

2025 ANNUAL REPORT


FL-509 Continuum of Care
Indian River, St. Lucie, & Martin Counties



**TREASURE COAST
HOMELESS SERVICES
COUNCIL**

2525 ST. LUCIE AVE.
VERO BEACH, FL 32960

VISIONARY LEADER
RAYME L. NUCKLES

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www.tchelpspot.org 

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A MESSAGE FROM THE BOARD CHAIR

As we reflect on the progress of 2025 and set our sights on 2026, I am filled with optimism. This past year marked meaningful growth and forward momentum for the Continuum of Care.

In 2025, we expanded programs, strengthened strategic partnerships, and enhanced the way we deliver services to better meet the evolving needs of our community. Because of this collective effort, the Continuum of Care assisted over **12,000 households** and delivered more than **\$4.3 million** in critical housing programs and supportive services. Across the Treasure Coast, we provided **over 118,000 essential services**. These numbers represent real people, real stability, and real progress.

As I conclude my term as Board Chair, I am especially grateful for the extraordinary dedication of our community partners, donors, fellow board members, staff, and volunteers. Your belief in this mission has fueled every success we celebrate today. It has been an honor to serve alongside such committed leaders and advocates.

With sincere appreciation,



Diana Grossi
Board Chair
Jan, 2024- Dec, 2025

A MESSAGE FROM THE VISIONARY LEADER

Dear Collaborators,

2025 marked a turning point for our agency. We transformed the challenges of Hurricane Milton into an opportunity for renewal, working alongside HUD to modernize our program structures and sharpen our team's expertise. This realignment ensures the Continuum of Care is better equipped than ever to serve our community.

Despite evolving funding landscapes and shifting policy priorities at the state and federal levels, TCHSC remains steadfast in its core mission: to make homelessness rare, brief, and nonrecurring. This singular focus serves as the foundation for every initiative we undertake.

Growth and collaboration defined our past year. TCHSC scaled its impact significantly, **delivering 5,500 additional services to over 1,100 more individuals than the previous year**, a testament to our team's unwavering dedication.

Looking ahead, we are advancing from reactive crisis management to proactive prevention. By leveraging predictive analytics and real-time data, we are addressing the root causes of homelessness before they escalate.

In 2026, our focus shifts toward diversifying our funding and amplifying community awareness to broaden the reach of these data-backed solutions. As the Treasure Coast's lead agency for the Continuum of Care, we remain committed to transparency and the collective progress that drives meaningful change.



Rayme L. Nuckles
Visionary Leader

2025 Board of Directors

Executive Committee

Diana Grossi
Board Chair

Michelle Miller
Secretary

Todd Heckman
Vice Chair

Jeff Francisco
Treasurer

At-Large Board

Catherine Sala
Cindy Emerson
Dan Ramos
Deana Shatley
Kylee Fuhr
Marty Mercado

Matt Tanner
Megan Kendrick
Sabrina Barnes
Stacy Malinowski
Vicki Soule

Welcome 2026 Board Members

Gregory Jackson

Eric Flowers

Tyna Renner

Johnny Brooker

STAFF LEADERSHIP



Rayme L. Nuckles
MHS, MPS, SPHM
Visionary Leader
since 2022



Leigh Anne Uribe
Director of
Programs



Penny Dietzen
Director of Data
and System
Performance



Armonzo Pittman
Director of Shelter
Services

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



PROGRAMS



SERVICES

Permanent Supportive Housing (PSH) is a *Housing First* intervention that provides long-term, affordable housing paired with voluntary supportive services for individuals and families experiencing chronic homelessness. PSH combines stable housing with ongoing case management and health supports.

Supportive Services for Veteran Families (SSVF) is a *Housing First* program that helps very low-income Veteran households prevent or quickly exit homelessness through housing assistance and supportive services; Providing case management, temporary financial assistance, and connections to VA and community resources.

Rapid Rehousing (RRH) is a *Housing First* intervention designed to help individuals and families exit homelessness and regain housing stability. Offering time-limited financial assistance, housing search support, and case management.

St. Lucie Housing Hub / Adam's Place is a specialized emergency shelter 90-day program in Fort Pierce designed specifically to help unaccompanied men and women break the cycle of homelessness.

Naomi's Place is a specialized emergency shelter 90-day program in Vero Beach designed specifically to help women break the cycle of homelessness.

Affordable Rentals and Neighborhood Stabilization Program (NSP) strengthen communities by addressing vacant, abandoned, or deteriorating properties and restoring them to productive use.

Community Information System is a secure data system used to collect and analyze information on individuals and families experiencing homelessness. This Homeless Management Information System (HMIS) improves program effectiveness, accountability, and system-wide planning.

Coordinated Entry is a community-wide process that assesses and prioritizes people experiencing homelessness and connects them to appropriate housing and services.

Legal Services addresses housing instability, safety concerns, and civil legal issues, including eviction prevention and rights protection.

Health Care Navigation provides support that helps clients access and coordinate medical, behavioral health, and supportive care to improve health and stability.

Housing Navigation offers personalized assistance with housing searches, applications, and landlord coordination to help clients secure stable housing.

SSI/SSDI Outreach, Access, and Recovery (SOAR) is a nationally recognized approach that helps people experiencing homelessness access SSI/SSDI benefits through coordinated documentation and advocacy.

Shared Housing is an affordable housing option that matches households to share a home while maintaining private living space. Shared Housing increases stability and expands access to safe, sustainable housing.



Point-In-Time

The 2025 annual Point-in-Time (PIT) Count was delayed with approval from the U.S. Department of Housing & Urban Development (HUD) due to complications and disaster relief efforts brought on by the October 9th, 2024 storm, **Hurricane Milton**. The PIT Count is a count of both sheltered and unsheltered literally homeless individuals conducted in a single day, typically within the last 10 days in January. This year's count was conducted on **February 20th, 2025**.

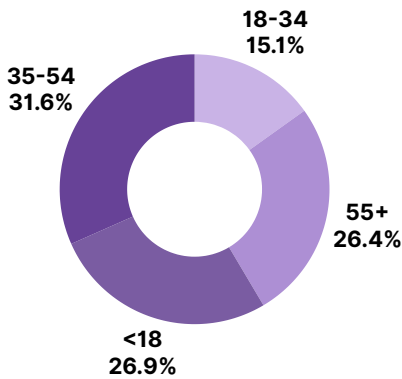
The **2025 Count** revealed a total of **569 individuals (416 adults and 153 children)** across the tri-county region of Indian River, St. Lucie, and Martin Counties. This was a 19% decrease from the previous year.

REVIEW FULL
PIT DATA HERE

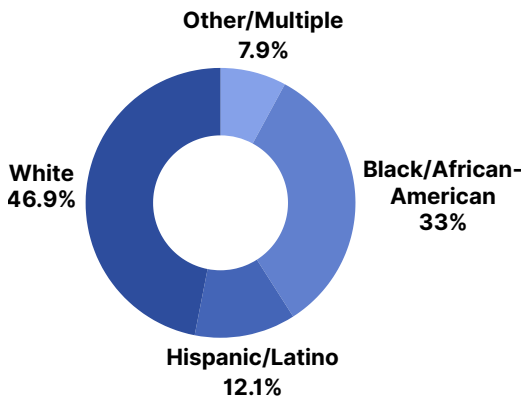


LEARN MORE:
[WWW.TCHELPSHOT.ORG/
POINT-IN-TIME/](http://WWW.TCHELPSHOT.ORG/POINT-IN-TIME/)

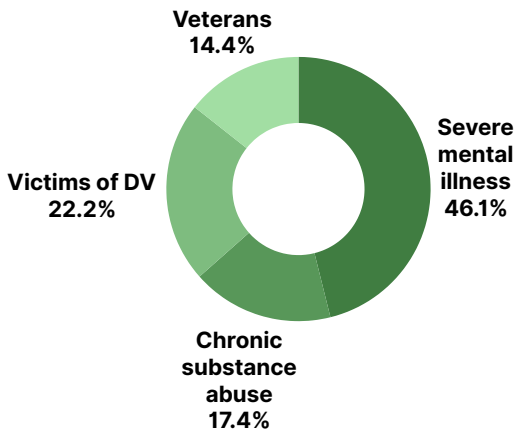
BY AGE



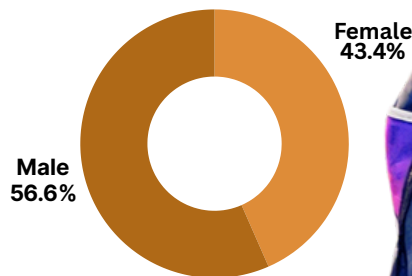
BY RACE/ETHNICITY



OTHER POPULATIONS



BY GENDER



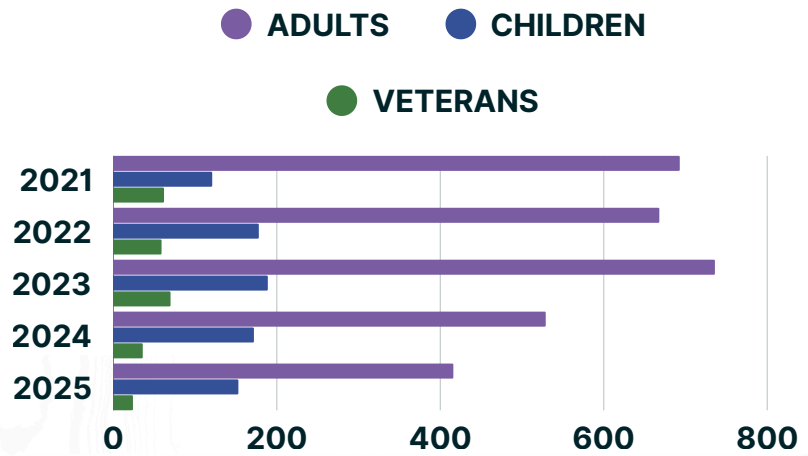


“I WAS HUNGRY, AND YOU GAVE ME SOMETHING TO EAT, I WAS NAKED AND YOU CLOTHED ME. I WAS HOMELESS, AND YOU TOOK ME IN.” - MOTHER THERESA

2025 PIT PARTNERS

New Horizons of the Treasure Coast & Okeechobee
 Martin County Health & Human Services
 St. Lucie Housing Hub / Adam's Place
 Indian River County School District
 St. Lucie County School District
 Martin County School District
 Florida Department of Health
 Hope for Families Center
 Children's Home Society
 Love and Hope in Action
 Mustard Seed Ministries
 United Against Poverty
 Habitat for Humanity
 West Palm Beach VA
 SLC Salvation Army
 IRC Salvation Army
 MC Salvation Army
 Compassion House
 Samaritan Center
 Tent City Helpers
 City of Sebastian
 House of Hope
 Reach Church
 Career Source
 RiteLife Inc
 SafeSpace

PIT data through the years



COMMUNITY IMPACT IN ACTION

With support from **Martin County Human Services (MCHS)**, a landlord in Jensen Beach, a donor in Sailfish Point, and a local moving company in Stuart, **Love and Hope in Action (LAHIA)** helped two senior clients move out of their vehicles and into permanent housing.

The process began when Julie, Housing Program Coordinator for MCHS, notified LAHIA that a one-bedroom unit was available through the SHIP Program and LAHIA quickly identified a senior client who had been living in a vehicle for an extended time.

On the same day the apartment became available, LAHIA received an unexpected donation of an entire condo's worth of furniture from a Sailfish Point resident. Sergeant Moving and Storage stepped in with a generous discount, assistance with transport, and temporary storage until move-in day. Thanks to their efforts, the client moved into a fully furnished home.

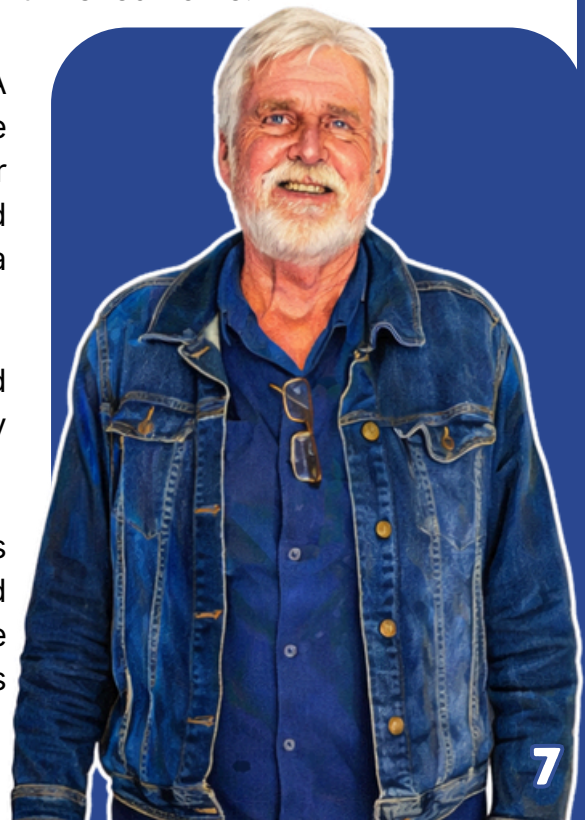
**LOVE
AND
HOPE
IN
ACTION**



A few days later, MCHS alerted LAHIA to a second available unit in the same complex. LAHIA identified another senior client who had been displaced during a crisis and was living in a vehicle.

With items from storage and additional donations gathered through the community, LAHIA was able to have another fully furnished unit for their client to move into.

These outcomes reflect the strength of LAHIA's partnerships with county programs, donors, volunteers, local businesses, and community members. Ensuring that unhoused individuals receive not only housing but the support, furnishings, and essentials needed to make a safe and stable home.





Nyki's story reflects the strength of **the Hope for Families Center** and its commitment to helping families move from crisis to stability. After experiencing an unstable upbringing, trauma in adulthood, and the removal of her newborn son, Nyki began rebuilding her life through the Families in Transition program, where she completed seven months of recovery and regained full custody of her son.

Her progress continued at the Hope for Families Center, where she received safe housing, structured support, and the tools to continue her recovery. With guidance from her case manager and HFC Staff, Nyki has maintained 19 months of

sobriety, secured employment, purchased a vehicle, and is steadily building stability for herself and her child. Stories like Nyki's demonstrate the impact of coordinated care and community support. Thanks to dedicated staff, donors, and partners, families are able to overcome crisis and move toward lasting independence.



Family Promise of Martin County helped the Jones family remain together during a sudden housing crisis. Referred by **Martin County Human Services (MCHS)**, the family entered the shelter rotation while living at a campground. Community support quickly stepped up as a local restaurant provided weekly meals and volunteers from partner congregations worked together to serve food and provide encouragement.

As stability grew, both parents and the family's eldest daughter secured employment through local businesses as Dress for Success provided professional clothing for local interviews. Through the Keys to Independence program, the family's oldest child began working toward a driver's license, expanding access to work and essential resources.

Meanwhile, a **volunteer from Trinity United Methodist Church** stepped up to foster the family's dog until they could find housing. They were reunited when **First United Methodist Church of Hobe Sound** offered a transitional rental property large enough for their household.

Family Promise and Martin County Human Services will continue to support the family as they work toward permanent housing. Their story strongly reflects the mission: when congregations, agencies, businesses, and volunteers work together, unhoused families do not have to face it alone.



YOUR COC

6,491 Children Served

883 Veterans Served

55.3% Black, Indigenous,
and People of Color Served

550 Served Through Shelters

HS

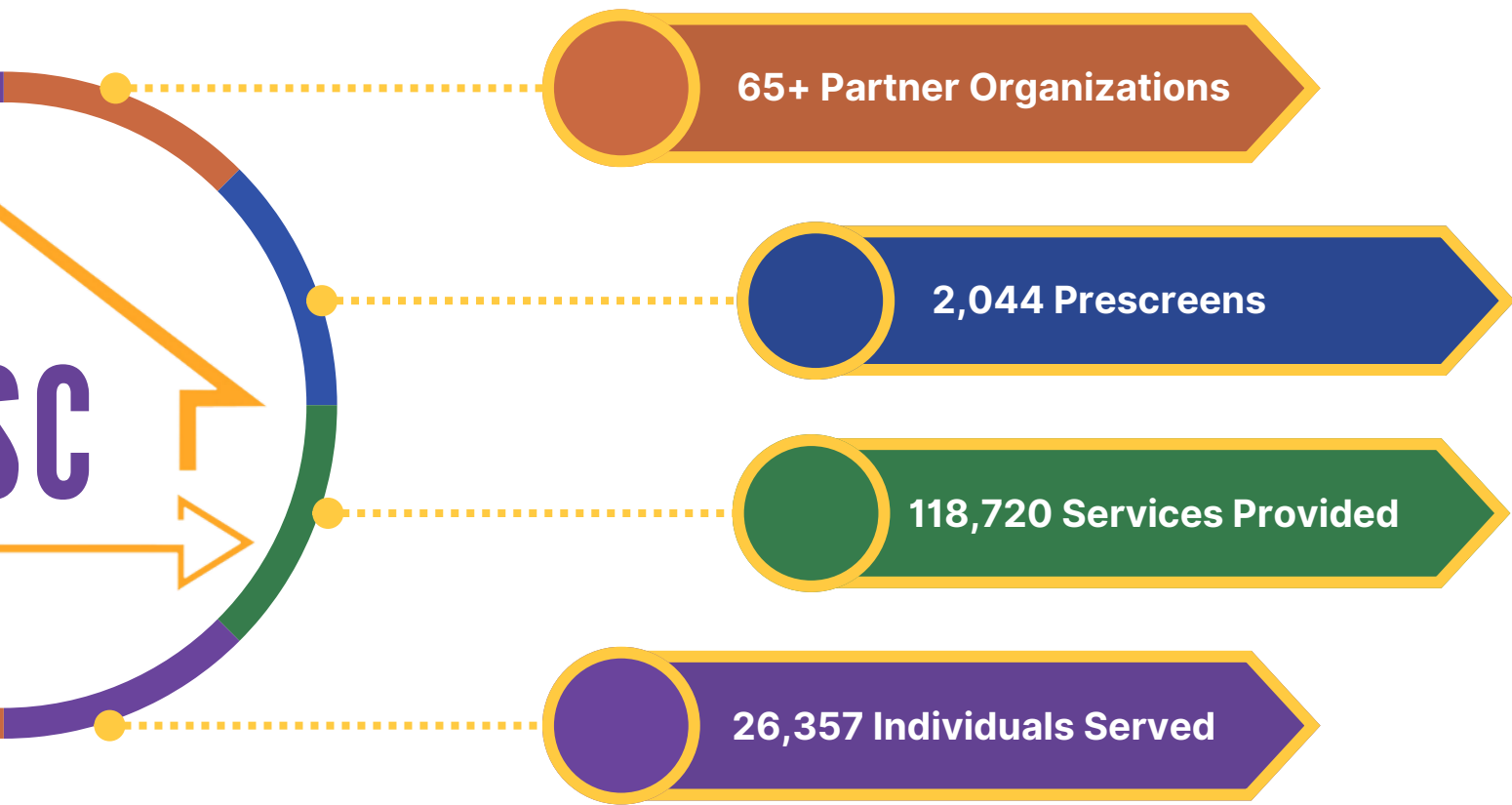
INDIAN RIVER

46,998 services
provided to
5,312
households.

ST. L

55,6
servi
provid
4,99
househ

AT WORK

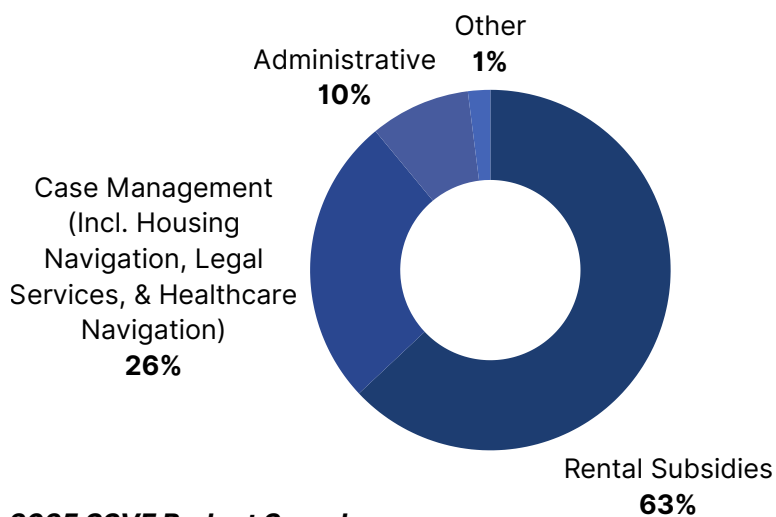


HOUSING SERVICES PROVIDED PER COUNTY BY VALUE

INDIAN RIVER COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$1,669,723.60	1,314
UTILITIES	\$48,863.38	1,856
ST. LUCIE COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$1,484,916.03	587
UTILITIES	\$88,777.41	476
MARTIN COUNTY	TOTAL VALUE	INDIVIDUALS SERVED
HOUSING RELATED	\$223,911.59	122
UTILITIES	\$31,184.95	196

IN 2025 THE COC PROVIDED **12,432 SERVICES** TO **883 VETERANS**

SUPPORTIVE SERVICES FOR VETERAN SERVICES (SSVF)



TCHSC PROVIDED **4,078 SERVICES** TO **160 VETERAN HOUSEHOLDS** THROUGH **SSVF** IN 2025.

FROM LOSS TO LASTING STABILITY

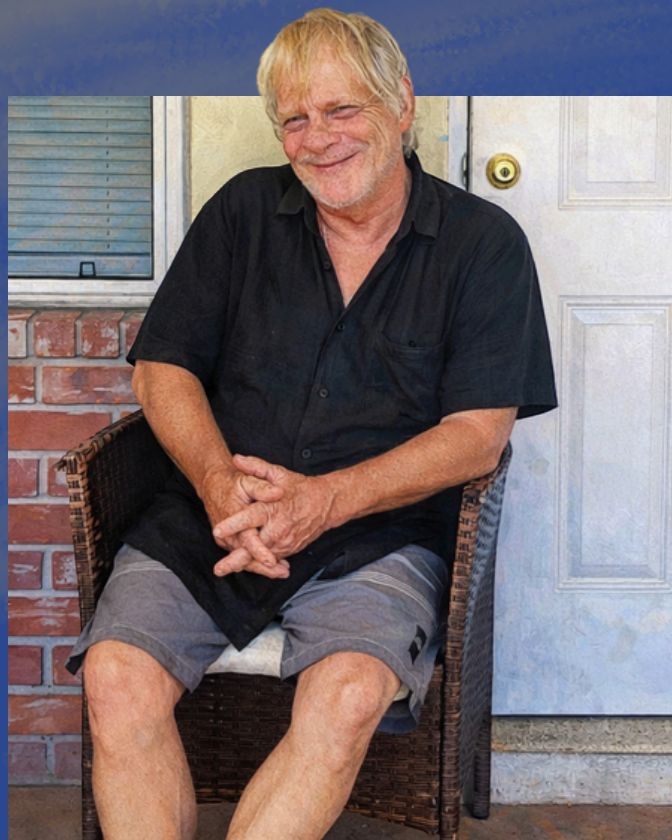
Following the death of his wife of more than 33 years, Mr. Smith experienced a profound personal loss that significantly impacted his housing stability. Having shared financial responsibilities throughout their marriage, he faced challenges maintaining the household on his own...ultimately losing his housing.

With limited income and resources, Mr. Smith spent nearly a year living in a tent near the *Our House Drop-In Center* in Vero Beach. During this period, he remained connected to case management services through New Horizons of the Treasure Coast, demonstrating perseverance and a continued desire for stability amid difficult circumstances.

In June 2025, TCHSC outreach staff engaged Mr. Smith and facilitated his placement at the Housing Hub shelter in Fort Pierce, where he began receiving consistent, supportive services. Shelter staff assisted him with obtaining identification and SNAP benefits and provided referrals for health navigation and legal services. Recognizing the importance of long-term, stable housing, Mr. Smith was referred to the **Permanent Supportive Housing (PSH) program**.

With PSH support, Mr. Smith was approved for a one-bedroom apartment in Vero Beach, allowing him to return to a community where he felt most comfortable. PSH staff provided guidance throughout the application process and coordinated transportation and furniture assistance through Team Success.

Utility deposits with Florida Power & Light (FPL) and the City of Vero Beach were covered to reduce barriers to housing stability. On September 12, 2025, Mr. Smith moved into his fully furnished home, marking an important step toward safety, stability, and healing.



17,128 services provided to
3,515 individuals, including
160 Veterans.



The CoC received an additional \$1 million in program funding through the HUD NOFO competition, allowing for the creation of new projects. This includes an expanded collaboration with SafeSpace for a rapid rehousing program aiding those fleeing domestic violence situations.



The St. Lucie Housing Hub / Adam's Place in Fort Pierce served 110 individuals in 2025, a 10% increase from the previous year. We have begun renovations to increase the utility and improve comfort of our shelter space for future residents.

437 individuals (192 households) were housed across the tri-county region by TCHSC through Permanent Supportive Housing, Rapid Rehousing, Shared Housing Initiatives, and Shelter moves into Permanent Housing.



2025



IN HIS SHOES AWARDS CELEBRATION



The 2025 In His Shoes Awards celebrated the dedication and impact of individuals working to prevent and end homelessness across the Treasure Coast. We were thrilled to present 11 nominations, including the inaugural **In His Shoes Award to Stefanie Myers**, whose tireless work, leadership, positivity, and sense of humor embody the spirit of Walter Washington's legacy.

We were privileged to welcome Dr. Brooke Hall from Tykes & Teens as our keynote speaker. Her engaging, audience-focused presentation reminded us that our work leaves a lasting impact on the lives of others. Guests delighted in wearing their craziest and most colorful shoes, honoring Walter's famous shoe collection and the metaphorical shoes we fill in continuing his legacy.

2025 AWARD WINNERS

HMIS CHAMPION AWARD

Wendy McDaniel (United Against Poverty)

EMPATHY IN ACTION AWARD

George Pellington (First Methodist Church)

VETERAN SERVICE AWARD

Vincent Barrows (Camas Furniture)

BRIDGE TO BETTER HEALTH AWARD

Treasure Coast Community Health

GATEWAY TO STABILITY AWARD

LifeBuilders

AGENTS OF CHANGE AWARD

William & Estelle Turney

P.I.T. PARTNER AWARD

Tent City Helpers

HOUSING PARTNER AWARD

Sandra McLaughlin

SHELTER PARTNER AWARD

SafeSpace

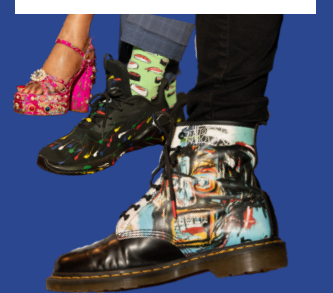
WORKFORCE PARTNER AWARD

United Against Poverty (STEP Program)

IN HIS SHOES AWARD

Stefanie Myers (FL Dept. Health)

SPONSORED BY



THANK YOU

TO OUR 2025 SUPPORTERS

\$750,000+

U.S. Dept of Housing & Urban Development
U.S. Department of Veteran Affairs
FL Department of Children and Families
St. Lucie County BOCC

\$500,000+

City of Port St. Lucie

\$250,000+

Indian River Hospital District

\$100,000+

City of Fort Pierce
Indian River County BOCC
St. Lucie County Housing Finance Authority
The Cigna Group Foundation
William & Estelle Turney

\$50,000+

John's Island Community Service League

\$25,000+

United Way of Indian River County
Martin County BOCC
Community Church of Vero Beach

\$5,000+

Camp Younts
Elaine Sheldon - **In Honor of John Smith**

We have received over \$200,000 in donations in 2025 from donors who wished to remain anonymous. We are extremely grateful for the continued support of these generous donors.

A COMMITMENT TO THE FUTURE

DONATE BY MAIL

2525 St. Lucie Ave
Vero Beach, FL 32960

DONATE ONLINE

www.tchelpspot.org/donate/

RECURRING GIVING

The gift that keeps on giving, consider setting up monthly, quarterly, or annually recurring donations.

DONOR ADVISED FUNDS

Streamline your giving and maximize your impact through Donor-Advised Funds.

DONATING STOCK

Donating appreciated stocks, bonds, or mutual funds offers a tax deduction for the full market value of the security.

LEAVE A LEGACY

Leave a lasting legacy through planned giving options including retirement and final estate planning.

DONATE HOUSING

Donating a commercial property, house, duplex, or land can make a significant impact.

TOGETHER, WE ARE THE CHANGE



A note to our partners

This year, **our partners have stepped up in remarkable ways**, demonstrating the power of collaboration, cultivation, and connection across the Treasure Coast.

Your commitment, creativity, and dedication have strengthened our collective efforts to prevent and end homelessness, and we are beyond grateful for the opportunity to work alongside each of you.

Together, we are building a stronger, more resilient community. **Because of your dedication, long-term stability has been restored for thousands!**

**PARTNER
WITH US**



A note to our donors:

Thank you! Your generosity fuels our mission and helps empower thousands each year.

With your support, we provide vital services that break the cycles of poverty and homelessness and cultivate self-sufficiency and bright futures.

Thank you for partnering with TCHSC, and for supporting vital services across the Continuum of Care; In doing so you have cultivated a better Treasure Coast for us all.

Because of your generosity, lives are changed.

**DONATE
TO TCHSC**



FINANCIAL SUMMARY

Treasure Coast Homeless Services Council is committed to responsible financial management and transparency. We strive to utilize all contributions effectively to maximize our impact in ending homelessness. In 2024, we spent 95.8% of revenue on programs, 4% on administration, and .20% on fundraising. 2025 audit information will be included in the next annual report. A detailed breakdown of our income and expenditures is available upon request, demonstrating our commitment to financial accountability and responsible stewardship of your support.

Condensed Audit Information

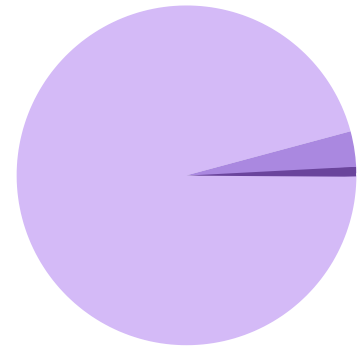
For the 12-month period ending December 31, 2024.

ASSETS	
Cash and Cash Equivalents	\$1,268,409
Accounts Receivable	\$881,297
Other Current Assets	\$204,492
Property and Equipment	\$2,286,167
Other Assets	\$577,970
TOTAL ASSETS	\$5,218,335

LIABILITIES AND NET ASSETS	
Liabilities	
Accounts Payable	\$123,561
Refundable Advances	\$72,968
Other Liabilities	\$132,605
TOTAL LIABILITIES	\$329,134
Assets	
Without Donor Restrictions	\$2,634,003
With Donor Restrictions	\$2,032,382
TOTAL NET ASSETS	\$4,666,385
TOTAL LIABILITIES AND NET ASSETS	\$5,218,335

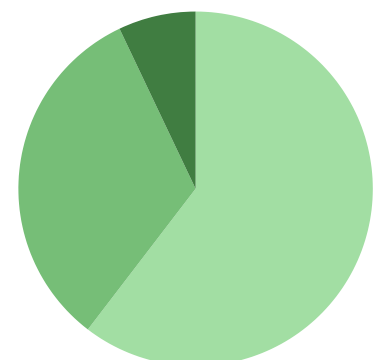
EXPENSE

Programs | 95.8%
Administration | 4%
Fundraising | 0.20%



REVENUE

Government Grants | 60.4%
Rental Income | 32.5%
Individual/Grants (Non-Govt) | 7.1%



FL-509 Continuum of Care

211 Palm Beach/Treasure Coast, Inc.
Area Agency on Aging
Bible Way Church of God in Christ, Inc.
Career Source Research Coast
Children's Home Society, Inc.
Christ by the Sea United Methodist Church
City of Ft. Pierce Housing Authority
City of Ft. Pierce Police Department
City of Ft. Pierce Planning Dept.
City of Ft. Pierce Grants Administration Division
City of Port St Lucie
City of Sebastian
City of Fellsmere
Coalition for Attainable Homes
Community Church of Vero Beach
Council on Aging - Martin County
Department of Health - Indian River County
Department of Health - St. Lucie County
Early Learning Coalition (ELC) of St. Lucie County
ELC of Indian River, Martin and Okeechobee
Economic Opportunities Council - IRC
Family Promise of Martin County
First Presbyterian Church - Vero Beach
Florida Department of Children and Families
Florida Department of Health
Fellsmere Community Enrichment Program, Inc.
GraceWay Village
Gifford Youth Achievement Center (GYAC)
Habitat for Humanity, IRC & SLC
HANDS of St. Lucie County
Hibiscus Children's Center
Holy Cross Catholic Church - Vero Beach
Hope for Families Center, Inc.
House of Hope, Inc.
Indian River County Community Services
Indian River County School District
Indian River County Sheriff's Department
Indian River Legal Aid
Indiantown Nonprofit Housing
Kidz Closet Charities
LifeBuilders
Love and Hope in Action
Loaves and Fishes
Martin County School District

Martin County Sheriff's Office
Martin County Veteran Services
Martin County Health and Human Services
Mental Health Association of Indian River
Mental Health Collaborative of IRC
Mary's Home
MISS, Inc.
Mission United
Mustard Seed Ministries, Inc.
New Horizons of the Treasure Coast, Inc.
Pattern for Purpose LLC
Project LIFT
Public Defender, 19th Circuit Court
RiteLife Services
Roseland United Methodist Church - Sebastian
Salvation Army of Indian River County
Salvation Army of St. Lucie, Martin, and
Okeechobee County
Samaritan Center of Vero Beach
Sarah's Kitchen - St. Lucie County
Southeast Florida Behavioral Health Network
St. Augustine of Canterbury
St. Helen Catholic Church - Vero Beach
St. Lucie County Community Services
St. Lucie County School District
St. Lucie County Sheriff's Department
St. Vincent de Paul - St. Lucie County
Stuart Housing Authority
SafeSpace
Substance Awareness Center of IRC
Team Success
Tent City Helpers
Treasure Coast Community Health
Tunnel to Towers Foundation
Tykes & Teens
U.S. Department of Veteran Affairs
United Against Poverty of St. Lucie County
United Against Poverty of Indian River County
United Way of Indian River County
United Way of St. Lucie County
Veterans Council of Indian River County
Wawa Stores #5387 and #5380
Whole Family Health Center
Wounded Warriors Relief Fund

This list may not be representative of all partnering agencies. If you feel your agency has not been included, please contact us to ensure inclusion in future annual report - cocadmin@tchelpspot.org



2025 Adam's Place / Housing Hub Graduates



Connect Collaborate Cultivate

2525 St. Lucie Ave., Vero Beach FL 32960
www.tchelpspot.org



2025 TCHSC
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