

TCHSC

Treasure Coast Homeless Services Council

Connect Collaborate Cultivate

2024

Annual REPORT

FL-509 Continuum of Care
Indian River, St. Lucie, &
Martin Counties



TREASURE COAST HOMELESS SERVICES COUNCIL

2525 ST. LUCIE AVE
VERO BEACH, FL 32960

VISIONARY LEADER
RAYME L. NUCKLES

☎ 772-213-9040

✉ office@tchelpspot.org

🌐 www.tchelpspot.org



The Treasure Coast Homeless Services Council is the lead agency for the FL-509 Continuum of Care on Florida's Treasure Coast. This Annual Report provides a summary of both agency and CoC-wide accomplishments throughout the year of 2024.

A message from the Board Chair

As we reflect on 2024 and look ahead to 2025, our commitment to preventing and ending homelessness on Florida's Treasure Coast remains stronger than ever. This past year brought growth and transformation for our Continuum of Care. We have expanded programs, strengthened partnerships, and refined service delivery methods to better meet the needs of those we serve.

We are deeply grateful for the unwavering support of our community partners, donors, board members, staff, and volunteers who believe in our mission. Thanks to your dedication, the Continuum of Care (CoC) assisted **11,455** households in 2024, providing more than **\$4.4 million** in critical programs and services. Across the Treasure Coast, we delivered over **100,000** essential services, nearly 20,000 more than the previous year!

Housing is so much more than just four walls and a roof, it represents safety, dignity, stability, and opportunity. For those we serve, it means a chance to access vital supportive services that improve their health, career prospects, financial security, and personal well-being.

None of this would be possible without you. Whether you are a donor, a community partner, a dedicated board member, a staff member, or a volunteer, your contributions make a lasting impact. Thank you for being part of this journey as we continue to create real solutions and lasting change in 2025 and beyond.

Diana Grossi
Board Chair

A message from the Visionary Leader

2024 was a great year for focusing on programs, procedures, and both internal and external growth. In 2025, Treasure Coast Homeless Services Council will work harder than ever to leverage data, strengthen collaborations, and drive systemic change that creates long-term solutions for our most vulnerable populations.

Our vision for the future is bold, we aim to be a data-driven leader, working alongside our partner agencies to address the root causes of homelessness. **By harnessing predictive analytics and real-time data, we will move beyond reactive solutions and proactively prevent homelessness before it occurs.** This requires continued investment in a robust data infrastructure and deeper collaborations with local municipalities and social service agencies across the Continuum of Care. Every partner agency is instrumental to the success of this mission.

In 2025, we are embarking on a new era of impact. As part of our transformation, we are actively repositioning, rebranding, and redefining our role in the community. These changes reflect our unwavering commitment to a truly collaborative Treasure Coast, where homelessness is addressed through innovative strategies, housing-first principles, and a deep understanding of the social determinants of health.

As the visionary leader of the lead agency for the Continuum of Care, I am committed to transparency, collaboration, and progress. **I believe this data-driven, client-centered approach will empower our community to be more effective than ever.** Together, as a community, we are cultivating change with continued progress while reducing homelessness on the Treasure Coast.

Rayme L. Nuckles
Visionary Leader

The mission of the Treasure Coast Homeless Services Council is to prevent and end homelessness on the Treasure Coast and to assure that if homelessness happens, it is brief and non-recurring.

2024 Board of Directors

Executive Committee

Diana Grossi
Board Chair

Todd Heckman
Vice Chair

Michelle Miller
Secretary

Jeff Francisco
Treasurer

At-Large Board

Catherine Sala
Cindy Emerson
Dan Ramos
Deana Shatley
Kylee Fuhr

Marty Mercado
Matt Tanner
Sabrina Barnes
Stacy Malinowski
Vicki Soule

Thanks to past members

Julianne Price
William Wims
Linda Kane
Jennifer Hance

IN LOVING MEMORY



Diana Grossi
2024 Board Chair



Rayme L. Nuckles
MHS, MPS, SPHM
Visionary Leader
since 2022



William Wims
Executive Director
New Horizons TC

Generosity in Action

Richard wanted to make a meaningful impact around the holiday season, choosing to donate his vehicle to a Veteran in need. His generosity, combined with the dedication of HUD-VASH social worker Jaqueline and SSVF case manager Evie, ensured that his gift found the perfect match - **Lorinda**, a Veteran who had recently suffered a stroke and lost her vehicle.

For Lorinda, this donation was life-changing. Reliable transportation means access to medical appointments, groceries, employment opportunities, and a renewed sense of independence. It represents more than just a car, it's a fresh start and a step toward stability. Stories like this highlight the power of community support and collaboration in making a difference. Thank you, Richard, for your kindness, and to Jaqueline and Evie for ensuring that Veterans receive the support they deserve.

Lorinda shared: "It's a Christmas blessing and so much more. On June 1st I was put into a home with my 4 sons after being homeless since the beginning of 2024. I want to let everyone know that SSVF has moved mountains, stopped tsunamis, and stood strong for me and my 4 sons. I have never seen so much compassion in the world as I have since working with Mrs. Evie and her team and Jax and her team as well. Then along came Mr. Allen with this car donation and I screamed and cried tears of joy, had thoughts of unimaginable miracles and seeing there are still people in the world that care to help when others are in need. I'm speechless still right now. I don't know how to stop saying THANK YOU. I want other Veterans to know there are hearts out in the world that beat and truly care about us. Happy Holidays to everyone."

Acts of kindness like Richard's remind us of the power of connection and compassion.



From left to right:

HUD VASH Social Worker Jacqueline Grecko, Veteran Lorinda Walker, Donor Richard Allen, and SSVF Case Manager Eveond McCann

Programs and

Community Information System: Tracks data on people experiencing homelessness, helping communities understand the scope of the issue and measure the effectiveness of programs.

Homeless Prevention: Provides resources and assistance to individuals and families at risk of losing their housing, helping them stay stable.

Rapid Re-Housing: Offers short-term financial and supportive services to quickly transition people experiencing homelessness back into permanent housing.

Supportive Services for Veteran Families: Connects veterans and their families experiencing homelessness with essential services like case management, employment assistance, and healthcare navigation to help them achieve long-term stability.

Permanent Supportive Housing: Combines affordable housing units with ongoing support services, addressing the needs of individuals and families experiencing chronic homelessness and disabling conditions.

Affordable Rental Housing: Increases the availability of housing units that are affordable for low-income renters, providing more options to prevent and end homelessness.

Eviction Diversion: Offers financial assistance, mediation, or legal aid to help tenants at risk of eviction avoid losing their homes and maintain housing stability.

Services

Reunification of Families: Works to reunite children in foster care or shelters with their families, promoting family stability and well-being.

Vulnerable Population Diversion: Identifies and steers individuals with complex needs (like mental illness or disability) away from homelessness and into appropriate support services.

Legal Services for Individuals & Families: Provides legal representation or advice on housing issues like eviction prevention or fair housing rights, helping people navigate the legal system to secure or retain housing.

Rapid Resolution Respite: Offers temporary housing and support services to individuals recently discharged from hospitals who lack stable housing, preventing them from returning to homelessness.

St. Lucie Housing Hub/Adam's Place (Men and Women's Shelter): Provides emergency shelter, meals, basic necessities, and more for unaccompanied homeless individuals in St. Lucie County, offering a safe place to stay while they connect with resources.

Housing Navigation: Connects individuals and families experiencing homelessness with appropriate housing options and guides them through the application process.

Health Care Navigation: Assists individuals and families experiencing homelessness in accessing healthcare services and resources, promoting their overall well-being.

In 2024 We Focused On

- Program Expansion
- Increased Services Across Tri-County region by 19%
- Leading the Community on Housing First Principles
- Expanding Shared Housing Principles
- Focusing on Supporting Social Determinants of Health
- Increasing Supportive Services in all Three Counties
- Increased Services Focused on Elderly
- Increased Services Focused on Marginalized Communities
- Created Women's Shelter in St. Lucie County
- Increased Services for Veterans Facing Homelessness
- Rapid Resolution and Rapid Re-Housing Efforts

"At the end of life we will not be judged by how many diplomas we have received, how much money we have made, how many great things we have done. We will be judged by 'I was hungry, and you gave me something to eat, I was naked and you clothed me. I was homeless, and you took me in.'"

- Mother Theresa

HOUSING FIRST



"Every number represents a life—a person with hopes, challenges, and a story to tell. It's essential that we see beyond the statistics and recognize that those experiencing homelessness are our neighbors, our friends, and members of our community who deserve support and dignity."

- Leigh Anne Uribe, *Director of Programs*

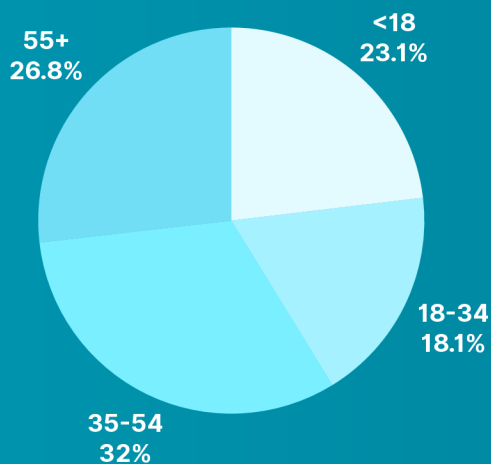


Point-In-Time

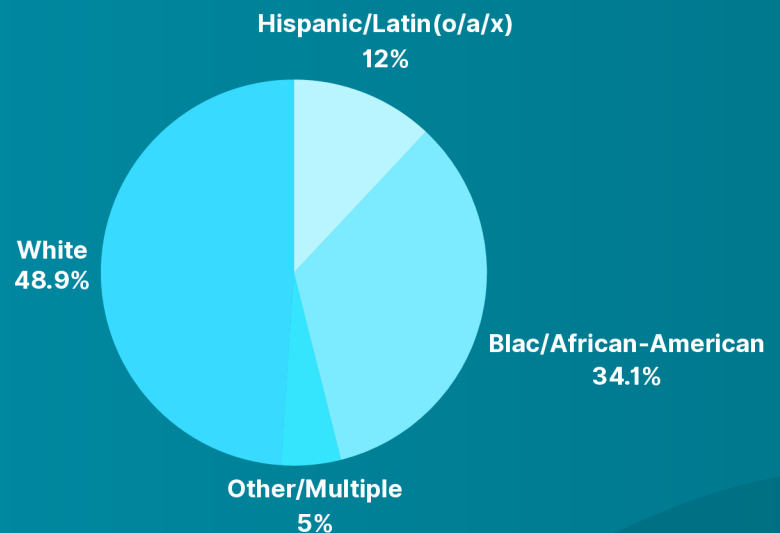
The annual Point-in-Time (PIT) conducted on one of the last 10 days in January, for a 24-hour period across the tri-county region of Indian River, St. Lucie, and Martin Counties. During that time, staff, volunteers, and community collaborators joined together to identify individuals experiencing literal homelessness, both sheltered and unsheltered.

In 2024, the count was held on January 25th and showed a total of 701 literally homeless individuals (529 adults and 172 children), showing a 24% decrease from the pervious year.

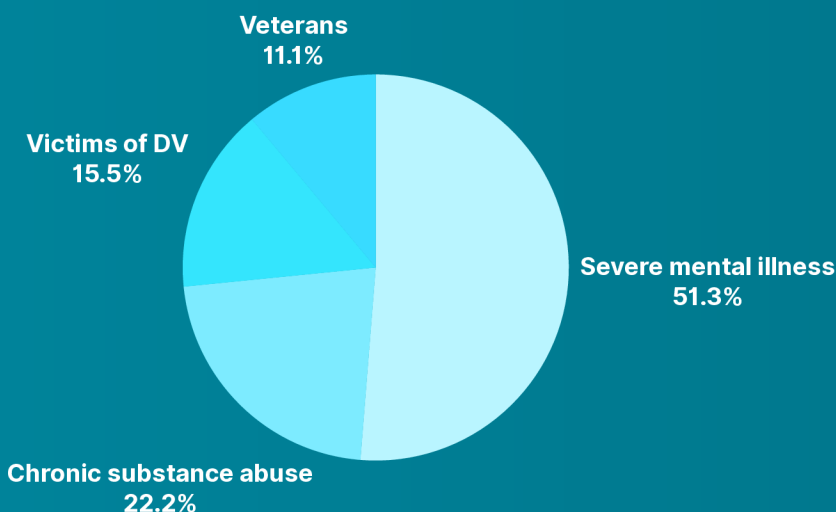
BY AGE



BY RACE/ETHNICITY



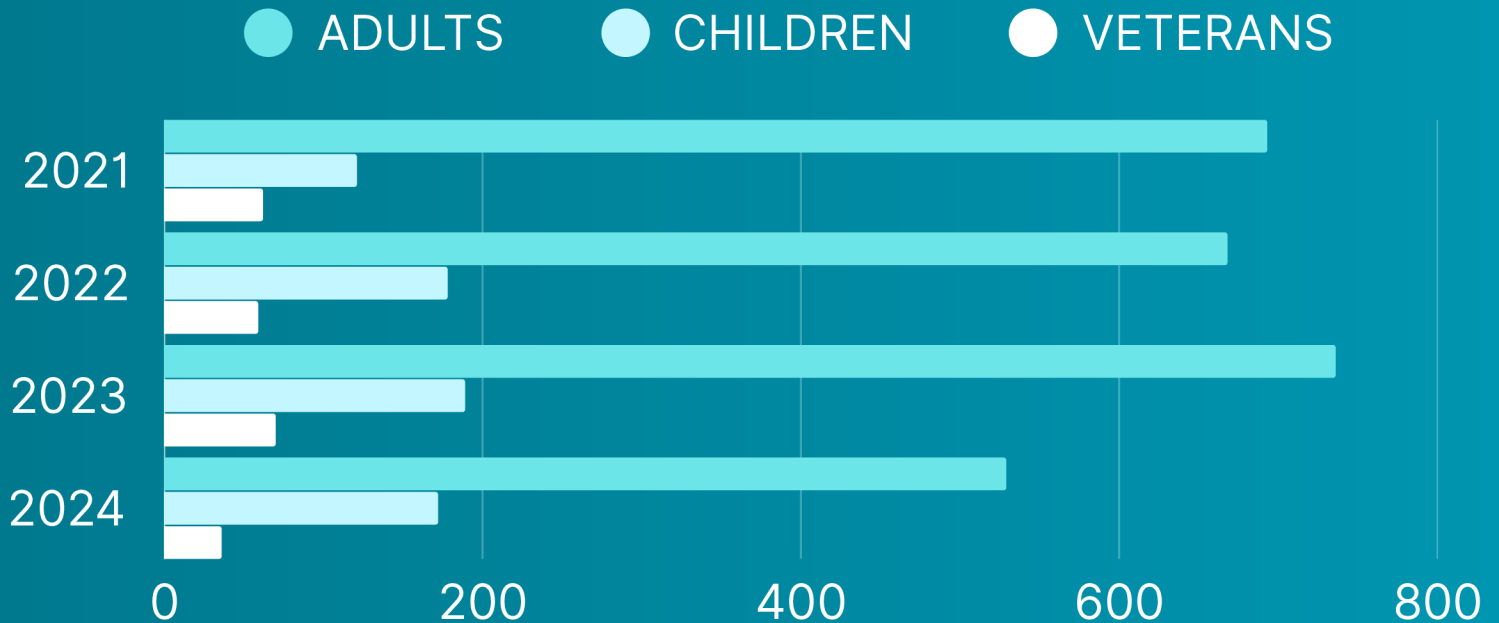
OTHER POPULATIONS REPORTED



BY GENDER



PIT data through the years



The data shows an overall decrease in homelessness, with a striking difference for our Veteran populations. With increased Veteran services, we have reduced literal homelessness for Veteran populations.



REVIEW FULL
PIT DATA HERE



LEARN MORE:
[WWW.TCHELPSPOT.ORG/
POINT-IN-TIME/](http://WWW.TCHELPSPOT.ORG/POINT-IN-TIME/)

2024
**POINT
IN TIME
REPORT**

Your COC

7,152 Children Served

855 Veterans Served

63% Black, Indigenous, and
People of Color Served

529 Served Through Shelters

TCH

Connect Collaborate

Treasure Coast Home

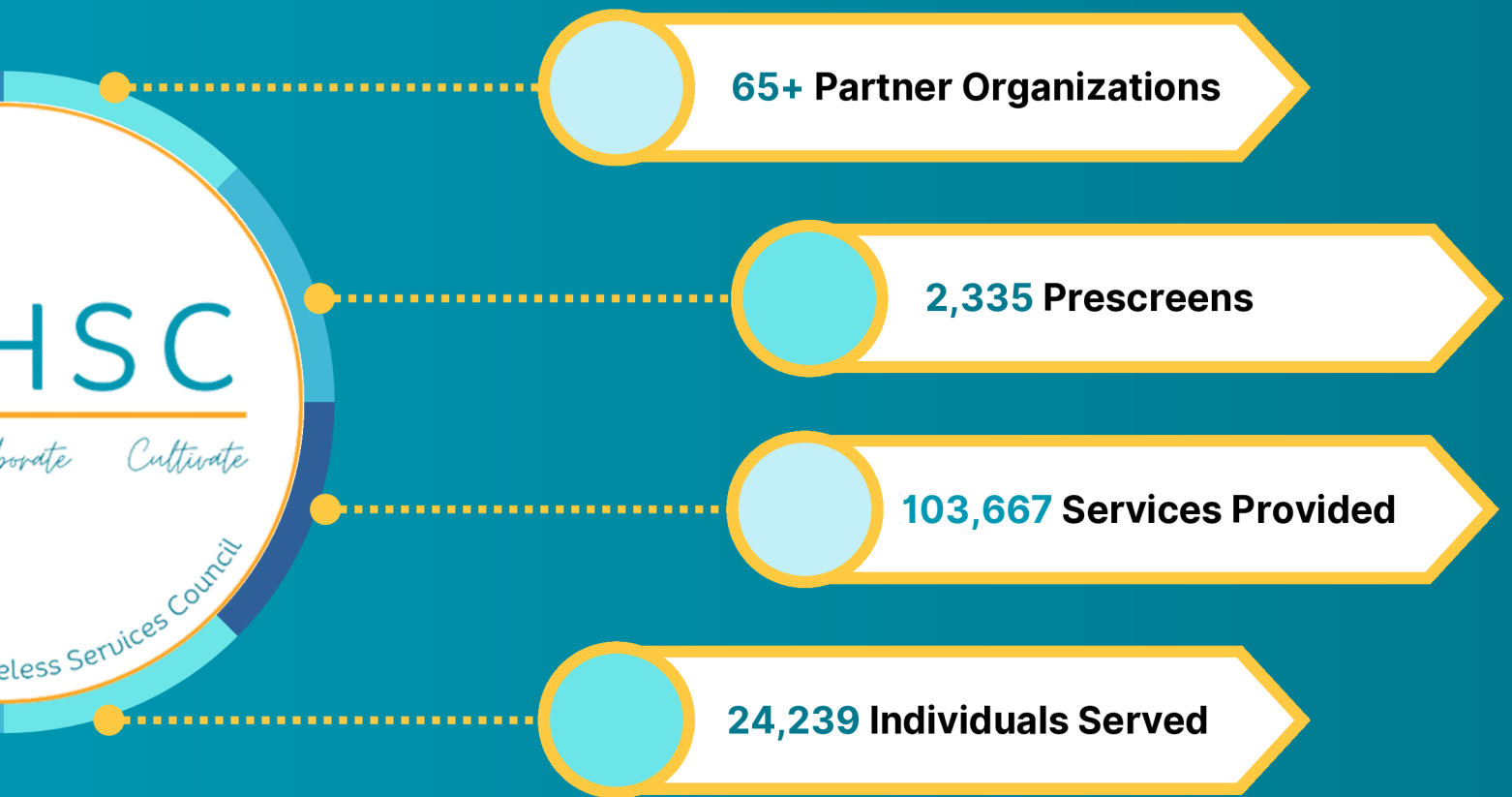
INDIAN RIVER

35,049 services
provided to
4,314
households.

ST. L

51,1
servi
provid
5,11
househ

At Work



UCIE

49
ces
ed to
10
holds.

MARTIN

17,469 services
provided to 2,032
households.

Top Five Services Provided Per County By Value

INDIAN RIVER COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$1,827,291.03	1,677
UTILITIES	\$295,932.32	2,905
CASE MANAGEMENT	\$229,926.73	4,775
HEALTH	\$183,552.49	1,698
FOOD	\$9,935.44	5,818

ST. LUCIE COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$1,494,254.69	609
UTILITIES	\$199,953.13	1,161
CASE MANAGEMENT	\$97,206.05	9,205
HEALTH	\$43,364.69	4,101
FOOD	\$56,808.1	7,332

MARTIN COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$385,250.39	270
UTILITIES	\$82,567.96	473
CASE MANAGEMENT	\$34,151.30	3,142
HEALTH	\$31,524.79	784
FOOD	\$24,489.74	2,308

The CoC reported a 19% increase in service delivery in 2024, logging 18,840 more service entries than in 2023.

Permanent Supportive Housing

Permanent Supportive Housing (PSH) is designed for people experiencing chronic homelessness to support long-term housing stability and improve overall well being. PSH uses a **housing first** model where clients are assessed and placed on a prioritization list based on the severity of need, not on their “readiness for housing”. PSH is tenant based rental assistance. The client can live in any available housing unit in the community that can pass housing quality inspection and is rent reasonable.

COUNTY	AWARD	CLIENTS HOUSED
INDIAN RIVER	\$1,181,964	137
ST. LUCIE	\$445,740	47
MARTIN	\$264,480	36
TOTAL	\$1,892,184	220

2024-2025 Fair Market Rent (FMR)

Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms

INDIAN RIVER COUNTY					
YEAR	0 BED	1 BED	2 BED	3 BED	4 BED
FY 2025 FMR	\$1,239	\$1,246	\$1,567	\$1,948	\$2,601
FY 2024 FMR	\$991	\$1,195	\$1,462	\$1,844	\$2,481

ST. LUCIE & MARTIN COUNTY					
YEAR	0 BED	1 BED	2 BED	3 BED	4 BED
FY 2025 FMR	\$1,311	\$1,363	\$1,624	\$2,259	\$2,457
FY 2024 FMR	\$1,278	\$1,286	\$1,573	\$2,175	\$2,433

2024

CONNECT COLLABORATE CULTIVATE

The CoC received additional program funding through the HUD NOFO competition, allowing for the creation of new projects. This includes an expanded collaboration with SafeSpace for a rapid rehousing program aiding those fleeing domestic violence situations.



The community has come together in the form of special committees to create positive change. The HMIS Committee revamped HMIS procedures and trained more users in the system than ever before. The system has been improved to better support the data collection, evaluation, and reporting of vital programs.



This year, the St. Lucie Housing Hub / Adam's Place in Fort Pierce increased service delivery to include adult women. Expanding services to nearly 100 individuals in need in St. Lucie County.

A disastrous hurricane hit Florida on October 9th, bringing a series of tornadoes that ripped through the Treasure Coast region, leaving destruction in their path. The CoC acted immediately, with service providers jumping into relief efforts and alleviating the burdens caused to struggling local families.

IMPACT



"Before you ignore another homeless person on the street, just remember that could be someone's father or someone's mother and **they have a story.**"
- Syesha Mercado

523 people were housed across the tri-county region by TCHSC through Permanent Supportive Housing, Rapid Rehousing, and Shelter moves into Permanent Housing.

Increased services provided in **Indian River County** by **47%**

Increased services provided in **St. Lucie County** **13%**

Increased services provided in **Martin County** **10%**

Increased support to **BIPOC** by **10%**

Increased support to **Children** by **31%**

Increased support to **Veterans** by **28%**

TCHSC provided **11,587** services to **2,339** individuals, including **145** Veterans.



WHEN CRISIS CALLS COMMUNITY ANSWERS

On Wednesday, October 9th, 2024, the Treasure Coast was shaken by Hurricane Milton, a devastating storm that sent destructive tornadoes through our region. Lives were lost, homes were destroyed, and countless individuals were displaced. The storm's impact was especially harsh on our most vulnerable populations. But amid the devastation, our community rose - together.

Multi Agency Resource Centers (MARC) were initiated in each county to respond to the emergency needs. TCHSC joined forces with county agencies, emergency responders, and nonprofit partners to respond swiftly and compassionately. Every effort was made to ensure that no one was left behind.

TCHSC activated its Emergency Weather Plan, transferring shelter residents to county emergency shelters and our team continued to provide daily outreach at emergency shelters to connect individuals with housing options.

TCHSC provided hundreds of homeless prevention services across the tri-county, ranging from rental support and SNAP enrollment to medical services and SOAR assistance. Additional support included FEMA-trained case managers, disaster technical assistance from HUD, and daily delivery of water and meals ready-to-eat (MREs).

Further, due to generous financial support from the United Way of Indian River County we were able to house even more families displaced by this storm. In neighborhoods like Lakewood Park, where storm damage and lack of power made living conditions unsafe, TCHSC worked directly with landlords to secure emergency relocations and uphold standards of safe, hygienic housing.

Even in the face of crisis, collaboration, compassion, and commitment remained at the heart of our response. **Together, we moved forward—stronger, united, and with renewed purpose to build a more resilient Treasure Coast for all.**



THE **IMPACT** OF VOLUNTEERISM

Volunteers are the heartbeat of every successful nonprofit. Their time, energy, and commitment make it possible to stretch limited resources further and deliver greater impact across our communities. At TCHSC, volunteers play a vital role in our mission. Each year, they help conduct the Point-in-Time Count, and support ongoing projects that keep our housing units safe, welcoming, and dignified—from landscaping and maintenance to beautification.

Their hands-on efforts help create environments that foster stability and pride for the individuals we serve.

In October 2024, we were honored to be selected by United Way of Indian River County to participate in their Day of Caring. A group of dedicated volunteers came together to give one of storm-worn housing units a much-needed fresh coat of paint, helping us maintain a sense of home, care, and dignity for our residents. We are deeply grateful for their time and generosity.

TCHSC is proud to partner with volunteers who help bring our mission to life. Their impact is lasting—and their presence, invaluable.



Financial Summary

"Treasure Coast Homeless Services Council (TCHSC) is committed to responsible financial management and transparency. We strive to utilize all contributions effectively to maximize our impact in ending homelessness. In 2023, we spent 93% of revenue on programs, 6.6% on administration, and .34% on fundraising. 2024 audit information will be included in the next annual report. A detailed breakdown of our income and expenditures is available upon request, demonstrating our commitment to financial accountability and responsible stewardship of your support.

Condensed Audit Information

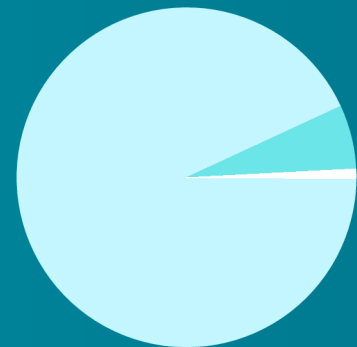
For the 12-month period ending December 31, 2024.

ASSETS	
Cash and Cash Equivalents	\$1,637,046
Accounts Receivable	\$831,853
Other Current Assets	\$88,595
Property and Equipment	\$2,323,303
Other Assets	\$585,719
TOTAL ASSETS	\$5,466,516

LIABILITIES AND NET ASSETS	
Liabilities	
Accounts Payable	\$15,599
Deferred Revenue	\$110,567
Other Liabilities	\$151,843
TOTAL LIABILITIES	\$278,009
Assets	
Without Donor Restrictions	\$2,700,573
With Donor Restrictions	\$2,207,362
TOTAL NET ASSETS	\$4,907,935
TOTAL LIABILITIES AND NET ASSETS	\$5,466,516

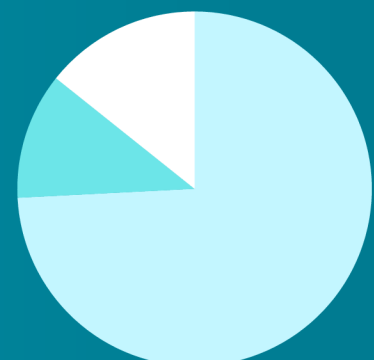
EXPENSE

Programs | 93%
Administration | 6.6%
Fundraising | 0.34%



REVENUE

Government Grants | 74.2%
Rental Income | 14.3%
Individual/Grants (Non-Govt) | 11.5%



THANK YOU

TO OUR 2024 SUPPORTERS

\$750,000+

U.S. Dept of Housing & Urban Development
U.S. Department of Veteran Affairs
FL Department of Children and Families
St. Lucie County BOCC

\$500,000+

City of Port St. Lucie
U.S. Department of Labor

\$250,000+

Indian River Hospital District
United Way of Indian River County

\$100,000+

City of Fort Pierce
Indian River County BOCC
St. Lucie County Housing Finance Authority
The Cigna Group Foundation

\$50,000+

Bernard A. Egan Foundation
John's Island Community Service League

\$25,000+

Martin County BOCC
Community Church of Vero Beach

\$5,000+

Camp Younts

\$1,000+

Schlitt Services
Timothy & Emily Essaye

Special Shout-out!

A heartfelt thank you to William and Estelle Turney for their unwavering support and dedication to ending homelessness on the Treasure Coast. As valued philanthropists and changemakers, their generosity is making a lasting impact on the lives of those in need.



A note to our donors:

Thank you! Your generosity fuels our mission and empowers thousands each year. With your support, we provide vital services that break the cycle of homelessness and cultivate self-sufficiency. Thank you for partnering with TCHSC in creating a brighter future for the Treasure Coast.

Because of you, lives are changed.

IF YOUR NAME IS MISSING OR NOT LISTED CORRECTLY, PLEASE REACH OUT TO MEDIA@TCHHELPSPOT.ORG

A commitment to the future

DONATE BY MAIL

2525 St. Lucie Ave
Vero Beach, FL 32960

DONATE ONLINE

www.tchelpspot.org/donate/

RECURRING GIVING

The gift that keeps on giving, consider setting up monthly, quarterly, or annually recurring donations.

DONATING STOCK

Donating appreciated stocks, bonds, or mutual funds offers a tax deduction for the full market value of the security.

DONATE HOUSING

Donating a house, land, or commercial property can make a significant impact.

LEAVE A LEGACY

Leave a lasting legacy through planned giving options including retirement and final estate planning.

DONOR ADVISED FUNDS

Streamline your giving and maximize your impact through a Donor-Advised Fund

**TOGETHER
WE ARE
THE CHANGE**



**DONATE
to TCHSC**



**JOIN
the COC**



FL-509 Continuum of Care

211 Palm Beach/Treasure Coast, Inc.
Area Agency on Aging
Career Source Research Coast
Children's Home Society, Inc.
Christ by the Sea United Methodist Church
City of Ft. Pierce Housing Authority
City of Ft. Pierce Police Department
City of Ft. Pierce Planning Dept.
City of Ft. Pierce Grants Administration Division
City of Port St Lucie
City of Sebastian
City of Fellsmere
Coalition for Attainable Homes
Community Church of Vero Beach
Council on Aging - Martin County
Department of Health - Indian River County
Department of Health - St. Lucie County
Early Learning Coalition (ELC) of St. Lucie County
ELC of Indian River, Martin and Okeechobee
Economic Opportunities Council - IRC
Family Promise
First Presbyterian Church - Vero Beach
Florida Department of Children and Families
Florida Department of Health
Fellsmere Community Enrichment Program, Inc.
Gifford Legal Services
GraceWay Village
Habitat for Humanity, IRC & SLC
HANDS of St. Lucie County
Holy Cross Catholic Church - Vero Beach
Hope for Families Center, Inc.
House of Hope, Inc.
Indian River County Health and Human Services
Indian River County School District
Indian River County Sheriff's Department
Indian River County Veteran Services
Indian River County Housing Services Division
Indiantown Nonprofit Housing
LifeBuilders
Love and Hope in Action
Loaves and Fishes
Martin County School District

Martin County Sherriff's Office
Martin County Veteran Services
Martin County Health and Human Services
Mental Health Association of Indian River
Mental Health Collaborative of IRC
Mary's Home
MISS, Inc.
Mustard Seed Ministries, Inc.
New Horizons of the Treasure Coast, Inc.
Project LIFT
Public Defender, 19th Circuit Court
RiteLife Services
Roseland United Methodist Church - Sebastian
Salvation Army of Indian River County
Salvation Army of St. Lucie, Martin, and
Okeechobee County
Samaritan Center of Vero Beach
Sarah's Kitchen - St. Lucie County
Southeast Florida Behavioral Health Network
St. Augustine of Canterbury
St. Helen Catholic Church - Vero Beach
St. Lucie County Community Services
St. Lucie County Health and Human Services
St. Lucie County School District
St. Lucie County Veteran Services
St. Vincent de Paul - St. Lucie County
Stuart Housing Authority
SafeSpace
Substance Awareness Center of IRC
Team Success
Tent City Helpers
Treasure Coast Community Health
Tunnel to Towers Foundation
Tykes & Teens
U.S. Department of Veteran Affairs
United Against Poverty of St. Lucie County
United Against Poverty of Indian River County
United Way of Indian River County
United Way of Saint Lucie County
Veterans Council of Indian River County
Whole Health Family Center

This list may not be representative of all partnering agencies. If you feel your agency has not been included, please contact us to ensure inclusion in the full annual report - cocadmin@tchelpspot.org



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