.
- Young Parents Program – Pregnant or parenting young mothers, fathers and couples, ages 16-21, and their children.

LifeWorks: Housing

The Housing program met or exceeded goals for all but one performance measure. The program fell slightly short of targets for clients provided case management or other supportive services (see the third output). This count includes all clients served, as reported in the first output, as well as drop-in clients and those reached through Street Outreach. Staff explained that all clients in the residential program receive case management services. However, many of the other support services provided are delivered through outreach contacts conducted through the Street Outreach program. Fewer youth accessed Street Outreach services in general, an ongoing trend that has been observed in the program due in part to new ordinances that affect homeless persons and a decrease in the number of "traveling" youth who have constituted a significant number of Street Outreach clients. Further, outreach activities were reduced seasonally. Staff resources were needed to set up and operate cold weather shelters on several occasions during January, and during the summer months, fewer youth are present in local high schools, where activities typically occur. Finally, a vacancy in one staff position also contributed to reduced outreach activity.

Staff noted that this is the first time LifeWorks utilized the Self-Sufficiency Matrix to measure client progress over time. The number of youth who received services for at least six months, completed at least three assessments with the Self-Sufficiency Matrix, and improved in at least three domains (see the second outcome) was simply higher than anticipated. Staff members attributed this result to the quality of work performed by the staff who work with these clients.

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	275	271	101%
Number of days of shelter provided	26,051	24,619	106%
Number of unduplicated clients provided case management or other supportive services	2,479	2,771	89%
Outcomes			
Percentage of unduplicated clients who exited the program and moved into safe and stable housing	81% (156/193)	85% (148/175)	96%
Percentage of unduplicated clients who received services for at least six months, completed at least three assessments and improved in at least three domains of the Self-Sufficiency Matrix, as assessed in the final quarter	88% (42/48)	76% (13/17)	114%

The Salvation Army

Pathways and Partnerships

Program Description

The Pathways and Partnerships program works to provide a safety net of basic emergency services to meet the needs of homeless and low-income men, women, and children. Homeless and low-income people have their basic survival needs for safety, emergency shelter, food, clothing, and hygiene met in a timely manner, 365 days per year at The Salvation Army's Social Service Center. Access to crisis intervention services, urgent medical care, and behavioral health care to stabilize an individual's crisis situation is provided through on-site services and linkage to community resources.

The program also provides access to a broad array of supportive services at the Center that promote self-sufficiency and empower clients to transition out of poverty. Homeless and low-income people are provided strength-based, solution-focused case management and trauma-informed supportive services through the program. Utilizing a strategy of progressive engagement, case managers assist homeless and low-income people to develop self-sufficiency plans to obtain earned income and financial resources. Through community partnerships, case managers connect homeless and low-income people to a variety of affordable housing options and financial resources to assist with housing start up costs.

Program components include up to 90 days of emergency shelter, basic needs services, case management, and employment services, which includes short-term (90 days) transitional shelter.

Funding

The total TCHHS/VS investment in the Pathways and Partnerships program from October 1, 2014 through September 30, 2015 was $98,319. This investment comprised 3.4% of the total program budget.

Eligibility Criteria

Pathways and Partnerships serves homeless and low-income (i.e., up to 200% of the Federal Poverty Income Guidelines) men, women, and children at The Salvation Army Social Services Center. Youth under 18 unaccompanied by parents are referred to LifeWorks.

The Salvation Army: Pathways and Partnerships

The Salvation Army met or exceeded the targeted range of performance for all but one measure. Staff explained that the shelter operated at over 100% capacity; however, the unduplicated count of clients (see the first output) is lower than projected since they are serving fewer "new" people due to a lack of housing options and the implementation of ECHO's Coordinated Assessment. Through the Coordinated Assessment, the program has been serving the most vulnerable and chronically homeless, and as a result it is taking increasingly longer to meet client housing goals and connect clients to mainstream resources. The number of bed nights is higher than projected (see the second output) as demand for shelter has increased across all populations and for reasons mentioned above. Staff noted that the demand for family shelter was overwhelming and staff frequently had to place families in the chapel because they were living in their cars.

The number of case managed homeless persons who exited shelter is lower than projected because the program is serving clients with higher barriers and the housing search time is longer; however, the program was able to meet goals for the percentage of persons exiting shelter to safe and stable housing (see the first outcome). The number of homeless adults participating in Employment Services who improved their employment status is higher than projected (see the second outcome) because of job search resources and Goodwill's presence at the shelter. Staff reported that demand for the Worker's Dorm was higher all year and had a wait list.

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	2,588	3,333	78%
Number of bed nights provided	95,057	84,336	113%
Number of meal equivalents served	293,908	280,000	105%
Number of unduplicated clients provided case management	820	817	100%
Number of unduplicated clients provided employment services	360	373	97%
Outcomes			
Percentage of case managed homeless persons who exit shelter to safe and stable housing	73% (438/600)	70% (526/752)	104%
Percentage of homeless adults participating in Employment Services who improve their employment status	77% (325/422)	75% (280/373)	103%

Texas RioGrande Legal Aid, Inc.

Legal Assistance Program

Program Description

The goal of Texas RioGrande Legal Aid's (TRLA's) Legal Assistance Program is to address the basic human needs of eligible clients by providing legal assistance to: obtain or preserve safe, decent, and affordable housing for clients facing eviction and/or homelessness; obtain, preserve or increase financial security for clients in their public benefits cases; and obtain available resources and benefits for homeless clients.

TRLA provides access to legal services through walk-ins and appointments at their Austin office, evening legal clinics, the Austin Resource Center for the Homeless, and SafePlace, and operates a Telephone Access to Justice Hotline. TRLA assists clients with legal services surrounding affordable housing, family violence, public benefits, and debt management. Many of these cases involve fighting wrongful evictions, foreclosures, and unsafe housing involving code violations. TRLA also assists clients in seeking financial security by representing residents whose state and federal public benefits have been denied, reduced, or are due to expire when conditions merit an appeal of these decisions. Changing these benefit determinations requires guidance through a multi-staged process that can be lengthy and complicated.

Funding

The total TCHHS/VS investment in the Legal Assistance Program from October 1, 2014 through September 30, 2015 was $173,675. This investment comprised 16.9% of the total program budget.

Eligibility Criteria

TRLA provides free legal advocacy and related educational services to low-income persons, most of whom have incomes below 125% of Federal Poverty Income Guidelines (FPIG). In certain cases, clients may have incomes up to 200% of FPIG and still be eligible for services. TRLA clients include the unemployed, working poor, elderly, individuals with disabilities, victims of domestic violence, the homeless, foster youth, and members of other at-risk populations. TRLA's confidential screening process is designed to prioritize clients whose legal problems are life-threatening or life-altering. Travis County funds are used to serve income-eligible clients who reside in Travis County, although TRLA serves low-income and disadvantaged clients in a 68–county service area that covers South, West, and Central Texas.

Texas RioGrande Legal Aid, Inc.: Legal Assistance Program

The Legal Assistance Program exceed all outcome goals but fell short of targets for all output measures. Staff explained that the lower than anticipated number of clients served may be due in part to a lag in hiring attorneys to replace staff that resigned. Although the program has hired new staff, the program continues to do a great deal of other advocacy that, while necessary, impacts staff caseloads.

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	1,391	1,775	78%
Number of housing legal assistance clients served	1,036	1,296	80%
Number of public benefits legal assistance clients served	482	570	85%
Outcomes			
Percentage of clients who, because of being provided legal assistance, experienced improvement in their ability to maintain or access housing	98% (834/854)	95% (755/798)	103%
Percentage of clients who, because of being provided legal assistance, obtained, preserved, or increased a public benefit	97% (354/364)	95% (344/364)	103%
Percentage of clients who were satisfied with the legal services provided	98% (1,192/1,218)	95% (1,099/1,162)	103%

Appendix

2015 Federal Poverty Income Guidelines

Most TCHHS/VS contracts require programs to serve participants with household incomes at or below 200% of the Federal Poverty Income Guideline (FPIG) level. Some programs have chosen to follow a more stringent threshold. The following table presents the federal poverty thresholds by household size and income.

Household Size	Income Limits by Household Size				
	50%	100%	125%	150%	200%
1 person	$5,885	$11,770	$14,713	$17,655	$23,540
2 persons	$7,965	$15,930	$19,913	$23,895	$31,860
3 persons	$10,045	$20,090	$25,113	$30,135	$40,180
4 persons	$12,125	$24,250	$30,313	$36,375	$48,500
5 persons	$14,205	$28,410	$35,513	$42,615	$56,820
6 persons	$16,285	$32,570	$40,713	$48,855	$65,140
7 persons	$18,365	$36,730	$45,913	$55,095	$73,460
8 persons	$20,445	$40,890	$51,113	$61,335	$81,780
For families/households with more than 8 persons, add $4,160 for each additional person.					

Data source: "2015 Poverty Guidelines," Office of The Assistant Secretary for Planning and Evaluation, U.S. Department of Health & Human Services, January 22, 2015, http://aspe.hhs.gov/poverty/15poverty.cfm.

2015 Austin Median Family Income Guidelines

The Blackland Community Development Corporation and Foundation for the Homeless contracts require participants in their programs to have a household income at or below 50% of the Austin Median Family Income (MFI) level. Other programs may also use Austin MFI guidelines when measuring client incomes. The following table presents the median family income limits established by the U.S. Department of Housing and Urban Development (HUD) for the Austin-Round Rock-San Marcos, TX Metropolitan Statistical Area (MSA).

Household Size	Income Limits by Household Size		
	30% (Extremely Low)	50% (Very Low)	80% (Low)
1 person	$16,150	$26,900	$43,050
2 persons	$18,450	$30,750	$49,200
3 persons	$20,750	$34,600	$55,350
4 persons	$24,250	$38,400	$61,450
5 persons	$28,410	$41,500	$66,400
6 persons	$32,570	$44,550	$71,300
7 persons	$36,730	$47,650	$76,200
8 persons	$40,890	$50,700	$81,150

Data source: "Austin-Round Rock-San Marcos, TX MSA FY2015 Income Limits Summary," U.S. Department of Housing and Urban Development, http://www.huduser.org/portal/datasets/il/il15/FY2015_IL_tx.pdf.

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