



Addressing Homelessness in St. Lucie County/City of Fort Pierce

**December 13, 2021
City of Fort Pierce Meeting
Presentation**

Agenda

1. Home Together
2. Housing Hub Pilot Program and Eviction Diversion
3. Veteran's Community Village



County Wide Approach to Homelessness and Housing

On June 2, 2020, the Board adopted the core elements of the FY 2021 – 2023 Strategic Plan framework.

Goal 4.4 of the Strategic Plan: Develop and implement a comprehensive housing program to meet the community needs.

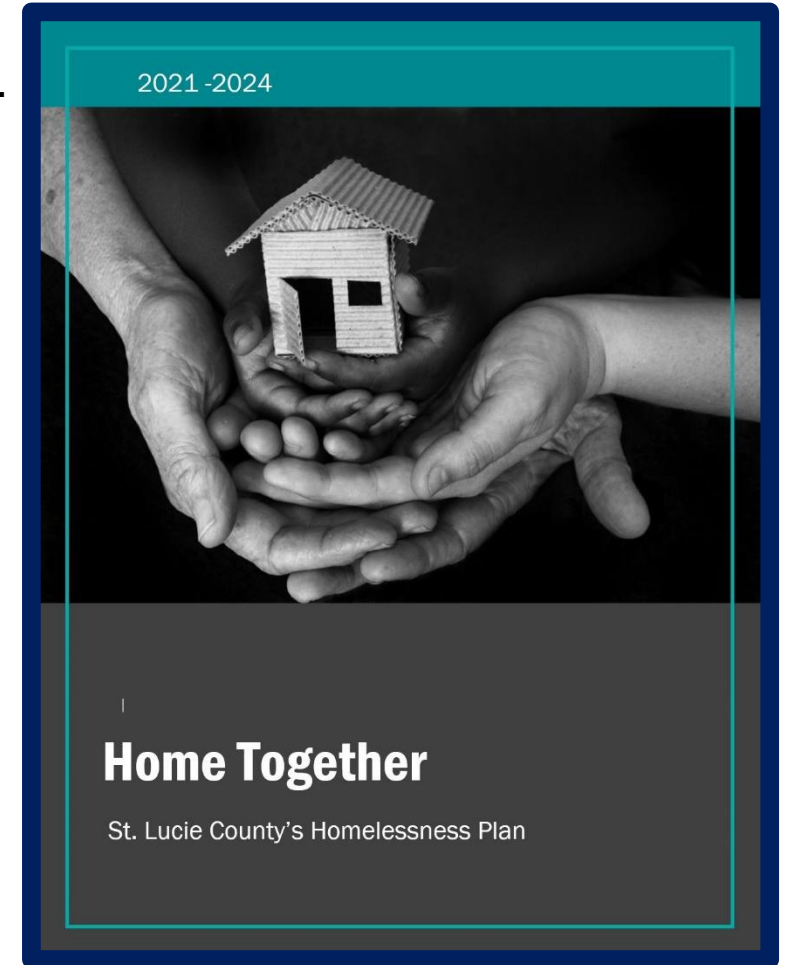




Home Together

Home Together

- Development of a draft plan of a systemic response to address homelessness.
- This plan focuses on identifying and describing some essential first step strategies that will help St. Lucie County and Municipalities in collaboration with all its public and private partners to build effective, lasting systems for addressing homelessness in St. Lucie County, for now and for the future.
- The plan also seeks to serve as a road map for St, Lucie County, municipalities, and private partnerships.
- Draft plan requires a community wide feedback on the efforts to meet local needs so that meaningful work with public, private partnerships can reach a common goal of putting an end to homelessness now and in the future for all of St. Lucie County.
- Of major note is the adoption of a **Homelessness Taskforce by the BOCC on November 2, 2021.**





Housing Hub Pilot Program and Eviction Diversion



Treasure Coast Homeless Services Council (TCHSC)

TCHSC is the lead agency for the ***Continuum of Care*** for St. Lucie, Indian River and Martin Counties.



Our responsibilities include:

- Point In Time Count
- HMIS - Coordinated Entry and Referral
- Homeless Prevention and Rapid Rehousing
- Supportive Services for Veteran Families
- Permanent Supportive Housing
- Affordable Rental Housing
- Multi Agency Service Data Records





New St. Lucie County Homeless Housing



- Created partnership with real estate developer
- Leased 5 cottages in Ft Pierce
- 6 efficiencies under construction
- Subleased to hard to place clients





St. Lucie County Housing Hub Multi-Agency Resource Center Pilot Program and Men's Residential Program



- **Central Location for assistance application**
 - TCHSC – Emergency Rental Assistance
 - TCHSC – Healthcare Navigator for Veterans
 - HANDS Clinic – Healthcare Navigator
 - Eviction Diversion – Landlord/Tenant Mediation and Processing
 - SOAR – Application and follow-up for Entitlements, Income & Benefits
- **A residential transformational program**
 - Single unaccompanied men
 - Professional Evaluation and Referral
 - Supportive services to rehouse residents



19th Circuit Court - Eviction Diversion



	CARES Acts 2020 Sept-Dec 2020	ERA Act 2021 Mar-Sep 2021	Total
Total Cases Assigned by Court	206 Cases	172 Cases	378 Cases
Total Funds Expended	\$645,411.19	\$551,594.39	\$1,197,005.58
Total Cases Successfully Negotiated	129 Cases	77 Cases	206 Cases





Housing Hub Pilot Program Service Summary

	February 2021	March 2021	April 2021	May 2021	June 2021	July 2021	August 2021	Sept 2021
Eviction Diversion Cases	0	17	13	15	29	31	33	35
St Lucie – ESG – Rental Assistance	28	40	26	30	21	24	34	41
<u>SOAR Services</u> <i>Benefits Applications</i>								
Social Security App.	<i>SOAR Services Started May 1, 2021</i>			11	14	17	15	14
Documentation: DMV, SS Card, Birth Certificate				13	16	14	20	22
EBT App.				7	8	9	6	12
Medical Service Referral				4	6	7	12	14

Summary data represents new clients added monthly to case management

Housing Hub Pilot Program Residential Program

Men's Residential Program
39 Men Served
18 Successful Exits

Mark M. was released from the hospital to the street. As a resident of the Housing Hub he has received services to stabilize income and healthcare.



6 Residents Approved
for Emergency Housing Voucher
from Fort Pierce Housing Authority



St. Lucie Housing Hub Pilot Program Budget

Project funded through a collaboration with SLC County, TCHSC and Non-Profit Partners

SLC County Contribution

\$250,000

Staffing and Operational Costs for Residence and Housing Hub

Salvation Army Contribution

In Kind

Staffing and material costs for resident meals

TCHSC Contribution

\$195,000

Staffing and Contracted Social Services

HANDS Clinic Contribution

In Kind

Staffing costs for Healthcare Navigator

Visiting Nurse Assoc. Contribution

In Kind

Staffing and operational cost mobile clinic



St. Lucie Housing Hub Pilot Program Project Concerns

Need for continued funding for Staffing and Operational Costs for Residence

FY 22 (May-September 2022) funds needed - est. \$110,000

Funds have been identified and approved by the BOCC.



FY 23 budget request-
\$250,000/annual



Veterans Community Village



Background

- The Veteran Community Village will house multiple specialists who will help the veteran residents receive the help and services to become fully independent again.
- Supportive housing (12–24-month period). Goal is to move to permanent housing.
- County & Volunteer Professionals who will work out of the Veteran Community Village are as follows: Veteran Service Officer; Mental Health Counselor, Housing Coordinator; Career Source Counselor and a Manager to manage all facility requirements.
- The Village will become the third pick up and drop off location for the Veteran Services Division Transportation Program to take Veterans for medical appointments to VAMC, West Palm Beach daily.
- It is the intent of this program to have public/private partnerships to run, manage, and maintain the property and all other aspects associated with this site. Such partners could be Treasure Coast Homeless Services Council as an example.

Future
Property Site





Concept Plan for Veteran Community Village

Three Phased Approach

- Three phased approach
 - Phased I – 6 units (est. cost - \$968,550)
 - Phase II – 13 units (est. cost - \$1,360,000)
 - Phase III – 20 units (est. cost - \$2,310,000)
- Current funding
 - \$250,000.00 Received from County Budget FY 21
 - \$250,000.00 Recommended in County Budget FY 22
 - \$ 80,000.00 Housing Finance Authority
 - \$ 25,951.00 Private Donations to date
 - \$605,951.00 Potential total if approved
- Evaluating approaches to cover funding gap to include fundraising to begin Phase I
- Anticipate this program to have public/private partnerships to run, manage, and maintain the property and all other aspects associated with this site





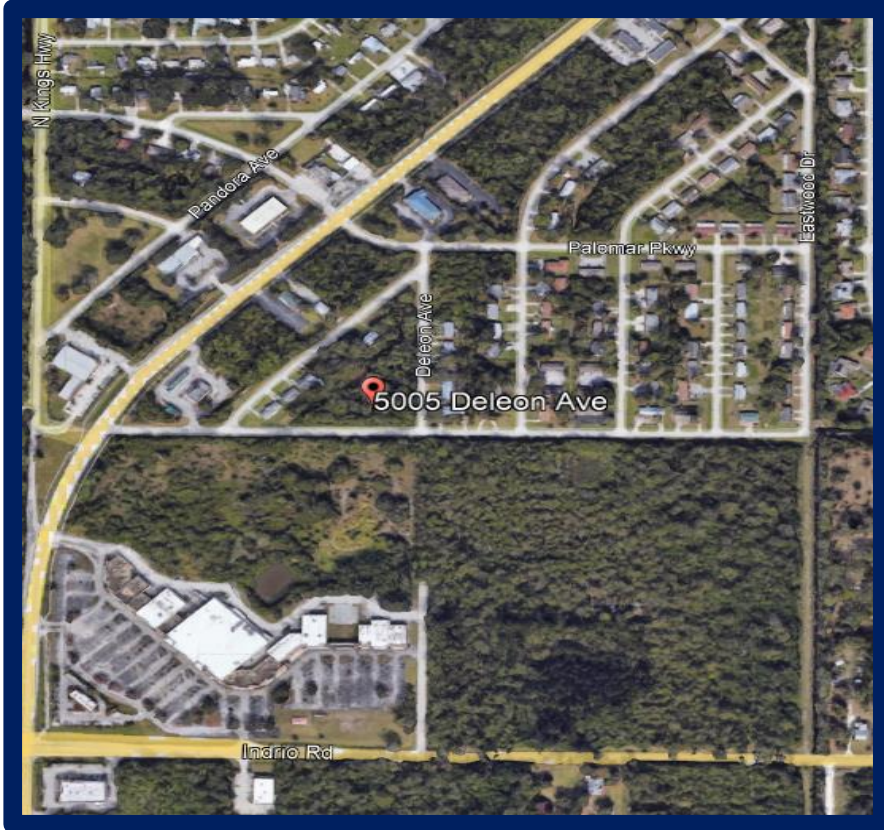
Affordable Housing

Public Private Partnerships

- St. Lucie County partnered with developer, Blue Sky Communities to construct an affordable multifamily community on County owned property.
- Construction is scheduled to begin in September 2021 and will result in approximately 176 rental units. This project is funded in part by the Florida Housing Finance Corporation and Florida Department of Economic Opportunity.
- Resident incomes will not exceed 80% of the area median income. The project will include 1, 2, and 3-bedroom units, as well as a clubhouse and ample outdoor recreation areas.
- Located on McNeil Road, Fort Pierce – Adjacent to Walmart property



Purchase of 5005 Deleon Road, Fort Pierce



- Purchase is pending closing.
- A 2.2-acre residential property in Lakewood Park. Zoned for Residential Multifamily. The county is anticipating the construction of 10 units.
- A request for proposals for the development is expected to be issued in late winter.

Housing Needs Assessment



Strategic Plan Objective: 4.4 Develop and implement a comprehensive housing program to meet the community needs.

A county-wide Housing Needs Assessment will be the precursor to developing and implementing a comprehensive housing program.

FY 23 Budget Request - \$100,000