

Treasure Coast Homeless Services Council, Inc.



HOUSING MATTERS

Ending Homelessness in Indian River, St. Lucie
and Martin Counties, Florida

Continuum of Care
Annual Report 2020

Mission

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

What we do...



Point in time homeless count

The Annual Point in Time Count is the first step in determining need. It was conducted on January 22, 2020. The count is a one-day snapshot of sheltered and unsheltered literally homeless individuals and families in our three-county area. The report is based on answers to very specific questions and is carefully reviewed to avoid double counting. Most of our partner agencies report on the number of persons seeking services at their sites on that day. Only people who are literally homeless are counted. "Couch surfers" are not included in the totals. **Pages 4-7**



HMIS – Coordinated entry

The Homeless Management Information System (HMIS) tracks services provided by participating agencies on the Treasure Coast. We manage this database to allow for a greater understanding of who is receiving services. The ability to make referral across the Continuum of Care improves our efficiency in providing timely resources and avoids duplication. All participating agencies complete a uniform assessment in the system and can refer clients to appropriate programs. **Pages 8-10**



Homeless Prevention and Rapid Rehousing

The Council invests most of its efforts on preventing and ending homelessness. Avoiding homelessness in the first place is our best solution. Every effort is made to divert people from homelessness, but when it does occur, rapid rehousing is our main goal. Funding for these services comes through a variety of State and Federal Programs, i.e. Challenge, ESG and HUD Permanent Supportive Housing, and is supported through United Way, FEMA, SSVF, Community Church, John's Island Foundation and John's Island Community Services League. **Page 11**



Supportive Services for Veteran Families

Our Supportive Services for Veteran Families Program (SSVF) provides housing stability to veterans in Indian River, Martin and St. Lucie Counties. The Treasure Coast Homeless Services Council is providing housing and shelter for eligible veterans and maintains the Veteran by-name list to keep a personal track of local homeless Veterans. Our SSVF case management staff works with local Veteran Services Officers, various outreach and nonprofit Veteran organizations, the West Palm Beach VA Supportive Housing program and the coordinated entry staff of the VA. TCHSC also provides one full time staff person to work at the St. Lucie County VSO. **Page 11**

Target Population	<ul style="list-style-type: none">• Chronically homeless• High acuity, high cost• Disabling conditions
Supportive Services	<ul style="list-style-type: none">• Rental Subsidy• Intensive Case Management• Health care, including behavioral health• Streamlined benefits access

Permanent Supportive Housing

Treasure Coast Homeless Services Council, Inc. annually applies for HUD's Continuum of Care Program grants. During 2020, Indian River, St. Lucie and Martin County received a total of \$1,665,175 for permanent supportive housing and housed 278 individuals permanently in the community. Permanent supportive housing is paid directly to landlords and pairs a long-term housing subsidy with case management and supportive services for disabled households. **Page 12**

Housing is considered "affordable" when rent or mortgage, plus utilities, is no more than **30%** of a household's gross income.



Affordable Rental Housing

We have continued to maintain affordable housing under the Indian River County Neighborhood Stabilization Program, the St. Lucie County Neighborhood Stabilization Program, Naomi's House and Every Dream Has A Price. These units are part of the contributions this CoC has made to help with the crisis we face with rents being "out of reach" on the entire Treasure Coast. **Pages 13 -16**



Financial Resources & Fiscal Management

As the lead agency for the Continuum of Care, Treasure Coast Homeless Services Council takes on the accountability of applying for, monitoring and administering federal, state and local grants which assist low income persons in paying for housing. The Council pays rental assistance directly to landlords in order to prevent or end homelessness for individuals and families on the Treasure Coast. **Page 17 -19**

2020 PIT Count Data for St. Lucie, Indian River, Martin

2020 Homeless Data: On January 22, 2020 there was a total of **1379** individuals who were counted as homeless on the Treasure Coast.

Total Population PIT Count Data

	2017 PIT	2018 PIT	2019 PIT	2020 PIT
Total Sheltered and Unsheltered count	1732	1542	1499	1379
Emergency Shelter Total	80	430	91	107
Safe Haven Total	0	0	0	0
Transitional Housing Total	103	83	63	81
Total Shelter Count	183	513	154	188
Total Unsheltered Count	1549	1029	1345	1191

Chronically Homeless PIT Count

	2017 PIT	2018 PIT	2019 PIT	2020 PIT
Total Sheltered and Unsheltered count of Chronically Homeless Persons	57	58	51	45
Sheltered Count of Chronically Homeless Persons	0	0	0	0
Unsheltered Count of Chronically Homeless Persons	57	58	51	45

Homeless Households with Children PIT Counts

	2017 PIT	2018 PIT	2019 PIT	2020 PIT
Total Sheltered and Unsheltered count of the Number of Homeless Households with Children	338	200	259	181
Sheltered count of Homeless Households with Children	41	136	33	44
Unsheltered count of Homeless Households with Children	297	64	226	137

Homeless Veteran PIT Counts

	2017 PIT	2018 PIT	2019 PIT	2020 PIT
Total Sheltered and Unsheltered count of the Number of Homeless Veterans	72	61	50	68

2020 Total Population PIT Count Data Demographics

Gender	Emergency	Transitional	Safe Haven	Unsheltered	Total
Female	73	42	0	459	574
Male	34	39	0	730	803

Ethnicity	Emergency	Transitional	Safe Haven	Unsheltered	Total
Non-Hispanic/Non-Latino	102	71	0	1053	1226
Hispanic/Latino	5	10	0	138	153

Race	Emergency	Transitional	Safe Haven	Unsheltered	Total
White	52	30	0	732	814
Black or African-American	52	38	0	399	489
Asian	2	2	0	3	7
American Indian or Alaska Native	0	0	0	13	13
Native Hawaiian or Other Pacific Islander	0	1	0	2	3
Multiple Races	1	10	0	42	53

2020 Homeless Veteran PIT Counts Demographics

Gender	Emergency	Transitional	Safe Haven	Unsheltered	Total
Female	0	0	0	4	4
Male	0	0	0	63	63
Transgender				1	1

Ethnicity	Emergency	Transitional	Safe Haven	Unsheltered	Total
Non-Hispanic/Non-Latino	0	0	0	67	67
Hispanic/Latino	0	0	0	1	1

Race	Emergency	Transitional	Safe Haven	Unsheltered	Total
White	0	0	0	54	54
Black or African-American	0	0	0	10	10
Asian	0	0	0	0	0
American Indian or Alaska Native	0	0	0	1	1
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	0	0	0	3	3

Chronically Homeless	Emergency	Transitional	Safe Haven	Unsheltered	Total
Total Number of Persons	0	0	0	18	18

Unaccompanied Youth PIT Counts Demographics

Unaccompanied Youth	Emergency	Transitional	Safe Haven	Unsheltered	Total
Under Age 18	10	0	0	0	10
Age 18 to 24	0	12	0	41	53

Gender	Emergency	Transitional	Safe Haven	Unsheltered	Total
Female	4	6	0	18	28
Male	6	6	0	23	35

Ethnicity	Emergency	Transitional	Safe Haven	Unsheltered	Total
Non-Hispanic/Non-Latino	10	8	0	36	54
Hispanic/Latino	0	4	0	5	9

Race	Emergency	Transitional	Safe Haven	Unsheltered	Total
White	5	7	0	28	40
Black or African-American	5	4	0	11	20
Multiple Races	0	1	0	2	3

Additional Homeless Population PIT

	Emergency	Transitional	Safe Haven	Unsheltered	Total
Adults with a serious Mental Illness	1	0	0	191	192
Adults with a Substance Use Disorder	2	0	0	76	78
Adults Survivors of Domestic Violence	23	2	0	22	47

HMIS - Coordinated Entry

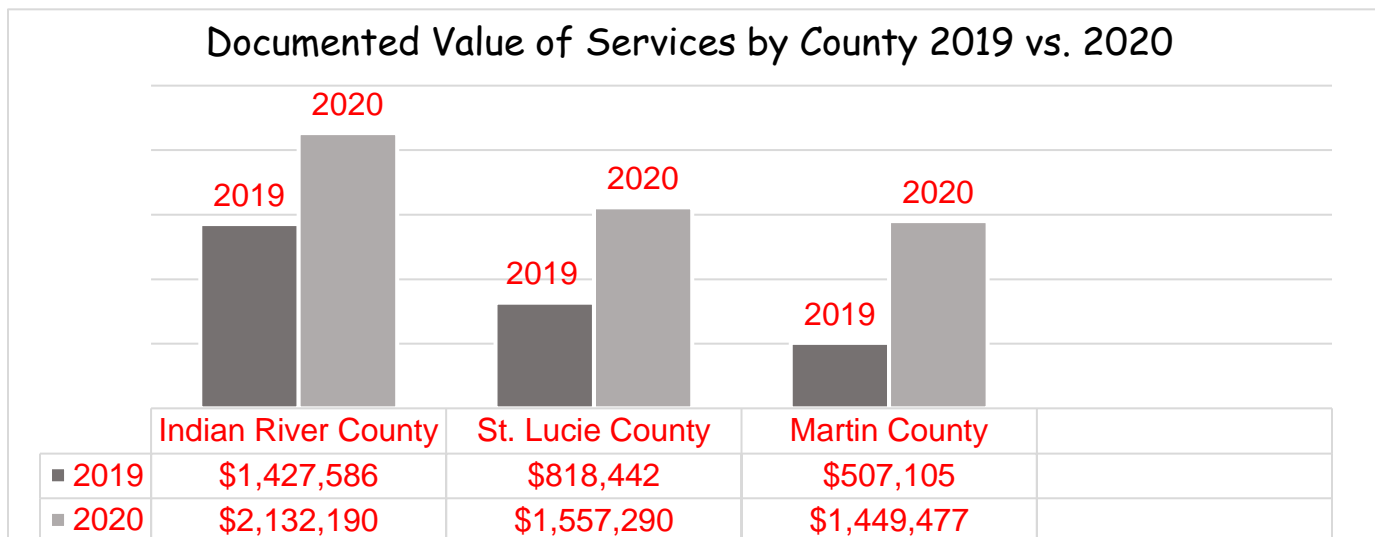
The Homeless Management Information System (HMIS) tracks all services provided by participating end users to persons and households throughout the Treasure Coast. It tracks critical information about needs and services but it can also identify the reason why services which were requested were not provided. The HMIS provides a greater understanding of all households requesting assistance and what services are actually accessed. It reduces duplication among agencies and allows for participation in coordinated entry and coordinated service delivery across the CoC.

During 2020, these HMIS contributing agencies documented **\$5,138,957** in services which they provided to prevent and end homelessness. These services were provided to a total of **9,370** unduplicated individuals, and impacted a total of 16,692 individuals.

HMIS Participating Agencies (By County)

Indian River	St. Lucie	Martin
Camp Haven	Angels of Hope Outreach	House of Hope
Children's Home Society	Children's Home Society	LAHIA
Clear Health Alliance (Dade)	Mustard Seed Ministries	MC Health & Human Svc.
Economic Opportunities	New Horizons	MC Salvation Army
Hope for Families Center	Salvation Army of SLC	MISS
IRC BOCC	SLC Comm. Services	New Horizons
IRC Health & Human Svc.	TCHSC Resource Center	TCHSC Resource Center
New Horizons	United Against Poverty	
Salvation Army of IRC		
Samaritan Center		
The Source	<i>There is a total of 64 licensed end users at this time. Some agencies have multiple users.</i>	
TCHSC Resource Center		
United Against Poverty		
Veterans Council of IRC		

Documented Service Value



One of the benefits of the Coordinated Entry System is that households can obtain appropriate referrals to multiple agencies with one phone call. Listed below are the top four services reported by CoC member agencies during 2020. Other services not listed below include clothing, furniture, household goods, education/training, and gas/bus fares, etc.

Top Four (4) services provided by County

Indian River County	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$1,769,724	1,299	3,041
Utilities	\$87,713	258	726
Case Mgt/Health	\$156,713	1,427	2,736
Food	\$12,541	659	1,440

The data indicates that clients in Indian River County received an average of **3.46 unduplicated services**.

St. Lucie County	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$1,261,374	596	1,248
Utilities	\$175,170	553	1,073
Case Mgt/Health	\$75,170	3,500	5,170
Food	\$31,311	2,525	3,567

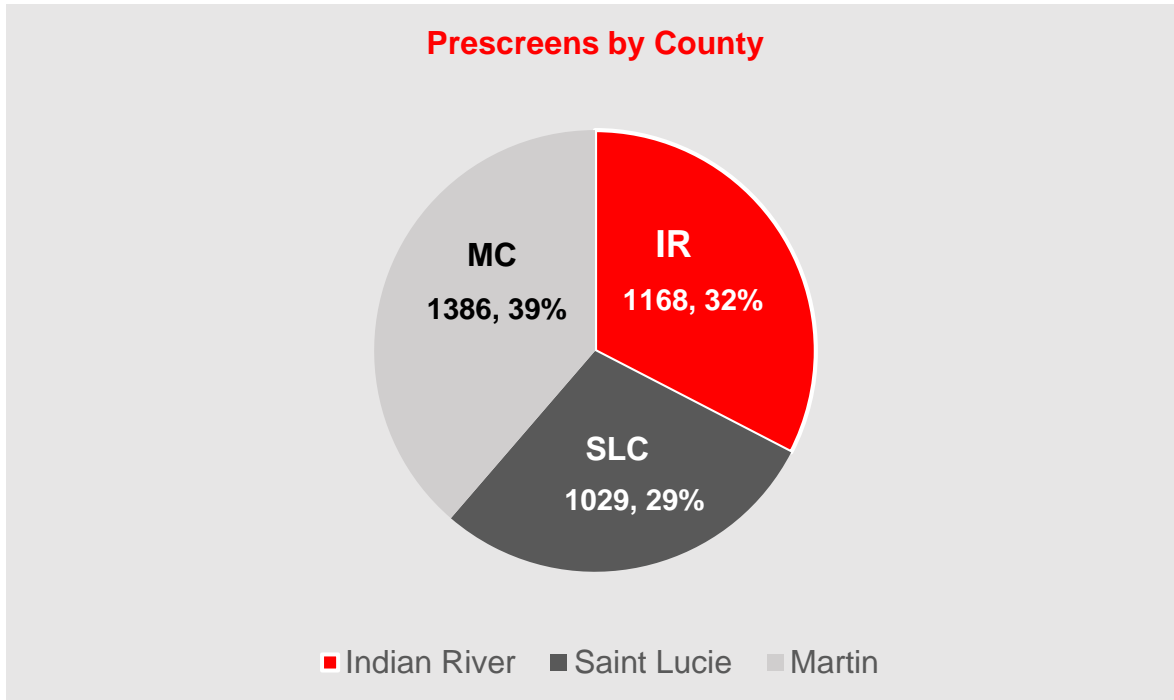
The data indicates that clients in St. Lucie County received an average of **2.56 unduplicated services**.

Martin County	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$1,207,315	443	1,048
Utilities	\$156,682	385	1,092
Case Mgt/Health	\$58,817	1,374	3,174
Food	\$6,272	845	2,157

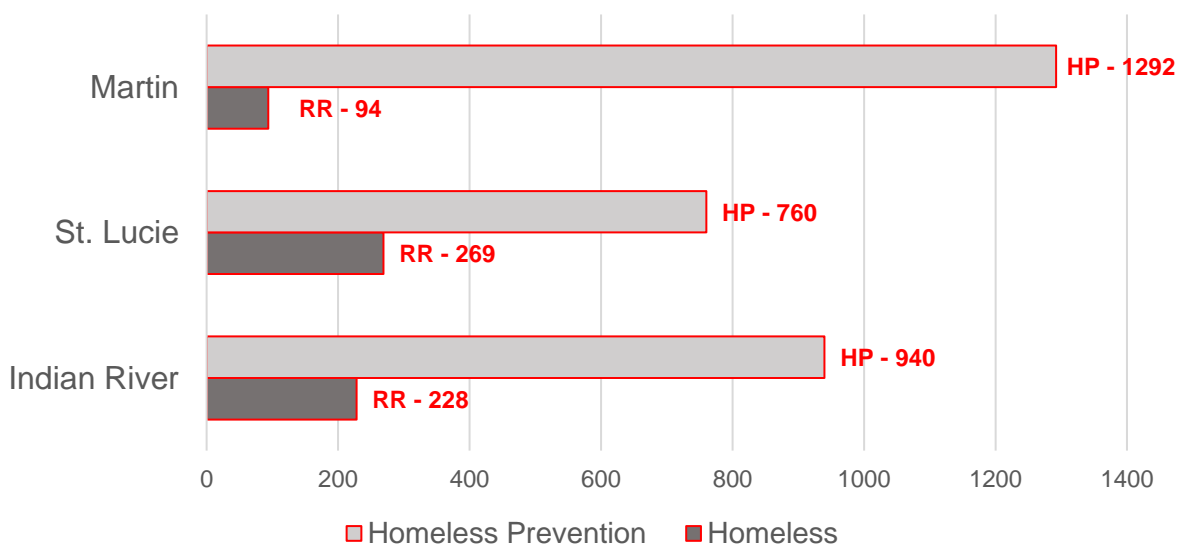
The data indicates that clients in Martin County received an average of **2.57 unduplicated services**.

PRESCREENS - Coordinated Entry System

The HMIS system allows us to interview individuals remotely and assess their need, in real time, across the CoC. The information is entered immediately by the interviewer and a score is automatically generated by the system. The highest scores get the first in depth intake interviews. We do this because we try to serve people who are the most in need first. We are providing the following information about the requests for prevention and re-housing services as they came in through pre-screens, from each of the counties in the CoC. **3,583 households were pre-screened between 12/01/2019 – 11/30/2020.**



Prescreens by County & Housing Status 12/01/2019 - 11/30/2019



These numbers represent persons who were actually pre-screened in person or over the phone using our coordinated entry process.

Homeless Prevention and Rapid Rehousing - 12/01/2019 - 11/30/2020

In addition to prescreening, the following services were performed by the TCHSC Staff with funding from State and Federal dollars.

Direct Services - TCHSC			
Type of Assistance	Families	Individuals in Families	Amount
Housing Assistance	316	838	\$868,610
Emergency Housing	14	24	\$23,372
All Other Assistance	122	393	\$3,454
Total	452	855	\$895,436

VASH and COVID -19 VASH

The Veteran's Administration invested significant effort in assuring that any homeless Veteran who was "on the street" would be protected from getting and spreading the virus during the pandemic. They authorized hotel placements for those without shelter, and for veterans who could not otherwise safely social distance.

"In response to the COVID-19 crisis, the SSVF Program Office has provided supplemental funding and flexibility to grantees, allowing an expansion of services and support to Veterans. SSVF grantees are encouraged to provide emergency housing assistance to homeless Veterans who are unsheltered or at high risk of becoming seriously ill if exposed to COVID-19."

Veterans Served by SSVF - \$467,373.00			
Agency	HP	RR	Total
Treasure Coast Homeless Services Council, Inc.	42	41	88
St. Lucie County Community Services - TCHSC Staff	28	41	69
Martin County Health & Human Services - TCHSC Staff	0	2	2
Total	70	84	159



Permanent Supportive Housing

Treasure Coast Homeless Services Council, Inc. annually applies for HUD's Continuum of Care Program grants. During 2020, Indian River, St. Lucie and Martin County received a total of \$1,665,175 for permanent supportive housing through our applications on their behalf.

A cost-effective solution, permanent supportive housing has been shown to lower public costs associated with the use of crisis services such as shelters, hospitals, jails and prisons.

County	Award	Clients Housed
Indian River	\$903,372	150
St. Lucie	\$453,312	61
Martin	\$326,491	67
TOTAL	\$1, 665,175	278

Permanent Supportive Housing is the best solution to end chronic homelessness. Permanent supportive housing pairs a long-term housing subsidy with case management and supportive services. This approach has been shown to not only help people experiencing chronic homelessness to achieve long-term housing stability, but also improves their health and well-being. Permanent supportive housing uses a **HOUSING FIRST MODEL** to assist homeless individuals and families. Housing first is a Federal housing approach to ending homelessness which attempts to reduce all barriers to housing placement. Clients are assessed and placed on a prioritization list based on the severity of their need, not on their "readiness for housing". All Permanent Supportive Housing in the CoC is tenant based rental assistance. The client can live in any available housing unit in the community that can pass housing quality inspections and is rent reasonable.



Final FY 2021 Fair Market Rent (FMR) by County

IRC	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
FMR	\$699	\$881	\$1,059	\$1,430	\$1,673
Hourly wage necessary to afford FMR	\$13.44	\$16.94	\$20.36	\$27.49	\$32.17
Full-time jobs at minimum wage (\$8.65) to afford FMR	1.55	1.96	2.35	3.18	3.72
Full-time jobs at minimum wage (\$10.00 10/01/2021)	1.34	1.69	2.04	2.73	3.22

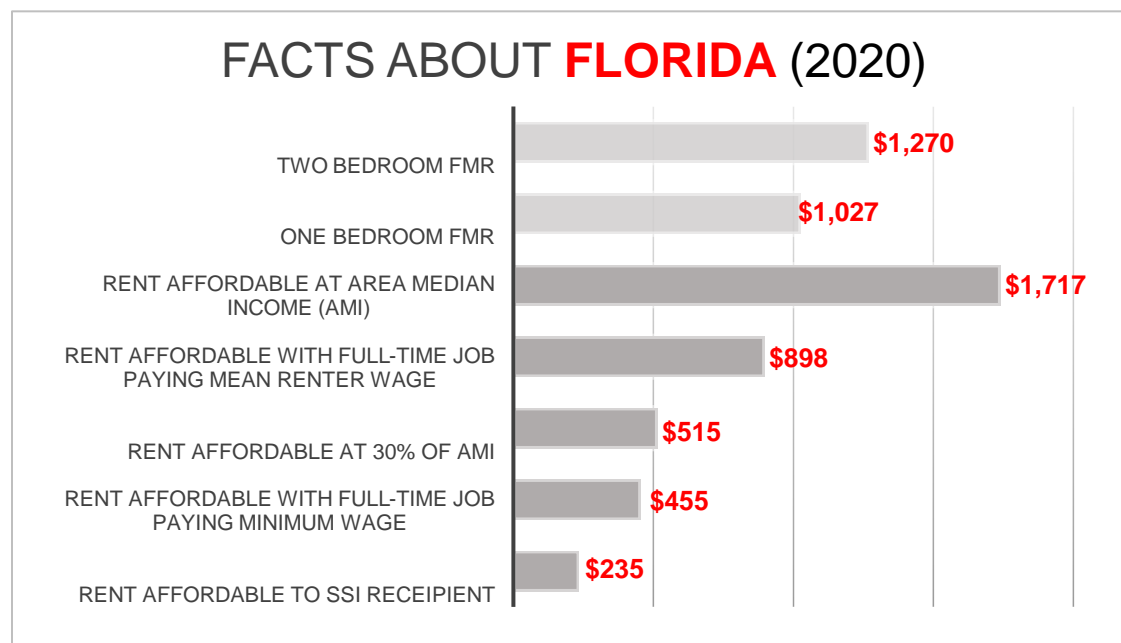
Indian River County includes Vero Beach and Sebastian and consists of Indian River County

SLC/MC	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
FMR	\$926	\$932	\$1,211	\$1,618	\$1,830
Hourly wage necessary to afford FMR	\$17.81	\$17.92	\$23.29	\$31.12	\$35.19
Full-time jobs at minimum wage (8.56) to afford FMR	2.06	2.07	2.69	3.60	4.07
Full-time jobs at minimum wage (\$10.00 10/01/2021)	1.78	1.79	2.33	3.11	3.52

Martin County includes St. Lucie County and consists of Martin County and St. Lucie County

Tables are based on rent not exceeding 30% of Household income.

Minimum wage is scheduled to rise to **\$8.65** (from \$8.56) in 2021; **\$10.00** after 09/30/21



Affordable Housing

Neighborhood Stabilization Program Rentals

The NSP Program provides safe, affordable housing for very low, low, moderate-income families.



Indian River County

TCHSC owns 19 NSP affordable rental housing units.

This NSP partnership with Indian River County provided housing for:

32 adults with 23 children.

Rents ranged from \$450 - \$1000.

TCHSC maintains and manages all of these Properties.



St. Lucie County

TCHSC owns 13 NSP affordable rental housing units.

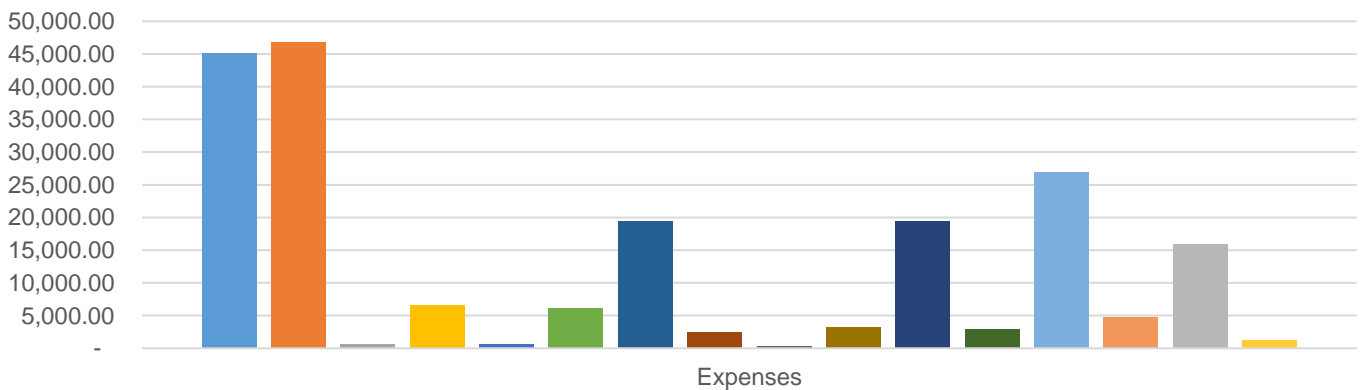
This NSP partnership with St. Lucie County provided housing for:

13 adults with 19 children.

Rents ranged from \$700 - \$900.

TCHSC maintains and manages all of these Properties.

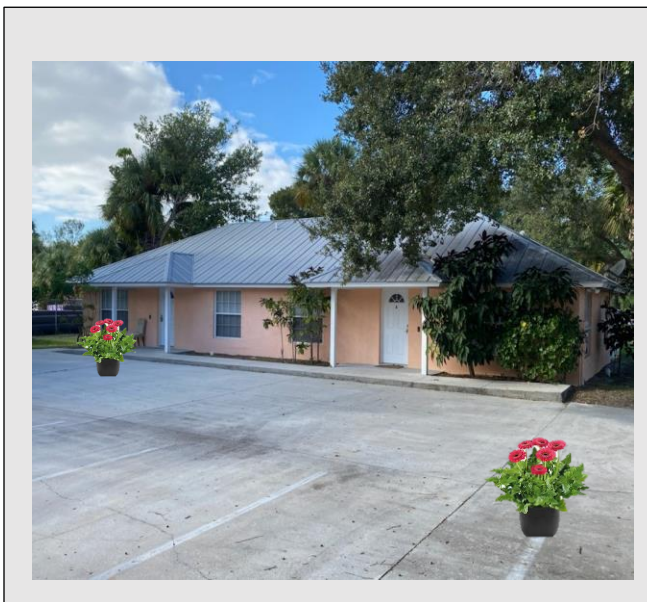
Cost To Run Affordable Housing \$202,376.00 (12 months)



Affordable Housing is always a hot topic. Defining it continues to be more controversial as time goes on. For the past year, we have assumed responsibility for repairs and maintenance of all of the affordable housing properties we own in Indian River and St. Lucie counties. Revenue from these properties is very limited due to the need to keep the properties affordable and to also accommodate special populations who are on the path to reestablishing their housing stability. We could not afford this without the help of our faith-based partners and community philanthropy partners. Without their funds for repairs, furnishings, donations etc. we would not be able to sustain this “experiment” which is now becoming a model for future successes.

Naomi’s House

To date, 44 single women of all ages have resided at Naomi’s House since it was opened. This year, due to COVID, the number of occupied beds had to be temporarily reduced. Despite that, thirteen women, including several young women who had aged out of foster care were able to live at the facility for as long as they needed to be ready to go out on their own. The project, with four 2-bedroom, two bath units, will continue to partner with Children’s Home Society to help young women who have aged out of foster care who need some extra time to find housing and work before moving into their own housing.



Every Dream Has A Price

The merger of Every Dream Has A Price and the Coalition for Attainable Homes was completed in December of 2020. These two beautiful new homes were completed by Every Dream Has A Price as targeted housing to meet the housing needs of specific populations in Indian River County. This year, one of the new houses will serve people in the community with special needs.



1820 38th Place – Veterans Duplex

While the majority of the housing remains dedicated to serving individual Veterans, and Veterans with families, the newest property, in sunshine yellow, will be dedicated to serving a different population, including mental health court clients.



1850 38th Place Mental Health Court

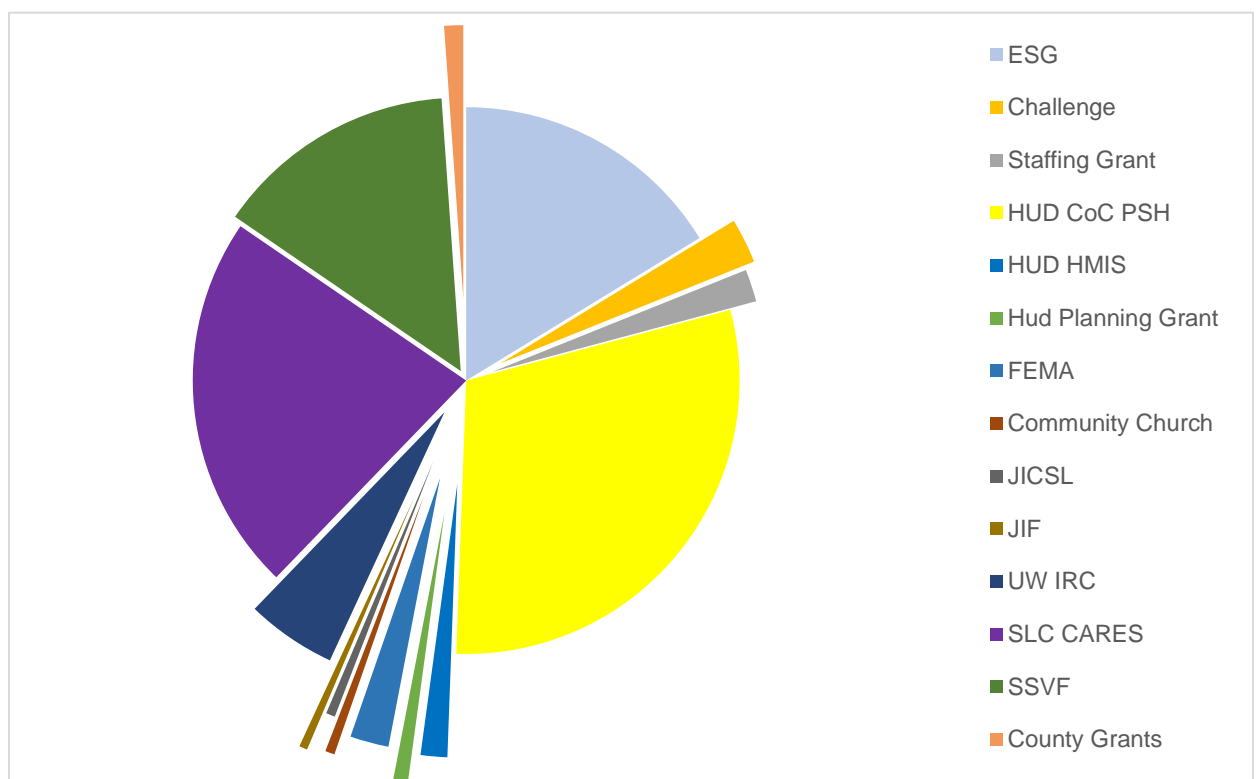
The new Board of Coalition for Attainable Homes is jointly composed of Every Dream Has A Price and Coalition for Attainable Homes Board Members who are affiliated with the Treasure Coast Homeless Services Council, Inc..

Financial Resources 2020 – 2021

As the lead agency for the Continuum of Care, Treasure Coast Homeless Services Council, Inc. is responsible for applying for and administering federal, state and local grants which can be used to assist in preventing and ending homelessness across the Treasure Coast.

The chart below provides a breakdown of grants awarded/received by Treasure Coast Homeless Services Council, Inc. through Federal, State and Local funders to be used for prevention, rapid rehousing and coordinated data management across the Treasure Coast. **Awards include Covid-19 & CARES ACT funds.** See next page.

Grant	Amount	
ESG	\$911,000.00	16.22%
Challenge	\$148,500.00	2.64%
Staffing Grant	\$107,143.00	1.91%
HUD CoC PSH	\$1,665,175.00	29.65%
HUD HMIS	\$88,061.00	1.57%
Hud Planning Grant	\$48,874.00	0.87%
FEMA	\$127,944.00	2.28%
Community Church	\$31,300.00	0.56%
JICSL	\$30,000.00	0.53%
JIF	\$27,200.00	0.48%
UW IRC	\$298,524.81	5.32%
SLC CARES	\$1,250,000.00	22.26%
SSVF	\$802,495.0	14.29%
County Grants	\$62,770.00	1.12%
Private Donor	\$17,500.00	0.31%
	\$5,616,486.81	100.00%

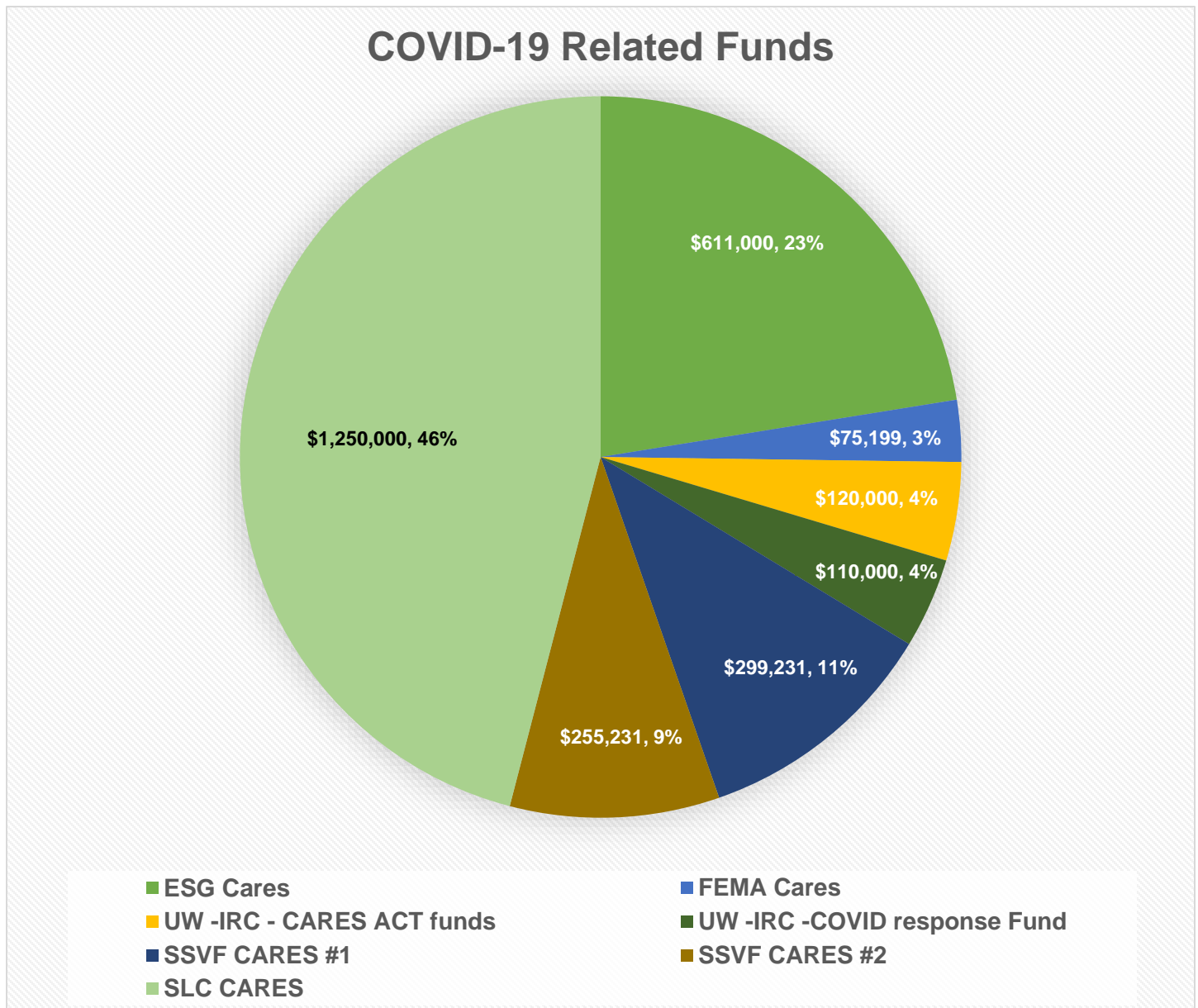


COVID-19 Related Funds

In general, the Coronavirus Relief Fund (CRF) is a portion of the Coronavirus Aid, Relief, and Economic Security (CARES) Act passed by Congress and signed into law by the President in March 2020 in response to the economic fallout of the COVID-19 pandemic.

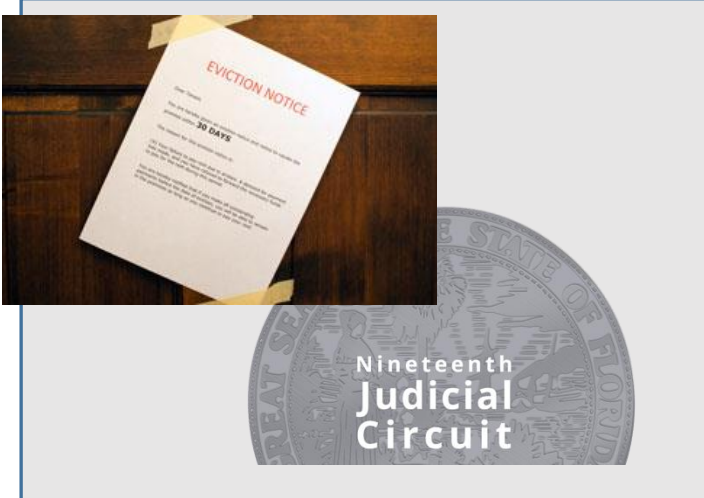
The majority of the funding listed below went directly to rent and utility assistance for persons who were eligible for assistance according to the terms and condition of the CARES Act.

In some these funds replaced our regular award amounts.



St. Lucie County CARES Contract

On July 31, 2020, St. Lucie County awarded a contract to Treasure Coast Homeless Services Council to distribute Coronavirus Relief Funds (CARES) to county residents impacted by COVID-19. The three projects started and completed within the deadline of 12/30/2020 dispersed \$1,250,000 to St. Lucie County residents.

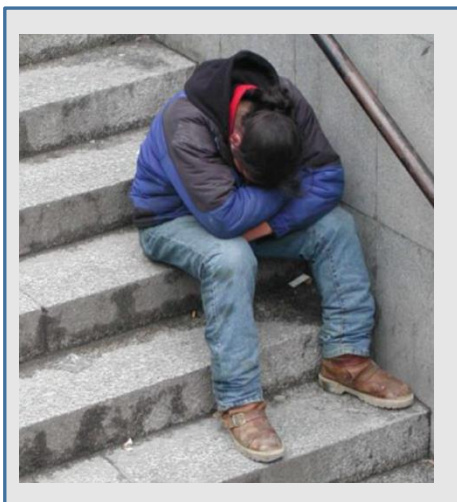


Eviction Diversion

Partnering with the 19th Circuit Court, TCHSC created an eviction diversion program to serve households impacted financially from COVID-19. Over a space of four months, 114 households were spared from eviction and landlords received more than \$570,000 in past due rent.

Emergency Rental Assistance

Partnering with the SLC Community Services, TCHSC administered overflow cases of households impacted financially from COVID-19. This program prevented eviction filings for 132 households. Landlords and utility providers received more than \$266,000 in past due payments.



Housing Hub

TCHSC created a Housing Hub in Fort Pierce to provide a centralized location to meet with and provide services to residents needing housing assistance. This location will also serve as an emergency overnight shelter for homeless men, providing programs to help them transition to permanent housing.

Continuum of Care Members & Partners

The Continuum of Care is a community wide collaborative group which meets regularly to plan and work together to quickly address housing issues for all populations, and to provide supportive services to keep people housed and healthy. CoC Members and collaborative partners provide a wide range of additional resources, from services to funding, to prevent and end homelessness, together, whenever we can.

211 Palm Beach/Treasure Coast, Inc.	John's Island Foundation
Angels of Hope Ministries, Inc.	Love and Hope in Action
Adam's Place	Martin County Health and Human Services
Camp Haven, Inc.	Martin County School District
Children's Home Society, Inc.	Mary's Shelter Treasure Coast
Christ by the Sea United Methodist Church	MISS, Inc.
City of Ft. Pierce Housing Authority	Mustard Seed Ministries, Inc.
City of Ft. Pierce Police Department	New Horizons of the Treasure Coast, Inc.
Community Church of Vero Beach	Public Defender, 19th Circuit
Department of Health - Indian River County	Roseland United Methodist Church
Department of Health - St. Lucie County	Safespace, Inc.
Every Dream has a Price, Inc.	Salvation Army of Indian River County
ELC of Indian River, Martin and Okeechobee Counties	Salvation Army of Martin County
Early Learning Coalition of St. Lucie County	Salvation Army of St. Lucie County
Economic Opportunities Council	Samaritan Center - Catholic Charities
Fellsmere Community Enrichment Program, Inc.	Sarah's Kitchen
First Presbyterian Church	Southeast Florida Behavioral Health Network
Florida Department of Children and Families	St. Augustine of Canterbury
Florida Rural Legal Services	St. Helens Catholic Church
Graceway Village, Inc.	St. Lucie County Community Services
Grand Harbor Missions Board	St. Lucie County School District
Habitat for Humanity	St. Lucie County St. Vincent DePaul
Holy Cross Catholic Church	St. Lucie County Veteran Services
Hope for Families Center	Temple Beth Shalom - Vero Beach
House of Hope, Inc.	The Source, Inc.
HUD/VASH - West Palm VA Medical Center	Treasure Coast Community Health
Indian River County Health and Human Services	United Against Poverty of Indian River County
Indian River County School District	United Against Poverty of St. Lucie County
Indian River County Sheriff's Department	United Way of Indian River County
Indian River County Veteran Services	
John's Island Community Services League	Vietnam Veterans of Indian River County

IF YOUR NAME IS NOT ON THE LIST, WE WOULD LOVE TO HAVE YOUR PARTICIPATION!!!!