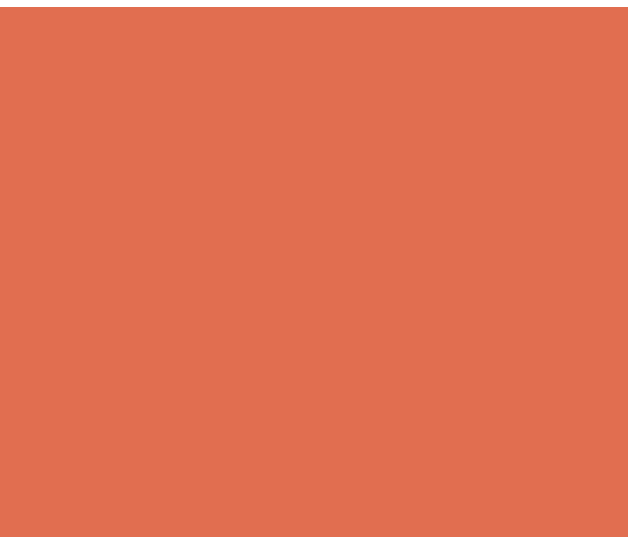




# MANATEE COUNTY HOMELESS TASK FORCE

Working together to end and prevent  
homelessness in Manatee County

2024 Quarter 1 Report





# Permanent Supportive Housing

The Manatee County Homeless Task Force is glad to present the 2024 Q1 report. This quarter's issue features Manatee County data and community needs with a specific focus on **Permanent Supportive Housing (PSH)**.

The Task Force is comprised of non-profit administrators, law enforcement officers, social workers, school leadership, and County and City of Bradenton elected officials, all anchored in the same belief: **that we can and will end and prevent homelessness in Manatee County.**

The following information is based on front-line worker perspectives, lived experiences of residents experiencing homelessness, and expert recommendations. We look forward to continuing this work *with* the community, *for* the community.

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Manatee County Commissioner,  
District 2

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# Key Terms

## Literally Homeless

An individual or family who lacks a fixed, regular, and adequate nighttime residence. These residents may inhabit a public or private place not meant for human habitation or a publicly or privately operated shelter designated to provide temporary living arrangements. The Task Force utilizes this definition for "homeless".

## Chronically Homeless

An individual or family with a disabling condition that has been continually homeless for over a year, or one that has had at least four episodes of homelessness in the past three years, where the combined lengths of homelessness of those episodes is at least one year. Please note the [HUD final rule](#) for additional details.

## Continuum of Care (CoC)

The CoC promotes community-wide organized efforts and funding for efforts by non-profit providers, states, Indian Tribes, and local governments to quickly rehouse community members experiencing homelessness. The lead HUD-designated CoC agency for Manatee and Sarasota Counties is Suncoast Partnership to End Homelessness (SPEH).

## Rapid Rehousing (RRH)

RRH is permanent housing that provides short-term (up to three months) and medium-term (four-24 months) tenant-based [rental assistance](#) and supportive services to households experiencing homelessness.

## Permanent Supportive Housing

Permanent Supportive Housing (PSH) is permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and [supportive services are provided](#) to assist households with at least one member (adult or child) with a disability in achieving housing stability.

## Supportive Services

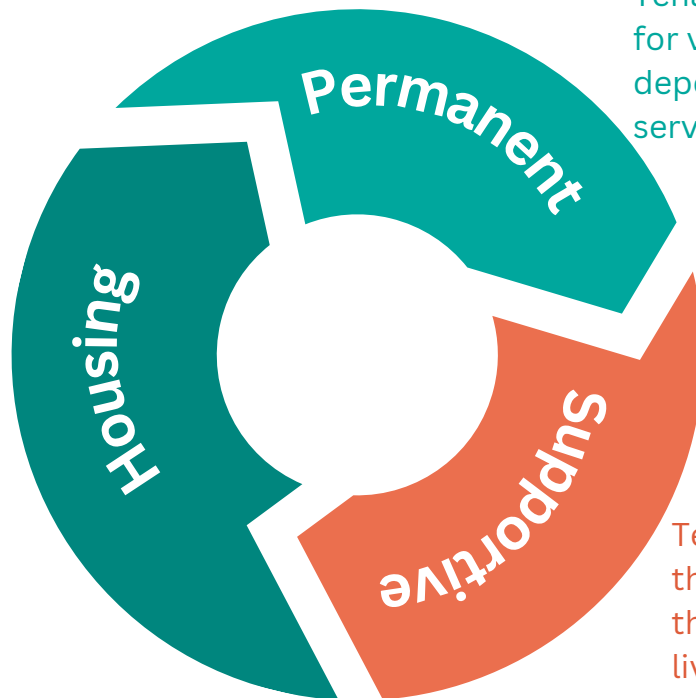
The CoC Interim Rule specifies which eligible supportive services can be paid for with CoC Supportive Service funds. All supportive services provided must help program participants obtain and maintain housing.



# What is PSH?

PSH is a housing intervention for residents who are chronically homeless and are unlikely to be able to maintain stable housing without **supportive services**. PSH serves those with the highest needs (usually chronically homeless) who may never gain stability without a deep rental subsidy and intensive support services.

Housing is dignified, safe, affordable, and integrated into the community.



Tenants may remain in housing for varying amount of time depending on their support service needs.

Tenants have access to the supportive services they need and want to live independently.

## What does HUD mean by “Supportive Services”?

Life skills training

Moving and utility costs/deposits

Case management

Outreach services

Education services

Employment assistance

Mental health

Housing search and counseling services

Addiction Services

Transportation

Annual assessment of services

Childcare

Food

Legal services

Outpatient health services

# Incorrect



PSH units are lifelong for every resident.



All residents experiencing homelessness automatically qualify for PSH assistance.



PSH units are the same as “government housing”.



PSH units are segregated from the surrounding community, are low-quality, and can clearly be identified.

# Correct



The lease length for a tenant in a PSH unit depends upon their support service needs.



PSH eligibility is determined by detailed, standardized assessments administered by the CoC.



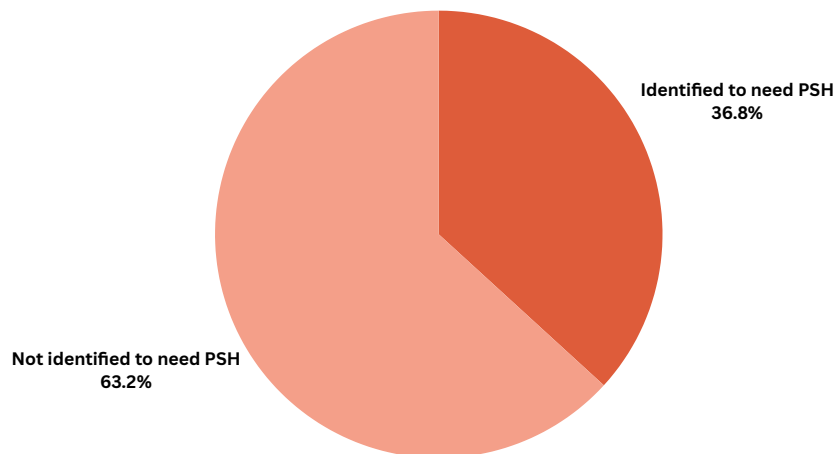
PSH units are built/renovated by private developers, and supportive services are administered by private non-profits.



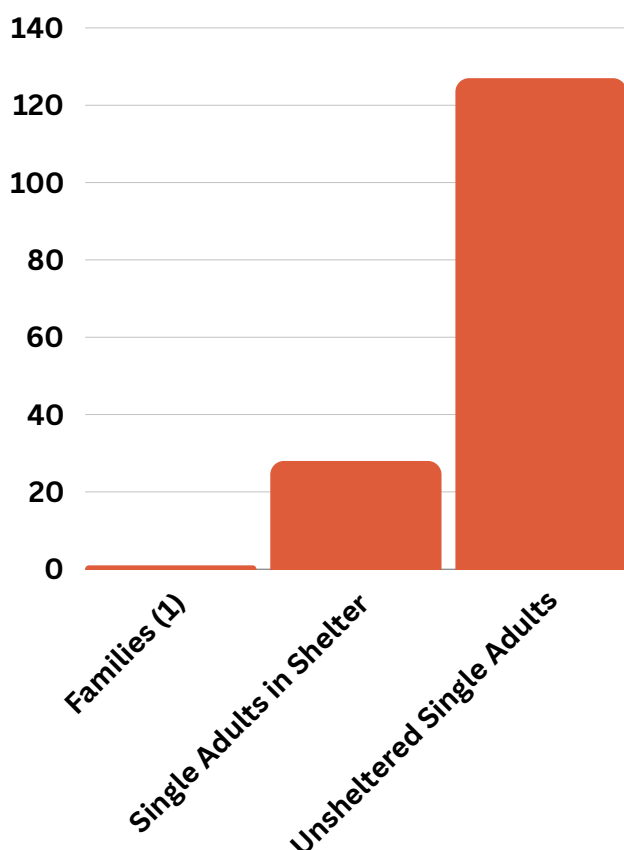
PSH developments are intended to blend into the surrounding community, either in stand-alone or scattered-site developments, making them indistinguishable from local apartment buildings.



## Unhoused residents in HMIS, March 2023:



## Demographics of residents in need of PSH, March 2023:



# Current PSH Needs in Manatee County

## Important Notes:

This number of residents in need of PSH does not include the hundreds of others that outreach teams identify throughout the year living in their car, on the streets, or in encampments who do not complete CoC assessments.

School officials believe the number of families needing PSH to be much higher. Fear of DCF intervention regularly deters families from seeking help.

## Important Update:

In October 2023, the Manatee County Board of County Commissioners approved the Tunnel to Towers project, a PSH development that will serve veterans and their families. This will provide over 100 permanent units. The Task Force thanks the Commission for their dedication to our veterans.

# PSH Provider Examples: Blue Sky



Blue Sky Communities and CASL have successfully partnered to develop affordable communities across Florida. Blue Sky Communities, a Tampa-based developer, specializes in developing affordable housing communities using the Federal Housing Credits program. CASL, a Sarasota-based non-profit, is a permanent supportive housing service provider for people with a mental health diagnosis or developmental disabilities.



## Arbor Village Sarasota

- **(941) 259-3950**
- **80 units opened March 2020**
- **71 individuals entered out of homelessness and disabling conditions**
- **90% retention rate for 3 years**



# PSH Provider Examples: Carrfour



Carrfour Supportive Housing is a non-profit organization established in 1993 by the Homeless Committee of the Greater Miami Chamber of Commerce. Carrfour develops, operates and manages innovative housing communities for individuals and families in need through a unique approach combining affordable housing with comprehensive, on-site supportive services. Carrfour has supplied homes for more than 10,000 formerly homeless men, women and children since its founding.



**CARRFOUR**  
supportive housing

**Programs and Services**





# PSH Recommendations

The following PSH recommendations were created by Task Force subject-matter experts in partnership with Florida Housing Coalition liaisons.



## Build Relationships with Developers

PSH developments have certain finance and building regulations that make them a niche type of development. It is best practice, and essential to tap relevant funding sources, to work with experienced private developers who specialize in this form of development.



## Build Relationships with Providers

Similar to the developer component, providers must be well-versed and experienced in PSH supportive services provision. The support services provided to tenants are designated and regulated under HUD statutes. By forming these private-public partnerships, Manatee County can rely on subject-matter experts for service provision.



## Assess and Advertise Available Resources

By consolidating information on available funding, land, and county applications in a centralized platform, developers and nonprofits can efficiently present well-informed proposals to county staff and elected officials, fostering a proactive and collaborative environment.

## How do we know when we have a successful PSH system?

- Residents who qualify can **move through Coordinated Entry and into PSH units within 30 days** of comprehensive assessment.
- PSH units are **high quality** and **indistinguishable** from the surrounding community.
- The support services accompanying each unit are **sufficient to provide the necessary services** to move residents along to appropriate long-term housing options.
- The non-profit administering the supportive services is **well-connected to fellow service providers** within the community and can easily refer tenants when needed.
- Recidivism to homelessness is **rare, if ever**.



# Join us COMMUNITY CONVERSATION

28 February 2024  
8am-12pm

Service providers who work within homeless-related services in Manatee County are invited to join our community conversation and working session to advance our shared mission. Use the link below to view the agenda and guest criteria.

**REGISTER HERE!**

**Goodwill Corporate Office**

2705 51st Ave E, Bradenton, FL 34203

[PATH@TPmanatee.org](mailto:PATH@TPmanatee.org)



# Next Steps

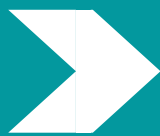
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The Task Force will continue monthly fact-finding meetings to develop ongoing quarterly reports. The upcoming quarterly report will have a focus on prevention and diversion and community partners.



The Task Force will continue to solicit feedback and recommendations from front-line service providers and clients via monthly PATH meetings, regular Suncoast Partnership to End Homelessness community meetings, and the upcoming Community Conversation.



The Task Force will remain available to address questions, comments, or concerns from County Commissioners or community members. Please utilize the Homeless Policy Coordinator as the point of contact: [maria.santos@mymanatee.org](mailto:maria.santos@mymanatee.org).



**Turning Points**  
*Where Compassion Takes Action*



*Serving Domestic Violence Survivors*



ESTABLISHED 1972



*Helping Students in Housing Transition*



**CENTERSTONE**



# CONTACT US

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For questions about this report:

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**Manatee County Homeless Policy Coordinator**

[maria.santos@mymanatee.org](mailto:maria.santos@mymanatee.org)

For questions regarding Manatee County's  
Continuum of Care:

**Suncoast Partnership to End  
Homelessness**

**Manatee County's Continuum of Care lead agency**

[SPTEH@suncoastpartnership.org](mailto:SPTEH@suncoastpartnership.org)

For opportunities to work with Manatee County non-profits:

**Turning Points PATH**

**People Assisting The Homeless (PATH)**

[path@tpmanatee.org](mailto:path@tpmanatee.org)