



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, OCTOBER 17, 2023 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Olga Gonzalez, Commissioners Olga Castano, Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Assistant City Manager Austin Blake, Deputy City Clerk Tameara Crespo

Members Absent: City Clerk Linda Hansell

Mayor Gonzalez called the meeting to order at 6:00 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Presentation of Citizen Appreciation Award to Arden Gilbert

Presentation of the Citizen Appreciation Award to Arden Gilbert.

Mr. Gilbert could not be in attendance tonight, he will receive his award at a later date.

3.B Proclamation - World Polio Day

The request is for the Commission to present a proclamation to Wilda Belisle, President of the Rotary Club of Kissimmee West.

City Manager Steigerwald read a proclamation in honor of World Polio Day as the Mayor and Commissioners presented the proclamation to Wilda Belisle.

Ms. Belisle thanked the City for the recognition and announced a "Polio Awareness Walk" is being held on October 24th at Kissimmee Lakefront and invited the community to participate.

3.C Proclamation - National Fire Prevention Week

The request is for the Commission to present a Proclamation to Fire Chief Jim Walls.

City Manager Steigerwald read a proclamation in honor of National Fire Prevention Week as the Mayor and Commissioners presented the proclamation to Deputy Fire Chief Joe Leone. Deputy Chief Leone thanked the Commission for the recognition.

3.D Service Awards for July, August and September

The City Commission joins the City Manager in recognizing employees who have reached milestones in years of service.

City Manager Steigerwald presented quarterly service awards to the following employees who were present:

5 Years: Elizabeth Acevedo, Bonnie Bell, Ulises Jimenez

10 Years: Megan Bezold, Justin Lunsford, Darlene Roucoulet
15 Years: Margareth Henao
25 Years: Camille Alicea, Kristy Strobl

The following employees who were unable to attend will be provided their Service Award at a later date: 5 Years: Brian Lopez Arroyo, Katiria Matos, Joshua Mila Ortiz, Carlos Otero Fosse, Genesis Rodriguez, Leopoldo Roman, Barabara, Tim Vanduser; 15 Years: Jerrol Duncan; 20 Years: Julio Cabezas, Kevin Palmer, Stacy Zamfir; and 25 Years: Brian Clyde.

3.E Promotion Ceremony for Police Captains and Lieutenants

Swearing in and administering of oath for newly promoted Police Captain Ian M. Downing, Captain Michael D. Tilton, Lieutenant Charles R. Willdigg, and Lieutenant Jeinly I. Ortiz.

Police Chief Betty Holland administered the Oath of Office to Captain Ian M. Downing, Captain Michael D. Tilton, Lieutenant Charles R. Willdigg, and Lieutenant Jeinly I. Ortiz. They were each surrounded by friends and family during the ceremonies.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing - First Reading - Proposed Ordinance # 23-21 - Amending the Police Retirement Plan

AN ORDINANCE OF THE CITY OF KISSIMMEE, FLORIDA, AMENDING CHAPTER 30, PERSONNEL, ARTICLE III, EMPLOYEE RETIREMENT, DIVISION 4, POLICE OFFICERS' RETIREMENT PLAN, OF THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE; AMENDING SECTION 30-198, DEFINITIONS; AMENDING SECTION 30-201, FINANCES AND FUND MANAGEMENT, ESTABLISHMENT OF OPERATION OF FUND; AMENDING SECTION 30-213, MINIMUM DISTRIBUTION OF BENEFITS; AMENDING SECTION 30-228, SUPPLEMENTAL SHARE PLAN RETIREMENT BENEFIT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

Approval of the First Reading of the Proposed Ordinance #23-21 for the Police Retirement Plan.

City Attorney Sanchez de Fuentes read Proposed Ordinance #23-21 by title.

Mayor Gonzalez announced the Public Hearing with no response from the audience.

City Manager Steigerwald reviewed minor changes to the proposed ordinance which included maintaining compliance with the Internal Revenue Code, the Secure Act, and federal requirements regarding pension plans. The actuary reviewed the ordinance with no financial impact being noted. Staff recommends approval after holding the Public Hearing.

Commissioner Castano made a motion to approve the Public Hearing and the First Reading of Proposed Ordinance #23-21. Commissioner Eady seconded the motion.

AYE: Mayor-Commissioner Gonzalez, Commissioner Alvarez, Commissioner Castano, Commissioner Eady, Commissioner Martinez

NAY: None

Motion carried 5 - 0

5. PUBLIC HEARINGS

6. HEAR AUDIENCE

Ted Baker, 806 Person Street, Kissimmee, FL addressed the commission on various concerns including pot holes on Hill and Person Street, the need for "Children at Play" signage, consideration of speed bumps and requested maintenance on the pedestrian bridges near Oak Street Park. City Manager Steigerwald provided an update at the request of Commissioner Eady and stated that the potholes were addressed last week. If any were overlooked, the Public Works Department will reassess the roads to ensure they are all fixed. He further indicated that the requested signage is already being evaluated. The City Manager recalled the latest study showed there was not a need for speed bumps on Hill or Person Street, but staff will review the study again to be certain. Parks and Recreation is currently looking into replacing the bridges over Emory Canal and they plan to advance funding quickly to prioritize one of the two bridges, so residents can easily access Oak Street Park.

7. CONSENT AGENDA

The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.

Prior to the vote, City Manager Steigerwald made a minor revision to item 7.H, project numbers which were incorrectly listed on the fiscal table of the item. The corrected project numbers were placed on the dais for Commission review, attached as Exhibit "A".

Commissioner Martinez made a motion to approve the consent agenda in it's entirety. Commissioner Castano seconded the motion.

Motion carried 5 - 0.

7.A Approval of City Commission Minutes from the September 26, 2023 and October 3, 2023 meetings

Request Commission approval of the September 26, 2023 and October 3, 2023 Commission Minutes.

7.B Edward Byrne Memorial Justice Assistance Grant Program FY2023

Accept the Edward Byrne Memorial Justice Assistance Grant Funding on behalf of Kissimmee Police Department and authorize the City Manager to execute any documents required to accept the award.

7.C Dillingham Apartments - Final Plat (DRC# SR-22-0021)

Approval of the final plat known as Dillingham Apartments.

7.D Freedom Land Christian Academy Replat 1 - Final Plat (DRC# SR-23-0006)

Approval of the final plat known as Freedom Land Christian Academy Replat 1.

7.E Authorization to purchase the annual city vehicle requirements from the State Contract, Sheriff's Contract, Cooperative Purchasing Contracts or the City's Local Bid

This request is for authorization to purchase the FY 2023-24 City vehicle requirements

from the State Contract, Sheriff's Contract, Cooperative Purchasing Contracts or the City bid, whichever is most cost-effective, considering the requirements of the departments.

7.F Purchase of Vacant Land Contract - 50 Lakeview Drive

Staff requests the approval of this Vacant Land Contract between the sellers of 50 Lakeview Drive and the City of Kissimmee.

7.G Advertising Funding from Experience Kissimmee for Kissimmee Gateway Airport

Request Commission approval to accept advertising funding in the amount of \$30,000.00 from Experience Kissimmee for the Kissimmee Gateway Airport.

7.H Request transfer of funds from Airport Reserves to purchase maintenance equipment

Request Commission approval to transfer additional funds of \$30,700 from Airport Reserves to purchase maintenance equipment allocated in FY 24 under AP2402 and AP2403.

7.I Accept a 2022-23 Land and Water Conservation Fund Program Grant from the Florida Department of Environmental Protection for Kissimmee Lakefront Park

Accept the 2022-23 Land and Water Conservation Fund Program (LWCF) grant in the amount of \$200,000 to support renovations at the Kissimmee Lakefront Park and authorize the City Manager to sign documents related to the proper administration of this grant.

7.J Approval to submit a 2023 Florida Recreational Development Assistance Program Grant for Toho Marina at Kissimmee Lakefront Park

Approval to submit a 2023 Florida Recreational Development Assistance Program (FRDAP) grant in the amount of \$50,000 to fund the renovations to the breakwater at Toho Marina at Kissimmee Lakefront Park.

7.K Request additional funds to purchase replacement vehicle AP31 from Airport Reserves

Request Commission approval for additional funds of \$5,900.00 from Airport Reserves to purchase a replacement vehicle for AP31 damaged during Hurricane Ian.

7.L Resurfacing Change Order No.1 to add Dyer Boulevard Phase II to Asphalt Paving Systems Current Scope of Work

Commission approval of change order no.1 for the resurfacing of Dyer Boulevard Phase II to increase the amount to \$569,901.28.

8. DISCUSSION ITEMS

8.A Presentation of Financial Statements for the Kissimmee Charter School for the year ended June 30, 2023

This request is for Commission acceptance of the Financial Statements for the Kissimmee Charter School for the fiscal year ended June 30, 2023.

Imagine Charter School representative Greg Young provided an update and reviewed the comprehensive financial statement and audit report attached to the agenda. The audit did not indicate any deficiency in internal controls, nor did it detect any areas of non-compliance. Staff is recommending approval of the financial statement as presented.

Commissioner Castano made a motion to approve the fiscal year end financial statement for the Kissimmee Charter School. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

8.B The Haven on Vine Update - Project Next Steps

Staff will update the Commission on the project and seek Commission Approval to proceed with the next steps for the project.

Deputy City Manager Desiree Matthews made a PowerPoint presentation (Exhibit "B"). She provided a detailed overview of the Haven on Vine project which was broken down into two phases and discussed at length relating to the property acquisition, future renovation plans, funding sources used, and included federal dollar requirements needed to maintain compliance. Deputy City Manager Matthews reviewed the proposed application and selection process for residents, minimum residency requirements including criminal history and what would and would not be considered, referral services, protocol to assist current tenants, and a recap of the statistics on homelessness in Osceola County. The City of Kissimmee supports the need for affordable housing to combat homelessness.

Deputy City Manager Matthews requested Commission direction on the next steps for property management services for the facility. A proposal of two possible options were presented for Commission consideration. First option, City solicit property management services from a third party non-profit organization through the procurement process and for onsite property management. Second option, City hire additional full-time employees to manage the property "in-house".

The Commission and Deputy City Manager engaged in discussions relating to budget allocations, cold night weather congregate rooms, procedures for undocumented individuals, and the pros and cons of outsourcing property management services versus providing the management services in-house.

Deputy City Manager Matthews expressed her gratitude for the City employee's who have spent countless hours managing this project, including: Robert Masiku, Assistant Director of PW&E, Facilities Supervisor, Javier Romero, Housing and Community Development Manager, Frances DeJesus and Front Office Coordinator, Eugenio Morales. She also thanked Assistant City Manager Austin Blake and the Kissimmee Police Department for their efforts in keeping the property secure and safe.

Commissioner Martinez requested the Commission meet her on the floor to present tokens of appreciation to the employees involved in the project.

Mayor Gonzalez expressed her gratitude to City staff and is proud to be part of a historical project of this magnitude during her tenure.

Commissioner Martinez made a motion for the City to manage the property utilizing in-house employees. Commissioner Castano seconded the motion.

Motion carried 5-0.

8.C Approval of Amended Legislative Priorities for 2024

Staff requests Commission approval of the amended Legislative Priorities for 2024

City Manager Steigerwald reviewed the amended Legislative Priorities for 2024 as attached to the agenda and stated staff recommends approval.

Commissioner Castano made a motion to approve the amended legislative priorities for 2024. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

**CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY
REDEVELOPMENT AGENCY BOARD**

8.D Purchase of Vacant Land Contract - 50 Lakeview Drive

Approval of the Vacant Land Contract between the Sellers and City of Kissimmee for the purchase of 50 Lakeview Drive

Economic Development Director Tom Tomerlin explained that this item is a companion to Item 7.F on the Consent Agenda and a separate vote is required since a portion of the funding is coming out of the Downtown Kissimmee CRA Budget.

Board Member Martinez made a motion to approve the Downtown Kissimmee CRA funding portion of the contract funding. Board Member Castano seconded the motion.

Motion carried 5 - 0.

**COMMUNITY REDEVELOPMENT AGENCY BOARD ADJOURNS AND
RECONVENES AS THE CITY COMMISSION**

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald reminded the Commission of the Ribbon Cutting for the Mosaic Apartments on Friday, October 20, 2023. He thanked his staff for all the effort they've invested with the the Haven on Vine project.

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioner Castano, Commissioner Martinez and Mayor Gonzalez all announced their excitement and sincere gratitude for all the effort that went into making the Haven on Vine project possible.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Gonzalez adjourned the meeting at 7:28 PM.



ATTEST:

Linda S. Hansell

CITY CLERK

Olga Gonzalez

MAYOR-COMMISSIONER

Exhibit "A"
Item 7.H.- Amended Project Numbers

ITEM 7.H
Request transfer of funds from Airport Reserves to purchase maintenance equipment

Request

Request Commission approval to transfer additional funds of \$30,700 from Airport Reserves to purchase maintenance equipment allocated in FY 24 under AP2402 and AP2403.

Explanation

The Airport budget for 2024 includes funding for two projects; 1) \$8,200 in project #AP2402 for a tractor mowing attachment, and 2) \$105,000 in project #AP2403 for a replacement tractor. The budget originally included funding to replace an existing 8-foot mowing attachment. However, after re-evaluation by airfield maintenance staff, it is recommended that the Airport upgrade its fleet to a second 15-foot batwing mowing attachment. This would allow a more efficient use of airport maintenance staff, who not only must mow several hundred acres of the airfield year round but must also maintain other airfield components including runways, taxiways, pavement markings, signage and lighting. The state contract price for the batwing tractor attachment is \$27,413.20, leaving a shortfall of \$19,213.20 in project AP2402. In addition, the state contract price for the tractor is now \$116,345.36 due to inflationary cost increases since the budget was prepared, leaving a shortfall of \$11,345.36 in project AP2403.

As a result, in order to proceed with the purchase of these two necessary replacement items, Staff is requesting that a total of \$30,700.00 be transferred from Airport Reserves to cover the funding for both projects.

Financial Information ***Corrected Project Numbers***

Account #	Project #	Increase / Decrease	Budget	Actual
46170100-509276		Decrease	30,700	
46170106-506495	AP2402	Increase	19,300	
46170106-506495	AP2403	Increase	11,400	

Financial Summary:

Additional funds from Airport Reserves are necessary due to inflation.

Recommendation

Staff recommends the Commission approve transferring additional funds of \$30,700 from Airport Reserves to purchase maintenance equipment allocated in FY 24 under AP2402 and AP2403.

REQUESTED CITY COMMISSION ACTION:

Approve
City of Kissimmee

Exhibit "B"

Item 8.B.

The Haven on Vine Update - Project Next Steps
Deputy City Manager Presentation



THE HAVEN

on vine

2023 PROJECT UPDATE



Why ...

For many years, the City of Kissimmee City Commission has prioritized identifying a comprehensive, sustainable, and long-term plan to address homelessness.

The challenge was identifying the right strategy, property, and funding sources to realize their vision...

Homelessness ends with housing!



Challenges... old and new

- Growing population of homeless in Osceola County
 - Unsheltered homelessness increased 67% since 2019
 - 182 unsheltered/ 176 sheltered (based on 2023 PIT count)
- Growing diversity of the homeless population
 - Chronic, family, veteran, unaccompanied youth, seniors
- Lack of dedicated funding to address ongoing services and the comprehensive needs of this population
- A system with challenges in coordinating services

Not a challenge Kissimmee can solve alone... we need community partners!

How ...

On June 13, 2023, all the pieces came together, and the City of Kissimmee purchased the Super 8 Motel that is now known as The Haven on Vine.

This first-of-its-kind community within Central Florida will provide stable affordable housing, critical supportive services, and opportunities for housing to those unsheltered and at risk of homelessness in Osceola County.

Ha·ven

/ˈhāv(ə)n/

1. A place of safety or refuge
2. A place where people feel safe, secure and happy



What is the Haven on Vine?



123 - unit motel and multifamily property



Located at 1815 W. Vine Street and 1551 Hollywood Street



Frontage on Vine Street



Access to public transportation



Access to retail and services



Built in the 70's - Will need to be brought up to code in several areas



= Tons of Potential

Our Vision for The HAVEN

(Phase 1)

Mixed-income community with a mix of affordable rents that will successfully stabilize households and increase housing availability in our community

- Onsite Management and access to non-emergency on-site services
- Public-Private Partnerships
 - Housing Counseling
 - Workforce Development
 - Access to Health Programs
 - Education and Training Programs

(Phase 2)

- 24/7/365 Emergency Services and Housing-Focused Emergency Housing Program that moves unsheltered people from homelessness to housing.
 - Bridge Housing
 - Navigation Services and Case management
 - Emergency Services Coordination
 - Service Provider Coordination and integration

Must be SUSTAINABLE....If we build it, they will come...

Current activities

- Approved for purchase and closed on property- June 2023
- Completed funding for acquisition \$12,000,000

City of Kissimmee American Rescue Funds	\$6,853,368
City of Kissimmee CDBG Programs	\$1,570,514
City of Kissimmee HOME Funds	\$576,117
Osceola County Government	\$3,000,000

- Activities for Uniform Relocation Assistance Underway
 - Income Qualified tenants who choose to stay will be given new leases
 - Nonqualified tenants will receive relocation assistance

Phase 1- Housing Affordability

Based on the Area Median Income (AMI) percentages and income bands defined by HUD.

The FY 2024 Orlando-Kissimmee-Sanford, FL MSA FMRs for All Bedroom Sizes

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$1,558	\$1,638	\$1,857	\$2,362	\$2,849
<u>FY 2023 FMR</u>	\$1,338	\$1,422	\$1,616	\$2,064	\$2,503

Osceola County, FL is part of the Orlando-Kissimmee-Sanford, FL MSA, which consists of the following counties: Lake County, FL; Orange County, FL; Osceola County, FL; and Seminole County, FL. All information here applies to the entirety of the Orlando-Kissimmee-Sanford, FL MSA.

HUD release: 5/15/2023

Effective: 5/15/2023

Implement on/before: 8/28/2023

2023 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Osceola County (Orlando-Kissimmee-Sanford MSA)	20%	12,300	14,060	15,820	17,560	18,980	20,380	21,780	23,180	24,584	25,989	307	329	395	456	509	562
	25%	15,375	17,575	19,775	21,960	23,725	25,475	27,225	28,975	30,730	32,486	384	411	494	570	636	702
	28%	17,220	19,684	22,148	24,584	26,572	28,532	30,492	32,452	34,418	36,384	430	481	553	639	713	786
	30%	18,450	21,090	23,730	26,340	28,470	30,570	32,670	34,770	36,876	38,983	461	494	593	685	764	843
	33%	20,295	23,199	26,103	28,974	31,317	33,627	35,937	38,247	40,564	42,882	507	543	652	753	840	927
	35%	21,525	24,605	27,685	30,730	33,215	35,665	38,115	40,565	43,022	45,480	538	576	692	799	891	983
	40%	24,600	28,120	31,640	35,120	37,960	40,760	43,560	46,360	49,168	51,978	615	659	791	913	1,019	1,124
	45%	27,675	31,635	35,595	39,510	42,705	45,855	49,005	52,155	55,314	58,475	691	741	889	1,027	1,146	1,264
	50%	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	61,460	64,972	768	823	988	1,141	1,273	1,405
	60%	36,900	42,180	47,460	52,680	56,940	61,140	65,340	69,540	73,752	77,966	922	988	1,186	1,370	1,528	1,686
	70%	43,050	49,210	55,370	61,460	66,430	71,330	76,230	81,130	86,044	90,961	1,076	1,153	1,384	1,596	1,783	1,967
	80%	49,200	56,240	63,280	70,240	75,920	81,520	87,120	92,720	98,336	103,955	1,230	1,318	1,582	1,827	2,038	2,248
	120%	73,800	84,360	94,920	105,360	113,880	122,280	130,680	139,080	147,504	155,933	1,845	1,977	2,373	2,740	3,057	3,372
	140%	86,100	98,420	110,740	122,920	132,860	142,660	152,460	162,260	172,088	181,922	2,152	2,306	2,768	3,197	3,566	3,934
Median: 85,700																	

Table for illustrative purposes only

Phase 1:



Develop An Apartment Community

Affordable Housing Creation

- 40 motel rooms
- Renovate to studio apartments with kitchenettes, a full bathroom and planned living space
- 40 2 bed/1bath
- Complete renovations necessary to remaining 2bed/1bath units
- Convert from market rate to affordable

Sample Budget- Phase 1

Rent:			# Units	Monthly Rent
2023/24 FMR (AMI rents % based on 2023)				\$1338/\$1558
50%	Studio		8	\$ 768
60%	Studio		25	\$ 922
80%	Studio		7	\$ 1,230
23/24 FMR				\$1616/\$1857
50%	Two Bedroom		5	\$ 988
60%	Two Bedroom		25	\$ 1,186
80%	Two Bedroom		10	\$ 1,582
Total Units			80	
Gross Rent				

80 Units	
Potential Annual Rental Revenue	\$1M
Potential Annual Expenses	\$800k
20% reserves	\$200K

After 2026, excess reserves will transfer annually to fund The Haven Resource Center and Emergency Housing Program (Phase 2).

Pathways Forward...Phase 1

Several paths...all will lead to life-changing opportunities.

80 units of affordable housing (Lease)

- HUD Approvals- Mid-Nov
 - HUD funding approvals to draw down funds to complete the acquisition
- Renovations – (\$500k budget from State funding)
 - Major capital improvements include the following:
 - Installation of Sprinkler System, Electrical and Plumbing Upgrades
 - Complete Apartment Renovations
 - Install Kitchenettes in Studios
 - ADA renovations as required
- Finalize Property Management Direction
 - Showing and leasing apartments
 - Collecting rent and tenant payment compliance
 - Oversee tenant conflict and issues
 - Establishing occupancy policies and other building rules
 - Overseeing short- and long-term maintenance, including contracting with third-party contractors for repairs
 - Operate within the proposed budget and pay all operating expenses
 - Generating necessary reports for the owner, and others as required by any and all legal documents affecting the property
 - Ensure compliance with affordable housing restrictions and fair housing laws.
 - Coordinate resident services and service providers for on-site activity- housing counseling, program referrals
 - Fees may range 8%-12% (\$80,000-\$120,000)
- Completion Date: Anticipated March 2023

The Haven – our future tenants

PHASE 1

Placement Priorities:

- Homeless
- Families with minor children
- Veterans
- People with disabilities
- Seniors and Unaccompanied youth
- Domestic Violence Program Participants
- Workforce Development Program Participants

Requirements and considerations

- 1) 1-year Osceola County prior residency
- 2) Income and Security Deposits
- 3) Previous evictions not automatic disqualification
- 4) Criminal history not automatic disqualification

Resident Selection Process

What's required: Initial screening, application, interview, income certification and annual recertification required for lease

Direct Referrals:

- Coordinated Entry; Housing Subsidy Voucher Programs; Rapid Rehousing Programs
- Haven Resource Provider
- City of Kissimmee and Osceola County Housing Division Programs...ie Rental Assistance

Indirect Referrals:

- Waitlist Development

All processes will be in compliance with Fair Housing Laws

Phase 2: 40 Units of Emergency/Bridge Housing

The intent of this portion of the development is to provide 24/7/365 *housing focused* emergency/bridge housing and supportive services to persons experiencing homelessness.

This project must work to ensure that people do not see this housing as a place to stay indefinitely and ensure stays are short-term with a rapid return to permanent housing, while meeting other basic needs. The goal of this approach is to assist our community in transforming decentralized homeless services into a crisis response system that rapidly returns people who experience homelessness to stable housing and self-sufficiency.

There are many partners in this space, and we support their efforts.

A non-profit provider will be selected through a formal bid process to manage and operate this portion of the project. A budget will be developed in conjunction with the selected partner.

Anticipated opening: Fall of 2024

Awaiting funding notification through Community Project Funding Program - \$1.8M

Affordable Housing Participation Summary

Completed

- Vineland Landings - 300 units
- Single family home construction homeownership/ rental - 5 units
- Oak leaf Landing – Affordable housing preservation -50 units

Underway

- Dillingham Apartments - 38 units (under construction)
- Buen Vecino - 60 units (in development)
- Pinnacle at the Wesleyan - 96 units (in development)
- Rosewood Point - 192 units (in development)

Questions?

