



**COMMISSION WORKSHOP AGENDA
SESSION OF THE CITY COMMISSION TO BE HELD AT THE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, FEBRUARY 9, 2021
10:00 AM**

**PUBLIC ACCESS AND PARTICIPATION AVAILABLE IN-PERSON* OR VIA
COMMUNICATIONS MEDIA TECHNOLOGY (CMT) INSTRUCTIONS AT
WWW.KISSIMMEERESPONDS.COM/PUBLICMEETINGS**

IN-PERSON ACCESS LIMITED TO SOCIALLY DISTANCED OCCUPANCY LOAD

**TO SEND PUBLIC COMMENT PRIOR TO THE MEETING SEND TO
CITYCLERKEMAIL@KISSIMMEE.GOV
OR CALL 407-518-2308 FOR ASSISTANCE**

1. MEETING CALLED TO ORDER

“As a courtesy to others, please silence all electronic devices during the meeting.”

2. PUBLIC COMMENT

3. WORKSHOP DISCUSSION

**3.A PRESENTATION ON THE CITY OF KISSIMMEE'S EFFORTS TO ADDRESS
HOMELESSNESS AND THE AFFORDABLE HOUSING CRISIS FROM 2015 TO
PRESENT**

Staff will make a presentation on the City's efforts to support initiatives and organizations focused on services to the homeless, families who are precariously housed, and aimed at the prevention of homelessness.

3.B DISCUSSION ON PURSUIT OF CITY PARTNERSHIP TO PROVIDE SERVICES TO THE HOMELESS AND PRECARIOUSLY HOUSED

Staff requests Commission direction regarding the pursuit of a partnership between the City and a non-profit partner to provide services for homeless individuals and families at risk of being homeless.

4. ADJOURNMENT

IN ACCORDANCE WITH FLORIDA STATUTES 286.0105: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

IN ACCORDANCE WITH FLORIDA STATUTE 286.26, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK AT 407-518-2308 OR VIA EMAIL AT CITYCLERKEMAIL@KISSIMMEE.GOV, PRIOR TO THE MEETING (FS 286.26).

ITEM 3.A

PRESENTATION ON THE CITY OF KISSIMMEE'S EFFORTS TO ADDRESS HOMELESSNESS AND THE AFFORDABLE HOUSING CRISIS FROM 2015 TO PRESENT

Request

Staff will make a presentation on the City's efforts to support initiatives and organizations focused on services to the homeless, families who are precariously housed, and aimed at the prevention of homelessness.

Explanation

This presentation will provide an update on City efforts dating back to 2015 to fund and support various programs and projects aimed at preventing homelessness and assisting those in need.

Department: City Manager

Presenter:

Attachment(s):

1. Homelessness Activities Update Final

Services Overview



Approved Homelessness Strategy (2015/16)

1) Maximize efficiency and effectiveness of city resources in reducing homelessness

- Developed a strategy to address chronic and family homelessness in partnership with Osceola County through adoption of Housing First
- Expand Support of Project OPEN
- Continued Direct Rental Assistance through local agencies
- Increased support of Summer Camp Program (Dream Builders)
- Focused Social Services Funding on “Addressing Issues of Homelessness and Poverty”; adopted funding averaging system for allocations (2019)
- Continued support of mental health/homelessness needs

2) Evaluate opportunities to leverage funding

- Fund Chronic Homeless Outreach Worker- CHC – Access to regional CoC Funding for chronically homeless approx. \$8.6M annually
- Utilize entitlement funding to address homelessness prevention – CDBG
- Incentivize new development – Vineland Landings 200 units

3) Continue efforts to participate in regional initiatives and strategies

- CoC FL 507 (Orange Co, Orlando, Osceola Co., Kissimmee, Seminole Co., Sanford)
- Central Florida Commission on Homelessness/ HSN / Target nonprofit board involvement
- Increase access to regional resources

4) Continue to drive solutions that address local issues

- Developed a strategic road map for city action on addressing homelessness through education/workforce development (Project OPEN)
- Economic Development initiatives to increase high wage jobs
 - (Avionics pilot-7 of 10 graduates with \$50k+ jobs)
 - Hire Local
 - Support of UCF Incubator, SBDC, Prospera - Business plan development and financing assistance; entrepreneurship opportunities



Our 1st Project...

16 Units 2 and 3 bedrooms (Transitional Housing)

HOME Residential-HOME's Residential campus is transitional housing (usually 6-12 months) for single homeless moms who are working to get back on their feet. The program provides families with a place to live, intensive case management and life skills education.

- 2005 –City was a founding member Helping Others Make the Effort, Inc. 501c3 Public/Private/Faith-based Initiative
- City and Transition House secured the funding for the project
- 2007 – Opened
- 2014 - Acquired by Aspire Health

*** Opportunity to construct the remaining 48 units on the site per the original site plan.

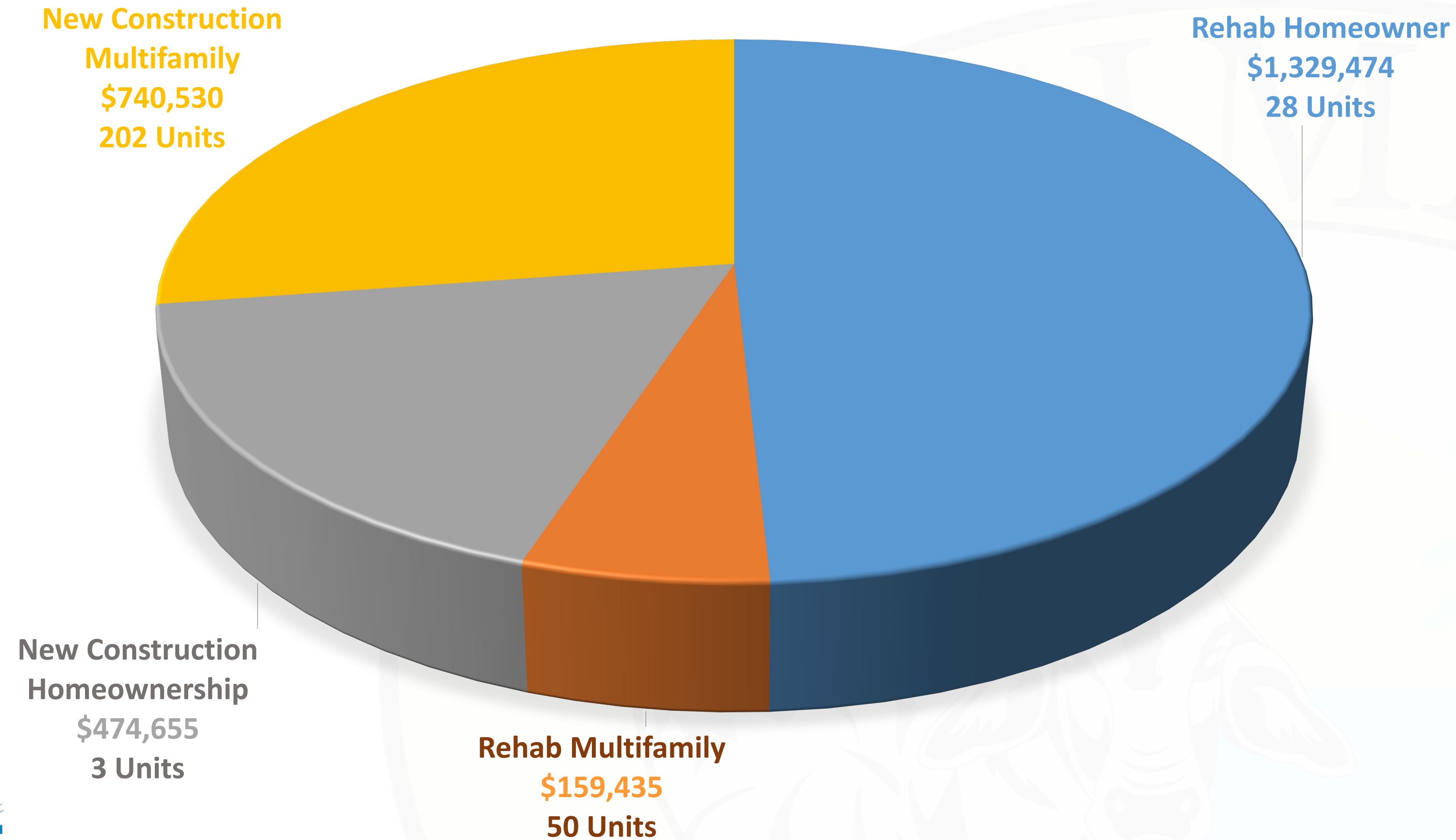


2015-2020 Highlights...

4,384- HOMELite (screenings and case management)
 123- Housed in scattered site (HOME base)
 608- Housed in HOME residential



\$2.7M Investment in Housing Development and Preservation (2015-2020)

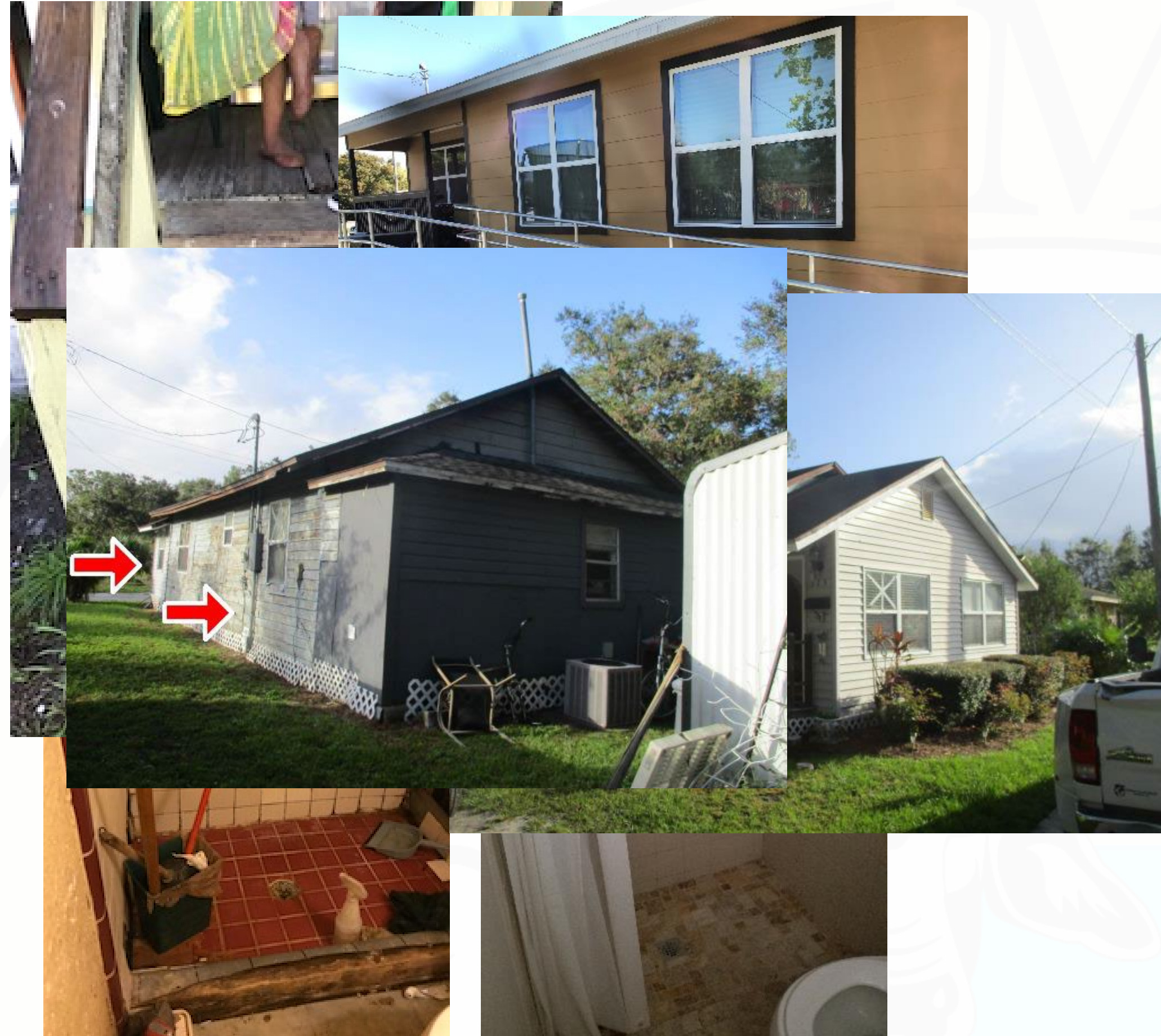


New Construction/Home Ownership/ Rehabilitation (2015-2020)

New Homes: 3



Home Owner Rehab: 28



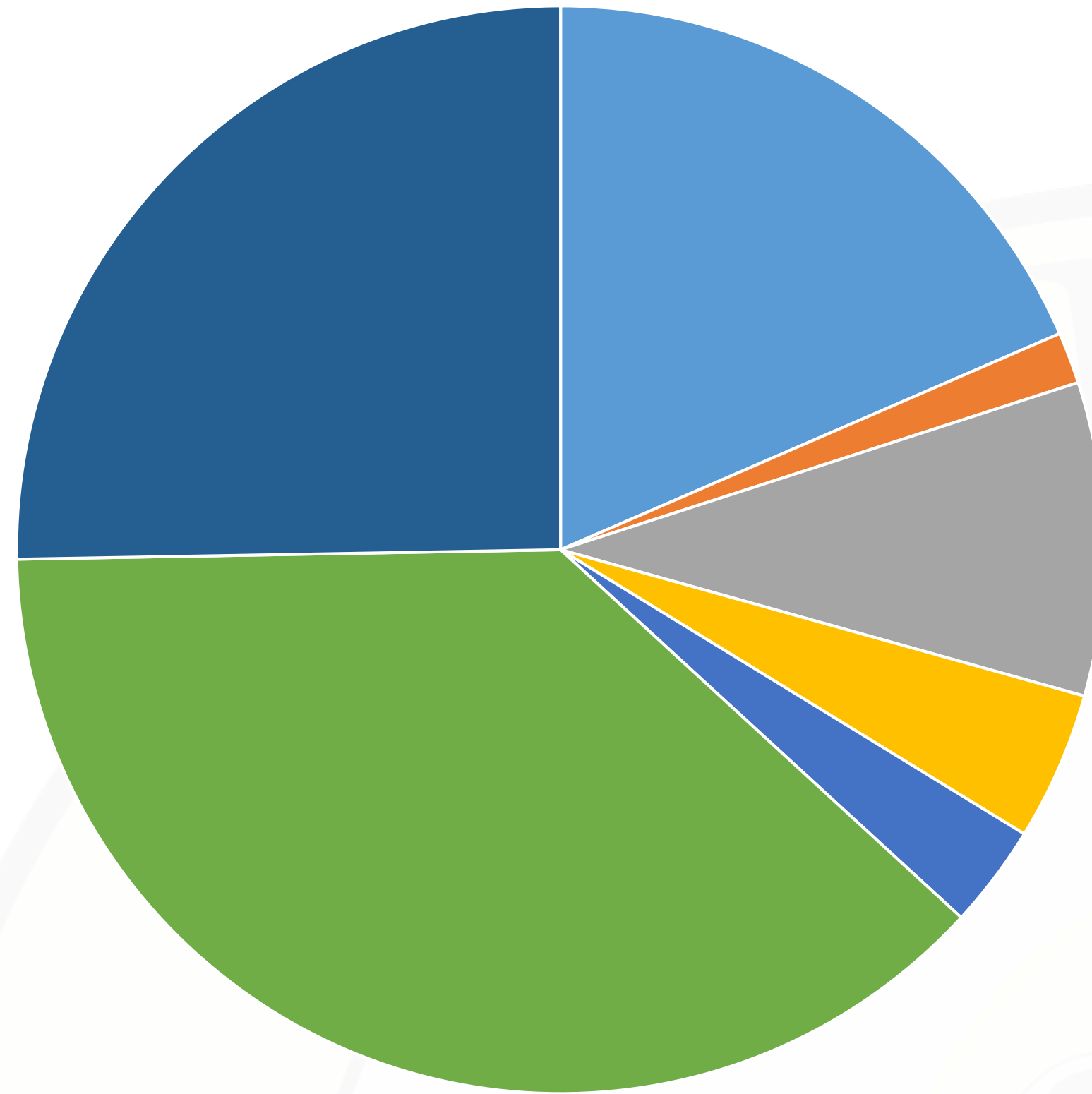
Multifamily Rehab: 50



New Multi-family Units: 202



\$2.3M Investment in Supportive Services (2015-2020)



■ Education and training = \$432,158
■ Emergency Assistance = \$217,555
■ Homeless Services Youth = \$71,682
■ Supportive Services = \$590,682

■ Rapid rehousing = \$37,784
■ Homeless Services = \$103,221
■ Emergency Shelter/Transitional Housing/Residential = \$885,618

Chronic Homelessness



BETA: v1.3

Key Performance Indicators

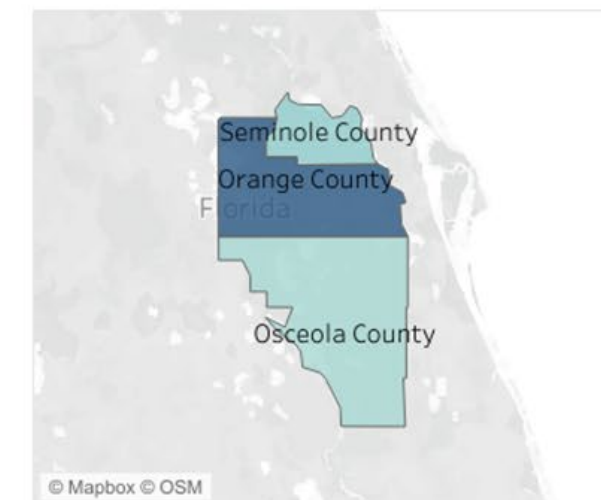
Current State of Homelessness

Historical Lookback on the Central Florida Community 2017

Click the tabs to the right to view data by calendar year.



Household Type
All



- Year 2020
- Year 2019
- Year 2018

* Not filterable by County or Household Types



BETA: v1.3

Key Performance Indicators

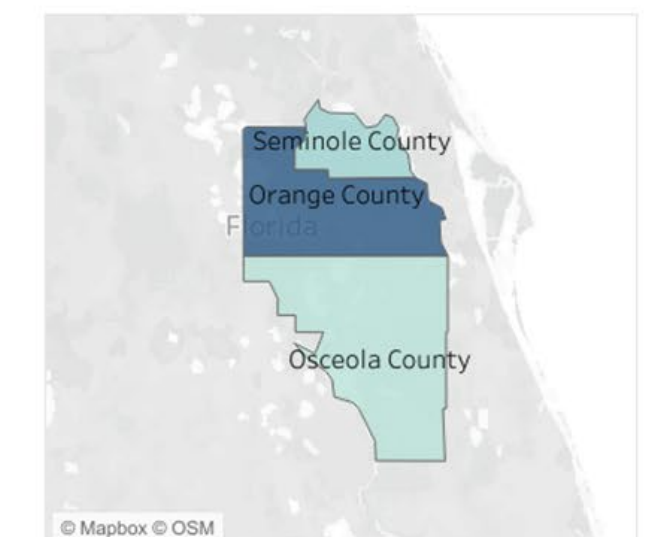
Current State of Homelessness

Historical Lookback on the Central Florida Community 2020

Click the tabs to the right to view data by calendar year.



Household Type
All



- Year 2019
- Year 2018
- Year 2017

* Not filterable by County or Household Types

2020 - Osceola County CoC



BETA: v1.3

Homeless Response System Performance - 12 Month Snapshot 2/1/2020-1/31/2021

These data points represent Key Performance Indicators for our community as we work to end homelessness. Hover over different numbers and points on the lines to get more information about each measure. You can use the dropdown picklists to filter some indicators, or use the County map to filter by County.

Click the Tabs below to explore more data:

Current State of Homelessness

Historical Lookback

Persons Who Are Homeless

392

Households/ children-250
Single Adult-149

Persons Housed

258

Unsheltered Persons

111

New Enrollments in Supportive Housing

188

Persons in Shelter

206

Persons Returning to Homelessness - Regional*

39

Household Types

All



Filter by County by clicking on the map

Data Quality & Completeness

System Performance Measures from HUD:

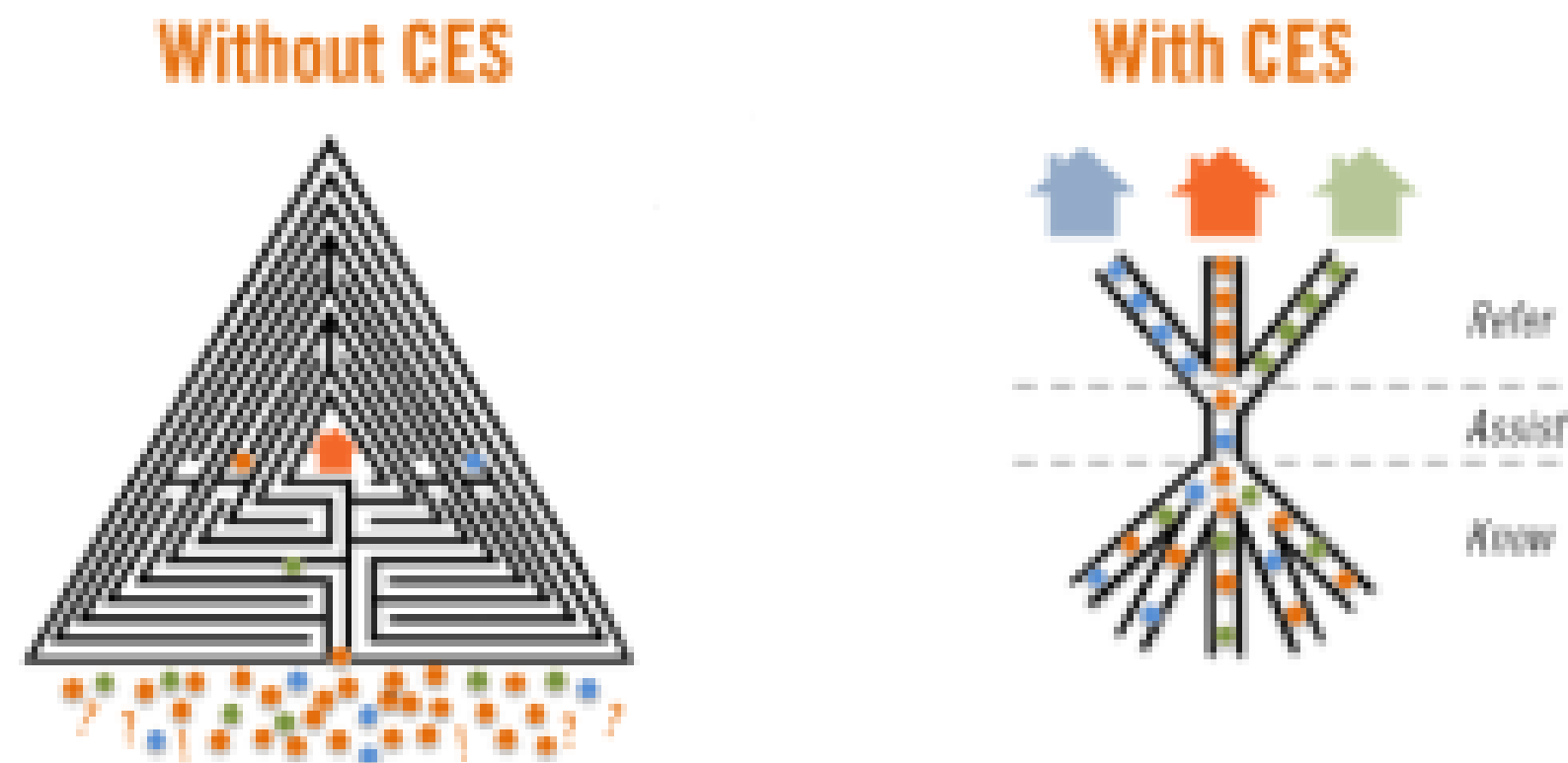


* Not filterable by County or Household Types

Coordinated Entry System (No wrong door)

CES is an approach to match homeless individuals to housing support and resources based on vulnerability.

Assess → Navigation → Referral (matching) → Permanent Housing



Outreach Worker → Navigator → Permanent Housing

(I or T)Case Management ensures stability

Homelessness Outreach

2016 began funding Outreach through CDBG

Continuum of Care participation = access to CoC \$8.6M+

P.I.T.

2020 = 234/64(UN)
 2019 = 214/54 (UN)
 2018=226/38 (UN)
 2017= 239/ 38 (UN)

More than 70 chronically homeless housed to date



Support Services 2019-2020

92% of total funding (\$325,000)

Council on Aging (\$100,000)

Health Clinic: 775 served

Nutrition Services: 910 clients received meals

Building Strong Families: 350 clients

Help Now (\$45,000)

285 sheltered

5,126 crisis intervention

6,943 hotline calls

Community Hope Center (\$50,000)

59 households housed

575 individual received ID assistance

32 households received advocacy services

HOME (\$40,000)

Housed onsite- 210 (75 families)

36 out of 38 families exit to permanent housing

Park Place (\$65,000)

Residential Level IV (Mental Health/ Substance Abuse) = 6 beds- 14 housed

Regional Funding Comparison

	Osceola County	Orlando	Palm Bay	Lakeland	Melbourne	Kissimmee	Daytona Beach	Sanford	St. Cloud
Population	387k	299k	119k	109k	84k	75k	70k	64k	50k
Adopted Budget	\$ 1,625,093,270	\$ 1,440,937,488	\$ 223,464,612	\$ 605,022,895	\$ 218,317,454	\$ 205,508,253	\$ 273,421,107	\$ 139,555,052	\$ 178,916,300
General Fund Budget	\$ 210,655,831	\$ 533,851,663	\$ 75,291,296	\$ 132,401,007	\$ 91,548,346	\$ 76,092,954	\$ 102,141,644	\$ 50,000,000	\$ 61,470,204
Millage	6.7	6.65	7.8378	5.4644	7.1878	4.6253	5.53	7.325	5.1128
CDBG	\$ 6,631,294	\$ 2,315,230	\$ 534,999	\$ 977,957	\$ 556,749	\$ 725,197	\$ 626,468	\$ 500,000	-
Other Fed Grants (housing related)	\$ 1,651,421	\$ 5,825,519	Consortium \$700k	\$ 393,939	Consortium \$700k	\$ 345,234	\$ 403,958		-
General Fund Grants (social services/community awareness/waivers)	\$ 1,050,000	\$ 2,300,000	-	\$ 136,200	\$ 48,000	\$ 497,273		-	\$ 150,000
Affordable Housing Unit Creation Incentives		\$ 1,000,000	-	\$ 500,000	\$ 50,000	HOME Funds		-	-
Rental Assistance (General Fund)/ Homelessness Assistance	\$ 357,697	\$ 1,100,000	-					-	-
Direct shelter annual operating								-	-
Section 8	\$ 18,415,181								

Questions?



Thanks!



| @CityofKissimmee

ITEM 3.B**DISCUSSION ON PURSUIT OF CITY PARTNERSHIP TO PROVIDE SERVICES TO THE HOMELESS AND PRECARIOUSLY HOUSED****Request**

Staff requests Commission direction regarding the pursuit of a partnership between the City and a non-profit partner to provide services for homeless individuals and families at risk of being homeless.

Explanation

At the November 17, 2020 Commission meeting, a motion was made to pursue a partnership with the Salvation Army to provide a "one stop" center for the provision of services to the homeless with a City contribution of \$1 million per year for five years. After discussion, the motion was amended and passed to direct staff to research details of how those services would be provided and appropriate funding sources based on those proposed services.

After review of the matter by the City Attorney's Office, it was determined that pursuit of such a partnership without conducting a formal solicitation process inviting all eligible entities to submit a proposal to provide social services would be a violation of Florida Statutes, Chapter 287. Therefore, it is staff's recommendation that the City Commission direct staff to develop a Request for Qualifications/Proposals (RFQ or RFP) and pursue an open, equitable and uniform process to invite non-profit agencies seeking to provide services to the homeless.

In order to develop an RFQ/RFP document for publication, staff seeks Commission direction on the types of services it would like to pursue in order to address the needs of the City's homeless population. Because of the pandemic, staff also believes that any such services should include a significant focus on the provision of services to prevent homelessness due to the increasing numbers of precariously housed individuals and families who are struggling due to the pandemic's economic impacts.

Since the Commission's strong desire to make a significant commitment towards solving the housing crisis was made clear to the community at the November 17th meeting, several other non-profit entities have contacted the City seeking consideration of concepts they had been considering. These concepts range from the acquisition and conversion of motels on Vine Street/US192 to provide transitional, emergency housing and supportive services to the development of a facility near downtown to house individuals experiencing mental health and substance abuse issues prevalent in the chronic homeless population.

SERVICES

Should the Commission decide to pursue an open RFQ/RFP process, the first question that must be determined is, what services do you want to focus on securing?

The Commission's initial proposal was to pursue a one stop shop that serves as an intake center for the homeless, assigns them a case manager and connects them with assistance programs offered by other agencies. Similar intake services are currently offered by the Salvation Army/Osceola

Christian Ministry Center, Community Hope Center, Osceola Council on Aging, Church and Community Assistance Program, and Help Now of Osceola, though in some cases only for the population they target as part of their core services (i.e. seniors, domestic violence victims, etc.).

Another need evidenced by the recent cold nights situation is emergency, transitional and/or residential housing services as a place where existing intake organizations can refer the homeless or precariously housed to. Though several organizations such as Helping Others Make the Effort (HOME), Park Place Behavioral Health, the Transition House, and Help Now currently provide emergency, transitional or residential housing with wrap-around services to targeted populations, the lack of such housing for the general homeless population as well as those at risk of becoming homeless is clearly one of the largest gaps in services in Osceola County.

FUNDING

Staff has identified a variety of potential funding sources to pursue a project in support of the provision of such services.

Capital Funds: The most favorable funding options to the City's budget focus on the provision of capital funding of a project to facilitate the provision of services to the homeless and precariously housed. Through various state and federal Coronavirus relief and housing funding programs, the City could make available over \$1.5 million almost immediately with no impact to the City's budget. In addition, the City has submitted a request into the State Legislature for a \$2.5 million budget allocation to pursue the construction of affordable housing units, which could be used for emergency and transitional housing. If awarded, this funding would need to be matched by the City (and possibly other local funding sources). The City also has the option to take advantage of today's very favorable loan rates to secure a note to fund a major project as well. This would also serve to limit the City's annual allocation to debt service on a loan, potentially freeing up other operating dollars for funding of ongoing costs and services.

Operating Funds: The Commission also has at its disposal unallocated General Fund dollars for Social Services that could be allocated towards the operating expenses for such an effort. Additional operating funds could also be reallocated from General Fund reserves, though staff recommends that such an allocation be considered only as a last and partial resource since the allocation of a full \$1 million annually from reserves is not a sustainable approach for the City's finances. A recent analysis by the Finance Department shows that the annual allocation of \$1 million from General Fund reserves will result in a shortfall below minimum required reserves by Year 3 of the City's 5-year budget planning horizon. Staff believes that future operating dollars would be best allocated by planning and budgeting appropriately as part of the upcoming FY2021-22 budget process. The timing of this allocation would coincide well as a follow up to the funding of a capital project in the current fiscal year using existing housing funds on hand from state and federal sources.

RECOMMENDED ACTION

In summary, staff recommends that the Commission conduct an RFQ/RFP process that focuses on pursuit of services to assist the homeless and prevent the homelessness of those at risk that

is centered around the acquisition and/or redevelopment of a property to a facility that would provide emergency and transitional housing. This would provide a place where the existing network of non-profit service providers in Osceola County could refer their clients and represents the most fiscally sustainable use of City funds. It would also provide opportunities to pursue matching funds from other governments, non-profits, grants and local fundraising efforts for both capital and operating expenses to ensure that the approach to solving this county-wide crisis is communitywide in nature and not the sole burden of the City's taxpayers.

Recommendation

Staff recommends that the City pursue a formal solicitation process and seeks Commission direction on the desired objectives and criteria for delivery of services to the homeless and precariously housed.

REQUESTED CITY COMMISSION ACTION:

Commission Direction

Department: City Manager

Presenter:

Attachment(s):

None