



2024-2025 ANNUAL ACTION PLAN

For Public Hearing and Approval at the July 2, 2024 City Commission Meeting

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

As a recipient of federal funds, HUD requires the City of Kissimmee to prepare a Consolidated Plan and Annual Action Plans to direct the use of these funds. The most recent Consolidated Plan was submitted for approval to HUD in 2020 and it covered 5 years – from 2020-2024. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. This Action Plan for Program Year 2024 is the fifth plan prepared under the current Consolidated Plan period.

The City of Kissimmee is located within Osceola County Florida. The current population estimate is 82,714 people (2023 BEBR, University of Florida). Kissimmee has a relatively high poverty rate of approximately 26%, as compared to that of Osceola County at 12.9%, and higher than the State of Florida at 12.7% (2018-2022, US Census).

The majority of Census Tracts within the City (12 of 15 Census Tracts - more than 80%) have a population whose income is at or below 80% of the area median income (US Census). The City had previously defined a specific target area within the City that encompasses the majority of the population within these low/mod income Census Tracts but based on new analysis of the population, the City has abandoned this locally-defined Target Area and has amended its Consolidated Plan to reflect this change.

In Program Year 2024, the City expects to receive the following: \$896,880 in CDBG and \$628,202 in SHIP funds. As part of the Osceola County Consortia, the City will receive \$297,812.90 in regular HOME funds. In addition, the City still has available CDBG funding from 2017, 2018, 2019, 2020, 2021, and 2022, HOME ARP, NSP 1, NSP 3, and CDBG-CV 1 and 3 funds that are expected to be committed and spent in the near future. The City plans to do a Substantial Amendment to identify and reallocate those funds that are from prior CDBG funding.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The overall goal of the housing and community development programs contained within the Plan is to develop and improve viable urban communities by providing safe, decent, affordable housing and suitable living environments, and expanding economic opportunities for low- to

moderate-income persons. The Plan envisions the creation and expansion of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations.

The PY 2020-2025 Consolidated Plan identified Affordable Housing Development; Housing Preservation; Economic Development; Public Services; Public Facilities and Improvements; and Planning and Administration as six general goals to be addressed during the 5-year program period. The City will direct funding for Program Year 2024 to the following priorities identified within those goals in the Consolidated Plan: Housing Preservation (such as rehabilitation and code enforcement), Affordable Housing (such as rehabilitation) and Public Services (such as employment training, housing information and referrals, homeless outreach, child care, financial literacy, and housing counseling).

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the first two years of the PY 2020-2025 Consolidated Plan period, the City concentrated in addressing housing; homelessness prevention, economic development, public services, and public infrastructure and facilities improvements. In 2020, which is the period covered in Annual Action Plan 2020-2021, the City concentrated its efforts in responding to the Coronavirus (COVID-19) and most of the public services programs were either delayed or carried out virtually. This hindered the performance of some of these organizations. The City assisted public service programs such as Back on Track, Building Strong Families, Financial Wellness in Times of Uncertainty, Good Neighbors, Vision Specific Job Training and Employment Services, and Rental and Mortgage Assistance. The following year, the City concentrated funding homeless services – outreach of homeless persons and summer camp for homeless children. A Substantial Amendment was approved in June 7, 2022, in order to reallocate \$14,531.57 remaining funds to housing rehabilitation.

Due to the shortage in affordable housing and the increase in our homeless population after the COVID-19 pandemic, it has been the City's goal to acquire a motel/hotel for conversion to a homeless shelter facility. In June 2023, the City purchased a property located at 1815 W Vine Street that consists of hotel units and apartment units. A portion of the CDBG funds from 2020, 2021, and 2022 were used to acquire the property. Additional CDBG funding from different years will be used for the rehabilitation of the property which includes the conversion of the hotel units into studios.

The purchase of the property, also known as the Haven on Vine Apartments, has resulted in new housing opportunities for 31 new families and 22 that remained from the prior ownership (as of yet, not all of the units have been completely filled). The new families are relocating from either living in their cars, motels, or couch surfing in their family/friend houses. Most of them are within the 60% of the area median income. The City sees this as an opportunity to assist these

families to get on their feet, take advantage of different opportunities, and elevate their situation. This is the reason they are encouraged to participate in the different supportive programs that will be provided on site maybe of them using the City's allocation of CDBG public services dollars. These programs will be open to other City residents as well.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City hosted a community meeting to discuss PY 2024-2025 funding priorities. The meeting was held on Thursday, May 23, 2024. A copy of the (draft) proposed 2024-2025 Annual Action Plan was available for review and public comment from May 23 to June 24, 2024. A Public Hearing was held at the City of Kissimmee City Commission meeting on July 2, 2024.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Ahead of the public hearing, the City held a public meeting on May 23, 2024 and invited the public as well as nonprofit agencies. During the public meeting, surveys were distributed to attendees for public input. The survey asked to rank their top three priorities for public services funding. Based on the responses, the following public services have received the highest ranking so far: senior services, transportation services, housing and referral services, security deposits and eviction prevention, employment training, and after school services/mentorship programs. Legal services and financial and housing counseling were also identified as priorities. This year the City will concentrating its funding of Public Services to programs related to the priorities identified during the public comment period as supported by the responses on the survey.

6. Summary of comments or views not accepted and the reasons for not accepting them

All responses were reviewed and considered.

7. Summary

The City intends to use its CDBG allocation to address the needs and priorities identified in the City's 2020-2024 Five Year Consolidated Plan which identifies affordable housing, homeless prevention, economic development, and public services as goals. This year the City will concentrating its funding of Public Services to programs related to the priorities identified during the public comment period as supported by the responses on the survey. The following public services received the highest ranking: senior services, transportation services, housing and referral services, security deposits and eviction prevention, employment training, and after school services/mentorship programs. Legal services and financial and housing counseling were also identified as priorities.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	KISSIMMEE	
CDBG Administrator	KISSIMMEE	Development Services Department
HOPWA Administrator		
HOME Administrator	KISSIMMEE	Human Services Department
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Kissimmee is an entitlement community that receives direct allocations of Community Development Block Grant (CDBG) funding from HUD each fiscal year. Osceola County is the HOME Program Consortia Lead, and the City of Kissimmee receives a portion of the HOME Consortia's annual allocation each fiscal year.

Consolidated Plan Public Contact Information

Frances DeJesus, Housing and Community Development Manager

City of Kissimmee

Phone: (407) 518-2156

E-mail: frances.dejesus@kissimmee.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

During the development of the Annual Action Plan, the City of Kissimmee consults directly with local housing and supportive services agencies and organizations to discuss the needs of the most vulnerable populations. This section includes a list of local agencies that the City of Kissimmee consults with during and after the development of the Annual Action Plan to enhance coordination and delivery of CDBG funds and activity benefits.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Kissimmee uses a variety of methods to consult with local agencies to enhance coordination between public and private organizations that deliver services directly to eligible persons and households. Those methods include public/private partnerships to deliver program services directly to eligible beneficiaries, to collect data on the current housing and community development needs of the community, and participation in public meetings and one-on-one consultations to discuss how to best leverage available funding resources towards projects that are shovel ready and achieve a national objective.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

In Central Florida, three key demographic populations have been identified among homeless populations: children and families, the chronically homeless, and Veterans. The City of Kissimmee consults with the Homeless Services Network of Central Florida at least once annually to discuss the current needs of Kissimmee's homeless population.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Kissimmee does not receive ESG funds, so consultation with Homeless Services of Central Florida does not include these items.

2. Agencies, groups, organizations and others who participated in the process and consultations

(Continues - Next Page)

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	OSCEOLA COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Kissimmee engages with Osceola County Housing and Community Development Department on potential partnership opportunities for projects that benefit both jurisdictions.
2	Agency/Group/Organization	OSCEOLA COUNTY COUNCIL ON AGING INC.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Kissimmee created and sent out a survey soliciting agencies to rank community priorities and provide feedback on the needs of the community. In the past, the City and Osceola Council on Aging have engaged in partnerships to implement CDBG and HOME funded housing activities. The City is interested in partnering with Council on Aging, Inc. and other similar nonprofit agencies to provide services directly to qualified persons when funding is available.
3	Agency/Group/Organization	Habitat for Humanity of Greater Orlando and Osceola County
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Kissimmee created and sent out a survey soliciting agencies to rank community priorities and provide feedback on the needs of the community. In the past, the City and Habitat for Humanity of Greater Orlando and Osceola County have engaged in partnerships to implement CDBG and HOME funded housing activities. In addition to discussing the implementation of housing activities such as housing rehabilitation, roof replacement, and other minor repairs, the City of Kissimmee discussed with Habitat potential partnership opportunities to provide housing counseling services directly to qualified persons when funding is available.
4	Agency/Group/Organization	Hope Partnership
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Kissimmee created and sent out a survey soliciting agencies to rank community priorities and provide feedback on the needs of the community. In the past, the City and Hope Partnership have engaged in partnerships to implement CDBG funded housing activities. The City is interested in partnering with Hope Partnership, Inc. and other similar non-profit agencies to provide services directly to qualified persons when funding is available.
5	Agency/Group/Organization	Back on Track
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Kissimmee created and sent out a survey soliciting agencies to rank community priorities and provide feedback on the needs of the community. In the past, the City and Back on Track have engaged in partnerships to implement CDBG funded housing activities. The City is interested in partnering with Back on Track Inc. and other similar non-profit agencies to provide services directly to qualified persons when funding is available.
6	Agency/Group/Organization	Department of Parks and Recreation
	Agency/Group/Organization Type	Services-Children

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Kissimmee created and sent out a survey soliciting agencies to rank community priorities and provide feedback on the needs of the community. In the past, the City and Back on Track have engaged in partnerships to implement CDBG funded housing activities. The City is interested in partnering with the Department of Parks and Recreation to discuss potential partnership opportunities to provide services directly to qualified persons when funding is available.

Identify any Agency Types not consulted and provide rationale for not consulting

There were no agency types that were not specifically consulted during the development of the Annual Action Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Services Network of Central Florida	The Continuum of Care acts as the regional leader in homelessness priority setting to address shared homeless prevention goals. The City is concerned about the increasing number of chronic homeless and recognizes the need to provide additional permanent supportive housing.

Table 3 - Other local / regional / federal planning efforts

Narrative

The City of Kissimmee and its neighboring jurisdictions - Orange, Osceola, and Seminole Counties, along with cities of Orlando, and Sanford- work together through the Homeless Services Network of Central Florida through the Continuum of Care (CoC). This partnership aligns services and planning in conjunction with federal funding throughout Central Florida. Through this design government organizations work with other regional, private, faith-based and public partners.

AP-12 Participation – 91.401, 91.105, 91.200©

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Non-profit organizations were invited to the community meeting to discuss the CDBG funding cycle. Each organization completed a survey asking them to name and rank potential priorities for this year. In addition, the survey was distributed to the members of the Affordable Housing Advisory Committee (AHAC) and other non-profit organizations that did not attend to the community meeting.

In addition, a community meeting was held with the residents of the Haven on Vine Apartments and staff took the opportunity to distribute surveys to obtain their input.

Citizen Participation Outreach

(Continues - Next Page)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

1	Public Meeting	Non-targeted/broad community	<p>On May 23, 2024, the City of Kissimmee conducted an in-person public meeting to collect public input on potential activities to fund with the City of Kissimmee's 2024-2025 CDBG allocation. The public meeting was well attended by representatives of several local housing and supportive services organizations.</p>	<p>During the public meeting, hard copy Public Input Surveys were distributed to attendees. The surveys asked attendees to rank their top three priorities for public services funding. The following were identified as priority: senior services, transportation services, housing and referral services, security deposits and eviction prevention, employment training, and after school services/mentorship programs. Legal services and financial and housing counseling were also identified as priorities.</p>	<p>All public comments were accepted during this public meeting.</p>	
---	----------------	------------------------------	---	--	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Non-targeted/broad community	A 30 day public comment period to solicit public comment on the draft 2024-2025 Annual Action Plan is scheduled to take place May 23 to June 24, 2024. A newspaper ad was published in the Osceola Gazette on Thursday, May 23, 2024.	No comments were received.	No comments were received.	
3	Internet Outreach	Non-targeted/broad community	A 30 day public comment period to solicit public comment on the draft 2024-2025 Annual Action Plan is scheduled to take place May 23 to June 24, 2024. It was posted to the City of Kissimmee website.	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Non-targeted/broad community	A public hearing for any final comment on the draft 2024-2025 Annual Action Plan is scheduled to take place during the regularly schedule City of Kissimmee Commission Meeting on July 2, 2024.	No comments were received.	No comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

A recent study, the Orlando Metro Affordability Report for 2023, stated that 20 percent of the population in Kissimmee is in poverty. This is happening primarily because the wages fail to match the cost of living. To make the housing crisis more challenging, people are relocating to this area faster than affordable housing is being built. In order to address the current situation, City of Kissimmee plans to allocate its federal, state, and local housing and community development funding for the upcoming year to projects that will help alleviate the housing problems of our low and moderate income residents.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	896,880	0	659,339	1,556,219	200,000	In addition to the allocation for PY2024 of \$896,880, the City still has available CDBG funding from 2017, 2018, 2019, 2020, 2021, and 2022. A Substantial Amendment will be needed to reallocate those funds from prior years to eligible activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Housing	162,000	0	0	162,000	0	These funds were received from the sale of a city owned property listed in the City's inventory of lots available for affordable housing. The funds are intended to assist with the development of another affordable housing unit.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Admin and Planning Housing	628,202	0	0	628,202	300,000	The City plans to use the SHIP allocation from the FY24-25 as well as prior years to assist very low and low income households with their housing needs - financial assistance and housing rehabilitation and to pay for administrative costs. Habitat for Humanity is expected to request funding for an upcoming new construction-for sale project to be funded with SHIP funds. There are SHIP funds available from prior years (approx. \$982,043) that will be used this year for housing rehabilitation.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Kissimmee anticipates to use annual SHIP Program funding, when available, as a match towards affordable housing activities predominately supported by HOME program funding. The City will also leverage other special private, state and local fund allocations towards eligible Federal program activities, if they are to become available.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Upon review of publicly owned land or property, it was determined the City currently has five (5) parcels that could be used to address the needs identified in the Consolidated Plan period. The lots are located on the following locations:

INVENTORY LIST

These lots may be available for sale and the proceeds used to purchase land for development of affordable housing development; for sale and the proceeds used to increase the local government fund earmark for affordable housing; to sell with a restriction that requires the properties be developed for use as affordable housing; to donate to a nonprofit housing organization for the construction of affordable housing; or to make available for use in the production and preservation of permanent affordable housing (community land trust).

Discussion

In Program Year 2024, the City expects to receive the following: \$896,880 in CDBG and \$628,202 in SHIP funds. As part of the Osceola County Consortia, the City will receive \$297,812.90 in regular HOME funds. In addition, the City still has available HOME-ARP, NSP 1, NSP 3, and CDBG-CV 1 and 3 funds that are expected to committed and spent in the near future. At this time, it is unclear if the City will spend its NSP program income as NSP or if it will be transferred into CDBG. If that happens the City will do a substantial amendment to identify the projects and activities to be done.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation	2020	2025	Affordable Housing	City of Kissimmee	Affordable Housing Homeless Prevention	CDBG: \$582,972 SHIP: \$300,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Rental units rehabilitated: 83 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
2	Public Services	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Kissimmee	Public Services	CDBG: \$134,532 General Fund: \$0 SHIP: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 260 Households Assisted
3	Program Administration	2020	2025	Program Administration	City of Kissimmee	Program Administration	CDBG: \$179,376 General Fund: \$0 SHIP: \$62,820	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Preservation
	Goal Description	The City of Kissimmee plans to use part of its CDBG funds to rehabilitate rental as well as owner occupied units to prevent homelessness. In addition, the City plans fund the salary and administrative costs for a code enforcement officer that will service the low and moderate income census tracts in the City (more than 80% of the city). Some of these funds may be allocated to assist with home repairs due to code enforcement issues. These units have not been identified.
2	Goal Name	Public Services
	Goal Description	The City of Kissimmee plans to use part of its CDBG funds to provide public services activities for Low/Moderate Income Housing Benefit and for other than Low/Moderate Income Housing Benefit as well.
3	Goal Name	Program Administration
	Goal Description	The City of Kissimmee plans to use part of its allocation to for salaries and benefits of staff responsible for the implementation of CDBG funded projects during the program year 2024-2025.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City intends to use its CDBG allocation to address the needs and priorities identified in the City's 2020-2024 Five Year Consolidated Plan which identifies affordable housing, homeless prevention, economic development, and public services as goals. This year the City will concentrating its funding of Public Services to programs related to the priorities identified during the public comment period as supported by the responses on the survey. The following public services received the highest ranking: senior services, transportation services, housing and referral services, security deposits and eviction prevention, employment training, and after school services/mentorship programs. Legal services and financial and housing counseling were also identified as priorities.

#	Project Name
1	Code Enforcement
2	Public Services
3	Housing-Rehabilitation
4	Program Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

This program year's allocation priorities were selected based on the continued, underserved needs of the City's low and moderate income population, as well as a special focus on the needs of homeless households that proved to be most vulnerable over the last three years. Now that the health and safety crisis caused by the COVID-19 pandemic has begun to subside, the City of Kissimmee continues to prioritize more projects that require face-to-face interaction including code enforcement, housing rehabilitation, and public services to the most vulnerable populations in our community.

The City intends to allocate available public service funding and other resources to organizations providing employment training, housing information and referrals, homeless outreach, child care, financial literacy, and housing counseling to low and moderate income persons. The provision of job training/educational opportunities to citizens is an important one because it is the City's effort to permanently move them from low wage jobs to higher paying, permanent employment opportunities.

The code enforcement activities will be carried out in the low and moderate income census tracts in the City which make up more than 80% of Kissimmee (12 out of 15 Census Tracts).

AP-38 Project Summary
Project Summary Information

(Continues – Next page)

1	Project Name	Code Enforcement
	Target Area	City of Kissimmee
	Goals Supported	Housing Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$82,972
	Description	This project is intended to fund the administrative costs of a code enforcement officer that will service the low and moderate income census tracts in the City (more than 80% of the city). In addition, funds may be available to assist with home repairs due to code enforcement issues.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The City of Kissimmee estimates between 500 to 600 households will receive benefit from this project.
	Location Description	This project will benefit housing units located in the low and moderate income census tracts in Kissimmee.
Planned Activities	This project will fund salary costs of Code Enforcement officer working in the low and moderate income census tracts of the city (which make up more than 80% of the City as a whole) for monitoring of code enforcement issues and, if necessary, housing repairs due to code enforcement issues.	
2	Project Name	Public Services
	Target Area	City of Kissimmee
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$134,532

	Description	The City intends to allocate available public service funding and other resources to provide employment training, housing information and referrals, homeless outreach, child care, financial literacy, and/or housing counseling). The exact public services to be provided this year will be determined after the City conducts its public comment period and conducts its application cycle for public services.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The City of Kissimmee estimates approximately 280 households will receive benefit from this project.
	Location Description	This project will benefit the low and moderate income households through out Kissimmee.
	Planned Activities	The City intends to allocate available public service funding and other resources to provide employment training, housing information and referrals, homeless outreach, child care, financial literacy, and/or housing counseling to those in need.
3	Project Name	Housing-Rehabilitation
	Target Area	City of Kissimmee
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$500,000
	Description	This project includes activities involving minor or moderate housing rehabilitation repairs to single residential homes and/or multi-unit residential projects.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The City of Kissimmee anticipates income qualified households will benefit from these project activities. If single residential homes = approximately 15 homes; if multi-unit residential units = approximately 83 units; if combination = approximately 5 homes and 83 multi-units.

	Location Description	Income qualified households will be selected within the city limits of Kissimmee.
	Planned Activities	Minor and moderate housing rehabilitation to single residential homes and/or multi-unit residential units.
4	Project Name	Program Administration
	Target Area	City of Kissimmee
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$179,376
	Description	Eligible activities related to the City's implementation of CDBG funded projects during the program year 2024-2025, including fair housing initiatives.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	City of Kissimmee, 101 Church Street, Kissimmee, FL 34741
Planned Activities	Eligible administrative costs related to the internal implementation of CDBG funded projects and activities, including fair housing initiatives.	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Federal and State funding resources are generally allocated on a City-wide basis. However, as identified in Section MA-50 of the Market Analysis in the 2020-2024 Consolidated Plan, there are large concentrations of lower income households throughout Kissimmee that are experiencing housing problems. In addition, there is a large population of precariously housed residents residing in motels and hotels along U.S. Highway 192 which the City is working with Osceola County School District to focus resources in this area to address these issues.

Geographic Distribution

Target Area	Percentage of Funds
City of Kissimmee	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In order not to limit the availability of resources, the City of Kissimmee chooses to allocate Federal and State funding to a broad, city-wide target area. Projects are selected based on the level of need and availability of resources.

Discussion

In order not to limit the availability of resources, the City of Kissimmee chooses to allocate Federal and State funding to a broad, city-wide target area. Projects are selected based on the level of need and availability of resources.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

House Bill 1339, which was adopted by the Florida Legislature in July 2020, requires that local governments review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. According to the regulations, an annual report must be submitted to City Commission that which includes recommendations on the implementation of affordable housing incentives. These recommendations are made by the Affordable Housing Advisory Committee (AHAC). The AHAC meets on a monthly basis to discuss different incentives for consideration.

The Live Local Act took effect on July 1, 2023 and it is currently being revised. This regulation supports affordable housing in Florida. It creates and/or enhances tax incentives for affordable housing, restricts local government opposition, and provides additional funding over the next 10 years. Overall, the Live Local Act reduces supply barriers and incentivizes developers to build affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Understanding the obstacles that are present in this community is the first step to creating strategies to remove or ameliorate these barriers to affordable housing. The City of Kissimmee, in partnership with the City's Affordable Housing Advisory Committee (AHAC), will continue working together to address these public and private sector barriers and create strategies to further affordable housing. The following is a list of strategies that the City of Kissimmee proposes to review during the upcoming program year:

- Community Land Trust
- Inclusionary zoning
- Conversion of car garages into accessible dwelling units

Discussion

Each year the AHAC submits a report to the Kissimmee Commission that includes recommendations and the evaluation of at least

11 specified affordable housing incentives. These incentives are designed to encourage local government to consider how its policies affect the cost of housing development and in turn, housing affordability. Since the report is required annually, it is best for the Kissimmee AHAC to focus its efforts on 3-5 incentives in depth each year.

Per the regulations, all of the AHAC recommendations must be considered by the local government but only two are required to be implemented in the Local Housing Assistance Plan. Those two are: expedited permitting and the establishment of a process by which the local government considers before adoption, policies, procedures, ordinances, regulations, or plan revisions that increase the cost of housing.

Below is a status report of where the Kissimmee AHAC is at in relation to the incentives:

Expedited Permitting - Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects. This process has been adopted as a policy.

Ongoing Review Process - An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption. This process has been adopted as a policy.

In addition, the following incentives have been reviewed. _

Modification of Impact Fees

Status – Reviewed was completed and internal policy was developed.

Flexible Densities

Status – Reviewed was completed and recommendation was adopted: In order for developments to be eligible for a density bonus of 5%, the development must set aside at least 20% of its units as affordable housing. These units must remain affordable for up to 15

years.

Affordable Accessory Residential Units

Status: Under discussion.

Public Land Inventory

Status: Reviewed was completed and internal policy was developed.

Support of Development Near Transportation Hubs

Status: Reviewed was completed and internal policy was developed.

Other:

Community Land Trust

Status – Under discussion.

Definition of Affordable and Workforce Housing Developments

Status: Reviewed and internal policy was developed.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The following is a list of actions that the City of Kissimmee plans to implement over the next one-year period to achieve success in addressing the housing and community development needs of low- to moderate-income residents and families.

Actions planned to address obstacles to meeting underserved needs

The City of Kissimmee will continue working with internal departments, as well as other public and private organizations to expand services and leverage Federal and State funding in order to address the underserved needs of the community. Obstacles that arise over the next one-year period will be addressed in two ways: 1) determine the level of urgent need and propose a solution with available resources in the current funding year; and/or 2) re-prioritize future funding based on the level of urgent need and available resources.

Actions planned to foster and maintain affordable housing

Through the HOME Investment Partnerships (HOME) program and the State Housing Initiatives Partnership (SHIP) program, the City of Kissimmee will continue efforts of fostering and maintaining existing and new affordable housing by working with local CHDOs and developers to expand and increase affordable housing opportunities. The City of Kissimmee anticipates allocating \$500,000 in CDBG funds to continue rehabilitating the Haven on Vine project. This is an important project to the City that consists of 123 affordable housing units – 83 units are rental housing and the other 40 will serve as bridge-transitional housing for the most vulnerable population in Kissimmee. In addition, over \$220,000 of other funding sources are allocated towards the development of affordable housing opportunities during this one-year period.

Actions planned to reduce lead-based paint hazards

The overall goal of the City is to reduce or eliminate lead-based paint hazards and prevent childhood lead poisoning. This will be accomplished through a coordinated effort of public and private sectors. In every program which spends federal funds on housing units, the City will incorporate the current procedures for lead hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The City of Kissimmee will continue seeking out opportunities to work with not-for-profit partners to reduce the poverty level amongst our residents especially those who are at risk of homelessness. With the public service dollars that will be offered through the CDBG program, the City is interested in working with non-profit developers to encourage low- and moderate-income residents to provide programs to assist with self-empowerment such as workforce

development, job assistance, employment training, financial literacy, budgeting, and housing counseling.

Actions planned to develop institutional structure

The City of Kissimmee will continue to monitor the strengths and gaps in the current institutional delivery structure over the next one-year period, and make necessary adjustments to maximize outcomes using Federal and State funding.

Actions planned to enhance coordination between public and private housing and social service agencies

Each year, the City of Kissimmee develops a list of stakeholders and service providers for consultation and service delivery purposes. In order to increase coordination, the City will work with stakeholders and service providers to collect current and accurate data to adjust on the needs of their clientele and measure performance efficiency.

Discussion

The City of Kissimmee, as discussed above, will continue to undertake other actions as necessary to coordinate the delivery of CDBG funded services. In addition, the City will continue to work with agencies to identify need for possible future CDBG-funded projects.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

The City of Kissimmee uses its CDBG funding for LMI benefit, including administrative costs. The City intend to use the expected CDBG allocation to:

- Code Enforcement: To work for a better community through community clean-up, education, and enforcement of violations against the city code or ordinances regulating public health, safety, and welfare, and building standards.
- Public services – To provide programs that address the highest ranking priorities for our community: senior services, transportation services, housing and referral services, security deposits and eviction prevention, employment training, and after school services/mentorship programs. Legal services and financial and housing counseling were also identified as priorities. Housing Rehabilitation – Assist current homeowners or owners of rental developments with repairs to help reduce safety-related and health-related code violations.
- Administration – To pay for general management, oversight and coordination of the CDBG and other related activities.