



# CITY OF KISSIMMEE

## 2020-2025 Consolidated Plan

(To be approved on July 21, 2020)

# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

This Program Years (PY) 2020-2025 Consolidated Plan recognizes the City's sixteenth year as a Community Development Block Grant (CDBG) entitlement community. In addition, the City of Kissimmee is a member of the HOME Investment Partnership Program Consortium, in partnership with Osceola County, which provides additional affordable housing opportunities. The City of Kissimmee and its residents have faced several new challenges during the development of this Consolidated Plan. In February 2020, the nation was blindsided by the novel coronavirus (COVID-19) pandemic. By March 2020, millions of Americans found themselves unemployed and facing sudden financial instability. In April 2020, the City of Kissimmee was notified that a special allocation of \$426,609 in CDBG funding, in addition to the annual allocation, was being allocated to address the housing and economic impacts caused by the COVID-19 pandemic.

This Consolidated Plan represents and summarizes the goals, objectives, outcomes and obstacles identified by citizens, public and housing service providers, the City's Affordable Housing Advisory Committee, City program staff and elected officials.

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

Safe, decent, and affordable housing must include assisting homeless persons in obtaining appropriate housing and assisting persons at risk of homelessness; retention of the City's affordable housing stock; and increasing the availability of permanent affordable housing for low- to moderate-income households.

- Providing a suitable living environment by improving the safety and livability of neighborhoods; increasing and improving access to quality public and private facilities and services; and preserving and restoring properties of special historic, architectural, or aesthetic value.

- Expanding economic opportunities that include the creation and retention of jobs; provision of public services concerned with empowering and permanently improving the financial stability of low- to moderate-income persons by providing education and training; and improving and

expanding access to capital and credit for development activities that promote long-term economic and social viability of the community.

This Consolidated Plan will help the City of Kissimmee make decisions regarding the use of U.S. Department of Housing and Urban Development (HUD) funding for housing, social services, infrastructure improvements and other community development services.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment**

### **Overview**

In Section 3 – Needs Assessment of this Plan, we consulted a variety of credible data resources, including U.S. Census Bureau, Shimberg Center for Housing Studies, local Continuum of Care (CoC) reports, and other information provided by local housing and supportive service providers to determine what the most common housing and non-housing community development needs are for persons with a household income of 80% or below the area median income in Kissimmee. Based on the information gathered and evaluated, five overall priorities were identified to guide the goals, objectives and outcomes managed by the Consolidated Plan over the next five years:

Priority #1: Improve availability and accessibility of affordable housing to persons of low- and moderate income.

Priority #2: Promote preservation and sustainability of the city's existing housing stock.

Priority #3: Improve access to financial and supportive services to protect citizens from becoming homeless.

Priority #4: Improve availability and accessibility of diverse employment and business opportunities with higher paying wages.

Priority #5: Further the safety and livability of the community by improving public infrastructure and public facilities, which are necessary to sustain a good quality of life.

## **3. Evaluation of past performance**

During the implementation fiscal years (FY) 2015-2019 Consolidated Plan, the City of Kissimmee strived to address its priorities by allocating funding to four eligible CDBG funding goals categories: 1) Affordable Housing; 2) Homeless Prevention; 3) Economic Development; and 4) Public Services.

According to the latest program year (PY) 2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER), which captures overall accomplishments across multiple program years, the City of Kissimmee selected projects aligned with these overarching goals and objectives, and then produced favorable outcomes.

### Goal #1: Affordable Housing

Priority #1: Improve availability and accessibility of affordable housing to persons of low- and moderate income.

Priority #2: Promote preservation and sustainability of the city's existing housing stock.

Outcome: Between 2015-2019, 1,791 housing units or buildings benefitted from housing preservation activities including rehabilitation or demolition from CDBG funding.

### Goal #2: Homeless Prevention

Priority #3: Improve access to financial and supportive services to protect citizens from becoming homeless.

Outcome: Between 2015-2019, 91 homeless or at-risk of homelessness households and 86 homeless or at-risk of homelessness persons received a financial housing benefit or supportive service from a variety of Federal or State funding resources (i.e., CDBG, HOME, or SHIP).

### Goal #3: Economic Development

Priority #4: Improve availability and accessibility of diverse employment and business opportunities with higher paying wages.

Outcome: Between 2015-2019, 5 jobs were created/retained and 1 business received financial assistance from CDBG funding.

### Goal #4: Public Services

Priority #1: Improve availability and accessibility of affordable housing to persons of low- and moderate income.

Priority #3: Improve access to financial and supportive services to protect citizens from becoming homeless.

Outcome: Between 2015-2019, 231 persons and 185 households benefitted from a variety housing and non-housing public service activities from CDBG funding.

The City of Kissimmee intends to continue their efforts by allocating available Federal and State funding to these goals and priorities to continue seeing improvement and producing desirable outcomes in the areas with the greatest needs.

## **4. Summary of citizen participation process and consultation process**

The City of Kissimmee conducted two public meetings to solicit input from citizens and local housing and public service providers on how best to direct future Federal and State funding to

housing and community development projects and activities. The first public meeting was held in conjunction with the Osceola County Human Services Department (HOME Consortium partner) in December 2019 and the second public meeting was conducted by the City's Development Services Department in February 2020.

In addition, the City of Kissimmee created an online survey to gather input from citizens, local housing and public service providers, City staff, and elected officials on how the City should prioritize Federal and State funding over the next five years. The online survey was available on the City's website between December 2019 and April 2020 and collected 129 responses. Furthermore, the City of Kissimmee consulted directly with several local housing and public service providers to collect beneficiary data that accurately reflect the housing and public service needs of homeless persons or non-homeless persons with special needs.

## **5. Summary of public comments**

The first public meeting was held on December 17, 2019 at the Osceola County Human Services Department conference room and was advertised in the Osceola Gazette on December 5, 2019. There were four attendees from Osceola County and City of Kissimmee staff and five public attendees. During the public meeting, residents expressed concerns related to the traffic impact, as well as the amount of new construction in the more rural areas.

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

There were no comments or views that were not accepted at either the two public meetings, or during the overall consultation process. The City of Kissimmee evaluated all public input as a valuable resource to the development of the 2020-2025 Consolidated Plan.

## **7. Summary**

Even with the challenges brought on by the COVID-19 pandemic, the City of Kissimmee has remained committed to furthering the housing and community development needs of the community. Each section of this Consolidated Plan accurately reflects the current needs of the citizens and the tools and resources that the City will use to achieve the goals and objectives to continue improving this community over the next five years.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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	OSCEOLA COUNTY	Human Services Department
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

#### Narrative

The City of Kissimmee Development Services Department is the lead agency responsible for the administration of the Community Development Block Grant (CDBG) Program. The Osceola County Human Services Department is the lead agency responsible for the administration of the Home Investments Partnership Program (HOME), of which the City of Kissimmee is a partner of the HOME Consortium and receives a portion of each annual allocation for affordable housing opportunities.

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

In order to increase cooperation and coordination efforts between the City of Kissimmee, local governmental and non-profit agencies throughout the Central Florida region, the City of Kissimmee's Development Services Department developed a list of 18 stakeholders composed of local governments, public institutions, and local non-profit housing and supportive service providers for consultation purposes throughout the development of the Consolidated Plan. The stakeholders list was used to determine which agencies would be contacted throughout the development process to record housing and community development needs, data and information on the populations served, and the current inventory of housing and supportive services offered throughout the county and region.

**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)).**

Development Services works directly with local public and private housing supportive and public service providers by providing annual CDBG funding towards activities such as affordable housing, rental assistance, and other public services activities to expand outreach and coordination to serve low- to moderate-income persons and families, homeless persons and non-homeless, special needs populations.

**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**

Development Services worked directly with the Homeless Services Network of Central Florida, who is the lead administrator for the regional Continuum of Care (CoC), through telephone and e-mail to gather the latest Point-in-Time Counts and other vital information necessary to properly document the needs of the homeless population, as well as the inventory of housing and supportive services available to meet the needs of the 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Kissimmee does not receive Emergency Solutions Grant (ESG) funds and relies on the Homeless Services Network of Central Florida to collect and evaluate outcomes related to the administration of the Homeless Management Information System (HMIS). The City of Kissimmee allocates annual CDBG program funding to projects and activities that benefit homeless persons, but does not provide emergency shelter and transitional housing services that are reported in the HMIS.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Central Florida Regional Commission on Homelessness
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Central Florida Regional Commission on Homelessness was consulted via e-mail and through surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of homeless persons and families in needs of homeless services within the jurisdiction.
2	<b>Agency/Group/Organization</b>	Community HOPE Center
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community HOPE Center was consulted via e-mail and through surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of homeless persons and families in needs of homeless services within the jurisdiction.
3	<b>Agency/Group/Organization</b>	Florida Department of Health-Osceola County
	<b>Agency/Group/Organization Type</b>	Services-Health Other government - State Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Florida Department of Health - Osceola County was consulted via e-mail to obtain the latest information regarding persons with HIV/AIDS and statistic regarding COVID-19. The City hopes to improve coordination in the effort to properly report health conditions and communicate safe practices to reduce the spread of viruses and other medical burdens.
4	<b>Agency/Group/Organization</b>	COVENANT HOUSE OF CENTRAL FLORIDA, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Covenant Housing of Central Florida was consulted through surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of homeless youth in need of homeless services within the jurisdiction.

5	<b>Agency/Group/Organization</b>	School District of Osceola County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children K-12 Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The School District of Osceola County was consulted through surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number of children currently housed in hotels or other precarious housing, and children who also attend public school and are in need of homeless services.
6	<b>Agency/Group/Organization</b>	Community Vision
	<b>Agency/Group/Organization Type</b>	Local Non-Profit Coalition Builder
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Vision was consulted through e-mail and surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of homeless families and children in need of homeless and other public services throughout the jurisdiction.
7	<b>Agency/Group/Organization</b>	Second Harvest Food Bank of Central Florida
	<b>Agency/Group/Organization Type</b>	Services - Food Pantry
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Second Harvest Food Bank of Central Florida was consulted through e-mail and surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of very low- and low-income persons in needs of healthy food through the jurisdiction.
8	<b>Agency/Group/Organization</b>	Osceola County Human Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-homeless Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Osceola County was consulted through e-mail and in-person meetings regarding the development and coordination of the City's Consolidated Plan. One joint community meeting was held in December 2019 to gather needs information from the community at-large to determine the priority needs, and goals and objectives over the next five-year planning period. As the lead of the HOME Program Consortia, the City of Kissimmee also consulted with the Osceola County Human Services Department on how best to allocate its annual allocation of HOME Program funding aligned with the County's goals and objectives.

9	<b>Agency/Group/Organization</b>	Helping Others Make the Effort
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Helping Others Make the Effort was consulted through e-mail and surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of homeless families and children in need of homeless services within the jurisdiction.
10	<b>Agency/Group/Organization</b>	Heart of Florida United Way
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Heart of Florida United Way was consulted through surveying to collect beneficiary data to accurately reflect in the Needs Assessment and Market Analysis section of this Consolidated Plan. The City anticipates to improve coordination to accurately reflect new goals and strategies to increase access to public services for extremely low-, very low-, and low-income residents.
11	<b>Agency/Group/Organization</b>	FL-507 Homeless Services Network of Central Florida
	<b>Agency/Group/Organization Type</b>	Services-homeless Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Homeless Services Network of Central Florida was consulted through e-mail and surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of homeless persons and families in need of homeless services within the jurisdiction.
12	<b>Agency/Group/Organization</b>	Healthy Start Coalition of Osceola County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Childcare, k-12 Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Healthy Start Coalition of Osceola County was consulted through surveying to collect beneficiary data to accurately reflect the needs for increasing educational opportunities for K-12 students in the jurisdiction. The City anticipates improving coordination to accurately reflect the number of K-12 students in need of public services to promote educational growth.
13	<b>Agency/Group/Organization</b>	Help Now of Osceola, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Help Now Osceola was consulted through e-mail and surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of non-homeless special needs persons and families in need of public services such as counseling, emergency and other related services for persons who are victims of domestic violence.
14	<b>Agency/Group/Organization</b>	The Transition House, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Transition House was consulted through e-mail surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of homeless persons and families in need of housing, homeless services and other non-homeless special needs services, which results from alcohol and substance abuse.
15	<b>Agency/Group/Organization</b>	Osceola Council on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Osceola Council on Aging was consulted through surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of elderly and frail elderly persons in need of housing and public services within the jurisdiction.
16	<b>Agency/Group/Organization</b>	CONSUMER CREDIT COUNSELING SERVICES OF PUERTO RICO, INC
	<b>Agency/Group/Organization Type</b>	Services - Housing Counseling
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consumer Credit Counseling Services was consulted through surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the number and type of persons and families who have relocated to Kissimmee as a result of natural disasters, and what their needs are.

17	<b>Agency/Group/Organization</b>	Osceola County Affordable Housing Advisory Committee (AHAC)
	<b>Agency/Group/Organization Type</b>	Other government - Advisory Board
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Osceola County Affordable Housing Advisory Committee was consulted on strategies to increase affordable housing opportunities within the jurisdiction. The City hopes to improve coordination with the AHAC in order to implement new strategies to further affordable housing within the jurisdiction.
18	<b>Agency/Group/Organization</b>	Habitat for Humanity of Greater Orlando and Osceola County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity of Greater Orlando and Osceola County was consulted through surveying to collect beneficiary data to accurately reflect in the Needs Assessment section of this Consolidated Plan. The City anticipates improving coordination to accurately reflect the types of housing conditions that affect the low- to moderate-income residents within the jurisdiction.

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

There were no specific agencies that were not consulted with for the development of the Consolidated Plan. The agencies listed above have an established relationship with the City of Kissimmee and were consulted for the specific sections identified.



**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 Homeless Services goal described in the Strategic Plan includes eligible activities such as outreach services, rapid re-housing, operation of emergency shelter and transitional housing activities, construction or rehabilitation of emergency shelters and transitional housing facilities, and other eligible housing and supportive services coordinated in local and regional CoC plans.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Kissimmee has an established working relationship with Osceola County as HOME Consortium partners, and directly consulted with the County throughout the development process in order to ensure that the goals, objectives and funding priorities were accepted and coordinated with each community. The Consultant, Langton Associates, Inc. also reviewed the State of Florida's current Consolidated Plan in order to ensure that the goals, objectives, and priority needs documented are aligned with the current strategies and programs administered by State Department and Agencies.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The City of Kissimmee conducted four public meetings during the development of the program years 2020-2025 Consolidated Plan. The first was held in partnership with Osceola County Human Services Department in December 2019 to determine affordable housing goals for the HOME Consortium, as well as solicit public input on general housing and community development goals. The second, third and fourth meetings were held in Kissimmee in February 2020 to solicit public input on general housing and community development goals. In addition, the City of Kissimmee consulted with several local housing and public service provider agencies directly through e-mail and questionnaires, to collect current and accurate needs and housing market data. The City of Kissimmee also published an online survey on the City's website to collect public comments, in both English and Spanish, which was available December 2019 through April 2020. The City collected a total of 132 responses.

## **Citizen Participation Outreach**

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	The first public meeting was advertised on December 5, 2019 in the Osceola Gazette and held on December 19, 2019. The meeting was conducted at the Osceola County Human Services Department and there were five total attendees.	Concerns expressed related to traffic impact and the amount of new construction in the more rural areas of Kissimmee and Osceola County.	There were no comments that were not accepted at this meeting.	
2	Public Meeting	Non-targeted/broad community	The first City-conducted public meeting was scheduled for Thursday,	There were no public comments received due to zero	There were no public comments received at this meeting.	

			February 13, 2020 at the Chambers Park Community Center. There were no public attendees present at this meeting.	attendees at this meeting.		
3	Public Meeting	Non-targeted/broad community	The third public meeting was scheduled for Thursday, February 20, 2020 at the Mark Durbin Park Community Center. There were no public attendees present at this meeting.	There were no public comments received due to zero attendees at this meeting.	There were no public comments received at this meeting.	
4	Public Meeting	Non-targeted/broad community	The fourth and final public meeting was conducted on Wednesday, February 26th, 2020 at the Oak Street Park Community Center. There were seven total attendees at this meeting.	Due to the low number of attendance, there was an informal discussion held regarding the process of developing the Consolidated Plan and public comments	There were no public comments not accepted at this meeting.	

				received regarding code enforcement issues and homeless services for precariously housed individuals and families by representatives from the Community HOPE Center.		
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**Table 4 – Citizen Participation Outreach**



# Kissimmee Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

In this section of the City of Kissimmee 2020-2025 Consolidated Plan, we examine a variety of data sources, including US Census data, Shimberg Center for Housing Studies, local Continuum of Care (CoC) reports, Community Hope Center, and other data sources provided by local housing and supportive service providers, to determine what the most common housing and non-housing community development needs are for persons with a household income below 80% of the area median income in Kissimmee. We identify the number and types of common housing problems, as well as, the types of individuals or families facing these problems. We use the data to draw conclusions as to how federal funding can be used to alleviate these problems and develop strategies to ensure there is an adequate supply of affordable housing and access to other public facilities and services in the community for every segment of the population, including all income levels, racial and ethnic groups, and persons with special needs.

### NA-10 Housing Needs Assessment

The Housing Needs Assessment focuses primarily on the number and types of households with an income at or below 80% of the area median income and the types of common housing problems affecting these households in Kissimmee. According to the data provided, there are 21,667 total single-family households in the Kissimmee. Of the total 21,667 single family households, 89 households are considered substandard housing units (lacking complete plumbing or kitchen facilities), 95 households are considered severely overcrowded (>1.51 persons per room), 635 households are considered overcrowded (>1.01-1.5 persons per room), 4,435 households are considered severely cost burdened (>50% on monthly housing costs), and 4,365 households are considered cost burdened (>30% on monthly housing costs). In this section, we also examine types of households affected by these problems based on household size and tenure.

### NA-15-Disproportionately Greater Need: Housing Problems

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. In this section, we examine the number of households facing at least one of the common housing problems by income category and racial or ethnic background to determine whether or not a disproportionately greater need exists. According to the data presented in Tables 9-11, none of the racial or ethnic groups examined in income categories 0-80% of the area median income demonstrated 10 or more

percentage points higher than the income level as a whole. Therefore, it was concluded that no disproportionately greater need existed for households who experienced at least one of the common housing problems.

#### NA-20 Disproportionately Greater Need: Severe Housing Problems

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience severe housing problems at a greater rate (10 percentage points or more) than the income level as a whole. In this section, we examine the number of households facing at least one severe housing problem by income category and racial or ethnic background to determine whether or not a disproportionately greater need exists. According to the data presented in Tables 13-15, the data shows that in both the 30-50% income category and 50-80% income categories of households experiencing a severe housing problem, Hispanic households had a disproportionate greater need than the jurisdiction as a whole.

#### NA-25 Disproportionately Greater Need: Housing Cost Burdens

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group who experience housing cost burden at a greater rate (10 percentage points or more) than the jurisdiction as a whole. In this section, we examine the number of households facing cost burden, either 30% or higher or a severe cost burden 50% or higher, by racial or ethnic background to determine whether or not a disproportionately greater need exists. According to Table 17, the data shows that in the cost burdened category of 30-50%, Hispanic households had a disproportionate greater need than the jurisdiction as a whole. Similarly, in the severe cost burden category of >50%, Hispanic households had a disproportionate greater need than the jurisdiction as a whole. In the no/negative income category, both White households and Hispanic households had a disproportionate greater need than the jurisdiction as a whole.

#### NA-30 Disproportionately Greater Need: Discussion

After thorough review and evaluation of sections NA-15, NA-20 and NA-25, there were a total of six (6) instances where disproportionate greater needs existed among income categories and racial or ethnic groups. The data shows that Hispanic households in the 30-50% income category, that also experience a severe housing problem, account for 69% of the total number of households that experience a severe housing problem, which is 21% higher than the not-to-exceed threshold of 48%. Hispanic households in the 50-80% income category, that also experience a severe housing problem, account for 60% of the total number of households that experience a severe housing problem, which is 44% higher than the not-to-exceed threshold of 16%. Hispanic households that experience cost burden between 30-50% account for 65% of the total number of households who experience cost burden between 30-50%, which is 41% higher than the not-to-exceed threshold of 24%. Hispanic households that experience severe cost

burden account for 71% of the total number of households that experience severe cost burden, which is 49% higher than the not-to-exceed threshold of 22%. White households with no/negative income account for 17% of the total number of households with no/negative income. This number is 15% higher than the not-to-exceed threshold of 2%. Hispanic households with no/negative income account for 73% of the total number of households with no/negative income, which is 71% higher than the not-to-exceed threshold of 2%.

#### NA-35 Public Housing

Evaluating public and assisted housing needs in a community is vital to determining the overall housing needs for very low-, and low-income residents. While the City of Kissimmee does not directly offer rental assistance, the Osceola County Human Services Department does implement a Section 8 Housing Choice Voucher Program. According to reports provided by the Osceola County Section 8 Program, there are approximately 104 Osceola County vouchers and 563 portability vouchers (vouchers that have been ported in from other areas of Florida and the U.S.) currently in use in Kissimmee. In addition, there are over 500 families currently on the waiting list in need of Section 8 rental assistance. In addition to a need for access to affordable housing, other needs identified included financial counseling, access to healthcare, and job training to maintain a self-sufficient lifestyle.

#### NA-40 Homeless Needs Assessment

When determining housing and supportive needs for homeless individuals and families within a community, it is important to evaluate not only the number and types of individuals and families who experience homelessness, but also the common factors that lead to homelessness and chronic homelessness. Unfortunately, there is limited information on homelessness available for the City of Kissimmee. According to the Community Hope Center, their Homeless Outreach Program worked with 90 distinct individuals in and around the City of Kissimmee in 2019. The difficulty with this number is that these individuals experiencing homelessness are transient, and though many have moderately permanent camps, most bounce from place to place and go in and out of City limits many times within a given year. At the county level, according to the Homeless Services Network of Central Florida, the Continuum of Care (CoC) for Osceola County, on any given night there are at least 214 homeless men, women, and children living in shelters or on the streets.

#### NA-45 Non-Homeless Special Needs Assessment

Again, because this information is not available at the City level, this section of the Needs Assessment evaluated a variety of state and local data sources at the County level to accurately describe the housing needs of persons who are not homeless, but require other supportive housing such as elderly, frail elderly, persons with disabilities, persons with alcohol and other

drug addiction, persons with HIV/AIDS, and victims of domestic violence, dating violence, sexual assault and stalking. We relied heavily on the input of local service providers, in an effort to increase consultation between the City of Kissimmee government and our non-profit partners and capture the latest statistics that accurately reflect the common housing and other supportive needs of the special needs populations in Kissimmee.

#### NA-50 Non-Housing Community Development Needs

In addition to housing, Community Development Block Grant (CDBG) program funding recipients must evaluate the jurisdiction's priority non-housing community development needs to determine the different types of infrastructure improvements and public services needed in the community. In order to maximize public input, from the general public, local government entities, and local service providers, the City of Kissimmee's Development Services Department developed a 2020-2025 Consolidated Plan Survey in the effort to collect data and comment on the eligible CDBG program categories and specific projects needed over the next five-year period. Survey respondents were asked to rank the importance of each broad category including public facilities, public improvements, and public services. In addition, Survey respondents were able to identify the specific priority projects within each broad category that were considered urgent needs within the community. These Survey results were evaluated throughout the Consolidated Planning process, and are major factor in determining which eligible CDBG categories will receive funding during the 2020-2025 funding cycles.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

According to the U.S. Census Bureau 1-Year estimates, there are approximately 21,667 total households in the city of Kissimmee. This number reflects both low- to moderate-income households between 0-80% and households with an income of 81% and above. **Table 2 – Number of Households** below provides a breakdown of the approximate total number of households between 0-80% AMI. According to Table 2, approximately 51% of households in Kissimmee are considered low- to moderate-income households. Furthermore, the information in Table 2 shows that approximately 48% of the total number of households contain small families, 10% contain large families, 27% contain at least one person 62 years or older, and 17% contain one or more children under the age of 6 years old or under.

Demographics	Base Year: 2010	Most Recent Year: 2018	% Change
Population	59,682	73,597	+23%
Households	20,726	21,667	+5%
Median Income	37,995	39,841	+5%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** U.S. Census Bureau 1-Year Estimates 2010 (Base Year), U.S. Census Bureau 1-Year Estimates 2018

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,425	2,765	4,805	2,150	7,615
Small Family Households	1,635	1,165	2,300	940	4,275
Large Family Households	375	300	645	180	750
Household contains at least one person 62-74 years of age	750	510	860	500	1,715
Household contains at least one person age 75 or older	235	235	480	34	500
Households with one or more children 6 years old or younger	945	625	1,074	200	780

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	30	15	0	65	0	4	20	0	24
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	35	20	0	95	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	85	85	175	0	345	80	40	170	0	290
Housing cost burden greater than 50% of income (and none of the above problems)	2,005	995	270	0	3,270	455	435	230	45	1,165

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	95	700	1,820	455	3,070	135	160	735	265	1,295
Zero/negative Income (and none of the above problems)	200	0	0	0	200	145	0	0	0	145

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,150	1,145	475	0	3,770	540	485	415	45	1,485
Having none of four housing problems	195	770	2,395	1,400	4,760	195	365	1,510	700	2,770
Household has negative income, but none of the other housing problems	200	0	0	0	200	145	0	0	0	145

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,245	780	1,520	3,545	275	315	345	935
Large Related	245	255	134	634	105	8	285	398
Elderly	440	260	140	840	220	244	240	704
Other	320	550	459	1,329	75	25	175	275
Total need by income	2,250	1,845	2,253	6,348	675	592	1,045	2,312

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,245	430	255	1,930	265	230	60	555
Large Related	210	135	4	349	105	4	40	149
Elderly	375	190	10	575	125	190	60	375
Other	320	285	4	609	45	10	70	125
Total need by income	2,150	1,040	273	3,463	540	434	230	1,204

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	70	90	180	0	340	80	33	90	0	203



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	35	30	10	0	75	0	10	80	0	90
Other, non-family households	25	0	15	0	40	0	0	0	0	0
Total need by income	130	120	205	0	455	80	43	170	0	293

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

According to Census Bureau data, in 2010 there were approximately 4,146 single person households in Kissimmee. By 2017, that number increased by 12% to 4,654 single person households. According to Table 5 – Cost Burden >30% and Table 6 – Cost Burden >50%, which include single person households, we can determine two things: 1) Cost burden is the most common housing problem among all types of households in Kissimmee; and 2) Renter households experience cost burden more often than owner households. Therefore, we can conclude that there is a need for more affordable rental housing options for single-family households in Kissimmee.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Information on the number and types of families in need of assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking is unfortunately not available at the City level; therefore, we can only rely on information at the County level. According to the Shimberg Center for Housing Studies Special Needs Population Inventory Report in 2013-2017,

there were approximately 7,158 households in Osceola County that contained at least one person with a disability and had a household income between 0-50% of the area median income and experiences 30% or greater cost burden. Of the 7,158 households in this category, owner occupied homes with 3 or more persons residing account for the highest number of households (2,378), in need of housing assistance.

In an effort to gather more complete and accurate data on this subject, we consulted with two local organizations, Children's Advocacy Center Osceola and Help Now Osceola, who provide housing assistance and other social services to children and their families who are victims of domestic violence and sexual assault. According to Children's Advocacy Center Osceola, approximately 705 unduplicated children who are victims of domestic violence or sexual assault are served either in Kissimmee or in the immediate area of Kissimmee annually. According to Help Now Osceola, there are currently 6,000 domestic violence survivors and their families receiving services, which include housing assistance, food assistance and counseling services. Included in this number are 50 families (with children) affected by dating violence, 50 families (including children) affected by sexual assault, and 100 families (including children) affected by stalking.

### **What are the most common housing problems?**

According to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data provided in Table 3 above, 89 households, with a household income of 80% or below the area median income in Kissimmee, are considered substandard or lacking complete plumbing or kitchen facilities. According to the same data set, 95 low to moderate income households are considered severely overcrowded, containing 1.51 or more persons per room. Also, 635 low to moderate income households are considered overcrowded, containing an average 1.01-1.50 persons per room.

In addition, cost burden and severe cost burden combined affect approximately 39% of the total population of all households in Kissimmee. According to the data provided in Table 3 above, 4,390 low to moderate-income households are affected by severe cost burden (50% or more) and 3,645 low to moderate-income households are affected by cost burden (30% or more). By examining the data further, it can be determined that severe cost burden and cost burden appear to affect renter occupied households more so than owner occupied households. 6,340 renter occupied households face at least a 30% or more cost burden versus 2,460 owner occupied households who face at least a 30% or more cost burden. Overall, 21.4% of all households in Kissimmee face a 50% or high cost burden and 21.0% of all households face a 30% or higher cost burden, making severe cost burden and cost burden the most common housing problems in Kissimmee. In comparison, cost burden is also the most common housing problem throughout the entire state

of Florida. According to the State of Florida's 2015-2020 Consolidated Plan, 22.4% or 1.6 million of all households face a cost burden of 30% or more.

**Are any populations/household types more affected than others by these problems?**

According to the data tables and narrative sections of this Housing Needs Summary, households with an income between 0-30% of the area median income in Kissimmee appear to be affected by the most common housing problems more so than any other income population, with 2,690 households experiencing one or more common household problems. According to Table 3 above, 20 households with an income between 0-30% of the area median income are considered substandard, 40 households in this income category are considered severely overcrowded, 165 households in this income category area considered overcrowded, 2,460 households in this income category face 50% or more cost burden, and 230 households in this income category face a 30% or more cost burden. Furthermore, the data shows that renter households in the 0-30% income category face more of the most common housing problems than owner-occupied households.

With regards to housing tenure, renter occupied households across all income categories are most affected by the four common housing problems. According to the data in Table 3, 65 renter households are considered substandard, 95 are considered severely overcrowded, 345 are considered overcrowded, 3,270 face a severe cost burden and 3,070 face cost burden.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

According to 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data there are approximately 3,425 extremely low-income households (0-30% AMI) at risk of homelessness in the City of Kissimmee. 945 or 28% of these households contain one or more children 6 years old or younger. Some common needs for extremely low-income families with children include access to affordable rental housing, utility allowance, food assistance, job training/employment, and access to basic healthcare. While the City of Kissimmee does not offer directly offer rental assistance, Osceola County does. According to the *2018-2019 Osceola County Consolidated Annual Performance Report*, there are currently 2,399 persons/families benefitting from tenant-based rental assistance or rapid re-housing services. According to the latest reports provided by Osceola County's Section 8 Housing Choice Voucher Program, there are approximately 104 Osceola County vouchers and 563 portability vouchers currently in use in Kissimmee. There is

current no data available regarding formerly homeless families benefitting from rapid re-housing services assistance and are nearing termination of that assistance through Osceola County Human Services Department, nor the Homeless Services Network of Central Florida. Some common needs for these families receiving rapid re-housing assistance include access to affordable rental/ownership housing, access to public housing or Section 8 rental assistance, utility allowance, food assistance, job training and access to basic healthcare. These needs are very similar to the needs of extremely low-income families with children who are currently housed but are at imminent risk of becoming homeless.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

For the purposes of this Needs Assessment, the City of Kissimmee Development Services Department uses the following operational definition provided by the Homeless Services Network of Central Florida (lead of CoC) to describe persons who are **at-risk of becoming homeless**:

An individual or family who:

(i) Has an annual income below 30% of median family income for the area; AND

(ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined by the HUD "homeless" definition; AND

(iii) Meets one of the following conditions:

(A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR

(B) Is living in the home of another because of economic hardship; OR

(C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR

(D) Lives in a hotel or motel and the cost is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR

(E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing units in which there reside more than one and a half persons per room; OR

(F) Is exiting a publicly funded institution or system of care; OR

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Consolidated Plan.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

According to the Homeless Services Network of Central Florida, who is the lead for the local Continuum of Care, there are several housing characteristics that have been linked with instability and an increased risk of homelessness including poor or substandard housing conditions, lack of affordable housing, and inadequate living arrangements due to overcrowding, but the most common housing characteristic linked with an increased risk of homelessness is financial burden. According to the data provided in the Tables above, and described through this housing needs summary, cost burden is the most common housing problem for low to moderate income families, especially renters. There are many factors that contribute to a person's inability to secure and maintain affordable housing, such as unemployment, underemployment and low paying jobs. According to the Coalition for the Homeless of Central Florida, loss of income, low wages or unemployment is the most common contributor to homelessness. However, other factors such as lack of affordable housing, domestic violence, substance abuse or mental illness and aging out of the foster care system are some of the main contributors to homeless in the Central Florida region.

## **NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

In order to determine whether or not any racial or ethnic group, with a household income between 0-80% of the area median income, experiencing one or more of the common housing problems (substandard housing, overcrowding, severe overcrowding, cost burden, or severe cost burden) more so than the income category population as a whole, we must first examine the data in Tables 9-11 below to determine whether or not one particular racial or ethnic group has a disproportionately greater need that is at least ten (10) percentage points higher than the jurisdiction as a whole.

According to the Shimberg Center for Housing Studies 2016 Housing Inventory Report, **there are 3,571 very low-income households (0-30% AMI) in Kissimmee**. That makes up 16% of the total population of households in the City of Kissimmee. According to Table 9 below, 2,915 very low-income households have at least one housing problem. That means that 82% of the total number of households with very low-income have a housing problem. For the purposes of determining whether or not one racial or ethnic group in this income category has a disproportionately greater need more than the jurisdiction as a whole, 82% is the key number not to exceed 10% or more.

According to the Shimberg Center for Housing Studies 2016 Housing Inventory Report, **there are 3,413 low-income households (30-50% AMI) in Kissimmee**. That makes up 16% of the total population of households in Kissimmee. According to Table 10 below, 2,495 low-income households have at least one housing problem. That means that 73% of the total number of households with low-income have a housing problem. For the purposes of determining whether or not one racial or ethnic group in this income category has a disproportionately greater need more than the jurisdiction as a whole, 73% is the key number not to exceed 10% or more.

According to the Shimberg Center for Housing Studies 2016 Housing Inventory Report, **there are 5,477 moderate-income households (50-80% AMI) in Kissimmee**. That makes up 25% of the total population of households in Kissimmee. According to Table 11 below, 3,460 moderate-income households have at least one housing problem. That means that 63% of the total number of households with moderate-income have a housing problem. For the purposes of determining whether or not one racial or ethnic group in this income category has a disproportionately greater need more than the jurisdiction as a whole, 63% is the key number not to exceed 10% or more.

**0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,915	160	345
White	445	50	60
Black / African American	300	35	20
Asian	35	30	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,120	50	255

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,495	275	0
White	400	110	0
Black / African American	165	75	0
Asian	110	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,790	70	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,460	1,350	0
White	755	440	0
Black / African American	270	45	0
Asian	20	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,340	755	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	770	1,380	0
White	280	330	0
Black / African American	115	230	0
Asian	0	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	360	735	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion



**In conclusion, according to Tables 9-11 above, none of the racial or ethnic groups examined in each income category demonstrated a disproportionately greater need when experiencing one or more of the common housing problems.**

In the 0-30% income category, White households with a housing problem account for 445 or 15% of the total number of households with a housing problem, Black/African American households account for 300 or 10% of the total number of households with a housing problem, Asian households account for 35 or 1% of the total number of households with a housing problem, American Indian or Alaskan Native households account for 0 or 0% of the total number of households with a housing problem, Pacific Islander households account for 0 or 0% of the total number of households with a housing problem, and Hispanic households account for 2,120 or 73% of the total number of households with a housing problem.

In the 30-50% income category, White households with a housing problem account for 400 or 16% of the total number of households with a housing problem, Black/African American households account for 165 or 7% of the total number of households with a housing problem, Asian households account for 110 or less than 4% of the total number of households with a housing problem, American Indian or Alaskan Native households account for 0 or 0% of the total number of households with a housing problem, Pacific Islander households account for 0 or 0% of the total number of households with a housing problem, and Hispanic households account for 1,790 or 72% of the total number of households with a housing problem.

In the 50-80% income category, White households with a housing problem account for 755 or 22% of the total number of households with a housing problem, Black/African American households account for 270 or 8% of the total number of households with a housing problem, Asian households account for 20 or less than 1% of the total number of households with a housing problem, American Indian or Alaskan Native households account for 0 or 0% of the total number of households with a housing problem, Pacific Islander households account for 0 or 0% of the total number of households with a housing problem, and Hispanic households account for 2,340 or 68% of the total number of households with a housing problem.

## **NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### **Introduction**

In order to determine whether or not any racial or ethnic group, with a household income between 0-80% of the area median income, experiencing one or more of the severe housing problems (severe overcrowding or severe cost burden) more so than the income category population as a whole, we must first examine the data in Tables 13-15 below to determine whether or not one particular racial or ethnic group has a disproportionately greater need that is at least ten (10) percentage points higher than the jurisdiction as a whole.

According to the Shimberg Center for Housing Studies 2016 Housing Inventory Report, there are 3,571 very low-income households (0-30% AMI) in the City of Kissimmee. That makes up 14% of the total population of households in the City of Kissimmee. According to Table 13 below, 2,690 very low-income households have at least one severe housing problem. That means that 75% of the total number of households with very low-income have a severe housing problem. For the purposes of determining whether or not one racial or ethnic group in this income category has a disproportionately greater need more than the jurisdiction as a whole, 75% is the key number not to exceed 10% or more.

According to the Shimberg Center for Housing Studies 2016 Housing Inventory Report, there are 3,413 low-income households (30-50% AMI) in the City of Kissimmee. That makes up 14% of the total population of households in the City of Kissimmee. According to Table 14 below, 1,630 low-income households have at least one severe housing problem. That means that 48% of the total number of households with low-income have a severe housing problem. For the purposes of determining whether or not one racial or ethnic group in this income category has a disproportionately greater need more than the jurisdiction as a whole, 48% is the key number not to exceed 10% or more.

According to the Shimberg Center for Housing Studies 2016 Housing Inventory Report, there are 5,477 moderate-income households (50-80% AMI) in the City of Kissimmee. That makes up 22% of the total population of households in the City of Kissimmee. According to Table 15 below, 890 moderate-income households have at least one severe housing problem. That means that 16% of the total number of households with moderate-income have a severe housing problem. For the purposes of determining whether or not one racial or ethnic group in this income category has a disproportionately greater need more than the jurisdiction as a whole, 16% is the key number not to exceed 10% or more.

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,690	390	345
White	400	95	60
Black / African American	300	35	20
Asian	35	30	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,930	235	255

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,630	1,135	0
White	235	275	0
Black / African American	135	100	0
Asian	110	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,130	730	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	890	3,905	0
White	220	980	0
Black / African American	65	255	0
Asian	10	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	530	2,555	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45	2,100	0
White	4	605	0
Black / African American	0	345	0
Asian	0	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	1,060	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### Discussion

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**In conclusion, according to Tables 13-15 above, one of the racial or ethnic groups examined in each income category demonstrated a disproportionately greater need when experiencing severe housing problems.**

In the 0-30% income category, White households with a severe housing problem account for 400 or 15% of the total number of households with a severe housing problem, Black/African American households account for 300 or 11% of the total number of households with a severe housing problem, Asian households account for 35 or 1% of the total number of households with a severe housing problem, American Indian or Alaskan Native households account for 0 or 0% of the total number of households with a severe housing problem, Pacific Islander households account for 0 or 0% of the total number of households with a severe housing problem, and Hispanic households account for 1,930 or 72% of the total number of households with a severe housing problem.

In the 30-50% income category, White households with a severe housing problem account for 235 or 14% of the total number of households with a severe housing problem. Black/African American households account for 135 or 8% of the total number of households with a severe housing problem, Asian households account for 110 or 6% of the total number of households with a severe housing problem, American Indian or Alaskan Native households account for 0 or 0% total of households with a severe housing problem, Pacific Islander households account for 0 or 0% of the total number of households with a severe housing problem, and Hispanic households account for 1,130 or 69% of the total number of households with a severe housing problem. **In this income category, the data shows that Hispanic households account for 69% of the total number of households within the jurisdiction that have a severe housing problem, this demonstrates 21% higher than the 48% threshold and results in a disproportionate greater need than the jurisdiction as a whole.**

In the 50-80% income category, White households with a housing problem account for 220 or 25% of the total number of households with a severe housing problem, Black/African American households account for 65 or 7% of the total number of households with a severe housing problem, Asian households account for 10 or 1% of the total number of households with a severe housing problem, American Indian or Alaskan Native households account for 0 or 0% of the total number of households with a severe housing problem, Pacific Islander households account for 0 or 0% of the total number of households with a severe housing problem, and Hispanic households account for 530 or 60% of the total number of households with a severe housing problem. **In this income category, the data shows that Hispanic households account for 60% of the total number of households within the jurisdiction that have a severe housing problem, this demonstrates 44% higher than the 16% threshold and results in a disproportionate greater need than the jurisdiction as a whole.**

## **NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction:**

In order to determine whether or not any racial or ethnic group experiences cost burden or severe cost burden more so than the jurisdiction as a whole, we must first examine the data in Table 17 below to determine whether or not one particular racial or ethnic group has a disproportionately greater need that is at least ten (10) percentage points higher than the jurisdiction as a whole.

According to the 2018 U.S. Census Bureau 1-year Estimates, **there are 21,667 households in Kissimmee**. According to Table 17 below, 5,285 of those households experience a **cost burden between 30-50%**. This means that 24% of the total number of households experience a cost burden between 30-50%. For the purposes of determining whether or not one racial or ethnic group who experience a cost burden between 30-50% has a disproportionately greater need more than the jurisdiction as a whole, 24% is the key number not to exceed 10 or more percentage points.

According to the 2018 U.S. Census Bureau 1-year Estimates, **there are 21,667 households in Kissimmee**. According to Table 17 below, 4,745 of those households experience a **severe cost burden of 50% or more**. That means that 22% of the total number of households experience a severe cost burden of 50% or more. For the purposes of determining whether or not one racial or ethnic group who experience a severe cost burden of 50% or more has a disproportionately greater need more than the jurisdiction as a whole, 22% is the key number not to exceed 10 or more percentage points.

According to the 2018 U.S. Census Bureau 1-year Estimates, **there are 21,667 households in Kissimmee**. According to Table 17 below, 350 of those households **have no/negative income**. That means that 2% of the total number of households reported have no/negative income. For the purposes of determining whether or not one racial or ethnic group reported having no/negative income has a disproportionately greater need more than the jurisdiction as a whole, 2% is the key number not to exceed 10 or more percentage points.

## Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,390	5,285	4,745	350
White	4,065	1,305	745	60
Black / African American	915	440	485	20
Asian	450	90	120	15
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	4,755	3,425	3,350	255

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

**In conclusion, according to Table 17 above, two of the racial or ethnic groups examined who experience cost burden, severe cost burden or no/negative income demonstrated a disproportionately greater need compared to the jurisdiction as a whole.**

Of the total 5,285 households in Kissimmee that experience cost burden between 30-50%, White households who experience cost burden account for 1,305 or 25% of the total number of households with a cost burden, Black/African American households account for 440 or 8% of the total number of households with a cost burden, Asian households account for 90 or 2% of the total number of households with a cost burden, American Indian or Alaskan Native households account for 0 or 0% of the total number of households with a cost burden, Pacific Islander households account for 0 or 0% of the total number of households with a cost burden, and Hispanic households account for 3,425 or 65% of the total number of households with a cost burden. **In this cost burden category, the data shows Hispanic households account for 65% of the total number of households within the jurisdiction that experience cost burden between 30-50%, this demonstrates 41% higher than the 24% threshold and results in a disproportionate greater need than the jurisdiction as a whole.**

Of the total 4,745 households that experience a cost burden of 50% or more, White households who experience severe cost burden account for 745 or 16% of the total number of households with a severe cost burden, Black/African American households account for 485 or 10% of the total number of households with a severe cost burden, Asian households account for 120 or 3%

of the total number of households with a severe cost burden, American Indian or Alaskan Native households account for 0 or 0% of the total number of households with a severe cost burden, Pacific Islander households account for 0 or 0% of the total number of households with a severe cost burden, and Hispanic households account for 3,350 or 71% of the total number of households with a severe cost burden. **In this cost burden category, Hispanic households account for 71% of the total number of households within the jurisdiction that experience severe cost burden, this demonstrates 49% higher than the 22% threshold and results in a disproportionate greater need than the jurisdiction as a whole.**

Of the 350 households with no/negative income, White households who have no/negative income account for 60 or 17% of the total number of households with no/negative income, Black/African American households account for 20 or 6% of the total number of households with no/negative income, Asian households account for 15 or less than 1% of the total number of households with no/negative income, American Indian or Alaskan Native households account for 0 or 0% of the total number of households with no/negative income, Pacific Islander households account for 0 or 0% of the total number of households with no/negative income, and Hispanic households account for 255 or 73% of the total number of households with no/negative income. **In this cost burden category, the data shows that White households account for 17% of the total number of households within the jurisdiction with no/negative income, this demonstrates 15% higher than the 2% threshold and results in a disproportionate greater need than the jurisdiction as a whole. Also, in this cost burden category, Hispanic households account for 73% of the total number of households within the jurisdiction with no/negative income, this demonstrates 71% higher than the 2% threshold and results in a disproportionate greater need than the jurisdiction as a whole.**



## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

According to the data provided, there were a total of six (6) instances where disproportionate greater needs existed among income categories and racial or ethnic groups. The data shows that Hispanic households in the 30-50% income category, that also experience a severe housing problem, account for 69% of the total number of households that experience a severe housing problem, which is 21% higher than the not-to-exceed threshold of 48%. Hispanic households in the 50-80% income category, that also experience a severe housing problem, account for 60% of the total number of households that experience a severe housing problem, which is 44% higher than the no-to-exceed threshold of 16%. Hispanic households that experience cost burden between 30-50% account for 65% of the total number of households who experience cost burden between 30-50%, which is 41% higher than the not-to-exceed threshold of 24%. Hispanic households that experience severe cost burden account for 71% of the total number of households that experience severe cost burden, which is 49% higher than the not-to-exceed threshold of 22%. White households with no/negative income account for 17% of the total number of households with no/negative income, which is 15% higher than the not-to-exceed threshold of 2%. Hispanic households with no/negative income account for 73% of the total number of households with no/negative income, which is 71% higher than the not-to-exceed threshold of 2%.

### **If they have needs not identified above, what are those needs?**

According to the data presented above, a disproportionately greater need exists in four categories: severe housing problems, cost burden between 30-50%, severe cost burden, and households with no/negative income. We know that from prior sections of this Housing Needs Assessment, severe housing problems could include substandard housing and overcrowding, which led us to determine that there is a need for more affordable housing opportunities that provide a safe and decent living space, as well as sizable to meet a large families' needs. In addition to more affordable single and multi-family housing opportunities, the data led us to determine that with a high number of cost burdened or no/negative income households, there is a need for job creation/employment opportunities in areas with high minority population concentrations.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to recent U.S. Census population growth data, there is a heavily concentrated Hispanic population in Kissimmee. As of 2019, almost 70% of Kissimmee's total population is made up of Hispanic ethnicity, whereas Osceola County as a whole is comprised of just over 55% Hispanic or Latino persons.

**NA-35 Public Housing – 91.205(b)**

The City of Kissimmee does not have a Public Housing Authority or internal programs that provide public housing or Section 8 housing vouchers to its residents. However, the City does work in partnership with the Osceola County Human Services Section 8 Program, and has determined that approximately 104 Osceola County vouchers and 563 portability vouchers (vouchers that have been ported in from other areas of Florida or the U.S.) are currently in use in Kissimmee. In this section of the Needs Assessment, we will use the data available from both PIC in the tables below, along with Osceola County data to determine the needs for rental assistance within Kissimmee.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	960	0	958	1	1	0

**Table 22 - Public Housing by Program Type**

**\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	13,596	0	13,596	11,490	16,416
Average length of stay	0	0	0	7	0	7	2	9
Average Household size	0	0	0	2	0	2	1	2
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	0	196	0	196	0	0
# of Disabled Families	0	0	0	265	0	263	1	1
# of Families requesting accessibility features	0	0	0	960	0	958	1	1
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	754	0	753	0	1	0
Black/African American	0	0	0	198	0	197	1	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	7	0	7	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	740	0	739	0	1	0
Not Hispanic	0	0	0	220	0	219	1	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

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**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The City of Kissimmee does not have a public housing authority; therefore, there are no public housing tenants or applicants on a waiting list for accessible housing units.

**What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction.**

While the City of Kissimmee does not participate in the Section 8 Housing Choice Voucher Program, Osceola County does participate in the Section 8 Housing Choice Voucher Program, which is administered through the Human Services Department. According to the latest reports, there are approximately 104 Osceola County vouchers and 563 portability vouchers currently in use in Kissimmee. The waiting list to receive rental assistance through the Housing Choice Voucher Program is closed. There are 14 families remaining on the 2016 waiting list, and there are 500 families on the 2019 waiting list. Family and unit sizes are evaluated when a voucher is issued, so that information is not currently available. However, at the beginning of the last Consolidated Plan process, the average family size in need of rental housing assistance was 2-4 persons per household, which equated to a housing unit size of 2-3 bedrooms.

**What are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

According to the Osceola County Human Services Department, there are currently 514 families on the waiting list for Section 8 Housing Choice Vouchers. The average family size of these waiting list applicants was 2-4 persons per household, when last evaluated. In addition to the need for more housing vouchers for families on the waiting list, there is a need for 2-3 bedroom units in affordable housing developments to meet these needs. According to the State of Florida's 2015-2020 Consolidated Plan, some of the major needs of families who currently benefit from rental assistance programs are financial counseling, job training, and access to affordable healthcare. Since it is common for families to remain dependent on Section 8 rental assistance for long periods of time, we have come to the conclusion that programs that promote self-sufficiency, employment opportunities, and financial planning are also necessary to address these issues.

**How do these needs compare to the housing needs of the population at large?**

Again, because there is no data available for Housing Choice Voucher users in Kissimmee, we cannot compare to housing needs of the population at large.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

While there is information available on the occurrence of homelessness on the County level, the nature of the available information on the City level can only provide limited insight in this area. According to the Homeless Services Network of Central Florida, the lead for the Continuum of Care (CoC), on any given night there are at least 214 homeless men, women and children in Osceola County. As for the City of Kissimmee, according to the Community Hope Center, their Homeless Outreach Program worked with 90 distinct individuals in and around the City of Kissimmee in 2019. The difficulty with this number is that these individuals experiencing homelessness are transient, and though many have moderately permanent camps, most bounce from place to place and go in and out of City limits many times within a given year.

Data provided by the Homeless Services Network of Central Florida 2018 Point-in-Time (PIT) Counts for Osceola County was evaluated and documented in both table and narrative form to describe the number and types of homeless individuals and families, by subpopulation, as a method to develop strategies to move Osceola County's homeless population into safe and decent housing.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The Homeless Service Network of Central Florida 2019 PIT Counts do not include information regarding the number of persons entering and exiting homelessness each year or the number of days that a person's experience homelessness; therefore, the following is limited to a summary of each homeless population type in the Orlando/Orange, Osceola and Seminole region.

### Chronically Homeless Individuals and Families

According to the 2019 PIT Counts, there are 478 chronically homeless individuals in Orlando/Orange, Osceola and Seminole region. Of the total 478 chronically homeless individuals, 315 are sheltered in emergency shelters and 163 are unsheltered. There are 45 chronically homeless households that contain at least adult and one child. Of the total 45 chronically homeless households, all are sheltered in emergency shelters, throughout the region. There are 43 chronically homeless veterans. Of the 43 chronically homeless



veterans, 16 are sheltered in emergency shelters, throughout the region, and 27 are unsheltered. There are 12 chronically homeless unaccompanied youth. Of the 12 chronically homeless unaccompanied youth, 4 are sheltered in emergency shelters and 8 are unsheltered.

#### Families with children

According to the 2019 PIT Counts, there are 239 households with at least one adult and one child in the Orlando/Orange, Osceola and Seminole region. Of the total 239 households with at least one adult and one child, 161 are sheltered in emergency shelters, 77 are sheltered in transitional housing, and 1 is unsheltered. Of the total 239 households with at least one adult and one child, 1 is a veteran and their family and is sheltered in an emergency shelter.

#### Veterans and their families

According to the 2019 PIT Counts, there are 177 total homeless veterans in the Orlando/Orange, Osceola and Seminole region. Of the total 177 homeless veterans, 72 are sheltered in emergency shelters, 68 are sheltered in transitional housing, and 37 are unsheltered. In regard to gender, males account for the highest number of homeless veterans with 171 surveyed, versus 5 female homeless veterans. There is only 1 veteran household containing a child under the age of 18 years old, and that household is sheltered in an emergency shelter.

#### Unaccompanied youth

According to the 2019 PIT Counts, there are 85 homeless unaccompanied youth in the Orlando/Orange, Osceola and Seminole region. Of the total 85 homeless unaccompanied youth, 34 are sheltered in an emergency shelter, 33 are sheltered in transitional housing and 18 are unsheltered. In regard to age, there are 0 homeless unaccompanied youth under the age of 18 years old and 85 homeless unaccompanied youth that range in age from 18 to 24 years old. In regard to gender, males account for the highest number of homeless unaccompanied youth with 44 surveyed, versus 40 female homeless unaccompanied youth.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	72	26
Black or African American	64	9
Asian	0	0
American Indian or Alaska Native	1	0
Native Hawaiian or Other Pacific Islander	1	1
Multiple Races	2	2
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Non-Hispanic/Non-Latino	122	32
Hispanic/Latino	18	5

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the narrative sections above, there are approximately 239 homeless households containing children in the Orlando/Orange, Osceola and Seminole region. The 2019 PIT Counts tell us that a majority of these families (161 in emergency shelters and 1 unsheltered) are in immediate need for housing assistance. Furthermore, the PIT Counts show that there is at least 1 homeless veteran household with children that is currently sheltered in an emergency shelter. This means that an estimated total of 163 families in these two categories, some in Osceola County, are in need of decent, affordable housing in order to maintain a stable living environment.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the 2019 PIT Counts and the table above, there are approximately 98 White persons, 73 black or African American persons, 1 American Indian or Alaska Native person, 2 Native Hawaiian or other Pacific Islander persons, and 4 multiple races persons who are homeless in the Orlando/Orange, Osceola and Seminole region.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2019 PIT Counts and the table above, there are 140 sheltered and 38 unsheltered persons in the Orlando/Orange, Osceola, and Seminole region. According to the County Breakdown of the 2019 PIT Counts, the only data set available that provides information directly for Osceola County, there are 162 currently sheltered in emergency shelters, 48 sheltered in transitional housing units, and 42 unsheltered homeless persons in Osceola County.

**Discussion:**

According to the Community HOPE Center, there is a great need to address homeless persons who are precariously housed throughout Kissimmee. The City of Kissimmee is currently working with local homeless service providers to identify and expand outreach to homeless persons and families who are currently residing in hotels and motels, in order to identify their needs and connect them with services available to move them back to the general housed population.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

When determining the needs for individuals and families in Kissimmee who are not homeless but require supportive housing and other services, we must evaluate the types of characteristics of each special needs population individually. Special needs populations include individuals and their families who are elderly (65 and older), frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework), persons with mental, physical, and/or development disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking.

Unfortunately, because there is no available data at the City level, we must rely on the data available at the next level of government, which is the County. We evaluated several administrative data sources and consulted directly with County Departments and local housing and supportive service providers throughout the County.

### **Describe the characteristics of special needs populations in your community:**

#### Elderly and Frail Elderly

According to the Shimberg Center for Housing Studies 2016 Household Demographic Data, there are approximately 23,507 households containing at least one person 65 years or older in Osceola County. This data set only includes persons living in Kissimmee, St. Cloud and the unincorporated areas of the County. Elderly persons 65 years or older and frail elderly persons are commonly characterized by health and disability status, economic well-being, and living arrangements. These characteristics are evaluated to determine the types of supportive housing services that are needed to ensure that elderly and frail elderly persons are living safe and healthy lifestyles. According to the data collected in section NA-10 Housing Needs Assessment, one of the most common housing problems of elderly and frail elderly persons is severe cost burden. Severe cost burden typically affects elderly and frail elderly persons who live alone and have an income equal to or less than 30% of the area median income. According to Osceola Council on Aging 2017-2018 Annual Report, 79 low-income families containing at least one person 65 years or older received support services to help stabilize their household.

#### Persons with Disabilities

According to the Shimberg Center for Housing Studies 2017 Household Demographic Data, there are approximately 29,229 households containing at least one person with a mental, physical or developmental disability in Osceola County. This data set includes persons who are living in the cities of Kissimmee, St. Cloud and other unincorporated areas of Osceola County. Persons with a

disability are commonly characterized by mobility status, developmental capacity, economic well-being, and living arrangements. These characteristics are evaluated to determine the types of supportive housing services that are needed to ensure that persons with disabilities are living safe and healthy lifestyles. According to a 2004 housing study completed by the Shimberg Center for Housing Studies titled, *Housing Needs and Household Characteristics of Persons with Disabilities in Florida, by County*, one of the most common housing problems facing persons with a disability living in Osceola County is availability of affordable and accessible housing. The study states that cost burden and severe cost burden are not typically common housing problems for this special needs population because the person with a disability between the ages of 15 and 61 within the household is commonly being cared for by a spouse or family unit. **However, it does state that persons ages 65 or older with a disability commonly suffer from cost burden or severe cost burden due to their single person household living arrangement.** Therefore, this proves that there is a common correlation between characteristics and needs for elderly or frail elderly persons, and persons with a disability in Osceola County.

#### Persons with Alcohol or other Drug Addiction

According to a 2018 report titled *Patterns and Trends of Substance Use* by the Florida Department of Children and Families and the Florida Alcohol and Drug Abuse Association, The Central Florida region, including Kissimmee, has some of the lowest rates of alcohol usage and substance abuse in Florida, especially when it comes to youth ages 13-18 years of age. However, Lakeview Health whom provides addiction treatment and recovery programs to persons who face alcohol addiction and substance abuse, reported in 2018 that substance abuse deaths are on the rise in Kissimmee. In 2018 alone, 433 people died from accidental drug overdoses in Osceola and Orange counties. Persons who face alcohol and substance abuse are usually characterized by their inability to obtain a steady income, lack of family support system, and general health problems resulting from alcohol or substance dependence. Some of the most common needs for persons who face alcohol and substance abuse, and their families, are a healthy and safe living environment, access to counseling or in-patient services, and employment opportunities.

#### Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

In 2018, the Florida Department of Law Enforcement (FDLE) reported 1,863 domestic violence cases in Osceola County, included Kissimmee. This marks an 11% decrease from 2011 when the highest number (2,365 cases) was reported in this decade. The same report indicates that there were 144 sexual assault cases and 13 stalking cases reported in 2018. The data shows the same number of sexual assault cases were reported in 2017, but there was a 46% decrease in stalking cases reported.

Some common characteristics of persons who are victims of domestic violence and other types of abuse include low-income, drug addiction, lack of access to employment, or a disability. Some common needs of this special needs population include access to a safe and healthy living environment, access to family counseling services, general healthcare, and employment opportunities.

According to the Children’s Advocacy Center of Osceola, families must often relocate to establish a safe home in which their children can begin a pathway to recovery, which creates a need for emergency shelter, rental and utility deposits, and move-related transportation costs.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

Elderly and Frail Elderly

Some common housing and supportive service needs for persons who are elderly and frail elderly ages 65 or older include minor/major housing rehabilitation, rental assistance, utility assistance, in-home care, and food assistance. These needs are more common among elderly and frail elderly persons who live alone. These needs are evaluated through case management services provided by the Osceola Council on Aging and data is collected using tools such as a Needs Assessment Survey that is available to the public on an annual basis.

Persons with Disabilities

According to some local housing and supportive service providers, common housing and supportive service needs for persons with disabilities include minor/major housing rehabilitation for Section 504 accessible housing modifications, transportation, in-home care, job training and placement services, access to basic healthcare, counseling and life skills training. Accessible housing modifications and in-home care are the most common need among persons with severe physical disabilities.

Persons with Alcohol or other Drug Addiction

According to some local treatment centers, such as the Lakeview Health, common housing and supportive service needs for persons with alcohol or other drug addiction include access to safe and affordable housing, in-patient treatment services, counseling, job training and placement services, and access to basic healthcare.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Some common housing and supportive service needs for persons who are victims of domestic violence, dating violence, sexual assault and stalking include access to affordable rental housing, emergency shelter and transitional housing, mental health and family counseling, access to basic healthcare, and job training and placement services.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the Florida Department of Health, there were 104 cases of HIV/AIDS reported in Osceola County, including Kissimmee, compared to 82 cases reported in 2017. Osceola County makes up 2.1% of the total number of cases in Florida (4,906 cases), and is 8% lower than neighboring Orange County, which accounts for 10.1% (500 cases) of the total number of cases in Florida. When studying gender demographics, 84 of the cases are male and 20 are female. This is consistent with Florida statistics where 79% of the total number of HIV/AIDS cases are male. In regard to race, non-Hispanic white persons and non-Hispanic black persons were even at 15 each. When considering ethnicity, 72 cases were reported to be Hispanic persons and 32 cases were non-Hispanic persons. Which is consistent with the overall population of Osceola County where 55.3% of the total population in 2018 is Hispanic.

**Discussion:**

Serving the special needs populations comes with its challenges. One of the biggest obstacles in addressing the needs of these populations is lack of funding and resources. Most of the smaller, local agencies who serve these populations, such as Children's Advocacy Center for Osceola County, Inc., Osceola Council on Aging, and Miracle of Love, Inc., rely on charitable donations as their main source of income to deliver services to the community. Kissimmee will continue to work in partnership with Osceola County Human Services Department and these agencies to fund projects through annual Federal funding allocations in order to supplement these supportive services during the next 5-year consolidated planning period in order to further their missions and address the needs of the special needs population with the city limits.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

According to the City of Kissimmee 2020-2025 Consolidated Plan Survey results collected thus far, the top three (3) types of public facilities, or community facilities, chosen as the highest priorities are community centers, parks and recreational facilities, and libraries.

### **How were these needs determined?**

The City of Kissimmee Development Services Department developed a 2020-2025 Consolidated Plan Survey which was distributed to wide variety of participants (i.e., City Departments, local housing and supportive services providers, residents, etc.) through a link posted on the City of Kissimmee webpage, e-mailed directly to consulted agencies, and in hard copy version at community meetings and public forums. The survey was created and maintained by the Development Services Department and their Consultant through an online website provided by SurveyMonkey.com. The surveys were available to the public between December 2019 and April 2020. Survey results were continuously evaluated and documented throughout the Consolidated Plan drafting process. Pre-populated tables and graphs based on survey results were used to determine the level of need for each eligible community development category according to the respondents' selections. Public comment was also collected at community meetings and public hearings to determine which neighborhoods need these public facilities.

### **Describe the jurisdiction's need for Public Improvements:**

According to the City of Kissimmee 2020-2025 Consolidated Plan Survey results collected thus far, the top three (3) types of public improvements, or infrastructure, chosen as the highest priorities are streets/alley improvements, street lighting, and sidewalk improvements.

### **How were these needs determined?**

The City of Kissimmee Development Services Department developed a 2020-2025 Consolidated Plan Survey which was distributed to wide variety of participants (i.e., City Departments, local housing and supportive services providers, residents, etc.) through a link posted on the City of Kissimmee webpage, e-mailed directly to consulted agencies, and in hard copy version at community meetings and public forums. The survey was created and maintained by the Development Services Department and their Consultant through an online website provided by SurveyMonkey.com. The surveys were available to the public between December 2019 and April 2020. Survey results were continuously evaluated and documented throughout the Consolidated Plan drafting process. Pre-populated tables and graphs based on survey results were used to determine the level of need for each eligible community development category according to the



respondents' selections. Public comment was also collected at community meetings and public hearings to determine which neighborhoods need these public facilities

**Describe the jurisdiction's need for Public Services:**

According to the City of Kissimmee 2020-2025 Consolidated Plan Survey results collected thus far, the top three (3) types of public services, or community services, chosen as the highest priorities are legal services, senior services, and youth services. Public or community services are always one of the greatest needs in The City of Kissimmee communities. These types of services are usually provided by smaller, local supportive services agencies that operate with limited staff and resources. Furthermore, there are funding cap limitations for using Federal funds towards these types of projects.

**How were these needs determined?**

The City of Kissimmee Development Services Department developed a 2020-2025 Consolidated Plan Survey which was distributed to wide variety of participants (i.e., City Departments, local housing and supportive services providers, residents, etc.) through a link posted on the City of Kissimmee webpage, e-mailed directly to consulted agencies, and in hard copy version at community meetings and public forums. The survey was created and maintained by the Development Services Department and their Consultant through an online website provided by SurveyMonkey.com. The surveys were available to the public between December 2019 and April 2020. Survey results were continuously evaluated and documented throughout the Consolidated Plan drafting process. Pre-populated tables and graphs based on survey results were used to determine the level of need for each eligible community development category according to the respondents' selections. Public comment was also collected at community meetings and public hearings to determine which neighborhoods need these public facilities.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Market Analysis section of the Consolidated Plan provides an in-depth review of the current characteristics and condition of the general housing market, conditions and needs of public and assisted housing, a brief inventory of facilities, housing, and services to meet the needs of homeless persons, regulatory barriers to affordable housing, and significant characteristics of the local economy in the City of Kissimmee. The following is a summary of findings for each of these sections:

### MA-10 Number of Housing Units

According to American Community Survey data, there are approximately 20,769 households in Kissimmee as of 2015. Of the 20,769 households, 9,114 are owner-occupied and 11,655 are renter-occupied. There are approximately 25,365 residential properties (not including mobile homes, RVs, boats, etc.) in Kissimmee. During the 2019-2020 fiscal year, the City of Kissimmee received \$1,093,635 in federal and state funding toward affordable housing opportunities.

### MA-15 Housing Market Analysis: Cost of Housing

According to U.S. Census Bureau and American Community Survey data, home values decreased by 10.2% and contract rent increased by 13.6% over a five year period between 2010 and 2018. Median home values were \$181,100 in 2010 and decreased to \$162,600 by 2018. Median contract rent was \$961 in 2010 and increased to \$1,091 by 2018. Of the total 11,652 rental units assessed, 74.4% of rental households paid between \$500 and \$999 in rent. According to 2011-2015 Comprehensive Affordability Strategy (CHAS) data approximately 16,084 housing units were considered affordable in Kissimmee.

### MA-20 Housing Market Analysis: Condition of Housing

According to the data provided by HUD, 3,110 or 34% of owner-occupied households are affected by at least one common housing problem and 6,660 or 57% of renter-occupied households are affected by at least one common housing problem. According to CHAS data, 4,500 owner-occupied housing units and 6,210 renter-occupied housing units were built between 1980 and 1999. However, 1,960 owner-occupied housing units, and 3,025 renter occupied housing units (24% of housing units assessed) were built before 1979, indicating an aging housing stock.

#### MA-25 Public and Assisted Housing

Kissimmee does not have a Public Housing Authority or public housing development inventory, so most of this section does not apply to the City. However, the Osceola County Human Services Department does have a Section 8 Housing Choice Voucher Program, but a lack of funding prevents the Program from expanding or issuing new vouchers to families in need. The City relies on CDBG funding to assist families in need of rental assistance or eviction prevention.

#### MA-30 Homeless Facilities and Services

While information is not available at the City level, according to the 2015 HUD Homeless Services Inventory Report, there are approximately 72 emergency shelter beds, 44 transitional housing beds, and 28 permanent supportive housing beds in Osceola County to support homeless individuals and families, including chronically homeless and veterans. The City of Kissimmee partners with several non-profit organizations that provide facilities and support services including access to basic healthcare, mental health counseling, substance abuse treatment, and job training/placement services.

#### MA-35 Special Needs Facilities and Services

As determined in the Needs Assessment section of this Consolidated Plan, common supportive housing needs for special needs populations include rental assistance, utility assistance, food assistance, in-home care, drug and alcohol treatment, mental health counseling, access to basic healthcare, and childcare services. Persons with special needs rely on the services of several local non-profits to provide these services funded by a variety of federal state and local funding sources.

#### MA-40 Barriers to Affordable Housing

This section of the Market Analysis describes the types of potential barriers to affordable housing and strategies to remove the barriers that are caused by current local and state public policies and laws, as well as the current status of the housing market. A list of potential public and private barriers are included in this section, as well as an overview of current State and local policies and practices they may have a negative impact on affordable housing opportunities. An in-depth review of these barriers will be discussed in the updated *City of Kissimmee Analysis of Impediments to Fair Housing Choice* due to be submitted with this Consolidated Plan.

#### MA-45 Non-Housing Community Development Assets

According to data provided by HUD, the top 3 business sectors with a higher jobs to workers ratio include Education and Healthcare Services; Retail Trade; and Arts, Entertainment, and Accommodations. The top 3 business sectors with a higher workers to jobs ratio include Arts, Entertainment, and Accommodations; Retail Trade; and Education and Health Care Services. Other information in this section includes a description how of public and private sector has influenced the economy and the workforce.

#### MA-50 Needs and Market Analysis Discussion

According to the findings described in the Needs Assessment regarding areas of housing problems, and minority and low-income concentration, we determined that there were several cases of disproportionately greater need in the City of Kissimmee. In this section of the Market Analysis, we identify these areas of concentration, and discuss the number of types of commercial community development assets in these communities that are considered when developing strategic opportunities for revitalization projects.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

In this section of the Market Analysis, we will describe the significant characteristics of Kissimmee’s housing market, including the supply of housing currently available within the jurisdiction and discuss any current trends in the housing market. Furthermore, we explore the estimated number of housing units and types of housing units receiving assistance through federal, state, and local programs and the estimated number of housing units which are expected to be lost from the affordable housing inventory due to any reason. Finally, we will use the information gathered to determine whether or not the availability of housing units meet the needs of low to moderate income households in Kissimmee.

According to Table 1 below, there are an estimated 26,080 residential properties in Kissimmee. This number includes a breakdown of single-family residential properties and multifamily residential properties, by property type. According to the data provided, there are 14,175 single-family residential properties and 11,190 multifamily residential properties. Table 1 below also indicates there are 715 residential properties that are mobile homes, boats, RVs, vans, etc.; However, HUD may not consider these housing unit structures for the use of federal funding. For the purposes of this housing assessment, we will only consider the number single-family and multifamily residential properties to determine the conditions of the residential property inventory within the City. Therefore, the current residential property inventory in Kissimmee is 25,365 residential properties. Please note that the residential properties included in this inventory may or may not be occupied, or even habitable due to circumstances such as substandard conditions, code violations, or other problems that would cause the units to be an unsuitable living environment.

Table 2 below describes the number of residential properties within the jurisdiction by unit size and tenure. According to the data provided, there are an estimated total of 20,755 total households by unit size and tenure. Of the total 20,755 residential properties, 9,105 are owner occupied and 11,650 are renter occupied. Furthermore, 83% of the total number of owner-occupied residential properties and 34% of renter occupied residential properties contain 3 or more bedrooms, which is consistent with the need for this unit size.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,005	46%
1-unit, attached structure	2,170	8%
2-4 units	2,380	9%
5-19 units	7,440	29%

Property Type	Number	%
20 or more units	1,370	5%
Mobile Home, boat, RV, van, etc	715	3%
<b>Total</b>	<b>26,080</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	65	1%	275	2%
1 bedroom	70	1%	2,945	25%
2 bedrooms	1,400	15%	4,420	38%
3 or more bedrooms	7,570	83%	4,010	34%
<b>Total</b>	<b>9,105</b>	<b>100%</b>	<b>11,650</b>	<b>99%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

### **Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

During the 2015-2020 program years, the City of Kissimmee allocated approximately \$2.1 million in CDBG and SHIP Program funds towards eligible activities, including affordable housing services. As a member of the Osceola County HOME Consortium, the City received just over \$1 million in HOME funds over the last five years. CDBG, SHIP and HOME funds were used to assist 365 low-to moderate-income households with housing benefits. Additionally, funds were used for homeowner housing rehabilitation, housing code enforcement/foreclosure, property care, public service activities, homeless prevention, job creation/retention, and building demolition of vacant/dilapidated homes and/or commercial structures.

Housing and supportive services funded by federal, state and local programs in Kissimmee are targeted toward households with an annual income below 80% the annual median income, and include families and single person households, and all homeless or non-homeless special needs populations county-wide. Affordable housing, homeless prevention, economic development, and public services will continue to be priorities that receive funding from the City.

### **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

One of the main reason for loss of affordable housing inventory is the high occurrence of units with housing problems and deterioration of aging properties, as discussed in the Needs

Assessment section of the 2020-2025 City of Kissimmee Consolidated Plan, as well as expiring federal and state contracts and affordability controls, and gentrification. However, as compared to Osceola County, median home values in Kissimmee decreased by 38% and median contract rent increased by 1% within between 2009 and 2015 according to ACS data indication a retention and increase of available affordable housing. The City does not anticipate any losses of affordable housing inventory due to dilapidated structures or slum and blight during the next five-year period because housing rehabilitation has been and will continue to be a huge priority and funded activity. However, there will be loss of affordable housing inventory due to program subsidy expirations. These include Outrigger Creek (192 units in 2022), Pebble Creek (72 units in 2023), and Wellington Woods (360 units in 2024) for a total of 624 lost assisted units.

### **Does the availability of housing units meet the needs of the population?**

In order to determine whether or not the current housing unit inventory meets the needs of the population in Kissimmee, we must compare the housing data provided in the Market Analysis to the needs data provided in the Needs Assessment and consider the different characteristics of the population and any local factors that affect the housing market. According to Table 1 above, there are 26,080 housing units in Kissimmee. Single-family housing units (1-unit detached and 1-unit attached structures) account for 14,175 of the total number of housing units citywide. According to Table 2 above, housing units with 3 or more bedrooms account for the highest number of units by size. While information at the City level is unavailable, we were able to determine in Section NA-35 of the Needs Assessment that 3 bedroom units were the most commonly requested for persons in need of rental assistance in Osceola County. Data in Section NA-10 of the Needs Assessment show family households outnumber single person households by 14,946, which is on par with the need for affordable housing units that provide 3 or more bedrooms.

### **Describe the need for specific types of housing:**

#### Affordable Rental Housing

According to the findings from the Needs Assessment portion of the Consolidated Plan, 6,340 renter occupied households suffer from cost burden or severe cost burden in Kissimmee. Cost burden is the most common housing problem in Kissimmee. The creation of affordable rental housing is an urgent need identified by not only the findings in the Needs Assessment and Housing Market Analysis, but it has been a top priority for City funding for the last several five-year planning cycles. The construction and rehabilitation of affordable housing will remain a goal in the next five-year Consolidated Plan period. The City is planning the development of at least one new 200 unit affordable housing development within the next 5-year plan period.

## Affordable Homeowner Housing

According to the findings from the Needs Assessment portion of the Consolidated Plan, 2,460 owner occupied households suffer from cost burden or severe cost burden in Kissimmee. Most owner occupied households suffer from cost burden or severe cost burden due to the lack of available high paying jobs, lack of a sufficiently educated workforce for those jobs that are high paying in the Education and Health Care Services sector, and jobs that are primarily low paying in the Arts, Entertainment, Accommodations and Retail Trade business segments. Owner occupied households who suffer from cost burden could result in foreclosure, forcing a family to become homeless. Therefore, there is a great need for affordable homeowner housing in the form of down payment assistance, foreclosure assistance, housing rehabilitation and new construction.



## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction:

In this section of the Housing Market Analysis, we assess the different factors of the housing market inventory including cost of housing, housing trends, fair market rents, and affordability to determine whether or not there is a sufficient supply of housing for households at all income levels. Furthermore, we assess how current home values, rental rates, and housing trends will affect the affordability of housing over the next five-year period. Lastly, we will discuss the current strategies in place to produce or preserve affordable housing throughout Kissimmee, and how the goals and objectives set forth in this Consolidated Plan will change the strategies to improve the housing market and increase affordability.

According to Table 3 below, median home values in Kissimmee decreased by 10.2% and median contract rent increased by 13.6% within between 2010 and 2018. The median home value in 2009 was \$181,100 and had decreased to \$162,600 by 2018. According to Orlando Regional Realtor Association, home values in the Central Florida Region, including Kissimmee, have decreased because home sales decreased by 9.2% between 2017-2018. The median contract rent in 2010 was \$961 and had increased to \$1,091 per month by 2018. The median home value is defined as the value at which half of the homes are valued above and half of the homes are valued below. The median contract rent is defined as the value at which half of the rents are above and half of the rents are below. Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2018	% Change
Median Home Value	181,100	162,600	-10.2%
Median Contract Rent	961	1091	+13.6%

Table 28 - Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,034	8.9%
\$500-999	8,670	74.4%
\$1,000-1,499	1,775	15.2%
\$1,500-1,999	135	1.2%
\$2,000 or more	38	0.3%
<b>Total</b>	<b>11,652</b>	<b>100.0%</b>

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	185	No Data
50% HAMFI	700	1,130
80% HAMFI	6,630	3,155
100% HAMFI	No Data	4,284
<b>Total</b>	<b>7,515</b>	<b>8,569</b>

**Table 30 - Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent – Osceola County

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	932	1,004	1,190	1,576	1,879
High HOME Rent	770	826	993	1,139	1,251
Low HOME Rent	607	651	781	902	1,007

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

According to Table 5 – Housing Affordability above, of the estimated 20,765 households in Kissimmee, only 16,084 households are considered affordable. That equates to 77% of the total households, in all income ranges, being considered affordable. However, when determining whether there is sufficient housing for households within an income between 30-80%, that number drops to 11,800 or 57% of households being considered affordable. This data is consistent with the needs identified in the Needs Assessment section, which shows a deficiency of affordable housing availability for persons in the 30-50% and 50-80% income categories.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Between 2010 and 2018, home values in Kissimmee decreased by 10.2%, which indicates that the housing market has not fully stabilized since the recession and has resulted in a decrease in housing values. A high number of foreclosures as a result of the recession drove households who previously owned homes into the rental market. Median contract rent held relatively steady with

a 13.6% increase, coming in slightly lower than the median contract rent of \$1,128 per month in Florida and \$1,188 in Osceola County.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to Census data in 2018, area median rent in Kissimmee was \$1,091 per month. There is no information available for Fair Market Rent at the City level; therefore, we must rely on information at the County level. According to Table 6 – Monthly Rent in Osceola County above, the average HUD Fair Market Rent for a two-bedroom apartment is \$1,248, which is higher than the area median rent in Kissimmee. In most cases, HOME Rents are significantly lower than the area median rent. However, for a two-bedroom apartment, the High HOME Rent is only slightly lower at \$993 compared to the area median rent, and could be a positive sign that past efforts to produce and preserve affordable rental housing are proving effective.

Kissimmee intends to continue prioritizing the production and preservation of affordable housing units over the next five-year period. The current CDBG, HOME and SHIP Program strategies have benefitted hundreds of households in recent years, and we will continue to implement these strategies, as well as identifying new strategies and objectives that will increase efficiency and produce positive results for families in need of affordable housing.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

In this section of the Housing Market Analysis, we evaluate the significant characteristics of the existing housing supply including the age and condition, the number of vacant and abandoned units, and the risk posed by lead-based paint. We will use the information provided in this section to determine the need for owner and renter rehabilitation in order to preserve and improve the existing housing stock throughout Kissimmee.

According to the data provided in Table 7 below, 34% or 3,110 of owner occupied housing units are affected by at least one common housing condition. As described in the Housing Needs Assessment portion of this plan, the common housing problems are as follows: Substandard Housing - Lacking complete plumbing or kitchen facilities, Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing), Overcrowded - With 1.01-1.5 people per room (and none of the above problems), Housing cost burden greater than 50% of income (and none of the above problems), and Housing cost burden greater than 30% of income (and none of the above problems). Only 2% or 205 owner-occupied housing units are affected by at least two common housing conditions. In comparison, 57% or 6,660 of renter occupied housing units are affected by at least one common housing condition and 4% or 470 of renter occupied housing units are affected by at least two common housing conditions. Out of a total 9,114 owner-occupied housing units recorded, 64% or 5,795 are not affected by any of the common housing conditions. Out of a total 11,655 renter occupied housing units recorded, 39% or 4,525 housing units are not affected by any of the common housing conditions.

According to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data provided in Table 8 below, 4,500 or 49% of owner-occupied housing units were built between 1980 and 1999. This data set accounts for the highest number and percentage of owner-occupied housing units in Kissimmee. The highest number and percentage of renter-occupied housing units is 6,210 or 53% built between 1980 and 1999. In comparison, only 22% or 1,960 of owner-occupied housing units and 26% or 3,025 renter-occupied housing units were built before 1979 which indicates a small percentage of aging housing units 40 years or older.

The use of lead-based paint in housing was banned in 1978. For the purposes of this plan, the number of units built before 1980 occupied by households with children serves as a default baseline of number of units that contain lead-based paint hazards. According to the 2011-2015 ACS data and 2011-2015 CHAS data provided in Table 9 below, 1,960 or 22% of owner occupied housing units and 3,025 or 26% of renter occupied housing units were built before 1980. Also included in Table 9 below, 2011-2015 CHAS data indicates that 2,825 or 31% of owner occupied housing units and 950 or 8% of housing units built before 1980 have children present. By using

the baseline method described above, that means that an estimated 3,775 housing units built before 1980 could be at-risk for lead-based paint hazards.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,110	34%	6,660	57%
With two selected Conditions	205	2%	470	4%
With three selected Conditions	4	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,795	64%	4,525	39%
<b>Total</b>	<b>9,114</b>	<b>100%</b>	<b>11,655</b>	<b>100%</b>

**Table 32 - Condition of Units**

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,650	29%	2,414	21%
1980-1999	4,500	49%	6,210	53%
1950-1979	1,730	19%	2,580	22%
Before 1950	230	3%	445	4%
<b>Total</b>	<b>9,110</b>	<b>100%</b>	<b>11,649</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,960	22%	3,025	26%
Housing Units build before 1980 with children present	2,825	31%	950	8%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

### **Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

An aging housing stock is usually an indicator of a jurisdiction's need for owner and rental rehabilitation. However, with only 31% of the total number of housing units (both owner and renter occupied) being 40 years older or less, the data alone does not substantiate a great need for owner and rental rehabilitation. Therefore, we have to look at the condition of housing units to determine the need for owner and rental rehabilitation, which indicates that approximately 9,770 housing units have at least one housing condition. With over 47% of housing units in Kissimmee facing at least one housing condition, we determined that there is a substantial need for owner and rental rehabilitation over the next five years.

### **Estimate the number of housing units within the jurisdiction that are occupied by low or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405**

According to HUD, and for the purpose of this Plan, the number of units built before 1980 occupied by households with children serves as a default baseline of units that contain lead-based paint hazards. According to Table 9 above, there are 2,825 owner-occupied households and 950 renter-occupied households that were built before 1980 with children present. That means there is a total of 3,775 households within Kissimmee that are at risk for lead-based paint hazards. The data does not provide a breakdown of households, by income, that were built prior to 1980, but City of Kissimmee does have a mechanism in place to test for lead-based paint hazards for all homes that benefit from Federal rehabilitation funds.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction:

Kissimmee does not have a Public Housing Authority and therefore does not have public housing developments or units within the City limits. The Kissimmee Development Services Department does not have a Section 8 Housing Choice Voucher Program. However, the City does work in partnership with the Osceola County Human Services Section 8 Program, and has determined that approximately 104 Osceola County vouchers and 563 portability vouchers (vouchers that have been ported in from other areas of Florida or the U.S.) are currently in use in Kissimmee.

### Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project -based	Tenant -based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available				202				0	0	0
# of accessible units										

\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 36 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:** The City of Kissimmee does not have any public housing units.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:** The City of Kissimmee does not have any public housing units.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 37 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The City of Kissimmee does not have any public housing units.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The City of Kissimmee does not have any public housing units.

**Discussion:**

This Section is not applicable to Kissimmee.



## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

There are no homeless facilities or services provided directly by the City of Kissimmee. However, a number of non-profit agencies offer services to the homeless population such as Homeless Services Network of Central Florida (CoC), the Central Florida Regional Commission on Homelessness, the Community Hope Center, the Homeless Outreach Initiative, Covenant House Florida, H.O.M.E.: Helping Others Make the Effort, Help Now of Osceola, Inc., and the Transition House. The numbers reflected in Table 13 below are from the 2019 HUD Homeless Inventory Count Report, and include the total number of emergency shelter, transitional beds, and permanent supportive housing beds provided by these local homeless services providers.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	93	0	0	0	0
Households with Only Adults	24	0	44	0	0
Chronically Homeless Households	0	0	0	28	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

The City of Kissimmee does not have any internal programs that deal specifically with providing services to homeless persons or families. However, the City of Kissimmee provides limited funding to non-profit agencies with the opportunity to request a portion of its Community Development Block Grant (CDBG) funding that provide social services to low and moderate-income persons/households who are in need.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The City of Kissimmee does not directly provide services and facilities that meet the needs of homeless persons and families; however, they may partner with the following organizations to offer these services:

**Homeless Services Network of Central Florida (CoC)** works with the Osceola County Human Services Department and local non-profit homeless service providers, such as Help Now Osceola and The Transition House, to provide resources to individuals and families experiencing homelessness and leading them to self-sufficiency. They are the lead agency for the HUD Continuum of Care FL-506 for the area that includes the City of Kissimmee, Orlando, and Sanford, and Osceola, Seminole, and Orange Counties.

The **Central Florida Regional Commission on Homelessness** provides support by working alongside organizations in central Florida to provide a system of care for individuals, families and youth experiencing homelessness in the tri-county area. They provide research and support the development and dissemination of the latest finding on the state of homelessness in central Florida. They advocate by supporting initiatives within our community and government in order to create effective change for the most vulnerable neighbors in central Florida.

The **Community Hope Center** is a program-based project that impacts the low-income, poverty level families and individuals living in and around Osceola County's 192 Corridor. They are a sub-recipient of Kissimmee's CDBG funds an assist the City by addressing its housing problems by providing homeless and precariously housed individuals and families with direct rental assistance to obtain permanent, affordable rental housing.

The **Homeless Outreach Initiative** is a non-profit that assists chronically homeless individuals/families through entry into a coordinated assessment system that provides ranking, referrals and assistance such as rapid re-housing.

**Covenant House Florida** provides shelter and services to children and youth who are homeless or at great risk. They collaborate with community agencies and organizations and actively participate in community efforts to improve the conditions of families and children. They advocate with and on behalf of youth to raise awareness in the community about their suffering.

**Community Vision** is a grassroots community planning and visioning organization located in Osceola County, Florida. Our mission is “to bring people and resources together to achieve the community’s vision.” Community Vision serves as a Community Business Development Organization; identifying specific needs within our community and establishing partnerships to work with available resources to create innovative solutions.

**Second Harvest Food Bank of Central Florida’s** mission is to create hope and nourish lives through a powerful hunger relief network, while multiplying the generosity of a caring community. Some of the ways they provide food to low and extremely low-income persons are by distributing food to emergency food pantries, soup kitchens, shelters, senior centers, and daycares, providing mobile food drops, working to increase access to healthy, nutritious meals for seniors, preparing, packaging and distributing nutritious meals and snacks free of charge to kids and teens ages 18 and under during summer break, providing extended relief service to disaster victims, and offering assistance with applications for the Supplemental Nutrition Assistance Program (SNAP).

**H.O.M.E: Helping Others Make the Effort** is a program that works to break the cycle of homelessness by providing housing and supportive services to homeless families that may be facing alcohol and substance abuse issues and mental health issues. They offer several programs which provide services including outreach, intake, information, referral, and case management, transitional housing to single homeless mothers who are working to get back on their feet, and rental assistance for up to two years for families.

**Help Now of Osceola, Inc.** provides emergency shelter assistance and supportive services, including counseling and advocacy services, to victims and families who experience domestic abuse who are also homeless. They operate an emergency safe shelter, an outreach advocacy center and a 24 hour crisis line that allow victim survivors to access services for safety and support.

**The Transition House, Inc.** provides emergency shelter, transitional housing, and supportive services, including mental health and substance abuse counseling, and vocational programs to adults, including veterans, children, families, and homeless individuals.

**Park Place Behavioral Healthcare** provides transitional housing and supportive services, including in-patient treatment, mental health and substance abuse counseling to individuals throughout Central Florida.

**The Village Transitional Housing Program** provides transitional housing services for youth who age out of the foster care system.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The City of Kissimmee does not have any internal programs that deal specifically with providing services to elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families. However, the City of Kissimmee does work with the following non-profit agencies to provide social services to the aforementioned special needs persons who are in need. These agencies are as follows:

**Florida Department of Health in Osceola County** provides Infectious Disease Services to persons with HIV/AIDS through ASPECTS HIV/AIDS primary care provider.

The **Community Hope Center** is a program-based project that impacts the low-income, poverty level families and individuals living in and around Osceola County's 192 Corridor. This program works to restore dignity and self-sufficiency to those in need in our community through a holistic approach to case management, fund assistance, and life skills.

**Community Vision** is a grassroots community planning and visioning organization located in Osceola County, Florida. Their Project OPEN assists the City of Kissimmee by offering case management, functional life skills training, technical certification, and job placement.

**H.O.M.E: Helping Others Make the Effort** is a program that works to break the cycle of homelessness by providing housing and supportive services to homeless families that may be facing alcohol and substance abuse issues and mental health issues. They offer several programs which provide services including outreach, intake, information, referral, and case management, transitional housing to single homeless mothers who are working to get back on their feet, and rental assistance for up to two years for families.

**The Transition House, Inc.** provides emergency shelter, transitional housing, and supportive services, including mental health and substance abuse counseling, and vocational programs to adults, including veterans, children, families, and homeless individuals.

**Osceola Council on Aging** is a sub-recipient of Kissimmee's CDBG funds and assist the City by addressing its housing problems by providing homeless and precariously housed individuals and families with direct rental assistance to obtain permanent, affordable rental housing.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

In section NA-45 of the Needs Assessment, we discussed the general types of housing and supportive services needs for persons who were not homeless, but had other special needs. For elderly/frail elderly person, some general supportive housing needs include minor/major housing rehabilitation, rental assistance, utility assistance, in-home care, and food assistance. For persons with mental, physical, or developmental disabilities, supportive housing needs include minor/major housing rehabilitation for Section 504 accessible housing modifications, transportation, in-home care, job training and placement services, access to basic healthcare, counseling and life skills training. For persons with alcohol or drug abuse, supportive housing needs include access to safe and affordable housing, in-patient treatment services, counseling, job training and placement services, and access to basic healthcare. For victims of domestic violence, dating violence, stalking, or human trafficking, supportive housing needs include access to affordable rental housing, emergency shelter and transitional housing, mental health and family counseling, access to basic healthcare, and job training and placement services.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Several non-profit organization partners in both Kissimmee and surrounding Osceola County and the surrounding areas provide programs specifically designed for persons returning to society from mental and physical health institutions. These programs include case management and other structured services to ensure that these individuals receive the appropriate counseling, housing assistance, job training and placement, and ongoing healthcare necessary to achieve and maintain a suitable living environment. Public services funding is available for these non-profit organizations on an annual basis in order to implement these types of programs. Local service providers can apply for public services funding during the City of Kissimmee annual solicitations for applications process, and as long as their program goals align with the goals in this Consolidated Plan, they are eligible to receive project funding in the Annual Action Plan.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e):**

During the 2020 fiscal year, the City of Kissimmee anticipates allocating CDBG funding for the purpose of providing public services to address housing and supportive services needs of the special needs population. Possible activities include:

- Housing rehabilitation
- Homelessness prevention
- Job creation
- Job training
- Transportation services for seniors
- Financial planning
- Housing counseling
- Domestic violence outreach

The City also anticipates leveraging other State and Federal program funding, including SHIP, and HOME, towards housing and supportive services to supplement projects that benefit the special needs population.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)):**

The City of Kissimmee anticipates using CDBG, HOME and SHIP funding over the next five year period to address affordable housing development and housing preservation for both low- to moderate income households and households with special needs. Any necessary modifications to households occupied with persons with special needs will undergo evaluation to ensure that all Section 504 modifications are in compliance with Federal and State regulations.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

**Describe any negative effects of public policies on affordable housing and residential investment.**

In an effort to determine whether the cost of housing or incentives to develop, maintain, or improve affordable housing are affected by public policies, we reviewed the *2015-2019 City of Kissimmee Consolidated Plan* and the last revised version (2015) of *City of Kissimmee Analysis of Impediments to Fair Housing Choice* to determine what challenges and barriers to affordable housing have affected or continue to affect Kissimmee. Although some barriers to affordable housing are beyond the control of local government, and are required by State of Florida, it is ideal that City policies do not act as additional barriers.

The following is a summary of the potential findings identified during the analysis of current State of Florida and local City of Kissimmee public policies that could have a negative impact on affordable housing:

**FINDING #1:** The State of Florida has set new building codes over the last several years that local governments are required to implement. These new codes include things like specific types windows, doors and even garages doors that are engineered to sustain hurricane force winds, as hurricanes are a known threat to all Florida communities, they do increase the cost of materials and in turn increases the cost of development. The costs associated with building resiliently is still a barrier that our community experiences.

**FINDING #2:** The City collects mobility and impact fees on new residential development in order to provide necessary improvements to roads, utilities and other public facilities to accommodate growth. Depending on the district or area of the City where the new development is planned, mobility fees can range as high as \$3,566.95. These types of fees can sometimes hinder affordable housing development due to the extra costs associated with the development. The Affordable Housing Advisory Committee reviews these fees periodically, and has determined them to be acceptable.

In addition, the following Public and Private Sector trends have presented barriers to Kissimmee's goal of providing affordable housing:

### **Public Sector Barriers Include:**

- Deterioration of existing affordable housing units
- Growing inequality of income among the population
- High number of cost burdened households (households paying more than 30 percent of their income on housing)



- Increase in transportation costs
- Community NIMBYism
- Increasing time, money and government regulation to develop affordable housing
- Impact fees
- Permitting process
- Zoning restrictions
- Building codes
- Lack of buildable public owned land
- Lack of financial resources
- Increased demand for affordable housing

**Private Section Barriers Include:**

- Limited variety of lending products
- Loan servicing
- Credit
- High cost of Insurance
- High construction costs
- Cost of infrastructure
- Lack of economic incentives
- Shortage of skilled labor

**Proposed Resolutions to Further Affordable Housing**

In August 2016, the City’s Affordable Housing Advisory Committee (AHAC) issued a SHIP Affordable Housing Incentives Report that encourages affordable housing by providing a list of incentives and recommendations. The following is a list of current incentives or policies that were discussed, recommended and either adopted or rejected by the City Commission:

- 1. The process of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in Chapter 163.3177(6)(f)3.**
  - This incentive has been previously adopted by the City of Kissimmee and is included in the City’s SHIP Local Housing Assistance Plan (LHAP). The Community Development Coordinator is responsible for identifying and expediting reviews of projects that include affordable housing.
- 2. The modification of impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.**
  - The City of Kissimmee does not currently offer reduction or waiver of mobility or impact fees. Osceola County impact fees for Schools and Toho Water Authority are collected by Osceola County and are not negotiable.

- 3. The allowance of flexible densities for affordable housing.**
  - The City of Kissimmee does not currently permit flexibility in densities for affordable housing. The City has routinely offered higher densities in most zoning categories.
- 4. The reservation of infrastructure capacity for housing for very-low income persons, low-income persons, and moderate-income persons.**
  - The City has completed an analysis of infrastructure capacity to evaluate the City's ability to maintain adopted levels of service standards. The analysis found sufficient capacity.
- 5. The allowance of affordable accessory residential units in residential zoning districts.**
  - The City of Kissimmee currently permits accessory residential units in residential zoning districts.
- 6. The reduction of parking and setback requirements for affordable housing.**
  - Flexible setback requirements presently exist in the City's two Community Development Areas (Downtown CRA and Vine Street CRA). Flexible parking standards were evaluated and staff recommended not adopting or recommending any additional allowance of reduction of parking requirements.
- 7. The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.**
  - Within designated zoning, the City of Kissimmee currently offers zero-lot-line configurations. The Affordable Housing Advisory Committee requested that the City consider citywide flexible lot configurations (not just within specific areas), specifically zero-lot-line configurations. The City Commission rejected the request.
- 8. The modification of street requirements for affordable housing.**
  - There is not adopted incentive to modify street requirements for affordable housing.
- 9. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.**
  - This is a current adopted incentive.
- 10. The preparation of a printed inventory of locally owned public lands suitable for affordable housing.**
  - This is a current adopted incentive.
- 11. The support of development near transportation hubs and major employment centers and mixed-use developments.**
  - Osceola County and the City of Kissimmee are currently conducting studies related to this incentive.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.215 (f)

### Introduction

Kissimmee is dedicated to the continued efforts of building and maintaining a solid workforce, while carefully planning future infrastructure improvements in order to strengthen and grow its top performing business sectors. Kissimmee is home to a variety of community development assets that are the key to producing jobs and increasing positive economic impact throughout the Central Florida region, including a billion+ dollar tourism, farming and agriculture industry. In this section of the Market Analysis, we will analyze the data provided in the tables below to determine how the 13 common business sectors support the current workforce and infrastructure, what the workforce and infrastructure needs are, and describe the current projects and initiatives being implemented within the county to meet the goals and objectives for economic success.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	150	23	1	0	0
Arts, Entertainment, Accommodations	7,810	4,173	28	19	-9
Construction	1,198	1,456	4	7	2
Education and Health Care Services	3,358	5,636	12	26	14
Finance, Insurance, and Real Estate	1,872	1,252	7	6	-1
Information	405	163	1	1	-1
Manufacturing	782	153	3	1	-2
Other Services	849	639	3	3	0
Professional, Scientific, Management Services	1,579	982	6	5	-1
Public Administration	0	0	0	0	0
Retail Trade	4,610	4,905	17	23	6
Transportation and Warehousing	1,029	97	4	0	-3
Wholesale Trade	1,027	246	4	1	-3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	24,669	19,725	--	--	--

**Table 39 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	33,430
Civilian Employed Population 16 years and over	30,015
Unemployment Rate	10.16
Unemployment Rate for Ages 16-24	23.04
Unemployment Rate for Ages 25-65	6.84

**Table 40 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	3,020
Farming, fisheries and forestry occupations	1,960
Service	4,575
Sales and office	9,295
Construction, extraction, maintenance and repair	2,775
Production, transportation and material moving	1,940

**Table 41 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,975	52%
30-59 Minutes	11,530	40%
60 or More Minutes	2,120	7%
<b>Total</b>	<b>28,625</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,980	535	1,630

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,440	880	3,240
Some college or Associate's degree	10,135	665	2,450
Bachelor's degree or higher	4,240	360	1,020

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	180	405	405	915	1,365
9th to 12th grade, no diploma	1,045	1,180	575	1,680	975
High school graduate, GED, or alternative	2,110	3,145	3,110	5,315	2,435
Some college, no degree	2,140	2,850	2,455	4,170	1,060
Associate's degree	605	1,185	1,340	1,255	305
Bachelor's degree	490	1,365	970	1,790	405
Graduate or professional degree	0	165	545	770	300

**Table 44 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	32,749
High school graduate (includes equivalency)	46,920
Some college or Associate's degree	54,146
Bachelor's degree	75,930
Graduate or professional degree	92,196

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to Table 14 above, the top three business sectors that indicate the highest percentages of jobs to workers ratios are Education and Health Care Services with a 26 to 12 jobs to workers ratio, Retail Trade with a 23 to 17 jobs to workers ratio, and Arts, Entertainment, and

Accommodations with a 19 to 28 jobs to workers ratio. These numbers are consistent with the notion that most of Kissimmee's labor force is geared toward the tourism and healthcare market.

Also, according to Table 14 above, the top three business sectors that indicate the highest percentages of workers to jobs ratios are Arts, Entertainment, and Accommodations with a 28 to 19 workers to jobs ratio, Retail Trade with a 17 to 23 workers to jobs ratio, and Education and Health Care Services with a 12 to 26 worker to job ratio. These numbers indicate a shortage of job opportunities in the Arts, Entertainment, and Accommodations sector, a shortage of workers in both the Education and Health Care Service sector and Retail Trade sector.

**Describe the workforce and infrastructure needs of the business community:**

A predominant portion of Kissimmee's economy and workforce is based around two (2) targeted business industries: Tourism and Healthcare. Both industries account for the highest revenue sources and create a demand for both jobs and workers in Kissimmee. However, both of these industries, especially the hospitality and retail aspect, target a workforce of minimally educated employees for low paying jobs, which creates a labor force gap and need for more opportunities for higher educated employees.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

With the completion of the SunRail Southern Expansion in 2018, City commuters now have a new station conveniently located in the heart of downtown Kissimmee close to government offices, businesses, and hospitals. The development of the SunRail Southern Expansion has also improved the chances for new housing development and business opportunities to the area.

The City of Kissimmee is home of the third largest medical cluster in Central Florida as well as two growing hospital which include Florida Hospital Kissimmee and Osceola Regional Medical Center. In addition, the City has established an Aerospace Advancement Initiative to encourage and promote additional growth at the Kissimmee Gateway Airport.

Additional projects planned for the near future:

- The Mosaic project is a public-private partnership between the city and the developer for the development of a mixed-use area in downtown. Job and business growth will be minimal.
- Redevelopment of Beaumont site. It will be a public private partnership developed as a mixed-use project. It will have a good chance of job creation and economic growth.



- Development of support businesses around the Kissimmee Gateway Airport

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to Table 18, there are approximately 11,835 persons in the current workforce who have a high school diploma or less in Kissimmee. Regarding employment status, 10,420 reported to be employed and 1,415 reported to be unemployed. In comparison to the types of jobs available in the City's top business sectors, persons who have less than a high school diploma would be eligible or adept to find work within two of the top three business sectors with higher jobs to workers ratios, since most of those employment opportunities are in the retail industry including stores, restaurants and lodging. However, the top business sector with the highest jobs to worker (Education and Health Care Services) would require a higher level of educational attainment, which could decrease the number of jobs available to this workforce population. Employment opportunities for persons with a higher educational attainment have increased since the established of the new Lake Nona medical facilities, which has had a positive impact on the balance of the workforce in general.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The presence of Valencia College has proven beneficial to the City of Kissimmee workforce. In January 2020, Valencia College opened its new 54,000 square foot Careers in Industry and Technology Building. This new building will house a variety of new workforce-oriented degree programs in manufacturing, residential property management, and hospitality and tourism management. In addition, this building will be a new office location for CareerSource of Central Florida, who has partnered with Valencia College to provide job training to the unemployed or under-employed workforce.

The Technical Education Center Osceola (TECO) institution, located in Kissimmee, is designed to train individuals for entry-level employment and to improve current job skills for the workforce. The TECO institution works with local community service providers, such as Community Vision, to create innovative solutions to address community trends and challenges that affect the workforce and extend their services to persons experiencing homeless or are transitionally housed.

These types of programs support the City's Consolidated Plan by providing resources that have a positive impact on economy development goals and objectives by strengthening the City's goal of providing job training, closing the income inequality gap, and improving the overall quality of life for our residents.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Osceola County, within which the City of Kissimmee is located, does participate in a Comprehensive Economic Development Strategy (CEDS).

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

In 2016, the City of Kissimmee launched the Kissimmee Medical Arts District which serves as a massive hub for health care related businesses. One of the main advantages of the district is that it allows Qualified Targeted Industries to take advantage of additional economic incentives. The City's goal is to attract new medical businesses with higher paying jobs while increasing the availability of services to the residents.

Two years later, the City of Kissimmee also launched the Aerospace Advancement Initiative. This initiative provides incentive packages for aerospace businesses to locate at or near the airport. This will result in the airport becoming a leading aviation workforce hub in the region.

Within the next five years, the City would like to expand and launch a manufacturing program.

Osceola County also is a member of the East Central Florida Regional Planning Council (ECFRPC). The ECFRPC is the entity responsible for developing and implementing the region's Community Economic Development Strategy (CEDS).

Some of the current goals in the 2017-2022 CEDS include:

- Promote programs and activities that prepare our workforce for lifelong learning and ever-changing careers
- Increase the educational attainment of the East Central Florida workforce
- Promote smart growth principles and the development of community amenities

The City of Kissimmee is committed to aligning our five-year strategic goals to encourage and enhance the promotion of strengthening our workforce through increasing access to job training and employment opportunities using local, state and federal funding resources.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")**

According to the HUD Community Planning and Development (CPD) Mapping Tool, the following areas in Kissimmee contain between 60-80% of households have at least one of the housing problems: West Central portion of Kissimmee along John Young Parkway, Emmett Street, and North Main Street.

The City defines concentration as areas containing more than 80% of the households, at all income levels, have at least one of the four common housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of "concentration")**

As stated earlier in sections NA-15, 20, 25 and 30 of the Needs Assessment portion of this Consolidated Plan, there is a Hispanic ethnic minority is concentrated in Kissimmee, with 47.8 to 71.5% of the population being Hispanic in the Northeast and Northwest portions of the city.

As defined by HUD, areas of minority concentration (AMC's) are any neighborhoods in which the percentage of households in a particular racial or ethnic minority group is at least 20 points higher than their percentage for the jurisdiction as a whole or a neighborhood in which the percentage of minorities is at least 20 points above the overall percentage of minorities in the jurisdiction.

In addition, there is a large population of precariously housed, low-income residents residing in motels or hotels along U.S. 192. The City of Kissimmee is aware of this method of alternative housing, and is working with the Osceola County School District, as well as local housing and supportive services provided to address this issue.

### **What are the characteristics of the market in these areas/neighborhoods?**

Kissimmee is comprised predominantly of low- to moderate-income families, single-family households, whose economy is driven by the tourism and retail industry. These areas are also affected by common housing problems such as an aging housing stock and cost burden due to low paying jobs.

### **Are there any community assets in these areas/neighborhoods?**

Three (3) major community assets in these identified areas are the new SunRail stations that now provide commuters with easier access to public transportation, the Kissimmee Medical Arts District which serves as a massive hub for health care related business, and the City of Kissimmee

Aerospace Advancement Initiative which provides incentive packaged for aerospace businesses to locate at or near the airport.

Additionally, the recent and ongoing development of the Lake Nina Medical city located within 20 miles of the City of Kissimmee is a cluster of healthcare and bioscience facilities that continue to expand the availability of jobs in healthcare.

**Are there other strategic opportunities in any of these areas?**

Affordable rental housing development and workforce housing is another strategic opportunity for these areas. The City will continue working with regional organizations such Community HOPE Center and the Osceola Council on Aging to address housing problems by providing homeless and precariously housed individuals and families with direct rental assistance to obtain permanent, affordable rental housing.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan section of the Consolidated Plan outlines the geographic distribution of resources; the priority needs determined by the findings described in the Needs Assessment, Housing Market Analysis and the Citizen Participation/Consultation Process; the influence of the housing market conditions on funds distribution and impact; amount of funding anticipated to be received from HUD funded programs (CDBG and HOME), other State (SHIP) and local funding sources, and special allocations over the next five years; the institutional delivery structure for funding and service distribution; the goals and objectives for the next five years; public housing accessibility and involvement strategies; barriers to affordable housing; strategies to overcome homelessness; strategies to identify and abate lead based paint hazards; anti-poverty strategies; and the City's plan for monitoring progress and compliance.

### SP-10 Geographic Priorities

Over the next five-year period, the City of Kissimmee intends to distribute Federal and State funding resources to projects on a citywide basis in neighborhoods that contain at least 51% or more low- to moderate-income households.

### SP-25 Priority Needs

Priority needs identified in the Needs Assessment, Housing Market Analysis, and the Citizen Participation/Consultation Process include affordable housing, homelessness prevention, economic development, public services, and public infrastructure and facilities improvements.

### SP-30 Influence of Market Conditions

This section provides a detailed list of housing market conditions that influence or obstruct affordable housing projects throughout the City. Some of these housing market conditions include the availability and accessibility of single-family and multi-family housing stock, availability of programs to support affordable housing projects, availability of funding, cost of materials for construction or rehabilitation, and local land use policies that support or obstruct the creation of affordable housing.

### SP-35 Anticipated Resources

The City of Kissimmee anticipates receiving approximately \$1.3 million, per year, in Federal, State and Local funding resources to be allocated toward housing and community development projects over the next five years. This includes approximately \$725,000 in CDBG program funding, \$310,000 in HOME program funding, and \$300,000 in other State and Local program funding. The City does anticipate additional Federal and State funding resources to combat the public health and economic impacts of the COVID-19 (Coronavirus) pandemic, but the amounts and eligible uses for this type of special allocation funding is undetermined at this time. The City does anticipate using this type of funding toward eligible housing and non-housing community development activities in support of the City's five-year goals and objectives.

#### SP-40 Institutional Delivery Structure

The City of Kissimmee's institutional delivery structure is comprised of local government departments, and local and regional housing and public service providers who will be responsible for the distribution and implementation of projects funded by Federal and State program dollars over the next five-year period.

#### SP-45 Goals Summary

The City of Kissimmee has selected six general goals to address during the PY 2020-2025 Consolidated Plan period. 1) Affordable Housing Development; 2) Housing Preservation; 3) Economic Development; 4) Public Services; 5) Public Facilities and Improvements; and 6) Planning and Administration. These goals include a summary of the activities that will be addressed for each goal, as well as the estimated funding amount and the number of beneficiaries to be accomplished over the goal period. These goals must meet both national objectives, as well as address local housing and community development needs.

#### SP-50 Public Housing Accessibility and Involvement

Neither the City of Kissimmee, nor a Public Housing Authority, provide public housing or Section 8 Program housing choice vouchers assistance directly to low-income residents in Kissimmee. Osceola County Human Services Department does have a Section 8 Program, in which there are approximately 104 housing choice program vouchers currently in use within Kissimmee. The City of Kissimmee will continue to support safe, decent and affordable housing for low-income residents through its partnership and collaboration with the Osceola County Human Services Department over the next five-year period.

#### SP-55 Barriers to Affordable Housing

This section of the Strategic Plan describes the types of potential barriers to affordable housing and strategies to remove the barriers that are caused by current local and state public policies and laws, as well as the current status of the housing market. Thirteen public sector potential barriers to affordable housing and eight private sector potential barriers to affordable housing were identified during this analysis. The City of Kissimmee, in partnership with the Affordable Housing Advisory Committee (AHAC) has developed eleven strategies in an effort to overcome these barriers over the next five-year period.

#### SP-60 Homelessness Strategy

This section of the Strategic Plan describes strategies that will be implemented by the City of Kissimmee, and regional and local homeless services providers to address the needs of homeless persons and families in Kissimmee.

#### SP-65 Lead Based Paint Hazards

This section of the Strategic Plan describes the City's policies and procedures for identifying and avoiding lead based paint hazards when completing housing projects over the next five-year period. The City of Kissimmee provides education and guidelines to all contractors utilizing Federal and State grant funds to identify and address lead based hazards before the implementation of affordable housing projects.

#### SP-70 Anti-Poverty Strategy

This section of the Strategic Plan describes the City's strategies planned to address the needs extremely-low and very-low income persons who have household incomes that fall below the poverty line and what types of programs are available to address these needs.

#### SP-80 Monitoring

This section of the Strategic Plan describes the City's methods used to properly monitor all local partners and subrecipients who will be awarded federal funding over the next five year period to implement projects to meet the housing and community development needs of Kissimmee residents.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 46 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City of Kissimmee
	<b>Area Type:</b>	Local Target Area
	<b>Other Target Area Description:</b>	N/A
	<b>HUD Approval Date:</b>	N/A
	<b>% of Low/ Mod:</b>	53.82%
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	N/A
	<b>Identify the neighborhood boundaries for this target area.</b>	City-wide
	<b>Include specific housing and commercial characteristics of this target area.</b>	The housing inventory in Kissimmee varies among characteristics such as age, condition, and price. Median home values are approximately \$162,600. Median contract rent is \$1,091 per month. Approximately 49 percent of households were built between 1980 and 1999. Approximately 22 percent of households were built prior to 1980. Kissimmee is home to a variety of entertainment venues, including Disney theme parks and attractions. The top business sectors in the city are Education and Healthcare Services, Retail Trade, and Arts, Entertainment and Accommodations.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Two public meetings were held to solicit public input from citizens and local housing and community development services providers at the beginning of the Consolidated Plan process. Consultation was conducted with local public institutions and non-profit organizations to solicit input and document current housing and community development needs citywide.
<b>Identify the needs in this target area.</b>	The needs identified throughout the city include: affordable housing, housing preservation, economic development, homeless prevention, and infrastructure improvements.	



<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>The City of Kissimmee works closely with local housing and supportive service providers to increase and expand outreach to very low- and low-income residents to provide better access to economic and affordable housing opportunities to sustain safe and suitable living environments and avoid pitfalls that could lead to homelessness.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Some barriers to improvements within the city include low paying jobs, the needs outweigh the funding availability, limited access to public transportation, and high rental market rates for persons and families who face underemployment or unemployment.</p>

**General Allocation Priorities**

**Describe the basis for allocating investments geographically within the jurisdiction:**

There are ten Census Tracts within the boundaries of the City of Kissimmee. According to the *HUD CPD Mapping Tool* there are six qualified census tracts that contain predominantly low- to moderate-income households. Approximately 53.82% of the total population of the City of Kissimmee is at or below the Area Median Income. The mapping tool also shows that there is a great need for affordable rental and owner-occupied housing in census tracts 40902, 42200, 42300, 42702, 41700, and 40804 which have high concentrations of severe cost burden (60%+). Funding allocations for affordable housing and economic development activities will be targeted to these areas in an effort to address the burdens indicated in the data.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 47 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Affordable Housing Development Housing Preservation

	<b>Description</b>	<p>The Consolidated Plan indicates the general priorities for allocating investment of available resources among different needs. <b>Priority needs</b> are those that will be addressed by the goals outlined in the Strategic Plan:</p> <p><u>Affordable Housing:</u></p> <ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Production of new units</li> <li>• Rehabilitation of existing units</li> </ul>
	<b>Basis for Relative Priority</b>	<p>There is need for affordable housing throughout the city, specifically in the six census tracts that were identified by the HUD CPD Mapping Tool. CDBG, HOME and SHIP funds will be allocated towards this priority.</p>
<b>2</b>	<b>Priority Need Name</b>	Homeless Prevention
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low  Low  Large Families  Families with Children  Elderly  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence</p>
	<b>Geographic Areas Affected</b>	City-wide

	<b>Associated Goals</b>	Affordable Housing Development
	<b>Description</b>	The disparity between income earned and housing costs has resulted in a great number of individuals and families living in area hotels/motels. The City has determined that this is a high priority need that will be addressed using all available resources.
	<b>Basis for Relative Priority</b>	Census and local data continue to reflect the significant issue of homelessness within the City and the county. The City will continue to allocate available and appropriate funding to help alleviate this issue.
<b>3</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide

	<b>Associated Goals</b>	Affordable Housing Development Economic Development Public Services
	<b>Description</b>	Area agencies work diligently with very few financial resources to assist the city's homeless and low-income households. The city will provide available public service funding to these agencies to continue their work.
	<b>Basis for Relative Priority</b>	Through analysis of census and local data, it is evident that area public service agencies have significantly greater demand for assistance than resources can accommodate. The City will continue to support area agencies through public service funding.
4	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Individuals Families with Children veterans
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	Disparity between household income and housing and other living expenses results in a significantly high percentage of the city's population to be financially burdened and threatened with homelessness. Currently, much of the city's employment opportunity is in service-related fields that pay lower wages.  The city will allocate resources intended to (1) attract new businesses with employment opportunities that pay higher wages, (2) provide job training/educational opportunities to citizens in an effort to permanently move them from low wage jobs to higher paying, permanent employment opportunities.

	<b>Basis for Relative Priority</b>	Census and local data reflect a great disparity between household incomes and cost of housing. Through increased funding of economic development activities, the city anticipates increased availability of living-wage employment. Furthermore, the economic impacts of the COVID-19 pandemic have caused financial distress for both residents and businesses in Kissimmee that will require years of recovery to regain financial independence.
5	<b>Priority Need Name</b>	Public Facilities and Infrastructure Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Non-Housing Community Development
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Public Facilities and Infrastructure Improvements
	<b>Description</b>	Funds will be allocated to public facilities and infrastructure improvement projects by City Departments including flood and drainage, road improvements, sidewalk improvements, and water and sewer facilities when funds are available and projects are determined to meet an urgent need.
	<b>Basis for Relative Priority</b>	Neighborhoods rely on the availability and accessibility of public facilities and infrastructure to maintain a suitable living environment. As the City's population grows, the public infrastructure needs improvements.
6	<b>Priority Need Name</b>	Program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Planning and Administration
	<b>Description</b>	Funds may be used to pay program administration costs and charges related to the planning and execution of community development activities assisted in whole or in part with funds from either the CDBG or HOME Program.

<b>Basis for Relative Priority</b>	Appropriate administration and implementation of the City's CDBG and HOME programs is imperative and will be accomplished through funding of the maximum administrative funding permitted by regulation.
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**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**



<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> <li>• Availability of affordable single family and multi-family rental housing stock for families of all sizes</li> <li>• Availability of voucher and rental assistance programs</li> <li>• Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance program</li> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of multi-family housing stock</li> </ul>
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> <li>• Availability of affordable single family and multifamily rental housing stock for persons with disabilities and their families</li> <li>• Availability of voucher programs in all jurisdictions</li> <li>• Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance programs</li> <li>• Availability of enforcement agencies to regulate accommodations and modifications for persons with disabilities and their families</li> <li>• Availability of supportive housing services, when necessary</li> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multi-family housing stock for persons with disabilities of accessible multi-family housing stock for persons with disabilities and their families</li> </ul>
New Unit Production	<ul style="list-style-type: none"> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multifamily housing stock for persons with disabilities and their families</li> <li>• Current cost of materials for new unit production</li> <li>• Availability of incentives to developers to produce new single family and multi-family affordable housing units</li> </ul>
Rehabilitation	<ul style="list-style-type: none"> <li>• Current cost of materials for rehabilitation</li> <li>• Availability of funding for housing rehabilitation activities</li> </ul>

Acquisition, including preservation	<ul style="list-style-type: none"><li>• Availability of funding for acquisition activities</li><li>• Evaluation of fair market prices for home purchases</li><li>• Cost of materials for redevelopment of historic housing</li></ul>
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**Table 48 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The City of Kissimmee anticipates receiving approximately \$1.3 million in Federal funding each year during the 2020-2025 Consolidated Plan period. The estimated annual allocations are \$725,000 for the CDBG Program and \$310,000 from the HOME Program Consortia. In addition, the City of Kissimmee anticipates receiving annual allocations of State funding from the State Housing Initiatives Partnership Program (SHIP), which are estimated at approximately \$300,000 per year, depending on funding availability through the Florida Housing Finance Corporation. Any program income or prior year funding resources that are received during each single fiscal year will be added to the next year’s funding allocations.

**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	\$725,000	0	0	\$725,000	\$2,900,000	All CDBG goals and projects will benefit persons and households with a household income of less than 80% AMI.

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: \$		
HOME	Public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$310,000	0	0	\$310,000	\$1,240,000	All HOME goals and projects will provide affordable housing to persons and households with a household income of less than 80% AMI.
Other - SHIP	Public - state	Acquisition Admin and Planning Housing New construction for ownership Public Services	\$300,000	0	0	\$300,000	\$1,200,000	SHIP funding resources will be used to supplement overall affordable housing goals, projects and activities for low-to moderate-income households.

Table 49 - Anticipated Resources

**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 leverage annual SHIP Program funding to affordable housing activities predominately supported by CDBG and HOME program funding. The City will also supplement other special private, state and local funds allocations towards eligible Federal program activities, if they are to become available over the next five-year period.

In April 2020, the City of Kissimmee received a special allocation of \$426,609 in Community Development Block Grant Coronavirus (CDBG-CV) funds to address housing and non-housing community development impacts that resulted from the global pandemic of COVID-19. These funds have been allocated to eligible CDBG Program activities from the PY 2019 Annual Action Plan to provide Limited Subsistence Payments for rent/mortgage and/or utility assistance for very low-, low- and moderate-income individuals and families, as well as eligible microenterprise and small business grants to businesses to assistance with the economic impacts of the pandemic.

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

Upon review of publicly owned land or property, the City has determined that there are no parcels or structures that can be used to address the needs identified in this for this Consolidated Plan period. If an opportunity arises during the next five-year period, the City will file a Substantial Amendment to its current annual Action Plan to include any such land or property to further affordable housing opportunities.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community HOPE Center	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Osceola Council on Aging	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Community Vision	Non-profit organizations	public services	Jurisdiction
Help Now of Osceola	Non-profit organizations	Homelessness public services	Jurisdiction
Helping Others Make the Effort	Non-profit organizations	Homelessness Rental	Jurisdiction
Osceola County Human Services Department	Government	Ownership Rental public services	Jurisdiction

**Table 50 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The City of Kissimmee works in partnership with the local government and non-profit organizations listed above to deliver funding resources and services directly to the community. The collaboration and coordination between the City and its partner organizations has proven beneficial to the homeless and non-homeless special needs population by providing the necessary housing and supportive services to sustain safe and healthy living environments. The City contracts with the service providers listed above as subrecipients to provide outreach to populations most in need of public services such as homeless prevention, healthcare services, counseling, and job training/employment services. The City is also a member of the local HOME Consortia with the Osceola County Human Services Department and frequently collaborates to maximize the use of annual Federal funding for affordable housing opportunities.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services:**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
<b>Other</b>			

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The homeless services providers listed above coordinate services in a streamlined and efficient manner which eliminates the possibility of "double-dipping" by recipients of the assistance. Their missions are to provide direct outreach to the at-risk and homeless populations to deliver services needed most in the community. The City of Kissimmee works with these local private agencies as an extension of capacity to ensure that Federal funding is being maximized to the greatest extent possible, and also within compliance of program guidelines.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above:**

The strengths of the current service delivery system include an experienced network of local special needs and homeless service providers with successful track records in providing housing and supportive services, these providers have direct access to the community at large and are experienced in the advertisement of these services, local service providers are equipped to purchase the appropriate materials necessary to provide these services, with little to no delay in delivery, and can leverage other resources available within their organizations to supplement these services to achieve maximum impact.

The gaps of the current service delivery system include limited resources spread among several special needs and homeless services providers. In addition, there is a need to transform the culture of persons who are homeless, precariously housed, or extremely low-income from the dependence and entitlement of these services, to one that encourages self-sufficiency and progress. Increasing economic opportunities that motivate and improve personal wealth would lead to improved, long-term financial strength and independence.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs:**

The City of Kissimmee will continue to expand and strengthen relationships with Osceola County government and local non-profit service providers. These relationship building initiatives will help in overcoming current gaps in the institutional structure and service delivery system for carrying out activities that address the community's priority needs.



## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Development	2020	2025	Non-Housing Community Development	City of Kissimmee	Economic Development Public Services	CDBG: \$525,000	Public service activities for other than Low/Moderate Income Housing Benefit: 250 persons assisted  Businesses assisted: 5 businesses assisted
2	Affordable Housing Development	2020	2025	Affordable Housing Homeless	City of Kissimmee	Affordable Housing Homeless Prevention Public Services	CDBG: \$750,000  HOME Investment Partnerships Program: \$1,500,000 State Housing Initiatives Partnership (SHIP) Program: \$1,000,000	Public service activities for Low/Moderate Income Housing Benefit: 625 households assisted  Homeowner units added: 75 household housing unit assisted  Homelessness Prevention: 785 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Preservation	2020	2025	Affordable Housing	City of Kissimmee	Affordable Housing	CDBG: \$1,450,000 HOME: \$750,000 SHIP: 1,000,000	Homeowner Housing Rehabilitated: 25 household housing unit assisted  Rental Housing Rehabilitated: 250 households housing unit assisted  Buildings Demolished: 20 Buildings  Housing Code Enforcement/Foreclosed Property Care: 3,500 household housing unit assisted
4	Public Services	2020	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Kissimmee	Public Services	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities and Infrastructure Improvements	2020	2025	Non-Housing Community Development	City of Kissimmee	Public Facilities and Infrastructure Improvements	CDBG: \$1,250,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit:  50 households assisted
6	Program Administration	2020	2025	Program Administration	City of Kissimmee	Program Administration	CDBG: \$620,156 HOME Investment Partnerships Program: \$118,364	Other: 1 Other

Table 52 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Economic Development activities that may include micro-loan programs, job placement/retention activities, and large economic development activities involving Section 108 loans.
2	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	Affordable housing activities involving rehabilitation, new construction or for the direct financial assistance that furthers access to affordable housing opportunities.
3	<b>Goal Name</b>	Housing Preservation
	<b>Goal Description</b>	Affordable housing activities including homeowner and rental rehabilitation, elimination of slum/blight, and code enforcement repairs.

4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City of Kissimmee will continue to dedicate 15% of its annual allocation for awards to public service agencies providing assistance to the low and moderate-income citizens of Kissimmee.
5	<b>Goal Name</b>	Public Facilities and Infrastructure Improvements
	<b>Goal Description</b>	Public Facilities and Infrastructure Improvements activities could include water-sewer improvements, sidewalks, road paving, and other eligible activities if/when identified as a priority need in the annual Action Plan throughout this five-year period.
6	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Annual planning and administrative costs related to the execution of community development activities.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

During the last five-year Consolidated Plan period, the City of Kissimmee estimated that it would provide affordable housing to no less than 150 extremely low-, very low-, low-, and moderate-income families. According to the most recent Consolidated Annual Performance and Evaluation Report (CAPER), the combination of dedicated funding streams to affordable housing benefitted over 177 households and an additional 416 households received public services that supplemented affordable housing opportunities. For this five year Consolidated Plan period, the City of Kissimmee estimates that 250 extremely low-, very low-, low-, and moderate-income households will benefit from funding dedicated to affordable housing opportunities.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

In Section *MA-40 Barriers to Affordable Housing* of the *Housing Market Analysis*, it was concluded that there are two potential public barriers that could have a negative impact on affordable housing development. 1) State building codes that require the use of more expensive materials to protect housing structures from natural disasters; and 2) Local mobility and impact fees that could hinder affordable housing development in certain districts and areas within the city. During the development of this Consolidated Plan, the City was also in the process of updating the latest version of the *Analysis of Impediments to Fair Housing Choice Plan (AI)* which is anticipated to be completed in the Summer of 2020. In addition to public sector barriers, the *AI* describes how private sector barriers negatively affect fair housing choice, as well as furthering affordable housing activities.

Private sector barriers can be just as hindering as public sector barriers to affordable housing, sometimes even more so. One of the most common private sector barriers, that exacerbated the 2008 housing crisis, was predatory lending and loan servicing practices. This type of private sector barrier is difficult to monitor at the local government level, but can have the biggest impact on loan defaults and foreclosures. Other private sector barriers include the high insurance costs, unreasonable credit requirements; high interest rates for low- to moderate-income homebuyers.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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 over the next five years. The following is a list of strategies that the City of Kissimmee proposes to address barriers to affordable housing:

- Expedition of development orders and permits for affordable housing projects;
- Modification of mobility and impact fee requirements;
- Continued allowance of affordable accessory residential units in residential zoned districts;
- Monitor the City policies, procedures, ordinances, and regulations that could increase the cost of affordable housing; and
- Work with community legal organizations to identify private sector predatory practices.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Due to the City's limited funding and outreach resources for directly addressing homelessness, the City of Kissimmee relies on its partnerships with the regional Continuum of Care (CoC) Homeless Services Network of Central Florida, and other local homeless services providers to conduct the necessary outreach and assessment to determine the individual needs of homeless persons and families. The City of Kissimmee is committed to ensuring that the at-risk and currently homeless populations are connected with available services through public education awareness and other resources available at the city-level.

### **Addressing the emergency and transitional housing needs of homeless persons**

All the City of Kissimmee does not directly provide emergency shelter and transitional housing for homeless persons, the City does work with local housing and supportive service providers such as The Transition House, Inc. and Community Vision, to connect persons in need of emergency shelter or transitional housing. The City anticipates continuing allocating housing and community development funding to these organizations in an effort to expand their ability to assist persons and families in need of these types of services.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

In addition to working with local homeless services providers, the City of Kissimmee allocates non-housing community development funding toward economic development activities that are focused on job training and placement services that directly benefits homeless persons who are transitioning back into permanent housing and independent living. The City of Kissimmee also allocates housing and community development funding towards affordable housing activities and rental assistance in order to prevent individuals and families from becoming homeless again due to lack of access to affordable rental housing or eviction.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Kissimmee allocates a portion of its annual Federal funding towards affordable housing activities, such as rental assistance and rapid re-housing to assist low-income and extremely low-income families who are at-risk of becoming homeless or become homeless again due to job loss or other local economic factors. The City of Kissimmee also works with homeless or at-risk of homelessness individuals and families to connect them with local public and private agencies that provide other non-housing supportive services such as job training and employment services, counseling, and case management services.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

According to *Table 9 – Risk of Lead Based Paint Hazards* in the **Housing Market Analysis** section of the Consolidated Plan, approximately 4,985 owner- or renter-occupied housing units within the City of Kissimmee were built before 1980 which designates them as “at-risk” of lead based paint exposure. The City of Kissimmee is committed to monitoring these risks by working with its sub-recipients and local housing services providers, on projects funded with Federal or State grant funding, to ensure that these risks are properly tested and eliminated when rehabilitating or redeveloping affordable housing. All Federal and State funded and contracted projects require that developers comply with the Residential Lead-Based Paint Hazard Reduction Action of 1992.

### **Actions to Address LBP Hazards**

- If a lead-based paint inspection for a pre-1979 housing rehabilitation project is determined to have less than one milligram per square centimeter (1mg/cm<sup>2</sup>), construction can proceed with required disclosure and notice.
- If a lead-based paint inspection for a pre-1979 housing rehabilitation projects proves to be lead positive, contractors will be required to proceed in accordance with HUD established procedures prescribed in *24 CFR part 35* for proper management and treatment.

### **How are the actions listed above integrated into housing policies and procedures?**

The actions described above are integrated in the City of Kissimmee Housing and Community Development Department internal policies and procedures for all Federal and State housing related activities, as well as the local Comprehensive Plan and are aligned with the goals and objectives for preserving and expanding affordable housing opportunities in this Consolidated Plan.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Kissimmee's intent is to fund programs and develop policies to reduce the number of people living in poverty. 2018 U.S. Census Bureau data indicates that approximately 23.8% of the City's population lives in poverty. The City will continue allocating Federal and State funding resources to programs and projects that are geared specifically toward extremely low- and low-income persons and families over the next five years. In addition, the City will continue strengthening and expanding its partnerships with local housing and supportive service providers and other City Departments to further the goals and objectives set forth in this Consolidated Plan.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

As previously mentioned, the City of Kissimmee has established three overarching strategies that are designed to address persons living in poverty over the next five year period.

1. Prevention strategies that allow households to avoid homelessness;
2. Job training and employment activities that permanently increase the earning potential of the household; and
3. Economic incentives to businesses to relocate and/or expand to provide more high paying jobs.

The City of Kissimmee will execute these strategies by allocating annual funding to eligible projects that address the need for better opportunities for persons living in poverty.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City will conduct an on-going monitoring process in order to review the programmatic and financial aspects of activities. The monitoring process is oriented towards resolving problems, offering technical assistance and promoting timely implementation of projects.

The City of Kissimmee performs risk assessments to determine the risk associated with a Sub-recipient or application submitted for funding. The City will utilize a ranking and rating criteria based on risk analysis as part of the process for selection of its Sub-recipients.

Although no written agreement is required if a project/activity is awarded to a department within the City, Housing and Community Development staff will monitor the project/activity. This monitoring will include a review of all applicable requirements that the City implemented before funding the activity. These requirements will include (if applicable):

- a) Davis-Bacon compliance – All Federal funded grant projects in excess of \$2,000 will require Davis-Bacon monitoring and reporting. Sub-Recipients and contractors are informed of their responsibilities to report this information during the contracting process.
- b) Environmental Review Record (ERR) completion – All HUD funded projects, with the exception of Planning and Administration activities, must undergo the ERR process.
  - a. A tier 1 Broad Review must be conducted in the project area and indicated as completed in the Integrated Disbursement and Information System (IDIS) online portal before a project can be implemented; and
  - b. A tier 2 site-specific review must be conducted on the project site and recorded in the ERR prior to the commencement of construction.
- c) Compliance with federal procurement requirements – At a minimum, all Federal and State funded projects must undergo the 2 CFR part 200 Federal procurement guidelines. Moreover, the internal City procurement requirements are followed in the event that they have thresholds that are more strict than the Federal regulations.
- d) Other cross-cutting measures, as identified by HUD – These additional measures that must be addressed with HUD funded housing and non-housing community development projects include: non-discrimination and equal access; employment and contracting; site and neighborhood standards; relocation; and lead based paint.