

Treasure Coast Homeless Services Council, Inc.



HOUSING MATTERS

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

**Continuum of Care
Annual Report 2021**

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 2022, our count will be on January 31. 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. It was conducted on January 26, 2021 last year. 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 75 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 and 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. TCHSC also provides one full time staff person to work at the St. Lucie County VSO. **Page 10**



Permanent Supportive Housing

Treasure Coast Homeless Services Council, Inc. annually applies for HUD's Continuum of Care Program grants. During 2021, 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

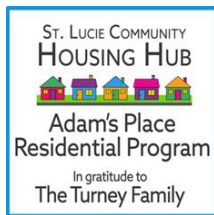
match data to HUD for homeless disabled households on behalf of the three counties. TCHSC pays for one full time New Horizons professional to provide case management, supportive services and relationships with landlords.

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Affordable Rental Housing. In January 2021, Every Dream formally merged with our housing corporation, Coalition for Attainable Homes, Inc. 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. 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 help with 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

New this year is a transitional shelter facility and resource center in Ft. Pierce, under a \$250,000 contract with St. Lucie County. The residential side of the facility consists of 20 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 operate and staff a CARES eviction Diversion Program,

under a separate \$2 million, contract with St. Lucie County. This is a special project Circuit 19 initiative with Judge Alonzo to mediate and stop evictions among those who have already been served a notice 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 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. We are currently tracking, billing and reporting on 14

different funding streams not including HUD Permanent Supportive Housing. Annually, there are both State and Federal single Audits, mandatory Annual Performance Reports to HUD, State and Federal Point-In-Time demographics reports, and an endless variety of other reports quarterly, semi-annual and year end. **Page 17 -18**

2021 PIT Count Data for St. Lucie, Indian River, Martin

2021 Homeless Data: On January 26, 2021 a total of **814** persons were counted as literally homeless on the Treasure Coast. We are presenting this data with the **caveat** that these numbers represent serious undercounting and reflect the impact of the pandemic. It is highly likely that this number represents only a portion of the actual unsheltered homeless persons who were in temporary emergency housing due to COVID.

Total Population PIT Count Data

	2018 PIT	2019 PIT	2020 PIT	2021 PIT
Total Sheltered and Unsheltered count	1542	1499	1379	814
Emergency Shelter Total	430	91	107	58
Safe Haven Total	0	0	0	0
Transitional Housing Total	83	63	81	63
Total Shelter Count	513	154	188	121

	2018 PIT	2019 PIT	2020 PIT	2021 PIT
Total Sheltered and Unsheltered count of the Number of Homeless Households with Children	200	259	181	181
Sheltered count of Homeless Households with Children	136	33	44	76
Unsheltered count of Homeless Households with Children	64	226	137	105

Homeless Veteran PIT Counts

	2018 PIT	2019 PIT	2020 PIT	2021 PIT
Total Sheltered and Unsheltered count of the Number of Homeless Veterans	61	50	68	62

2021 Total Population PIT Count Data Demographics

Gender	Emergency	Transitional	Safe Haven	Unsheltered	Total
Female	39	29	0	215	283
Male	19	34	0	478	531

Ethnicity	Emergency	Transitional	Safe Haven	Unsheltered	Total
Non-Hispanic/Non-Latino	45	56	0	644	745
Hispanic/Latino	13	7	0	49	69

Race	Emergency	Transitional	Safe Haven	Unsheltered	Total
White	27	32	0	535	594
Black or African-American	26	31	0	129	186
Asian	0	0	0	1	1
American Indian or Alaska Native	0	0	0	7	7
Native Hawaiian or Other Pacific Islander	0	0	0	1	1
Multiple Races	5	0	0	20	25

Unaccompanied Youth PIT Counts Demographics

Unaccompanied Youth	Emergency	Transitional	Safe Haven	Unsheltered	Total
Under Age 18	7	0	0	0	7
Age 18 to 24	0	11	0	13	24

Gender	Emergency	Transitional	Safe Haven	Unsheltered	Total
Female	3	5	0	8	16
Male	4	6	0	5	15

Ethnicity	Emergency	Transitional	Safe Haven	Unsheltered	Total
Non-Hispanic/Non-Latino	5	8	0	12	25
Hispanic/Latino	2	3	0	1	6

Race	Emergency	Transitional	Safe Haven	Unsheltered	Total
White	5	6	0	11	22
Black or African-American	2	5	0	2	9
Multiple Races	0	0	0	0	0

Additional Homeless Population PIT

	Emergency	Transitional	Safe Haven	Unsheltered	Total
Adults with a serious Mental Illness	1	5	0	0	6
Adults with a Substance Use Disorder	0	4	0	0	4
Adults Survivors of Domestic Violence	21	0	0	0	21

HMIS - Coordinated Entry

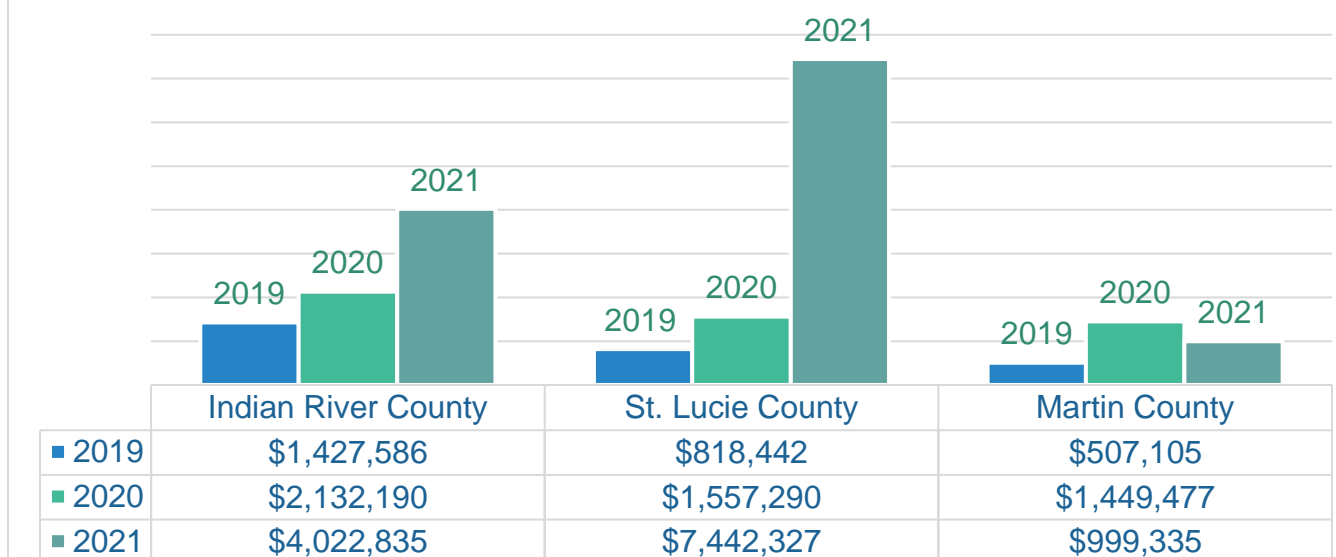
The Homeless Management Information System (HMIS) tracks all services provided by participating end users to persons and households throughout the Treasure Coast. It tracks critical information about needs and services but it can also identify the reason why services which were requested were not provided. 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 2021, our staff and our HMIS partner agencies documented **\$12,464,497** in services provided in our CoC to prevent and end homelessness on the Treasure Coast. These services were provided to a total of **10,123** unduplicated individuals, and impacted a total of **20,244** individuals in our CoC.

HMIS Participating Agencies (By County)

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

Documented Value of Services by County 2019, 2020, 2021



The vast majority of the “housing related assistance” and utilities came from CARES, American Rescue Plan, Emergency Shelter CV funds and Supportive Services for Veterans CV funds.

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.

Top Four (4) services provided by County

Indian River County	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$3,368,912	1,297	2,384
Utilities	\$60,069	203	110
Case Mgt/Health	\$198,751	430	580
Food	\$194,468	812	1,069

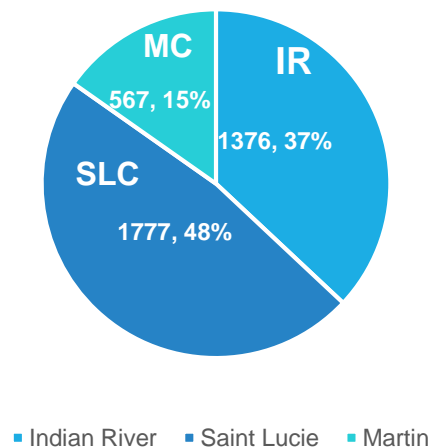
St. Lucie County	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$6,840,555	1399	2,967
Utilities	\$359,760	837	1,868
Case Mgt/Health	\$91,194	2807	6,207
Food	\$29,413	2410	5,331

Martin County	Total Value	Unduplicated Clients	Total Individuals in Families
Housing Related	\$726,476	305	661
Utilities	\$91,067	265	652
Case Mgt/Health	\$79,762	1280	2,855
Food	\$9,725	960	2,298

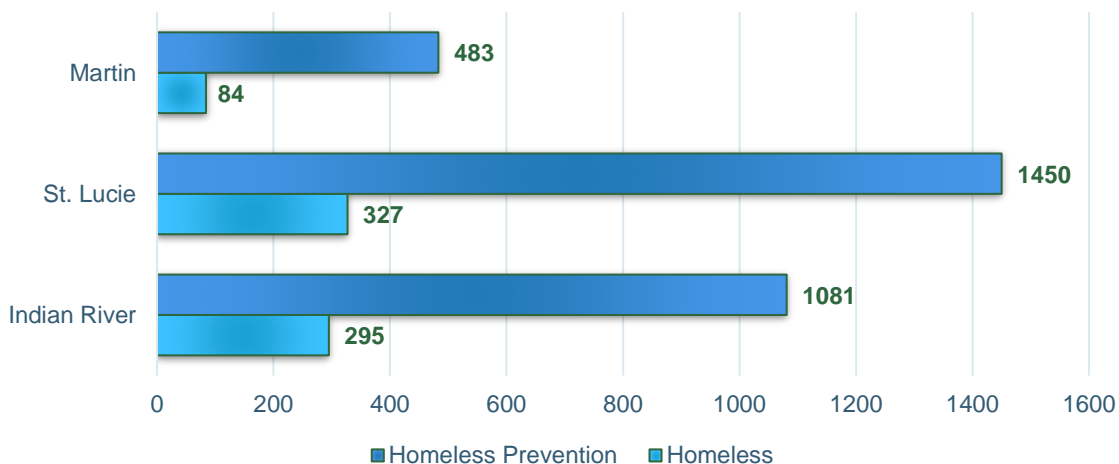
PRESSCREENS - Coordinated Entry System

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 2020 to November 2021.

TCHSC Coordinated Entry Staff Prescreens by County



Prescreens by County & Housing Status 12/01/2020 - 11/30/2021



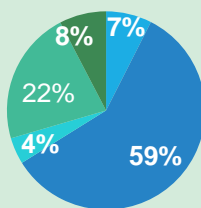
These numbers represent **3,720** persons who were actually pre-screened using our uniform coordinated entry process, who self declared their housing status..

Homeless Prevention and Rapid Rehousing - 12/01/2020 - 11/30/2021

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
- ✓ Mortgage Assistance

TCHSC Resource Center \$1,833,817



■ Challenge = \$137,084
 ■ ESG = \$1,075,844
 ■ FEMA = \$79,358
 ■ SSVF = \$401,531
 ■ UW IRC = \$140,000

Clients served by Challenge, ESG, FEMA & UW IRC

Type of Assistance	Families	Individuals in Families
Housing Assistance	737	1680
Emergency Housing	40	115
All Other Assistance	112	285
Total	889	2080

Veterans in IRC, SLC & MC Served by SSVF and ESG

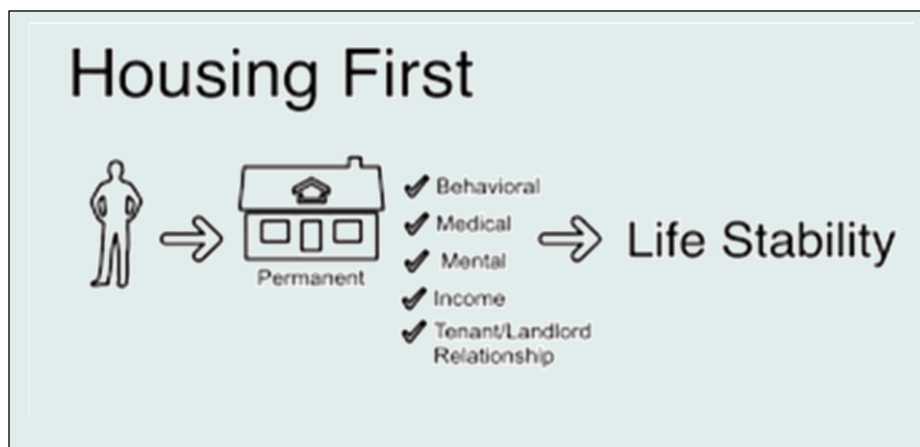
Agency	HP	RR	Total
Treasure Coast Homeless Services Council, Inc. Staff	51	36	87
St. Lucie County Community Services - TCHSC Staff	33	41	74
Total	84	77	161

Permanent Supportive Housing

Treasure Coast Homeless Services Council, Inc. annually applies for HUD's Continuum of Care Program grants. During 2021, 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	\$992,268	137
St. Lucie	\$467,304	69
Martin	\$349,423	35
TOTAL	\$1, 808,995	241

Permanent Supportive Housing pairs long-term housing subsidy with case management and supportive services. This program 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 inspections and is rent reasonable. ***This past year, the CoC has lost housing opportunities for this target due to landlord property sales and inflated rents which are not sustainable for our population, going forward. We will continue to pursue housing first as the approach and philosophy for housing this homeless, disabled persons and their families. We will also continue to pursue lease holding on behalf of the tenant, when that becomes the only option, especially for programs like mental health court, drug court and Veterans court.***



Final FY 2022 Fair Market Rent (FMR) by County

IRC	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
FMR	\$754	\$941	\$1,135	\$1,480	\$1,889
Hourly wage necessary to afford FMR	\$14.49	\$18.10	\$21.83	\$28.46	\$36.33
Full-time jobs at minimum wage (10.00) to afford FMR	1.45	1.81	2.18	2.85	3.63
Full-time jobs at minimum wage (\$11.00 10/01/2022)	1.32	1.65	1.98	2.59	3.30

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

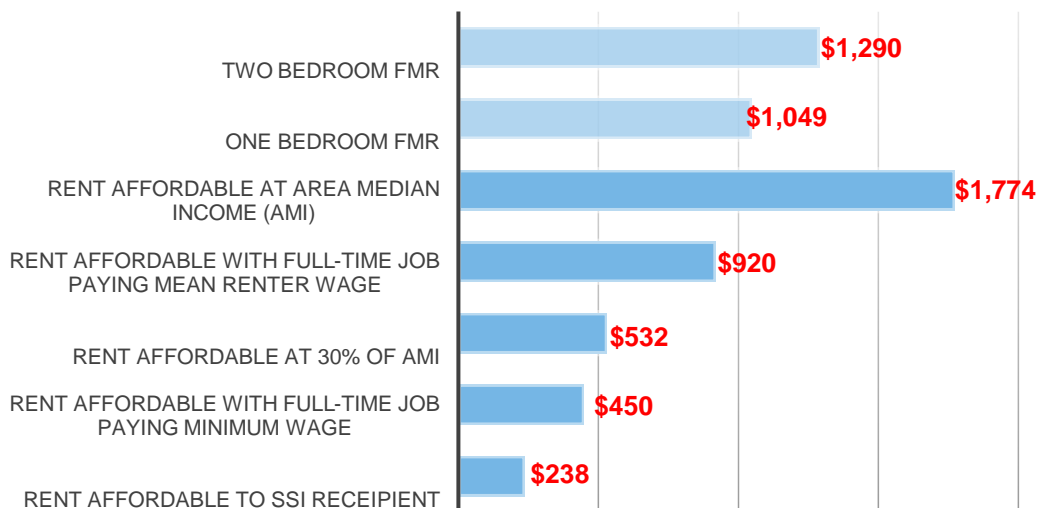
SLC/MC	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
FMR	\$980	\$987	\$1,275	\$1,711	\$1,962
Hourly wage necessary to afford FMR	\$18.85	\$18.98	\$24.52	\$32.90	\$37.73
Full-time jobs at minimum wage (10.00) to afford FMR	1.89	1.90	2.45	3.29	3.77
Full-time jobs at minimum wage (\$11.00 10/01/2021)	1.71	1.73	2.23	2.99	3.43

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 **\$10.00** in 2021; **\$11.00** after 09/30/22

FACTS ABOUT **FLORIDA** (2021)



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 18 NSP affordable rental housing units.

This NSP partnership with Indian River County provided housing for:
35 adults with 25 children.

Rents ranged from \$450 - \$1000.

TCHSC maintains and manages all of these properties.



St. Lucie County

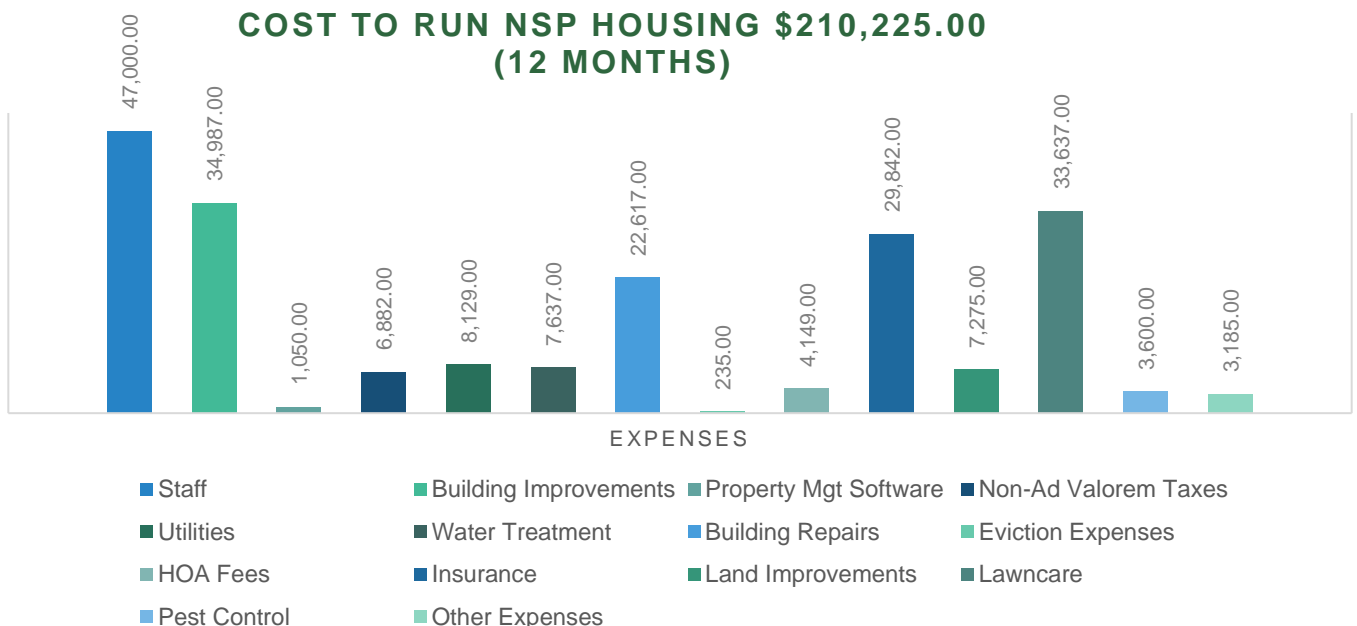
TCHSC owns 12 NSP affordable rental housing units.

This NSP partnership with St. Lucie County provided housing for:
19 adults with 26 children.

Rents ranged from \$617 - \$950.

TCHSC maintains and manages all of these Properties.

COST TO RUN NSP HOUSING \$210,225.00 (12 MONTHS)



Affordable Housing: There are currently 45 housing units including 7 duplexes and Naomi's House Temporary Housing.

We have continued to assume responsibility for management, repairs and maintenance of all of the affordable housing properties we own in Indian River and St. Lucie counties and Naomi's House. Revenue from these properties is very limited due to the need to keep the properties affordable and to accommodate households 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 in Indian River County. Without their funds for repairs, appliances, furnishings, and basic needs, we would not be able to sustain these properties as affordable housing.



Naomi's House - Temporary Housing

This year, due to COVID, the number of occupied beds at Naomi's Housing Temporary Housing had to be temporarily reduced. Despite that, thirteen women were able to live at the facility for an extended period of time, as long as they needed to be able to find housing on their own. The project consists of four 2-bedroom, two bath units. We plan to continue to partner with Children's Home Society to help young women who have aged out of foster care and are open to help women who need some extra time to find housing and work before moving into their own housing.

In January 2021, Every Dream Has A Price officially merged with TCHSC's non profit, Coalition for Attainable Homes. At this time there is a separate Board of Directors for the Coalition for Attainable Homes which includes all "Every Dream Has A Price" Board Members' and the founder, Julianne Price as the President of the Coalition.



New Merger Properties Planned

The majority of Every Dream's housing is dedicated to serving vulnerable populations, including individual Veterans. We are eagerly planning the construction of a triplex on lots provided by Indian River County. Indian River anticipates assisting with funding for these newly built beds as does John's Island Foundation and some very generous private contractors and donor organizations. Coalition for Attainable Homes will support the project financially, as well.

St. Lucie County Focused Programs

On December 15, 2020 St. Lucie County awarded a contract to Treasure Coast Homeless Services Council to start 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, started in February 2021 as a Multi-Agency Resource Center. It has already attracted community partners who provide essential services on site to residents of St. Lucie County, not just to persons residing at Adams Place:

19th 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

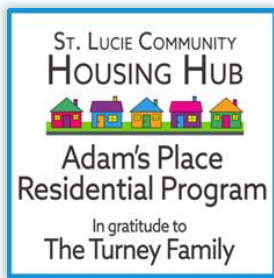
Emergency Rental Assistance - provided by TCHSC

Healthcare Navigator for Veterans - provided by TCSHC



Housing HUB services by quarter for the first operating year

	Feb-May 2021	Jun-Aug 2021	Sep-Nov 2021	YTD Total
Eviction Diversion	45	93	101	239
Rental Assistance Screenings	124	79	238	441
Benefits Applications and Documentation Support				
SOAR Services started May 1, 2021				
Social Security App.	11	46	54	111
Documentation Services (DMV, SSA Card, etc)	13	50	63	126
SNAP/EBT App.	7	23	37	67
Medical Service Referral	4	25	39	68



On February 1, 2021 the Housing Hub started operating the men's residential program in Ft. Pierce. To honor the work done by the Salvation Army and their donors the residential program is called **Adam's Place**. The program serves unaccompanied men experiencing chronic, street 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.

31 formerly chronically homeless residents successfully exited from the street to permanent housing in the past eleven months.


Our Adam's Place program initially opened with a 5-bed capacity. By the end of November 2021 it has grown to a 20-bed capacity. TCHSC operates this facility in collaboration with The Salvation Army and Sarah's Kitchen, who provide healthy meals for our residents 365 days a year. In the Image of Christ and the Ft. Pierce Housing Authority, our neighbors, are wonderful partners.



2021 Outcomes (Program start February 1, 2021)

Total Applications	102
Total Residents Served	58
Total Successful Exits	31

St. Lucie County Eviction Diversion Program

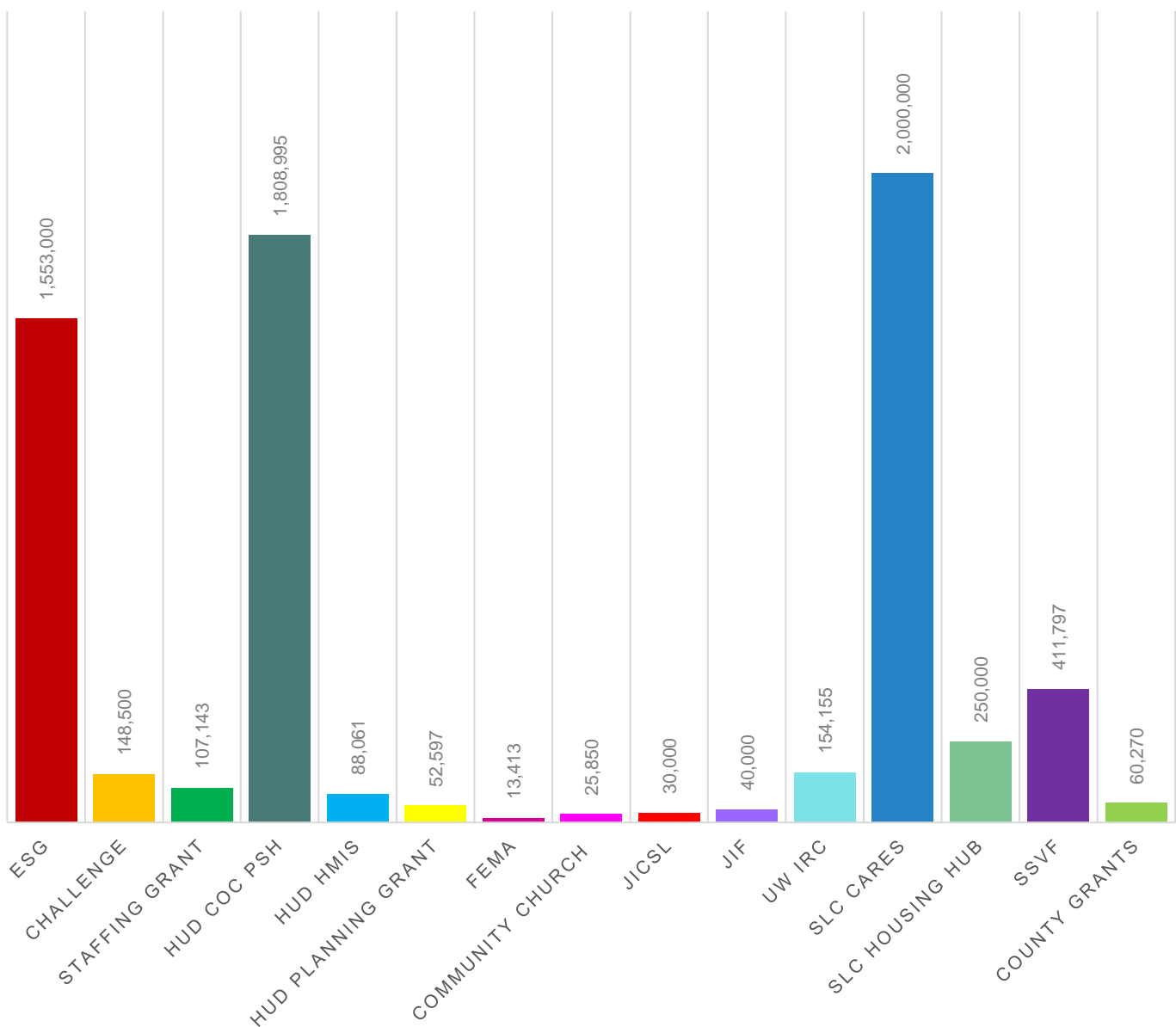
	CARES Acts 2020 Sept – Dec 2020	ERA Act 2021 Mar – Nov 2021	Total
Total Cases Assigned by Court	206 Cases	228 Cases	434 Cases
Total Funds Expended	\$645,411.19	\$786,597.12	\$1,432,008.31
Total Cases Successfully Negotiated	129 Cases	105 Cases	234 Cases

On February 18, 2021 St. Lucie County awarded a contract to Treasure Coast Homeless Services Council to resume the Eviction Diversion Program with the 19th Circuit Court. The Eviction Diversion Program started in September 2020 as a partnership with the 19th Circuit Court to prevent homelessness of 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. This program requires landlord tenant mediation. It has been extended to September 30, 2022.

Financial Resources 2021 - 2022

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 **\$6,879,822**.

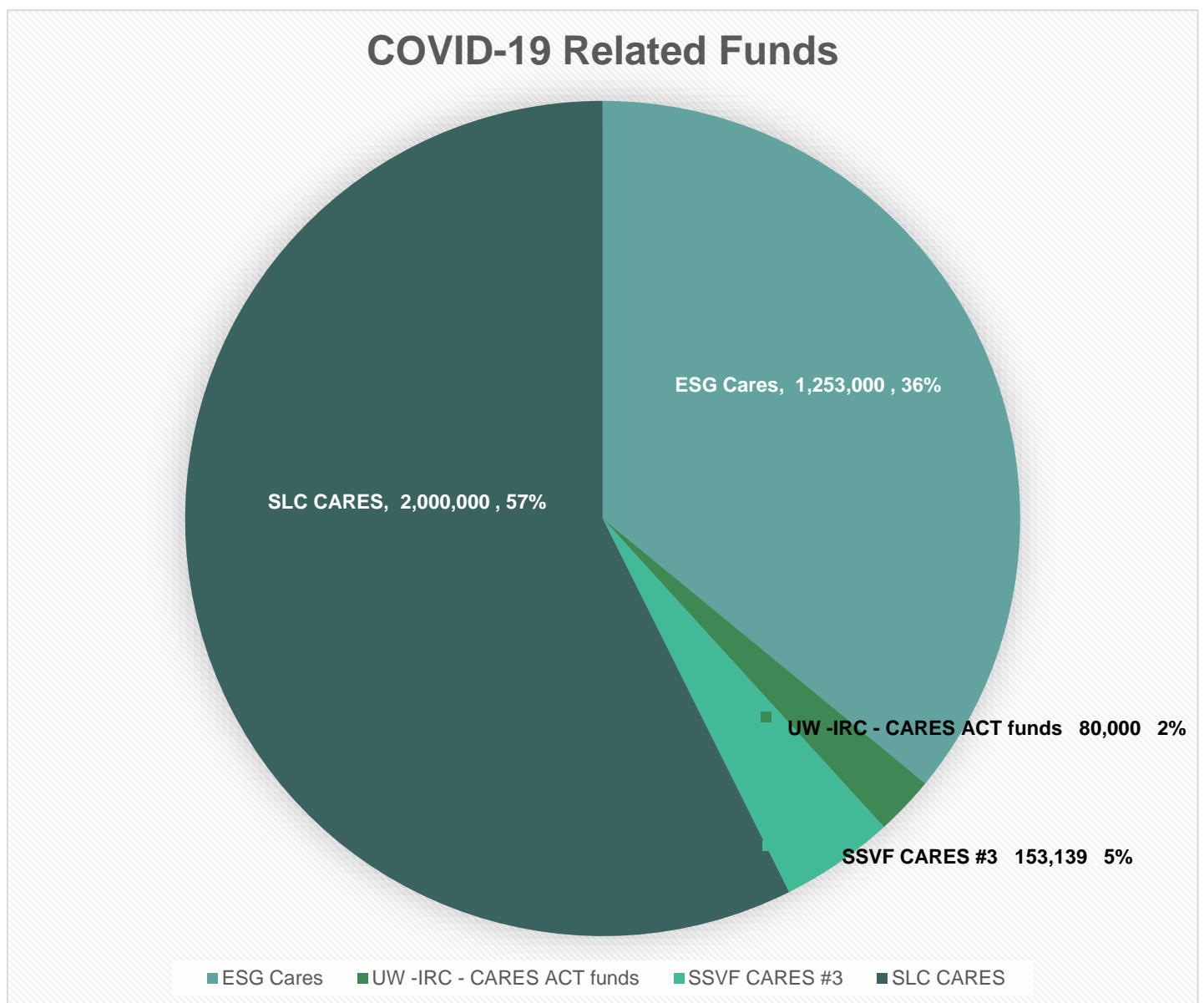
The chart below provides a breakdown of grants awarded/received by Treasure Coast Homeless Services Council, Inc. through Federal, State and Local funders to be used for prevention, rapid rehousing and coordinated data management across the Treasure Coast. **Awards include CARES ACT funds..**



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 cases, these funds replaced our regular award amounts and were governed by Treasury regulations defining eligibility.



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.	Love and Hope in Action
Angels of Hope, Inc.	
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 Court
City of Ft. Pierce Planning Dept.	
	Roseland United Methodist Church
Department of Health - Indian River County	
Department of Health - St. Lucie County	Salvation Army of Indian River County
ELC of Indian River, Martin and Okeechobee	Salvation Army of Martin County
Early Learning Coalition of St. Lucie County	Salvation Army of St. Lucie, Okeechobee County
Economic Opportunities Council	Samaritan Center
	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
Fellsmere Community Enrichment Program, Inc.	St. Lucie County Community Services
	St. Lucie County School District
Habitat for Humanity, IRC	St. Lucie County St. Vincent DePaul
Holy Cross Catholic Church	St. Lucie County Veteran Services
Hope for Families Center, Inc.	Safespace, Inc.
House of Hope, Inc.	
HUD/VASH - West Palm VA Medical Center	Treasure Coast Community Health
Indian River County Health and Human Services	
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	United Against Poverty of Indian River County
John's Island Foundation	
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!!!! Membership Applications are on our website.	