Housing Continuum

FY 2018 Community Impact Report

Travis County Health and Human Services

Research & Planning Division

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TRAVIS COUNTY
HEALTH and HUMAN SERVICES

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 HHS.
- 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 HHS.

- 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 the Travis County Health and Human Services Department (HHS), annually invests over $19.5 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 HHS investments in health and human services. The *FY 2018 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—Access to Basic Supports, Behavioral Health, Child and Youth Development, Housing Continuum, Planning and Evaluation, Public Health, Safety Intervention Services, Supportive Services for Community Living, and Workforce Development—as well as a pilot project under Holistic Family Services. The Investment Overview summarizes information from all nine issue areas and the pilot project. 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, 2017 through September 30, 2018) 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.

Investment Overview

Community Context

The Austin area housing market has experienced a sustained period of growth, with both median prices and sales volumes hitting record highs in 2017.[1] The strength of the regional economy has supported ongoing in-migration that has resulted in rapid population growth in the region. The Austin-Round Rock Metropolitan Statistical Area (MSA) surpassed two million residents in 2015 and has continued to grow each year; the MSA is the ninth fastest growing metro area in the U.S.[2] This population growth has resulted in increased demand for housing, and steep and rapid increases in local housing prices and rents throughout the region.

While regional population growth continued in 2017, the pace slowed within the City of Austin—from a 1.98% annual growth rate in 2016 to 1.33% in 2017[3]—and has been shifting to surrounding suburban areas including Georgetown, Cedar Park, Round Rock and Pflugerville.[4] Housing inventory is very low within the City of Austin, with only 2.1 months of inventory[a] available as of October 2018.[5]

Regional demand is particularly high for homes affordable to moderate-income households, and while the bulk of new starts continues to be in the $201,000-$299,000 price range,[6] much of this growth is outside the City of Austin. The price for single-family homes continues to increase. As of October 2018, within the last year the median price for single-family homes in the Austin-Round Rock MSA increased by 8% to $308,355 and increased by 4% to $377,000 within the City of Austin.[7]

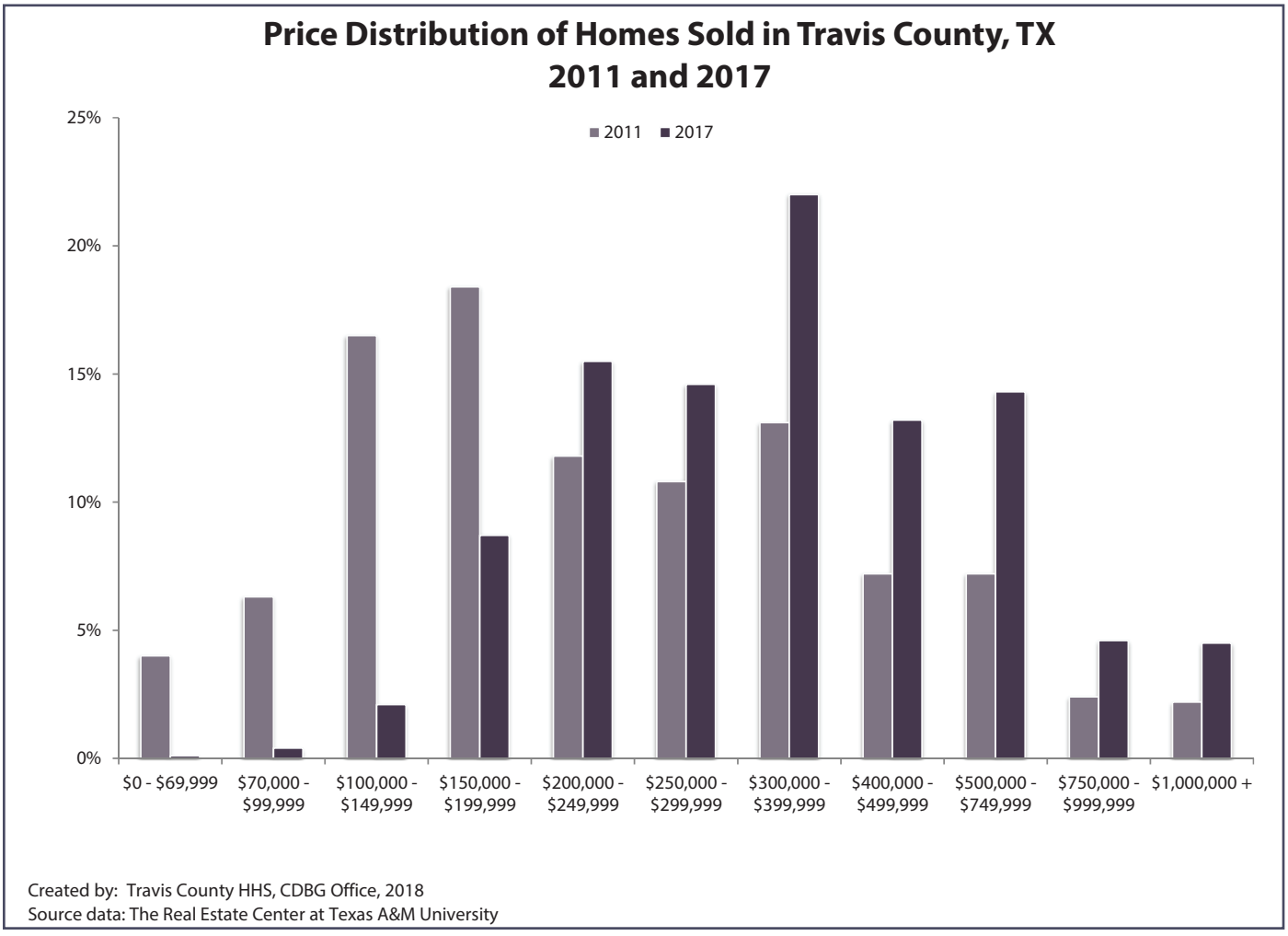
The shifting population patterns are likely due to the extremely tight housing market within Austin, new housing development trends outside the urban core, and housing affordability. As demand for housing shifts to areas outside the urban core, it will be important for local governments and agencies to look for ways to create or preserve affordable and moderately priced housing throughout the regional market.

In August 2018, the Court approved an Inter-local Cooperative Agreement to procure a consultant to conduct a comprehensive Housing Market Analysis between City of Austin, Travis County, Travis County Housing Finance Corporation, Housing Authority of the City of Austin, and Housing Authority of Travis County. BBC Research and Consulting is currently conducting the 2018 Regional Fair Housing Assessment and was selected to conduct the 2019 Housing Market Analysis.

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.

Owner Housing Market Conditions and Affordability

Over the last decade, Travis County's owner housing market has become increasingly expensive, as the price distribution of available housing stock has skewed towards higher-priced housing, a trend that has accelerated over recent years. For example, in 2011, 45% of the homes sold in Travis County were priced at or below $199,999; whereas in 2017, only 11% of the homes sold were in this price range, down from 15% the previous year.[8] Conversely, in 2011, 12% of the homes sold in Travis County were priced at $500,000 or more, while in 2017, 23% of all homes sold were in this price range.[9] The following chart shows the price distribution of homes sold in Travis County between 2011 and 2017.

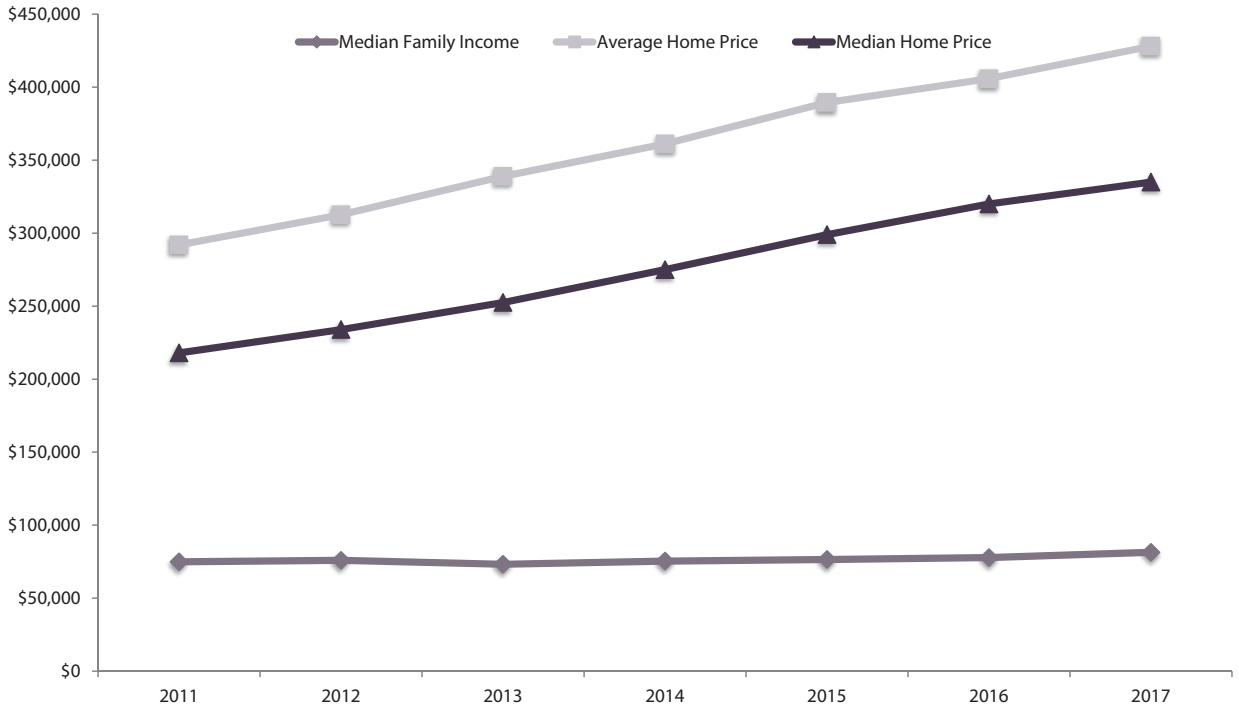


Created by: Travis County HHS, CDBG Office, 2018
Source data: The Real Estate Center at Texas A&M University

The regional housing market also remains expensive as compared to other markets in the state of Texas. In October 2018, the Austin-Round Rock MSA had the highest median home price ($307,500) and the highest average home price ($383,499) of the Texas MSAs tracked by the Real Estate Center at Texas A&M University.[10]

Increases in home prices in the area are significantly outpacing growth in income. Between 2011 and 2017, the Travis County median home price rose by 54% and the average home price rose by 47%.[11] By contrast, the Median Family Income (MFI) increased by only 9%[12] 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 from 2011 to 2017.

Selected Affordability Indicators for Austin-Round Rock MSA, 2011-2017



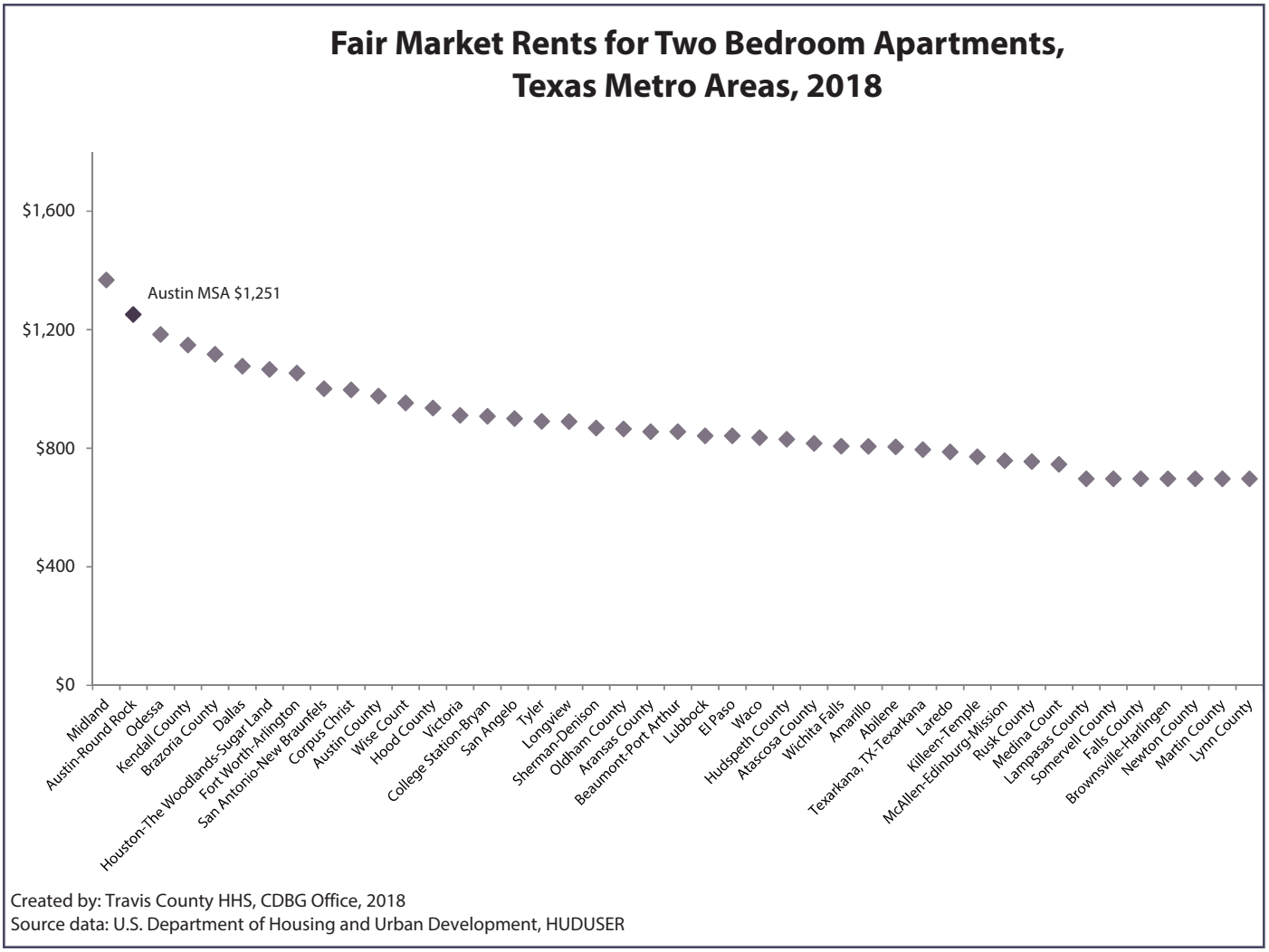
Created by: Travis County HHS, CDBG Office, 2018
Source data: Real Estate Center at Texas A&M University and U.S. Department of Housing and Urban Development, HUDUSER

Note: Median Family Income is for a 4-person family for the Austin-Round Rock MSA

Rental Housing Market Conditions and Affordability

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) 2018, Austin's fair market rents for 2-bedroom apartments are the second highest in the state.[13]

American Community Survey data show that, between 2011 and 2017, median rent in Travis County rose 46% from $769 to $1,120 per month.[14] In addition to high rent, Travis County also has high occupancy rates, at 90% in 2017.[15] These conditions create a tight rental market, especially for those seeking more affordable housing.



Created by: Travis County HHS, CDBG Office, 2018
Source data: U.S. Department of Housing and Urban Development, HUDUSER

Note that Travis County housing continuum programs primarily provide assistance to renters through tenants' rights advocacy, and to the homeless population through emergency and transitional housing, and support services.

Cost Burden for Renters and Owners

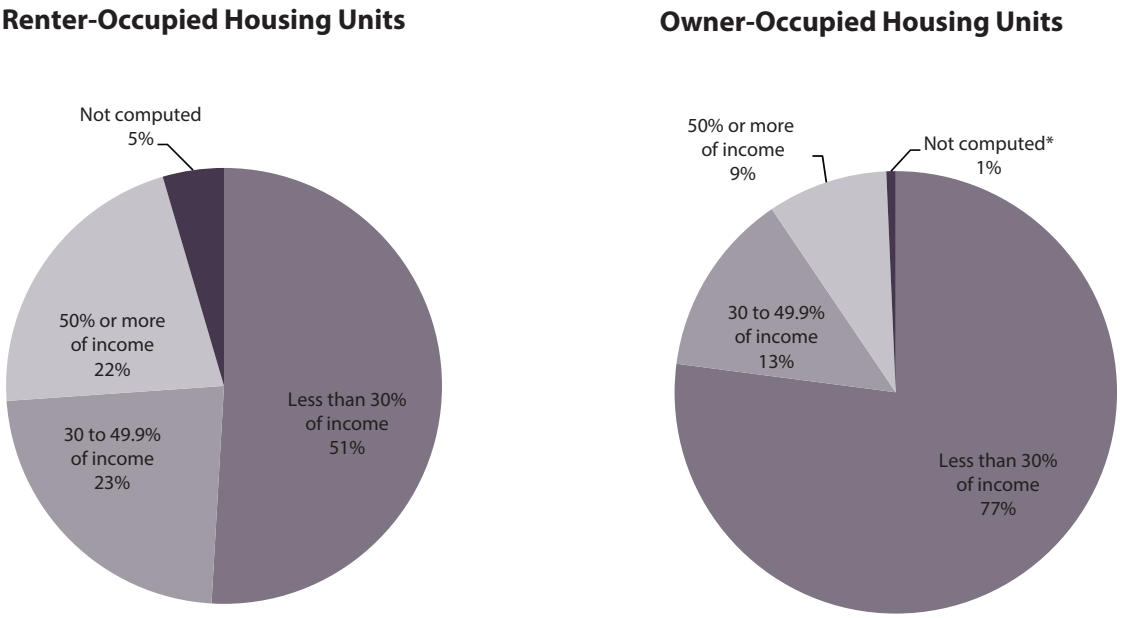
In 2017, there were slightly more owner occupied housing units (52% of units) in Travis County than rental units (48% of units).[16] This owner-occupancy rate was lower than that of the state (62%) and the nation (64%).[17]

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). However, the percentage of households that are cost burdened is much

higher among renters than owners, as illustrated in the following chart: 45% of renter households (98,006 households out of a total of 220,000 households) in Travis County spend 30% or more of their income on rent, and 22% (47,454 households) of them spend at least half of their income on rent.[18] Comparatively, 22% of owner households (53,988 households out of a total of 242,632 households) spend 30% or more of their income on housing costs and 9% (21,318) spend at least half.[19]

Percent of Household Income Spent on Housing Costs

Travis County, 2017



*This estimate is not reliable at 90% confidence level.
Created by: Travis County HHS, CDBG Office, 2018
Source data: 2017 American Community Survey 1-Year Estimates, Table B25091 & B25070

Although owner costs skew higher than renter costs,[20] renter incomes tend to be lower than owner incomes. The difference is striking: Travis County's owner-occupied median household income is $101,873, while the renter-occupied median household income is $50,831.[21]

In total, 98,006 renter households and 53,988 owner households (151,994 households in total) in Travis County experience a housing cost burden; for approximately 68,772 of those households, it is a severe housing cost burden.[22]

Energy and water costs also play a significant role in the affordability of housing and may contribute to a household's cost burden.

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:

- Has a primary nighttime residence that is a public or private place not meant for human habitation (cars, parks, sidewalks, abandoned buildings); or
- 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
- 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.[23]

According to Austin's Action Plan to End Homelessness, the homeless population is a diverse group, comprised of 60% male, 39.6% female, and 0.4% transgender, and mostly adults with only 5% under age 25 and 3% age 65 and older.[24] About 11% are families with children.[25] At least 60% of persons experiencing homelessness report facing many challenges, such as no planning beyond merely surviving, past trauma or abuse, and/or no income, and over 40% report being attacked while homeless.[26] Black/African Americans are disproportionately represented in the homeless population in Travis County, and the majority of the homeless population is concentrated within or close to downtown Austin.[27]

The 2018 Austin/Travis County Point-In-Time Count, conducted by ECHO on January 27, 2018, provided a point-in-time snapshot of the Austin area homeless population, at a total of 2,147 homeless individuals, a 5% increase from last year.[28] Fifty-three percent (1,133) of these individuals were sheltered at the time of the count and 47% (1,014) were unsheltered.[29] According to ECHO, at any given time 2% of homeless individuals in Travis County are veterans, down from an average of 14% in past years.[30] Ninety-three unaccompanied youth were counted during the 2018 Point-in-Time Count.[31]

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 does 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 use counseling, and mental health care services. Travis County housing continuum programs primarily provide assistance to the homeless

population through emergency and transitional housing, and support services.

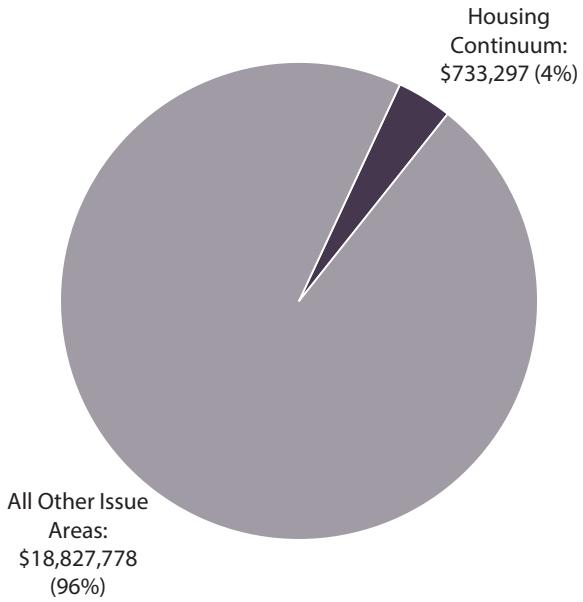
In August and September of 2018, ECHO reached out to workgroups and other organizations to document progress made toward ending homelessness and issued a Progress Report to the Action Plan to End Homelessness. The Plan proposed 72 actions across five strategies: (1) outreach and shelter, (2) housing and support services, (3) addressing disparities, (4) system effectiveness, and (5) building community commitment from public and private sectors.[32] In summary, many stakeholders have been working together to move different strategies forward.

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 and improve living conditions and energy efficiency; assessment of energy usage and living patterns to educate clients regarding energy usage; repairs and 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.

Investment in Housing Continuum and Other Issue Areas, FY 2018



Funding Summary

The FY 2018 Funding Amount reflects 12–month funding (October 1, 2017 through September 30, 2018) unless otherwise noted.

Agency Name	Program Name	FY 2018 Funding Amount
Austin Tenants' Council	Tenants' Rights Telephone Counseling and Mediation	$212,295
Casa Marianella	Emergency Shelter and Transitional Housing	$181,002
Foundation Communities	Children's HOME Initiative	$198,000
Saint Louise House	Supportive Housing for Homeless Women and their Children	$142,000

Housing Continuum Client Demographics

The table below summarizes the demographics for clients served across Housing Continuum service providers. One program within the portfolio reports ethnicity, race, age and income demographics on only a subset of the program's clients. Note that clients participating in more than one housing program are counted multiple times.

Gender	Num.	Pct.
Female	5,377	67%
Male	2,660	33%
Transgender	2	0%
Total	*8,039*	*100%*

Ethnicity		
Hispanic or Latino	361	4%
Not Hispanic or Latino	441	5%
Total	*802*	*100%*

Race		
Asian	38	5%
Black or African American	243	30%
Native Hawaiian and Other Pacific Islander	1	0.1%
White	490	61%
Some other race	7	0.9%
Two or more races	22	3%
Total	*802*	*100%*

Age	Num.	Pct.
Under 5	105	13%
5 to 11	134	17%
12 to 14	42	5%
15 to 17	15	2%
18 to 24	117	15%
25 to 39	234	29%
40 to 54	94	12%
55 to 64	31	4%
65 to 74	18	2%
75 and over	5	0.6%
Total	*802*	*100%*

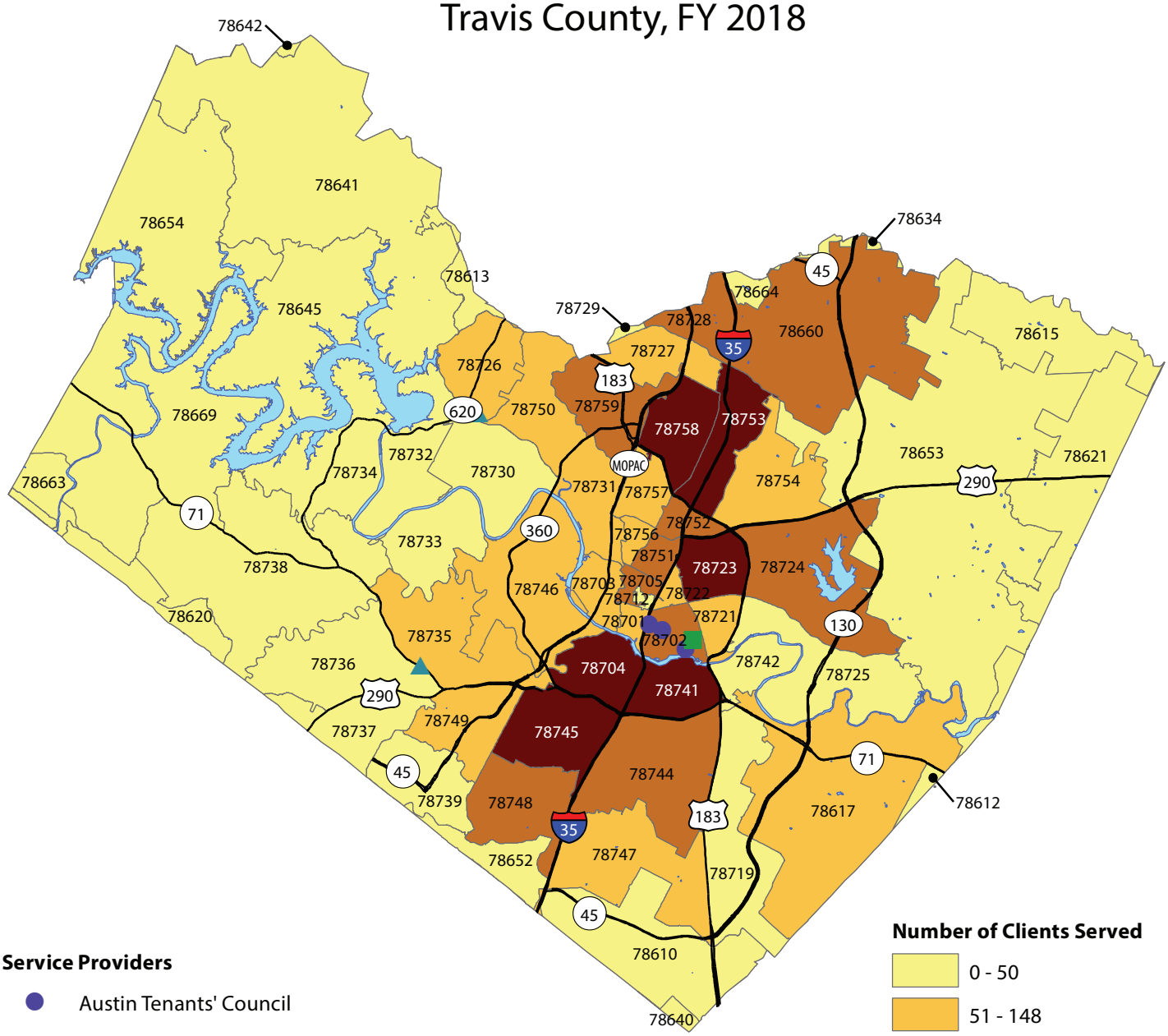
Income		
0 to 30% of MFI	628	78%
30.1 to 50%	67	8%
50.1% to 60%	36	4%
60.1% to 80%	29	4%
>80%	29	4%
Unknown	13	1.6%
Total	*802*	*100%*

Note: Percentages may not total to 100% due to rounding.

See Appendix for specific income guideline levels.

Housing Continuum

Service Provision Locations and Clients Served by ZIP Code
Travis County, FY 2018



Service Providers

- Austin Tenants' Council
- Casa Marianella
- Foundation Communities

Number of Clients Served

- 0 - 50
- 51 - 148
- 149 - 381
- 382 - 725

Service provision locations are not included for Saint Louise House or Casa Marianella's Posada Esperanza shelter, as this information is confidential.

Notes: This map shows 7,599 clients by ZIP code. 440 clients (5% of the total) from all service providers were not included because their ZIP codes were unknown or they were homeless.

Source data: Contracted service providers, FY 2018.
This map was created using ArcGIS Online shapefiles.
Created by: Travis County HHS, Research & Planning Division, 2018.

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Austin Tenants' Council

Tenants' Rights Telephone Counseling and Mediation

Program Description

Four services are available under the Tenants' Rights Telephone Counseling and Mediation program:

- Telephone Counseling: The telephone counseling line provides education and information regarding residential tenant-landlord issues. Trained counselors provide information, guidance, and referrals in order to increase clients' knowledge about tenant-landlord law and to improve their ability to resolve housing problems.
- In-House Counseling: Clients who require more in-depth assistance can receive information about their rights and responsibilities, brochures, and other materials through in-house counseling. Staff may also review lease agreements and other pertinent information provided by the client at the in-person appointment. In-house counseling services are offered at the Austin Tenants' Council office and provided via legal clinics at Martin Junior High and Webb Middle School.
- Emergency Mediations: Clients experiencing eviction, lockout, wrongful seizure of property, utility shut-off, and other crisis situations are referred to the mediation program. Because of the crisis nature of the services, clients are not required to come to the office. These services are provided over the phone at the Austin Tenants' Council's office during its normal operating hours. The counselor then contacts the landlord and attempts to resolve the problem through advocacy and negotiation on behalf of the client. If a satisfactory negotiated settlement is not reached, the client may be referred to Legal Aid, Volunteer Legal Services, Lawyer Referral Services, or to a private attorney for legal assistance.
- Online Counseling: Clients whose housing problem requires more time and support than can be offered through the telephone counseling line, but who are unable to come into the office for In-House Counseling or who would prefer to access services online, can receive online counseling. Clients are given information about their rights and responsibilities, and are directed to materials or other agencies. Additionally, staff may review lease agreements and other pertinent information provided by the client over the course of the online counseling session.

Funding

The total HHS investment in the Tenants' Rights Telephone Counseling and Mediation program from October 1, 2017 through September 30, 2018 was $212,295. This investment comprised 87.7% of their total program budget.

Austin Tenants' Council

Tenants' Rights Telephone Counseling and Mediation

Eligibility Criteria

This program targets Travis County residents experiencing landlord/tenant issues, primarily at 60% or less of the Median Family Income. However, services may be provided to Travis County residents at any income level as long as the client has a fair housing or landlord/tenant issue.

Austin Tenants' Council: Tenants' Rights Telephone Counseling and Mediation

Performance Goals and Results

The Tenants' Rights Telephone Counseling and Mediation program met or exceeded all of their performance goals for this year. The increase of unduplicated clients that were provided emergency mediation and unduplicated clients that were provided online counseling was primarily due to an administrative shift of where clients are counted in their grants (see third and fourth output).

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients provided telephone counseling	7,521	7,000	107%
Number of unduplicated clients provided in-house counseling	101	95	106%
Number of unduplicated clients provided emergency mediation	153	90	170%
Number of unduplicated clients provided online counseling	611	300	204%
Outcomes			
Percentage of unduplicated telephone counseling clients that reported increased knowledge or skills in addressing their housing problems	95% (269/284)	90% (225/250)	105%
Percentage of clients for whom emergency mediation resulted in an improved situation or condition	83% (127/153)	76% (68/90)	110%
Percentage of unduplicated in-house counseling clients that reported increased knowledge or skills in addressing their housing problems	74% (63/85)	75% (43/57)	98%
Percentage of unduplicated online counseling clients that reported increased knowledge or skills in addressing their housing problems	78% (52/67)	75% (45/60)	103%

Casa Marianella

Immigrant Shelter

Program Description

This Immigrant Shelter program provides emergency shelter and transitional housing for immigrants. Emergency shelter is provided through the Casa Adult Shelter and serves male and female adults. Transitional housing is provided via the Posada Esperanza Family Shelter, at apartments, and at houses that the agency rents for exiting shelter residents and homeless immigrants that would otherwise not be served due to shelter capacity. The Family Shelter serves women and children escaping violence, while the transitional apartments and houses serve single adults, and adults with children.

The shelters are home-like facilities designed to meet emergency or transitional needs so that immigrant individuals and families can resolve their immediate crisis, get stabilized, and become independent. Casa Marianella provides immediate safe housing, food, clothing, access to medical and mental health care, comprehensive case management, life skills and ESL education. The program also provides recuperative care to homeless immigrants with illnesses, injuries, and disabilities.

All services, with the exception of the transitional apartments, are free. As a tool to help develop independence, the program charges apartment residents a small amount for rent and utilities, about $250/month. Stays vary from a few days to over one year; duration is based on need, with an average stay of three to nine months.

Funding

The total HHS investment in the Immigrant Shelter program from October 1, 2017 through September 30, 2018 was $181,002, which comprised 68.9% of their total program budget.

Eligibility Criteria

Casa Marianella serves indigent, homeless immigrants. Travis County funding is targeted to two populations—families with children and unaccompanied youth ages 24 and younger. To be eligible for the program, clients must be homeless or leaving an unsafe living situation and have incomes below 30% of the Median Family Income. Adults must be immigrants and children must be immigrants or American-born children of an immigrant parent.

Casa Marianella: Immigrant Shelter

The Immigrant Shelter program exceeded all of their performance goals for this year. Staff report that there was a high demand for shelter this year (see first output). To address the demand, the program has taken in as many people as possible by moving clients out of shelter within three months. Additionally, staff report serving more unaccompanied youth aging out of foster car (see second output). As a response to the high demand, the program opened up an additional duplex providing transitional housing to families (see third output). The program hired a housing case manager to to help clients find housing within three months of their entry to the shelter (see first outcome). Staff report instating a shorter time limit that clients can stay in transitional housing, which encourages clients to find permanent housing more quickly (see second outcome).

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	203	123	165%
Number of unduplicated clients receiving Emergency Shelter	49	24	204%
Number of unduplicated clients receiving Transitional Housing	154	99	156%
Outcomes			
Percentage of unduplicated Emergency Shelter clients who transition into safe and stable housing at program exit	89% (34/38)	83% (15/18)	227%
Percentage of unduplicated Transitional Housing clients who transition into safe and stable housing at program exit	91% (115/127)	78% (32/41)	116%

Foundation Communities

Children's HOME Initiative

Program Description

The Children's HOME Initiative (CHI) is a transitional housing program that serves homeless or at-risk families with children. Families are provided transitional housing at one of three Foundation Communities housing communities—Live Oaks Trails, Lakeline Station, or Cardinal Point—for 18 months, with an option to extend an additional six months as appropriate. Case Managers meet weekly with each family and within the first three months develop a Housing Road Map that identifies key factors in achieving long-term, post-CHI housing stability. During a family's participation, they have access to: a Financial Stability Advisor who individualizes a plan to achieve financial management skills as well as awareness and understanding of their relationship with money; a Parent-Child Advocate who emphasizes parent-child relationship and creates individualized plans that coach and educate families toward healthier relationships; and a Career Case Manager who focuses on education and employment related goals with participants. These three positions are dedicated to CHI participants and are in addition to having an intensive relationship with a Case Manager.

Funding

The total HHS investment in the Children's HOME Initiative from October 1, 2017 through September 30, 2018 was $198,000. This investment comprised 72.6% of their total program budget. HHS also funds the Afterschool and Summer Youth Programs, which is described in the Child and Youth Development issue area report.

Eligibility Criteria

CHI provides transitional housing for families with children experiencing homelessness. To be eligible for the program, the lead applicant for each family must:

- Be 18 years of age or older, unless federal/state regulations provide for a variance.
- Have a Social Security Number (SSN) or Individual Tax ID Number (ITIN). (Applicants without an SSN and only a ITIN must provide an original, current Criminal History Search from the Austin Police Department or Texas Department of Public Safety.)
- Not owe monies for damages under a prior lease.

Foundation Communities

Children's HOME Initiative

- Not have a nonpayment pattern in rental history, i.e. more than 3 instances of evictions, skips or broken leases.
- Have no history of damages and/or lease violations, unless directly related to protections under the Violence Against Women Act.
- Not have a negative rental history at Foundation Communities' properties. Negative rental history occurs when a former resident has been evicted, left/skipped without notice, was asked to move by management, owed money for rent and/or damages, or was non-renewed.
- Submit proof of employment, proof of retirement, proof of disability benefits, or proof of full-time student status.
- Meet criminal history requirements:
  - Not have a criminal history that reflects any prior felony convictions or deferred adjudication for felony offenses within the last ten years. Any applicant with more than two felony convictions will be denied regardless of time frame.
  - Not have a criminal history that reflects misdemeanor convictions or deferred adjudication involving violent crimes against persons, property, or for drug-related or prostitution-related offenses within the last seven years.
  - Not be subject to a lifetime registration requirement pursuant to Chapter 62 of the Texas Code of Criminal Procedure or any other state's sex offender registration program.
  - Not have one of the following criminal convictions: Capital Murder or Murder/Manslaughter, Rape, Sexual Assault, Kidnapping, Arson, Felony Manufacture of Methamphetamines.
- Meet income requirements:
  - Monthly income cannot exceed the maximum allowable income as determined by Federal and governmental regulation in effect for a particular community.
  - Total household income cannot exceed 30% of Median Family Income for the area.
  - Applicants must earn 2.5 times the qualified rental amount. Applicants receiving disability or retirement income must provide verification of income equal to at least two times the rent amount.
  - No co-signers are permitted.

Foundation Communities: Children's HOME Initiative

Performance Goals and Results

The Children's HOME Initiative (CHI) program met most of their performance goals for the year. Staff report that they were able to serve new households due to earlier than anticipated exit dates of households at two of their locations (see first output). Participating households that started later in the year have yet to pass their one year mark in the program (see third output). Due to a change in program term limits from 18 months to 24 months, there has been a decrease in the number of households that have exited the program and those that have exited have not met their 6 month anniversary(see first, second, and third outcome).

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	160	140	114%
Number of unduplicated households served	42	40	105%
Number of households entering and remaining as active participants for at least one year	16	24	67%
Outcomes			
Percentage of unduplicated households served who increase income resources by program exit	65% (13/20)	67% (20/30)	98%
Percentage of unduplicated households who transition into safe and stable housing at program exit	80% (16/20)	77% (23/30)	104%
Percentage of exited households who maintain safe and stable housing at 6–month follow-up	100% (3/3)	74% (17/23)	135%

Saint Louise House

Supportive Housing for Homeless Women and their Children

Program Description

Saint Louise House provides transitional housing and comprehensive support services to homeless women and their children. Women-led families live in fully-furnished, two-bedroom apartments. Rent varies by income, ranging from $20 per month to a maximum of 30% of income. Mothers commit to participate in case management and either work or enroll in school.

Case managers support mothers as they identify their own strengths, resources, and abilities and set goals that will help them build lives outside poverty. Direct support to children includes age-appropriate groups, a children's activities fund, and counseling. Families have access to flexible funding to meet needs tied directly to goals set in their weekly- and long-term service plans. Additional services include on-site parenting support, counseling, employment services, life skills workshops and a food pantry.

Saint Louise House addresses every family's needs on an individualized basis, so there is no uniform time limit for participation in the program. However, it is expected that families will participate for no more than four years.

Funding

The total HHS investment in the Supportive Housing for Homeless Women and their Children program from October 1, 2017 through September 30, 2018 was $142,000. This investment comprised 16.6% of their total program budget.

Eligibility Criteria

Saint Louise House targets homeless single mothers and their children not served by other area housing programs. These families need more time and support than emergency shelters and traditional transitional housing programs can provide but do not meet the stringent entry requirements of permanent supportive housing or affordable housing programs.

To be eligible for the program, individuals must:

- Be at or below 50% of area Median Family Income on entry.

Saint Louise House

Supportive Housing for Homeless Women and their Children

- Have some form of income.
- Be a single female with custody of at least one child and no more than four children, at least one of which is age 16 or under on entry.
- Belong to any one of the four categories of homelessness established by HUD's definition contained in the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) or be at risk of homelessness.
- Be able to turn electricity on in their own name.
- Have the ability to work or go to school.
- Be willing to participate in case management.
- Meet background check requirements: Criminal background involving violent or sexual crimes may disqualify applicant. Registered sex offenders are not eligible.
- Maintain sobriety for six months before entry.
- Meet child vaccination requirements: Vaccinations are required for all children at Saint Louise House unless there is a documented medical need for a delayed or restricted vaccination schedule. If a client does not vaccinate for religious reasons, they would not be excluded from the program.

St. Louise House: Supportive Housing for Homeless Women and their Children

Performance Goals and Results

The Supportive Housing for Homeless Women and their Children program exceeded all of their performance goals for the year. The program reported that an unprecedented number of families graduated to stability in the third quarter of the fiscal year, which made room for families to enter the program in the fourth quarter. In addition, the average size of families moving into the program was higher than the average predicted family size (see first output). Staff report that the highly individualized nature of the program and the staff's commitment to serving every family until they have developed strengths and resources they need to graduate to self-sufficiency resulted in a high performance outcome rates (see first and second outcome).

Performance Measure	Total Program Performance Results	Total Program Performance Goals	Total Program Performance Goal Achieved
Outputs			
Number of unduplicated clients served	155	132	117%
Number of unduplicated clients served who have participated in the Saint Louise House program for at least 12 months	108	88	123%
Outcomes			
Percentage of unduplicated households who transition into safe and stable housing at program exit	100% (9/9)	67% (4/6)	150%
Percentage of unduplicated households who have resided at Saint Louise House at least 12 months and increased their score on the Self-Sufficiency Matrix since entering Saint Louise House	97% (31/32)	91% (31/34)	106%

Appendix

2018 Federal Poverty Income Guidelines

Most HHS 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	$6,070	$12,140	$15,175	$18,210	$24,280
2 persons	$8,230	$16,460	$20,575	$24,690	$32,920
3 persons	$10,390	$20,780	$25,975	$31,170	$41,560
4 persons	$12,550	$25,100	$31,375	$37,650	$50,200
5 persons	$14,710	$29,420	$36,775	$44,130	$58,840
6 persons	$16,870	$33,740	$42,175	$50,610	$67,480
7 persons	$19,030	$38,060	$47,575	$57,090	$76,120
8 persons	$21,190	$42,380	$52,975	$63,570	$84,760
For families/households with more than 8 persons, add $4,180 for each additional person.					

Data source: "2018 Poverty Guidelines for the 48 Contiguous States and the District of Columbia," Office of The Assistant Secretary for Planning and Evaluation, U.S. Department of Health & Human Services, January 13, 2018, https://aspe.hhs.gov/poverty-guidelines.

2018 Austin Median Family Income Guidelines

Some 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, TX Metropolitan Statistical Area (MSA).

Household Size	Income Limits by Household Size		
	Extremely Low*	Very Low (50%)	Low (80%)
1 person	$18,100	$30,100	$48,200
2 persons	$20,650	$34,400	$55,050
3 persons	$23,250	$38,700	$61,950
4 persons	$25,800	$43,000	$68,800
5 persons	$29,420	$46,450	$74,350
6 persons	$33,740	$49,900	$79,850
7 persons	$38,060	$53,350	$85,350
8 persons	$42,380	$56,800	$90,850

*The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50^{ths} (60%) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services, provided that this amount is not greater than the Section 8 50% very low-income limit.

Data source: "Austin-Round Rock, TX MSA FY 2018 Income Limits Summary," U.S. Department of Housing and Urban Development, https://www.huduser.gov/portal/datasets/il/il2018/2018summary.odn.

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