



TREASURE COAST HOMELESS SERVICES COUNCIL, INC.
2525 St. Lucie Avenue
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www.tchelpspot.org

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Minutes meeting of the Treasure Coast Homeless Services Council, Inc.

April 28, 2017

This meeting took place at 9:00 am at Community Church, Vero Beach, FL

Present: Todd Heckman, Bradley Bernauer, Anita Cocoves, Shaun Fedder, Louise Hubbard, Leanne Sacino, Anthony Arroyo, Susan Adams, Lisa Beatty, Cynthia Beddow, Renee Bireley, Alice Blanco, Jennifer Bresnahan,, John Blackledge, Roxy Brown, Nate Bruckner, Jean Bunten, Jim Burke, Stacey Bush, Amy Burns, Patricia Carbonneau, Dawn Cobb, Lorne Coyle, Carla Da Silva, Robin Diaz, Vic Diaz, Brenda Dickerson, Penny Dietzen, Renee Deschenes, Emily Durham, Joe Fisher, Lesley Frederick, Barbara Galloway, Leslie George, Debra Gerfhoffer, Odetta Gintoli, Robert Gonzalez, Schonna Green, Brett Hall, Brenda Hendershot, Joel Herman, Bonnie Hurd, Dacia Jackson, Dale Jacobs, Andrea Johnson, David Johnson, Kim Johnson, Linda Kane, Jason Kittendorf, Karen Knapp, Penny Ledesky, Jesse Lewis, David Long, Kelly Long, Jay Lundy, Vanessa McGriff, , Stacy Malinowski, Sharon McPeak, Marilyn McQueen, Barbara Moody, Tracy Morgan, Stefanie Myers, Rob Morrison, Catherine Mouring, Jessica Munoz, Patty Oliver, Ronda Polca, Cynthia Poole, John Porta, Julianne Price, Rob Ranieri, Heather Roberts, Annabel Robertson, Natasha Serrra, Cindi Siepel, Yesennia Skaggs, Jane Snead, Vicki Soule, Wayne Teegarden, Gina Thompson, Kim Tolbert, Scott Turner, Cathy Viggiano, Anita Wester, Christopher Wilson, Jacqueline Yazzie.

Chairman Todd Heckman opened the Community Forum hosted by St. Lucie County HOME Consortium.

Community Forum

Jennifer Hance, St. Lucie County, representing the St. Lucie HOME Consortium conducted a Community Forum, - Public Hearing for the 2017-2022 Five Year Consolidated Plan, presenting the 2017 Action Plan

They are required to submit the Consolidated Plan Update in order to continue to receive the funds for the Consortium, over the next five year cycle.

Jennifer explained that the purpose of the public hearing is for us to speak about what is needed in the community, despite limitations on the use of funds. The funds provide the opportunity to identify properties for long term sustainability and are geared toward housing people in units which are unfit for human habitation.



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SHIP and HOME funds can also be used for rehab. There are stricter guidelines with HOME, regarding having to bring a whole property up to code.

We have properties which are in terrible condition and the funds cannot be used to meet health and safety standards. Goal is to leverage SHIP funds and Home Funds.

Members present asked why Indian River County was not present at this public hearing.

The consensus of the group comments were that there has never been an interest in this consortium by other than St. Lucie County who took the responsibility and carried it forward for three counties. Funds are being used in the community and there are places in both Indian River and Martin Counties where they should be used. Louise Hubbard, Executive Director explained that the counties have to join and compete in order to get the majority of federal funds as there are very few entitlements for Indian River, Martin and St. Lucie counties. This HOME Consortium is a HOME Jurisdiction which has to include all three counties.

Jennifer distributed a survey to the group to see what participants considered community needs which should be carried out with this funds. St. Lucie is trying to get the input they need in terms of how to use the five hundred thousand from this program, along with other available funds.

Jennifer announced the website links to the survey monkey questionnaire, which is available to encourage as much feedback, as possible.

First Quarter Budget Report

Shaun Fedder, Treasurer reviewed the budget document contained in the packet. He noted that the Budget through 1st quarter, showed large variance in contributions, due to timing. Funds will come online as we go through the quarters as funding is on specific timeframes.

Expenses are very close to projections. Variance of expenses are also largely due to timing.

He stated that the Numbers do look a little different than they have in the past, but the Council still has healthy reserves, and at this point he does not anticipate dipping into reserves. Will see variances balance out by the end of the year.



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Brad Bernauer, President, stated that some large donors have redirected their funding and are deciding to put all of their money into one project, for now. It affects all of those who have been getting smaller amounts as contributions.

Final Point in Time Comments

Louise Hubbard, Executive Director, presented the official, final PIT Counts for use in the Continuum. She reported that validation Errors were a large issue. Some had the appearance of having been filled out by the same person. The fact that there are a lot of entries in HMIS did help us match up some of the forms that appeared to be duplicates, but a lot of people left off critical demographics and other identifiers which would allow us to de duplicate more effectively. There is no way to verify that there is or is not a duplication if everything matches on seven or eight forms. They all have to be discarded. Documentation has gotten really stringent.

The other problem which really affected the count is the growing numbers of couch surfers. The count can only include individuals who are literally homeless according to HUD. 130 additional people in Indian River could not be counted because they are “couch” surfers. In many cases, the School District had written, “sharing the dwelling of another”. Once that is listed next to a name, the person is out of the count. The volume of kids who are sharing housing, reported and verified by the school district, has gone way up this year. There was a huge drop in the overall numbers but if you add the 130 back, things haven’t changed a whole lot.

The same situation exists in the other two counties. The percentage of kids has not gone down. These are validated surveys.

We were only able to verify 29 homeless Veterans in Indian River County. We had to verify before we could count. We had 27 Veterans we could validate as homeless. 16 Veterans can be identified and validated, which is very disappointing given all of the work volunteers did in identifying homeless people who said they were Veterans.

Vic Diaz, Vietnam Veterans of Indian River County, stated that the VA from West Palm Beach is sending their homeless persons to us because we have more services. Several attendees corroborated this problem. However, the controls on who can be helped with available funding makes it very difficult to help people. If we are sanctioned we will lose all of the money to help anyone.



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In St. Lucie County, 572 people were NOT allowed to be counted because they were couch surfers. The school district reported 500 children in school who are housed because someone is letting them stay there because there is only a short time left for school to end or some other reason. If we add the 572 back to St. Lucie, things are still about the same.

If you add the number of kids reported by the school system who are couch surfing, the number is constantly growing. It is clear that these kids are living with someone else.

In all cases, lack of employment is still self-declared as the main reason for homelessness. You can use this data and it is validated and defensible.

Louise reported that expenditure of available housing assistance funds, especially Emergency Solutions Grants funds are limited by regulation. The regulations limit our ability especially, fair market rent, utility allowances, etc. to prevent homelessness in many cases. The limitations on funding make it very difficult if not out of reach for households to find a unit which is affordable without long term ongoing assistance. It is also very difficult to find a landlord who will take most of our clients who have less than stellar history.

Presentation of Validated and Vetted Results of Council Elections

Bradley Bernauer, President, presented the list of validated membership of the governing body, including the executive committee, the list of newly elected members of the council board of directors and the list of official representative of agencies for voting purposes. This information was provided to the entire group and accepted as presented with no changes. This list is the public information document of those who constitute the Continuum of Care Board of Directors.

BreakThrough to Excellence Call for Papers

This conference will be held November 1-3, in Orlando. The conference is being presented by the Florida Coalition for the Homeless. They are looking for people from the business, to provide papers and other presentations on our best practices as primarily homeless services providers. There is also a special track for Managing Entities. If you are interested in making a presentation on one of the listed topics or would like to make a workshop proposal, please consider participating in this conference. There is a call for papers form attached for your use. This conference represents the first time in a



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long time that homeless services providers actually have an opportunity for peer training and topics that are not solely focused on supportive housing.

Naomi's House

Treasure Coast Homeless Services Council worked with churches in this area to secure more than adequate funding to purchase a quadplex, without a mortgage. It is a close walk to the Resource Center to avoid transportation issues. The model for services is housing with a Rapid Rehousing focus. Community Church was the main impetus for this project. We are doing minor rehabbing at this point and addressing some safety issues. The housing is for single unaccompanied women who basically have no entitlements and who cannot be served by any of the existing programs or the existing funding. This is a rapid rehousing model without having to pay for hotels. There will be very specific eligibility criteria and a limited length of stay. This is NOT an emergency shelter.

Clearing House

Schonna Green, MISS Inc. proposed that the group explore the means to providing some ongoing, discretionary funding to the Council.

There being no further business, the meeting was adjourned at ten thirty a.m.

Sincerely,

Louise Hubbard
Executive Director