

# Treasure Coast Homeless Services Council



## HOUSING MATTERS

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

**Continuum of Care  
Annual Report 2022**

# 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

Hud mandates that every CoC in the country conduct a One-day Point in time count during one of the last ten days of January. In 2023, our count will be on January 26, 2023. The Annual Point in Time Count is a key step in quantifying need. It represents a snapshot of sheltered and unsheltered literally homeless individuals and families in our three-county area. The 2022 count was conducted on January 31, 2022. The numbers are based on answers to very specific questions we ask participants. Findings are carefully reviewed to avoid double counting and incorrect interpretations. 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 4-6**



### HMIS – Coordinated Entry

The Homeless Management Information System (HMIS) ClientTrack has more than 76 end users in the CoC. We use it to track services we provide but also to track services provided by participating agencies on the Treasure Coast. Our prescreening staff uses a uniform assessment tool, records everyone who has called for assistance, and makes referrals for follow up and full assessment on qualifying clients. The system records who is served or denied, and states the reason. We manage this database to provide mandatory reporting to HUD, the State and SSVF to allow for a greater avoidance of duplicative service delivery among participating agencies. Our System Administrator provides license credentialing and management, end user training, and data cleaning for participating agencies in order to meet and maintain Data Quality Standards. **Pages 7-9**



### Homeless Prevention and Rapid Rehousing

The Council invests most of its efforts in preventing and ending homelessness. Avoiding homelessness in the first place is our "go to" solution in this market. Since it is virtually impossible to find affordable housing in the CoC our staff dedicates the majority of its time working with clients and landlords to divert homelessness. Funding for these services comes through a variety of State and Federal Programs, i.e. Challenge, ESG, ESG-CV, SSVF, SSVF-CV, FEMA and HUD Permanent Supportive Housing. Funding for non-eligible housing options are supported through United Way, FEMA, Community Church, John's Island Foundation, John's Island Community Services League and some wonderful private donors. **Page 10**



### 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. TCHSC works with the West Palm Beach VA Supportive Housing program and Public Housing Authorities in the CoC to house eligible veterans. Staff maintains a Veteran by-name list to keep a personal track of local homeless Veterans. Our SSVF staff works with local Veteran Services Officers, various outreach and nonprofit Veteran organizations, and the coordinated entry staff of the VA. **Page 10**



## Permanent Supportive Housing

Treasure Coast Homeless Services Council, Inc. annually applies for HUD Continuum of Care Program grants. During 2022, Indian River, St. Lucie and Martin County received a total of \$1,808,995 for permanent supportive housing and housed 241 disabled 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. TCHSC provides mandatory monthly billing, service reporting, and

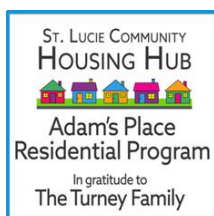
match data to HUD for homeless disabled households on behalf of the three counties. TCHSC pays for one full-time New Horizons professional to provide case management, supportive services and relationships with landlords.

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**Affordable Rental Housing.** Since the merger of Every Dream has a price with our housing corporation, we have continued to maintain affordable housing under the Coalition for Attainable Homes, the Indian River County Neighborhood Stabilization Program, the St. Lucie County Neighborhood Stabilization Program, and Naomi's House. At this time, we collectively own and manage 45 units of housing in two counties. These units are part of the contributions this CoC has made to address the crisis we face with rents being "out of reach" on the entire

Treasure Coast. TCHSC is responsible for the management and maintenance of these units. Pages 12-14



## St. Lucie County Housing Hub and Eviction Diversion

The Housing Hub is a transitional shelter facility and a resource center in Ft. Pierce, under a \$250,000 contract with St. Lucie County. The residential side consists of 24 transitional shelter beds for homeless men. The resource center side is a fully staffed walk-in center with multiple agency volunteer offices and SOAR services to assist the community with applications for funding, entitlements, referrals for health care and other services requiring technology and connectivity. We also operated and staffed a CARES Eviction Diversion Program, under a

separate \$2 million, contract with St. Lucie County. This was a special project in Circuit 19 with Judge Alonzo to mediate and stop evictions for households who have already been served through the courts.

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## Financial Resources & Fiscal Management

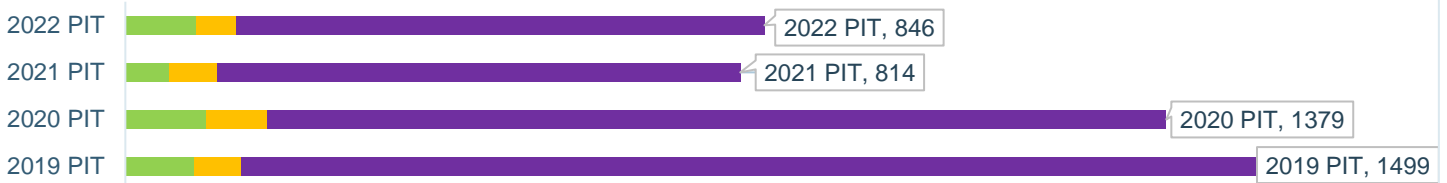
As the lead agency for the Continuum of Care, Treasure Coast Homeless Services Council applies for, monitors and administers federal, state and local grants which assist low income persons in paying for housing. The Council pays rental assistance directly to landlords in order to prevent or end homelessness for individuals and families on the Treasure Coast. We are currently tracking, billing and reporting on 14 different funding streams and HUD Permanent

Supportive Housing. There are both State and Federal single Audits, Annual Performance Reports to HUD, Point-In-Time demographics reports, and quarterly, semi-annual and year end reports. Page 17

## 2022 PIT Count Data for St. Lucie, Indian River, Martin

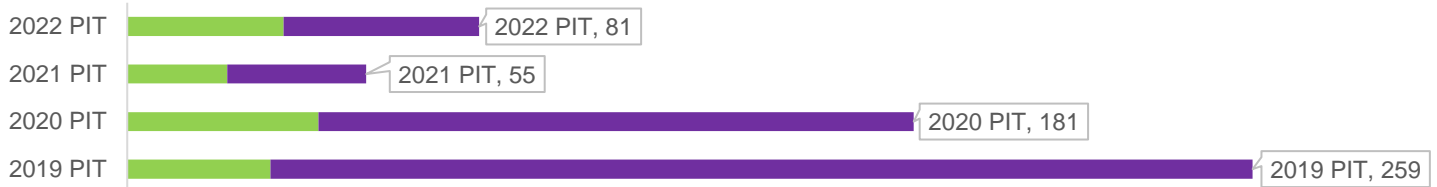
**2022 Homeless Data:** On January 31, 2022 a total of **846** persons were counted as literally homeless on the Treasure Coast. Based on the number of persons in our CoC during this year who identified as literally homeless, we are convinced that these numbers still reflect a serious undercounting and continue to be affected by the COVID pandemic. PIT Counts of literally homeless persons are limited to “in person” contacts with persons in camps, in the woods, in cars, in the streets, etc. or who are reported to us as seeking assistance on that day from a program which helps homeless people.

### Total Population PIT Count Data



	2019 PIT	2020 PIT	2021 PIT	2022 PIT
Emergency Shelter Total	91	107	58	94
Safe Haven Total	0	0	0	0
Transitional Housing Total	63	81	63	53
Unsheltered Count	1345	1190	693	699

### Homeless Households with Children



	2019 PIT	2020 PIT	2021 PIT	2022 PIT
Total Sheltered Count	33	44	23	36
Total Unsheltered Count	226	137	32	45

### Homeless Veterans



	2019 PIT	2020 PIT	2021 PIT	2022 PIT
Number of Persons Sheltered	0	0	3	1
Number of Persons Unsheltered	55	73	64	73

## 2022 Total Population PIT Count Data Demographics



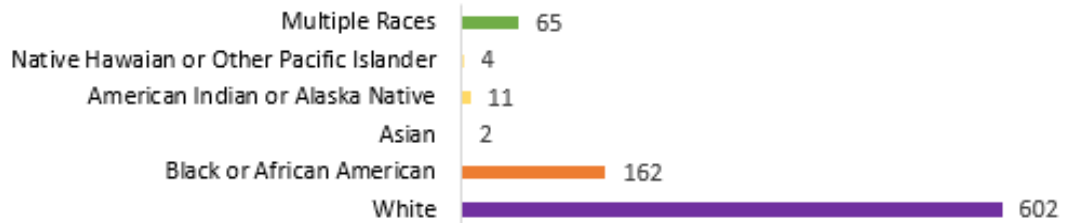
### Gender



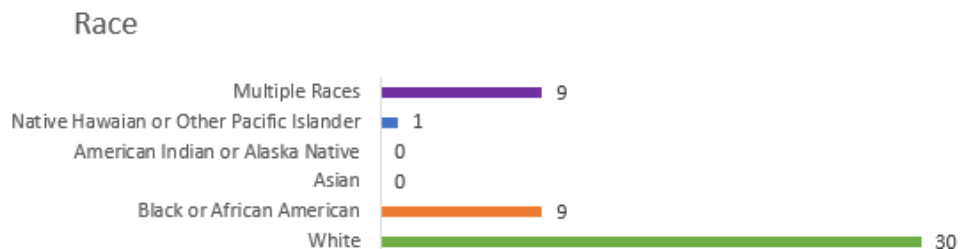
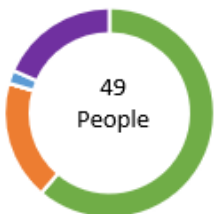
### Ethnicity



### Race



## 2022 Unaccompanied Youth PIT Count Demographics



## HMIS – Coordinated Entry

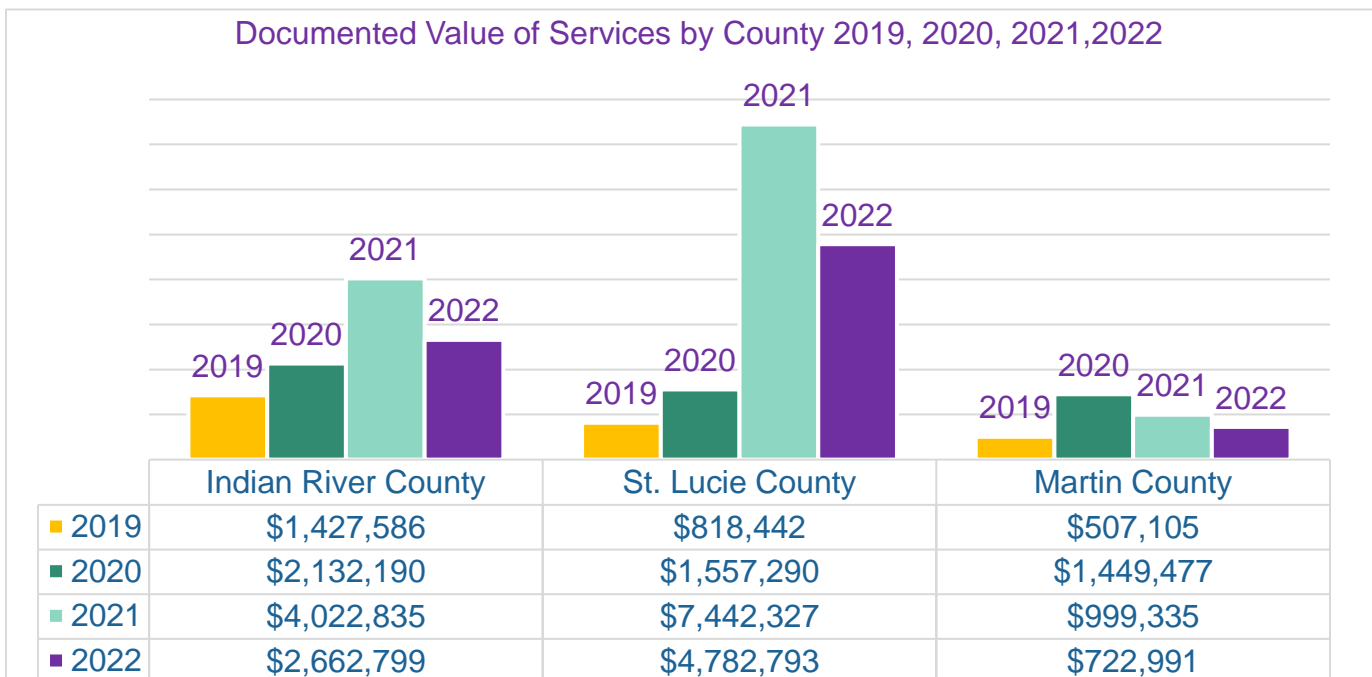
The Homeless Management Information System (HMIS) tracks all services provided by participating end users to persons and households throughout the Treasure Coast. It tracks critical information about needs and services but it can also identify the reason why services which were requested were not provided. 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 2022, our staff and our HMIS partner agencies documented **\$8,168,583.00** in services provided in our CoC to prevent and end homelessness on the Treasure Coast. These services were provided to a total of **10,585** unduplicated individuals, and impacted a total of **21,242** individuals in families.

## 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
Economic Opportunities	City of Fort Pierce	MC Health & Human Svc.
Habitat for Humanity	Mustard Seed Ministries	MC Salvation Army
Hope for Families Center	New Horizons	MISS
IRC BOCC	Salvation Army of SLC	New Horizons
IRC Health & Human Svc.	Salvation Army of Okeechobee	TCHSC Resource Center
New Horizons	SLC Community Services	
Salvation Army of IRC	TCHSC Resource Center	<i>There is a total of 76 licensed end users at this time. Some agencies have multiple users.</i>
Samaritan Center	United Against Poverty	
TCHSC Resource Center	SLC Veterans Services	
United Against Poverty	RiteLife Services	
United Way of IRC		

Documented Value of Services by County 2019, 2020, 2021, 2022



## Top Four (4) services provided by County

<b>Indian River County</b>	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$1,351,066	718	1,679
Utilities	\$87,394	383	1,032
Case Mgt/Health	\$209,295	667	1,183
Food	\$683,811	2,377	4,076

<b>St. Lucie County</b>	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$4,372,278	938	2,142
Utilities	\$183,022	446	1,178
Case Mgt/Health	\$114,061	3,652	9,042
Food	\$41,076	2,883	7,389

<b>Martin County</b>	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$307,239	150	330
Utilities	\$77,270	210	478
Case Mgt/Health	\$67,457	1,319	2,703
Food	\$8,847	1,028	2,203

The vast majority of the “housing related assistance” and utilities came from Emergency Shelter CV funds, Supportive Services for Veterans CV funds, and Housing Related Eviction Diversion funding in St. Lucie County.

These numbers do not reflect services provided by those local governments and other CoC member agencies who do not participate in our HMIS data base, ClientTrack.

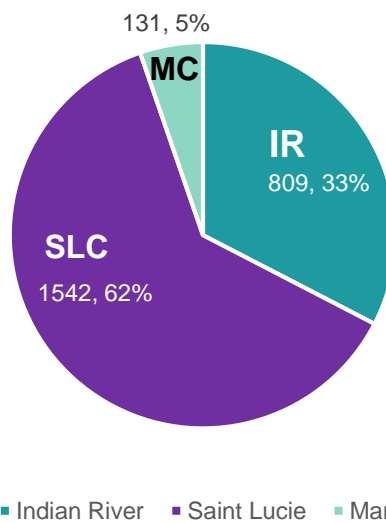
**Numbers do not represent those persons served whose addresses were not in the database.**



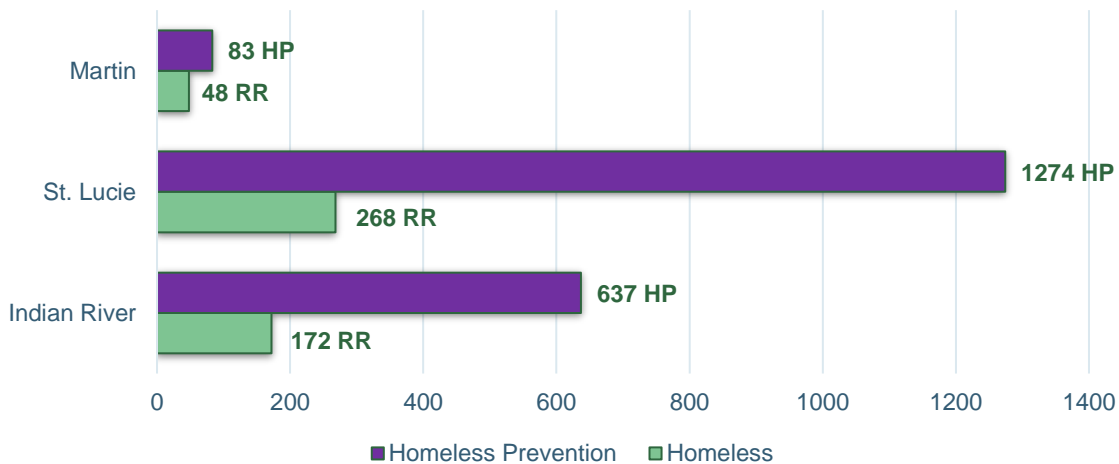
## PRESCREENS – Coordinated Entry System

One of the benefits of the Coordinated Entry System is that households can obtain appropriate services with one phone call and also receive referrals to multiple agencies who can also meet their needs. The HMIS system allows us to interview callers remotely and assess their need, in real time, across the CoC. 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 by follow-up call back. 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 from December 2021 to November 2022.

### TCHSC Coordinated Entry Staff Prescreens by County



### Prescreens by County & Housing Status 12/01/2021 - 11/30/2022



These numbers represent **2,482** persons who were actually pre-screened using our uniform coordinated entry process, who self declared their housing status..

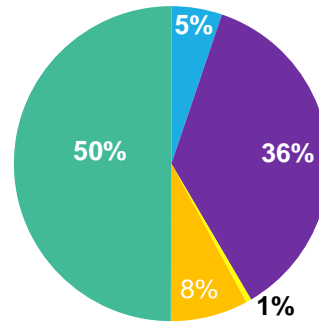
## Homeless Prevention and Rapid Rehousing – 12/01/2021 – 11/30/2022

In addition to prescreening, the following services were provided by TCHSC Staff with funding from State and Federal dollars, including passthrough funds:

- ✓ Homeless Prevention, Rapid Rehousing
- ✓ Veterans Housing Services
- ✓ Emergency Shelter and Hotel/Motel

### TCHSC Resource Center \$\$2,680,720

- Challenge = \$139,479
- ESG = \$974,503
- FEMA = \$14,975
- SSVF = \$213,055
- SLC Diversion = \$1,338,707



Clients served by <u>Challenge</u> , <u>ESG</u> , <u>FEMA</u>		
	Families	Individuals in Families
Housing Assistance	288	799
Emergency Housing	30	57
All Other Assistance	50	111
<b>Total</b>	<b>368</b>	<b>967</b>

Veterans in IRC, SLC & MC Served by <u>SSVF</u> and <u>ESG</u>			
Agency	HP	RR	Total
Treasure Coast Homeless Services Council, Inc. Staff	12	24	36
St. Lucie County Community Services – TCHSC Staff	21	5	26
<b>Total</b>	<b>33</b>	<b>29</b>	<b>62</b>

## Permanent Supportive Housing

Treasure Coast Homeless Services Council, Inc. annually applies for HUDs Continuum of Care Program grants. For the 2022 Grant Award year, Indian River, St. Lucie and Martin County received a total of \$1,808,995 for permanent supportive housing through our applications on their behalf.

County	Award	Clients Housed
Indian River	\$1,058,736	137
St. Lucie	\$494,328	69
Martin	\$359,743	35
<b>TOTAL</b>	<b>\$1, 808,995</b>	<b>241</b>

**Permanent Supportive Housing** is designed for people experiencing chronic homelessness. It is designed to support long-term housing stability and improvements in mental health and overall 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 REMOVE 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 inspection and is rent reasonable.

### ***A note, as I retire from the position of Executive Director:***

"These numbers don't actually do justice to the time, energy an effort that we all put in this year to keep our clients safe and housed. The housing market crisis just got worse and worse, and rents were completely out of control, for almost everybody, including some of us. That doesn't mean that we weren't hugely successful. **We were.** The people that we did house took three times as much work and almost twice as much money. I am proud of all of us; happy to call you all colleagues and allies in the business of honoring the most basic of human rights, the right to safe, clean, affordable permanent housing. You have my utmost respect and thanks. "

***Louise Hubbard***

# Final FY 2023 Fair Market Rent (FMR) by County

HUD released the 2023 FMR's in October 2022

IRC	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
<b>FMR</b>	<b>\$845</b>	<b>\$1048</b>	<b>\$1,264</b>	<b>\$1,629</b>	<b>\$2,104</b>
Hourly wage necessary to afford FMR	<b>\$16.25</b>	<b>\$20.15</b>	<b>\$24.31</b>	<b>\$31.33</b>	<b>\$40.46</b>
Full-time jobs at minimum wage (11.00) to afford FMR	<b>1.48</b>	<b>1.83</b>	<b>2.21</b>	<b>2.85</b>	<b>3.68</b>

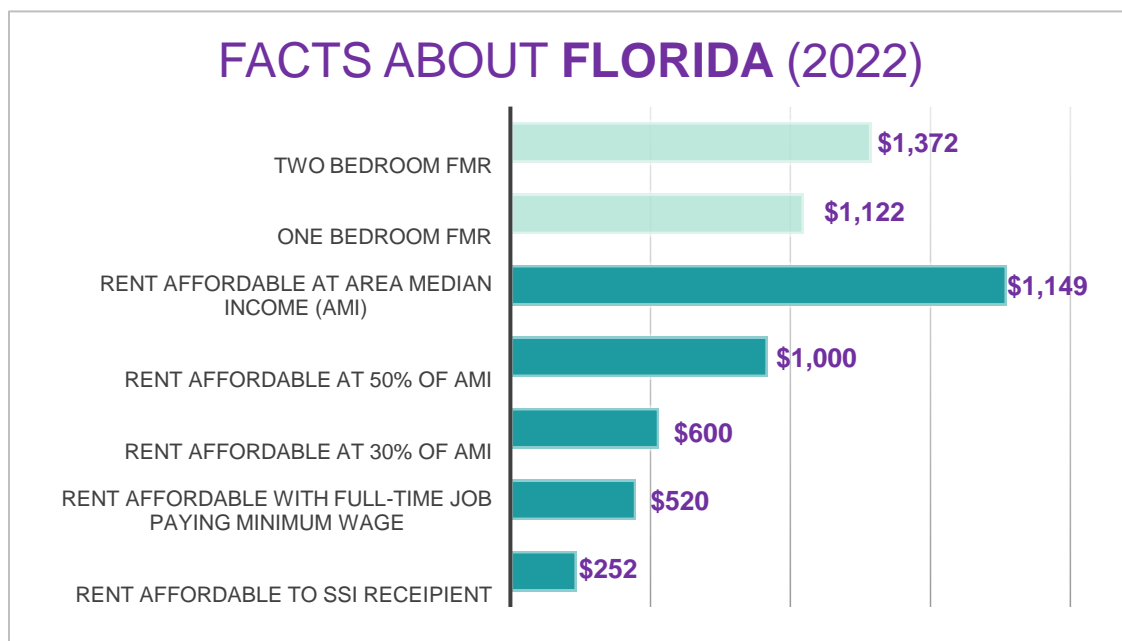
*Indian River County includes Vero Beach and Sebastian and consists of Indian River County*

SLC/MC	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
<b>FMR</b>	<b>\$1,153</b>	<b>\$1,160</b>	<b>\$1,458</b>	<b>\$1,969</b>	<b>\$2,265</b>
Hourly wage necessary to afford FMR	<b>\$22.17</b>	<b>\$22.31</b>	<b>\$28.04</b>	<b>\$37.87</b>	<b>\$43.56</b>
Full-time jobs at minimum wage (11.00) to afford FMR	<b>2.02</b>	<b>2.03</b>	<b>2.55</b>	<b>3.44</b>	<b>3.96</b>

*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 in Florida **\$11.00** in 2023; (\$12.00 after 09/30/23)



# Affordable Housing

## Neighborhood Stabilization Program Rentals

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



### Indian River County

TCHSC owns 18 NSP affordable rental housing units.

This NSP partnership with Indian River County provided housing for:  
**36 adults with 23 children.**

**Rents ranged from \$450 - \$2,100.**  
TCHSC maintains and manages all of these properties.



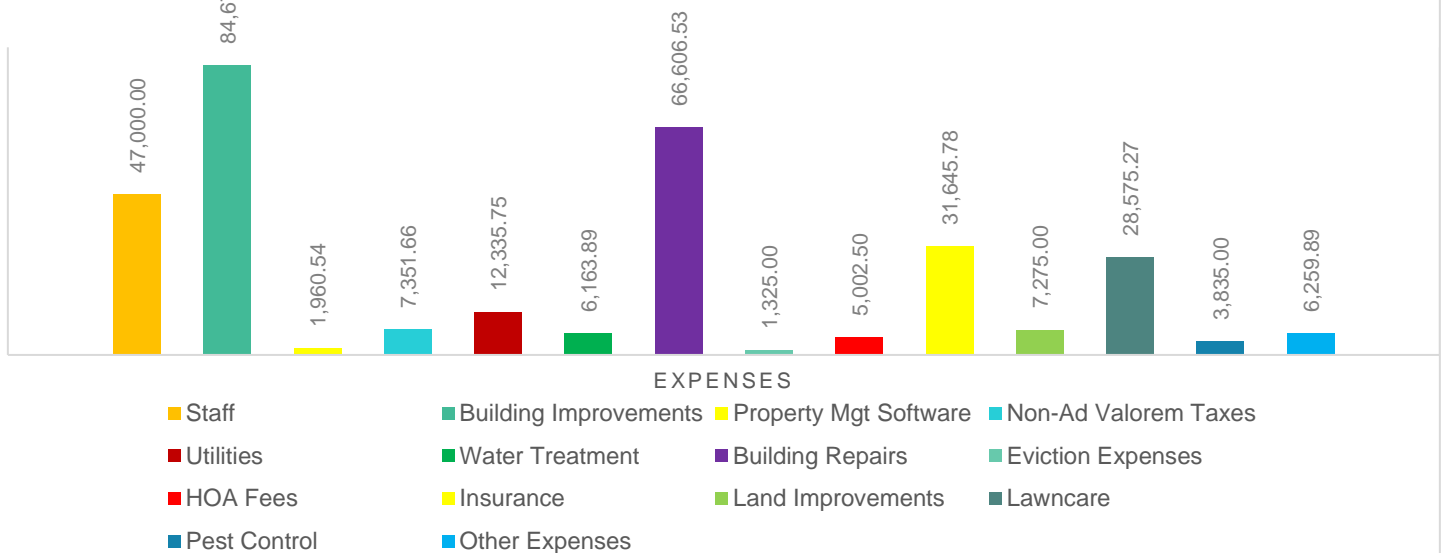
### St. Lucie County

TCHSC owns 12 NSP affordable rental housing units.

This NSP partnership with St. Lucie County provided housing for:  
**18 adults with 25 children.**

**Rents ranged from \$617 - \$1,600.**  
TCHSC maintains and manages all of these Properties.

## COST TO RUN AFFORDABLE HOUSING \$ 310,015.32 (12 MONTHS)



**Affordable Housing:** There are currently 45 housing units including 7 duplexes and Naomi's House in our housing inventory. We have continued to assume responsibility for management, repairs and maintenance of all of these affordable housing properties which we own in Indian River and St. Lucie counties. Revenue from these properties is very limited. We could not afford to keep the rents affordable and the properties in good repair if it were not for the generous support of our community partners in Indian River County, especially John's Island Foundation Capital fund, Community Church Missions, First Presbyterian Church and John's Island Community Services League. Without their funds for repairs and maintenance, appliances, furnishings, and basic staffing needs, we would not be able to sustain these properties as affordable housing.



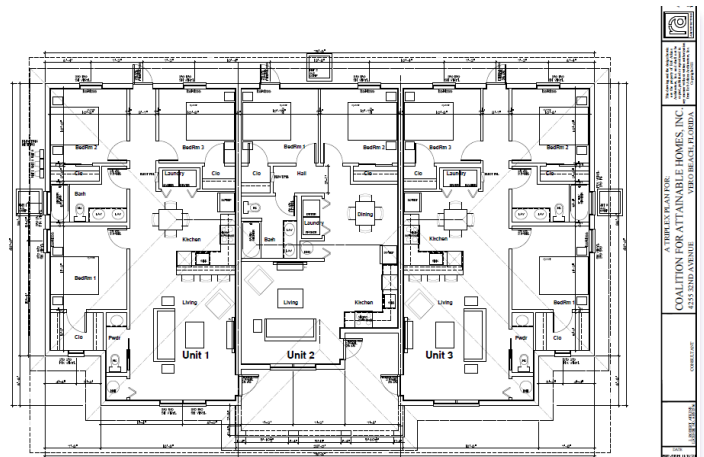
**Naomi's House – Temporary Housing**

Naomi's House is temporary "bridge" housing for single unaccompanied women in Indian River County who have no other housing options and who can benefit from safe, shared housing for a period of time which allows them to locate suitable employment and permanent housing. The program serves up to 12 single unaccompanied women at one time, including youth who have aged out of foster care who can benefit from a period of affordable, safe housing before seeking their own housing, or who need time in the program to prevent them from becoming literally homeless.

**Coalition for Attainable Homes**

The majority of Coalition housing provides affordable, permanent rental housing to low and moderate income households, including Veterans and persons with disabilities. We are eagerly anticipating the completion of a triplex on lots provided by Indian River County to the former Every Dream Has A Price. John's Island Foundation made its largest ever funding award of \$200,000 toward this project. Some very generous private contractors and fundraising organizations are participating, as well. Coalition for Attainable Homes will also support the project financially.

Floor Plan - Triplex



## St. Lucie County Focused Programs

On September 30, 2022 St. Lucie County renewed the contract for Treasure Coast Homeless Services Council to continue operations of the St. Lucie County Housing Hub. The Housing Hub is a multi-agency resource center which also houses a men’s residential program on site, **Adam’s Place**.

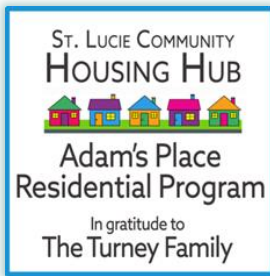
**The Housing HUB**, continues to provide a convenient location for residents of St. Lucie County to receive essential stabilization services. These services & partners include:

- 19<sup>th</sup> Circuit Court Eviction Diversion** - provided by TCHSC
- Healthcare Navigator** - provided by HANDS Clinic
- Benefit Application Assistance/SOAR** - provided by RiteLife Inc.
- Mobile Health Bus** onsite monthly- provided by Visiting Nurse Association
- SNAP/EBT Application Assistance**- provided by Treasure Coast Food Bank
- Emergency Rental Assistance** - provided by TCHSC
- Healthcare Navigator for Veterans** - provided by TCSHC



### Housing HUB services Dec 21 to Nov 22

	Dec-21	Jan-Mar-22	Apr-Jun-22	Jul-Sep-22	Oct-Nov-22	TOTAL
Eviction Diversion	19	67	78	72	18	254
Social Security Application	17	39	36	41	34	167
Document Services	21	28	49	43	37	178
SNAP/EBT Application	11	20	24	26	17	98
Medical Services Referral	13	17	22	20	15	87



**Adam's Place.** The program serves unaccompanied men experiencing chronic homelessness in St. Lucie County. Participants in this program receive mental health and substance abuse evaluation, housing and stabilization services, benefit applications, housing counseling and referral to medical and mental health providers.

Adam's Place Community Partners:

- ✓ St. Lucie County Community Services
- ✓ The Salvation Army of St. Lucie, Martin & Okeechobee
- ✓ In the Image of Christ
- ✓ Sarah's Kitchen
- ✓ The HANDS Clinic
- ✓ Visiting Nurse Association
- ✓ Angels of Hope
- ✓ United Against Poverty
- ✓ New Horizon

12/01/2021-11/30/2022 Outcomes	
<b>Total Applicants</b>	<b>118</b>
<b>Total Residents Served</b>	<b>108</b>
<b>Total Successful Exits</b>	<b>57</b>

**Since the start of the program 103 former chronically homeless residents successfully exited from the street to housing.**

### St. Lucie County Eviction Diversion Program

Dec 2021 - Nov 2022	
<b>Households Served</b>	<b>254</b>
<b>Households with Children</b>	<b>136</b>
<b>Total # of Children</b>	<b>300</b>
<b>Total Funds Expended</b>	<b>\$1,315,736.02</b>



The Eviction Diversion Program started in September 2020 as a partnership with the 19th Circuit Court to prevent homelessness for those facing eviction due to the COVID 19 Pandemic. This program is only available through court referrals. It provides rental payments directly to landlord for eligible households throughout St. Lucie County, City of Fort Pierce and City of Port St. Lucie.

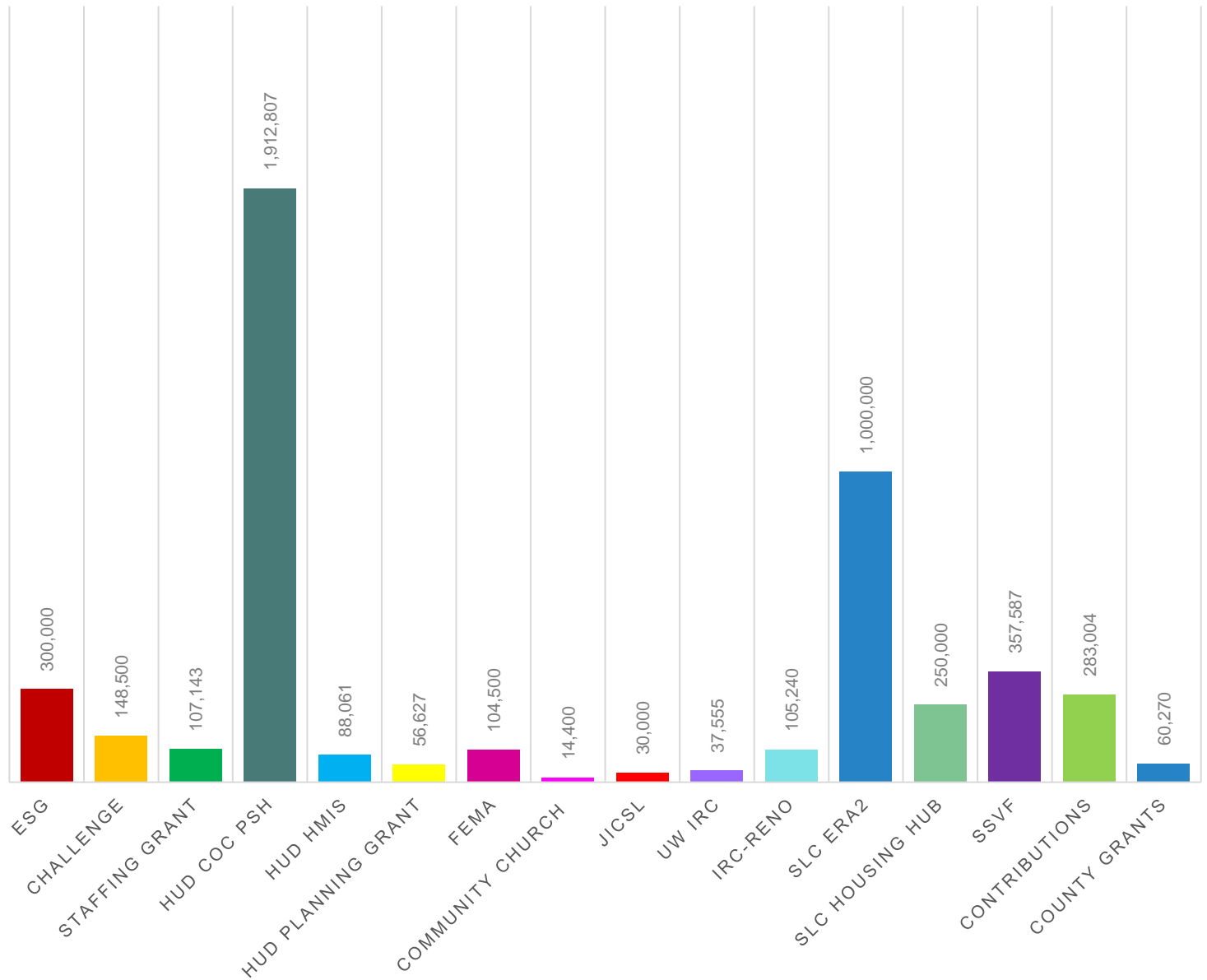
The initial Eviction Diversion Program (ERA1) funding provided through St. Lucie County and the City of Port St. Lucie expired on September 30, 2022. In October 2022, TCHSC entered into an agreement with the City of Port St. Lucie to restart the Eviction Diversion Program (ERA2) for all residents of St. Lucie County.



# Financial Resources 2022 – 2023

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. Total grant award in 2022- **\$4,855,694.00**

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 CARES ACT funds.**



## Continuum of Care Member Agencies & 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 Community Services League
Angels of Hope, Inc.	Love and Hope in Action
Adam's Place	Martin County Health and Human Services
Camp Haven, Inc.	Martin County School District
Career Source	Mary's Home
Children's Home Society, Inc.	Mental Health Association
Christ by the Sea United Methodist Church	MISS, Inc. of the Treasure Coast
City of Ft. Pierce Housing Authority	Mustard Seed Ministries, Inc.
City of Ft. Pierce Police Department	New Horizons of the Treasure Coast, Inc.
Coalition for Attainable Homes	Public Defender, 19th Circuit Court
Community Church of Vero Beach	RiteLife Services
City of Ft. Pierce Planning Dept.	Roseland United Methodist Church
City of Port St Lucie	Salvation Army of Indian River County
Department of Health - Indian River County	Salvation Army of Martin County
Department of Health - St. Lucie County	Salvation Army of St. Lucie, Okeechobee County
ELC of Indian River, Martin and Okeechobee	Samaritan Center
Early Learning Coalition of St. Lucie County	Sarah's Kitchen
Economic Opportunities Council	Southeast Florida Behavioral Health Network
First Presbyterian Church	St. Augustine of Canterbury
Florida Department of Children and Families	St. Helens Catholic Church
Florida Rural Legal Services	St. Lucie County Community Services
Fellsmere Community Enrichment Program, Inc.	
Habitat for Humanity, IRC	St. Lucie County School District
Holy Cross Catholic Church	St. Lucie County St. Vincent DePaul
Hope for Families Center, Inc.	St. Lucie County Veteran Services
House of Hope, Inc.	Safespace, Inc.
Indian River County Rental Assistance Program	Treasure Coast Community Health
Indian River County Human Services	United Against Poverty of St. Lucie County
Indian River County School District	United Against Poverty of Indian River County
Indian River County Sheriff's Department	United Way of Indian River County
Indian River County Veteran Services	United Way of Saint Lucie County
John's Island Foundation	Vietnam Veterans of Indian River County

**IF YOUR NAME IS NOT ON THE LIST, WE WOULD LOVE TO HAVE YOUR PARTICIPATION!!!!**  
**Membership Applications are on our website.**