



**MEETING AGENDA
SESSION OF THE AFFORDABLE HOUSING ADVISORY
COMMITTEE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
THURSDAY, JUNE 26, 2025 AT 11:30 AM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
 - 3.A Approval of AHAC Minutes from May 15, 2025 Meeting
- 4. PUBLIC HEARINGS**
- 5. OLD BUSINESS**
 - 5.A 5 Year Consolidated Plan and Annual Action Plan Process
- 6. NEW BUSINESS**
- 7. DISCUSSION**
 - 7.A Staff Comments and Updates
- 8. HEAR CHAIRMAN AND BOARD MEMBERS**
- 9. ADJOURNMENT**

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Affordable Housing Advisory Committee 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 State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 3.A**Approval of AHAC Minutes from May 15, 2025 Meeting****Request**

Review and approve the minutes from the meeting held on May 15, 2025.

Explanation**Recommendation**

Review and approve the minutes from the meeting held on May 15, 2025.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter:

Attachment(s):

1. 5.15.2025 AHAC Minutes



MEETING MINUTES
SESSION OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
THURSDAY, MAY 15, 2025 AT 10:00 AM

1. MEETING CALLED TO ORDER

Members Present:

Chair Robert Bussiere; Co-Chair Lucie Ghioto; Board Member Will Cooper; Board Member Scott Culp; Board Member Wendy Ford; Board Member Linda Goodwin; Board Member Sue Ring.

Staff Present:

Deputy Attorney Kalanit Oded; City Clerk Tameara Crespo; Board Clerk Eugenio Morales; Omaira Caraballo.

Members Absent:

Board Member Noel Ortiz; Board Member Fatima Santiago; Housing Manager Frances De Jesus.

Chair Robert Bussiere called the meeting to order at 10:00 AM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Chair Bussiere led the audience in the Pledge of Allegiance.

3. MINUTES

3.A Approval of AHAC Minutes from February 20, 2025

Request AHAC approval of the Minutes from the February 20, 2025, meeting.

Board Member Ford made a motion to approve the Minutes from the February 20, 2025. Board Member Goodwin seconded the motion.

AYE: Chair Bussiere, Co-Chair Ghioto, Board Member Cooper, Board Member Culp, Board Member Ford, Board Member Goodwin.

NAY: None

Motion Passed 6 - 0.

Board Member Sue Ring entered at 10:02 A.M.

4. PUBLIC HEARINGS

5. OLD BUSINESS

6. NEW BUSINESS

6.A Five-Year Consolidated Plan and Annual Action Plan Process

Eugenio Morales provided a presentation, which was attached to the agenda.

Board Member Culp proposed reallocating \$177,000 from the HOME Program's new construction rental development to tenant-based rental assistance. Eugenio clarified that the discussion pertained to current allocations and emphasized that future allocations can still be amended as needed.

Board Member Cooper raised concerns regarding the 9.2% of CDBG funds allocated for code enforcement. He questioned why the salary for the Code Officer is paid from the CDBG budget rather than the City's general fund. It was explained that the Code Officer, funded through CDBG, plays a key role in expediting eligible projects by conducting required inspections. A broader discussion followed regarding the necessity of maintaining code enforcement salary within the plan. Board Member Ford inquired whether code enforcement has historically been listed as a separate line item, citing CDBG records dating back to 2005. Chair Bussiere expressed concern that 20% of CDBG funds are being spent on administration, which reduces the proportion of funds that directly benefit community members.

Chair Bussiere proposed scheduling another meeting in June to continue the discussion. Board Member Cooper further recommended that the City consider changing its funding prioritization—suggesting that the current Priority 3 (Code Enforcement, Homeless Facilities, and Housing Activities) be elevated to Priority 1 (Workforce Development, Training Opportunities, and related support services). He also emphasized the need for increased transparency in how priorities and distributions are determined. Chair Bussiere commented that the current use of funds may not represent the most effective allocation.

Board Member Culp made a motion to ask staff to schedule an additional meeting in June, with a specific agenda item to gather details on funding priorities and distribution methods. Co-Chair Ghioto seconded the motion.

AYE: Chair Bussiere, Co-Chair Ghioto, Board Members Cooper, Culp, Ford, Goodwin, and Ring

NAY: None

Motion Passed: 7 - 0

Board Member Ring asked when the board would be able to review the actual funding amounts. Deputy City Attorney Oded responded that the City may receive no allocation from the federal or state government, and therefore, the specific dollar amounts are not currently known. However, the board may continue to discuss funding percentages and allocation breakdowns in preparation.

Board Member Culp made a motion to move item 6.C. in front of item 6.B. Co-Chair Ghioto seconded the motion.

AYE: Chair Bussiere, Co-Chair Ghioto, Board Members Cooper, Culp, Ford, Goodwin, and Ring

NAY: None

Motion Passed: 7 - 0

Deputy City Attorney Oded recommended that the board continue discussion on the resolution at the next meeting. Board Member Culp reviewed recent changes to the resolution, noting that the terms had been amended for length and staggering. He further explained that the current resolution is inconsistent with the SHIP statute regarding membership terms. It was also noted that the current resolution does not include term limits—an issue the board should consider.

Board Member Culp made a motion to draft a revised resolution consistent with the SHIP statute, specifically regarding member terms and staggering, and to bring it back to the board for review and recommendation. Co-Chair Ghioto seconded the motion.

AYE: Chair Bussiere, Co-Chair Ghioto, Board Members Cooper, Culp, Ford, Goodwin, and Ring

NAY: None

Motion Passed: 7 - 0

6.B Sunshine Law Board Training

Deputy City Attorney, Kalanit Oded provided a presentation attached to the agenda.

6.C Review of the Resolution Adopting the AHAC

7. DISCUSSION

7.A Staff Comments and Updates

By consensus of the board, a follow-up meeting was scheduled for Thursday, June 26, 2025 at 10:00 A.M. to continue discussion on Item 6.A, the Five-Year Consolidated Plan and Annual Action Plan Process, and Item 6.C, the Review of the Resolution Adopting the AHAC. City Clerk Crespo confirmed that the agenda for the June 26 meeting will be published on June 23.

8. HEAR CHAIRMAN AND BOARD MEMBERS

Board Members agreed to scheduled a meeting for Thursday, June 26, 2025, at 10:00 a.m. to continue discussion on Items 6.A and 6.B. Staff noted that the agenda for the June 26 meeting will be published on June 23.

9 ADJOURNMENT

- . Board Member Ford made a motion to adjourn. Board Member Goodwin seconded the motion.

AYE: Chair Bussiere, Co-Chair Ghioto, Board Member Cooper, Board Member Culp, Board Member Ford, Board Member Ring, Board Member Goodwin.

NAY: None

Motion Passed 7 - 0.

There being no further business to come before the AHAC Board, Chair Bussiere adjourned the meeting at 10:52 AM.

Board Chair

ATTEST:

Board Secretary

ITEM 5.A

5 Year Consolidated Plan and Annual Action Plan Process

Request

Request public comment from AHAC on the 5-Year Consolidated Plan and Annual Action Plan documents.

Explanation

The City of Kissimmee is required to submit to the U.S. Department of Housing and Community Development a 5-year Consolidated Plan that guides the use of federal funds for the five-year period, describes the amount of assistance, priorities, range of activities, and estimated amount that will benefit low and moderate income persons. Along with the 5-Year Consolidated plan, the City is required to submit the 2025-2026 Action Plan. The draft is available for public comment from June 13th through July 15th, 2025. The documents will be submitted to HUD for approval by or before August 15, 2025.

Recommendation

Provide public comments to staff on the 5-Year Consolidated Plan and Annual Action Plan.

REQUESTED CITY COMMISSION ACTION:

No Action

Department: Development Services

Presenter:

Attachment(s):

1. DRAFT - 5 Year Consolidated Plan and Annual Action Plan

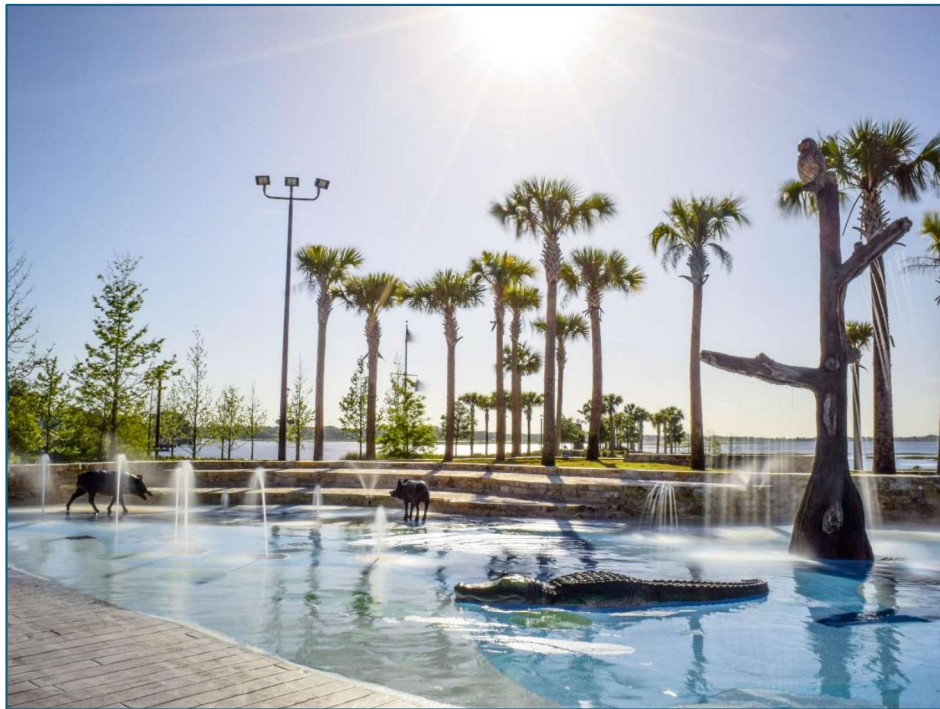


City of Kissimmee

2025-2029 Consolidated Plan

Program Year 2025 Annual Action Plan

U.S Department of Housing and Urban Development



Prepared by:

City of Kissimmee Housing and Community Development
Division

101 Church Street, Suite 200A

Kissimmee, Florida 34741

Executive Summary

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

Introduction

The 2025-2029 Consolidated Plan and program year 2025 Annual Action Plan recognizes the City's twenty-first 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. These two Programs have allowed the City to address the priority housing and community development needs for low- to moderate-income households identified over the years in order to fulfill the mission of providing safe, decent, affordable housing and create sustainable living environments for all residents.

This Consolidated Plan represents and summarizes the housing and community development goals, objectives, outcomes and obstacles identified by citizens, regional and local housing and supportive services providers, the City's Affordable Housing Advisory Committee, and the City's elected officials and Department staff through direct consultation, surveys, and public meetings in an effort to increase coordination to better serve low- to moderate-income persons and households with Federal and State funding opportunities.

The overall goal of the housing and community development programs described 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 and Annual Action 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 over the next five-year planning period.

Summary of the objectives and outcomes identified in the Plan

In the Strategic Plan portion of the Consolidated Plan, we identify 1) Geographical priorities for targeting Federal and State funds to areas based on credible data sources and consultation results; 2) Priority housing and community development needs based on credible data sources, and the Citizen Participation/Consultation processes; and 3) Housing and community development goals and objectives to address during the next five-year planning period and the first program year of the Consolidated Plan.

SP-10 Geographical Priorities

The City of Kissimmee has elected to allocate each program year's annual funding to projects and activities on a City-wide basis. In the event a specific local target area or neighborhood revitalization area is identified, a Substantial Amendment will be developed in order to target funds towards these identified areas where urgent needs exist in neighborhoods where at least 51% or more of the households are low- to moderate-income.

SP-25 Priority Needs

Through the results of the Citizen Participation/Consultation processes, the City of Kissimmee has selected the following priority needs to address over the next five-year planning period: Affordable Housing; Public Facilities and Infrastructure Improvements; Public Services; Economic Development; Homeless Services; and Planning/Administration. Although considered, Broadband Services needs were ranked by Survey Respondents as low-priority for the use of Federal and State funding over the next five-year planning period, coupled with the fact that data shows that there is only a 6.6% difference between households that have a computer in their home and households that have a dedicated broadband internet subscription. Likewise, Climate Resiliency needs were ranked by Survey Respondents as a low-priority for the use of Federal and State funding over the next five-year planning period. Other methods to incorporate "green"

standards into rehabilitation and infrastructure projects will be explored by the City over the next five-year planning period.

SP-45 Goals

In alignment with the priority needs identified through the Citizen Participation/Consultation processes, the City of Kissimmee has selected the following goals and objectives to address with Federal and State grant funding over the next five-year planning period: 1) Affordable Housing; 2) Housing Preservation; 3) Public Services; 4) Public Facilities and Infrastructure Improvements; 5) Economic Development; 6) Planning/Administration.

AP-20 Annual Goals and Objectives

During the first program year of the 2025-2029 Consolidated Plan, the City of Kissimmee has selected three (3) goals to address with Federal and State funding: 1) Planning/Administration; 2) Housing Preservation; and 3) Public Services. Specific projects to fund during the 2025 program year include: 1) Public Services – The City of Kissimmee will allocate CDBG funding towards the implementation of eligible public services activities to low- to moderate-income persons and households delivered by local housing, other non-housing support service providers, and City Departments; 2) Code Enforcement – The City of Kissimmee will continue to allocate CDBG Program funding towards the salary of a Code Enforcement Officer that is designated to a specific zone that is predominantly low- to moderate-income households; 3) Housing Rehabilitation - The City of Kissimmee will allocate CDBG funding towards rehabilitation of owner-occupied and rental housing units for very-low, and low- and moderate-income residents; and 4) Planning/Administration – The City of Kissimmee will allocate CDBG funding towards daily, eligible planning and program administration activities necessary to implement CDBG Program funding within compliance with Program guidelines.

Evaluation of past performance

During the implementation of the 2020-2024 Consolidated Plan, the City of Kissimmee strived to address its funding priorities by allocating funding to six (6) eligible goal categories: 1) Affordable Housing; 2) Housing Preservation; 3) Public Services; 4) Economic Development; 5) Public Facilities and Infrastructure Development; and 5) Program Administration.

According to the latest program year 2023-2024 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 #01: Improve availability and accessibility of affordable housing to persons and households with low- to moderate incomes.

Outcome: Between 2020 and 2024, 107 low- to moderate income households received mortgage or rental assistance (due to the COVID-19 financial crisis); and 5 new rental housing units were constructed.

Goal #02: Housing Preservation

Priority #02: Promote preservation and sustainability of the City's existing housing stock.

Outcome: Between 2020 and 2024, 4 rental housing units were rehabilitated; and 1,035 residential units and 1,224 businesses were inspected by the City's designated Code Enforcement Officer with the goal of addresses substandard housing and commercial buildings operated out of compliance with local building codes.

Goal #03: Public Services

Priority #03: Improve access to financial and supportive services for homeless persons, persons at-risk of homelessness, and persons who are not homeless, but have other special needs.

Outcome: Between 2020 and 2024, 1,081 homeless individuals received case management, street outreach and other support services; 340 homeless children received scholarships to the City's DreamBuilders Summer Camp program; 18 extremely-low income individuals received healthcare services; and 6 developmentally disabled individuals received transportation services to and from an Adult Training Program a total of 2,624 round trips.

Goal #04: Economic Development

Priority #04: Improve access to economic opportunities and jobs for low- to moderate-income persons.

Outcome: Between 2020 and 2024, 17 low-income persons received employment services.

Goal #05: Public Facilities and Infrastructure Improvements

Priority #05: Create sustainable living environments for low- to moderate-income persons.

Outcome: Between 2020 and 2024, 93 persons benefitted from renovations to public facilities.

Goal #06: Program Administration

Outcome: Between 2020 and 2024, the City of Kissimmee used CDBG program administration funds to effectively implement CDBG program funded activities within compliance with Program guidelines.

Summary of citizen participation process and consultation process

Representatives from the City of Kissimmee Housing and Community Development Division attended two public meetings to address attendees and discuss the City of Kissimmee's 2025-2029 Consolidated Plan process. The first was held at the NAACP monthly meeting on May 13, 2025 at the Chambers Park community center to solicit public input on general housing and community development goals and distribute housing and community development surveys. The second was held on May 22, 2025 at Haven on Vine Apartments to solicit public input on general housing and community development goals and to distribute housing and community development surveys. In addition, the City of Kissimmee Housing and Community Development Division created a *5-Year Housing and Community Development Goals 2025-2029 Survey* to collect public input on housing and community development needs which was distributed at the public meetings and online through a link provided to all consulted agencies. The City collected a total of 13 responses. In addition, Osceola County created a *5-Year Housing and Community Development Goals Survey* that was posted to the County's website between December 2024 and June 2025. That Survey collected 138 responses from Kissimmee residents. Both Surveys were evaluated and used to determine the priority needs and goals for the next five year period. The City of Kissimmee Housing and Community Development Division conducted fifteen (15) direct consultation meetings with regional and local housing and community development stakeholders, and City Departments to discuss each organization or Department's goals and objectives and priority needs to better serve their clientele over the next five-year planning period. A summary of each consultation meeting can be found in Section PR-10 Consultation of this Consolidated Plan. A 30-day public comment period will be held June 13, 2025 through July 15, 2025 to solicit public comments on the draft 2025-2029 Consolidated Plan and program year 2025 Annual Action Plan. A final public hearing will be held at the City of Kissimmee Commission Chambers at 6:00 p.m. on July 15, 2025 to collect any final comments on the draft 2025-2029 Consolidated Plan and program year 2025 Annual Action Plan and seek Commission approval for final edits and submission of the Plans to HUD prior to the national deadline of August 15, 2025.

Summary of public comments

This section will be completed after the conclusion of the 30-day public comment period and final public hearing.

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

This section will be completed after the conclusion of the 30-day public comment period and final public hearing.

The Process

PR-05 Lead & Responsible Agencies - 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	Housing and Community Development Division
CDBG Administrator	KISSIMMEE	Housing and Community Development Division
HOME Administrator	OSCEOLA COUNTY	Housing and Community Services Department

Table 1 – Responsible Agencies

Narrative

The City of Kissimmee Housing and Community Development Division administers local, state, and federal funds designated for housing and community development. This includes funds from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program, Florida's State Housing Initiatives Partnership (SHIP) program, and other state and federal grant programs that benefit low and moderate-income households and improve neighborhoods. The City of Kissimmee receives an annual allocation of HOME Investment Partnerships Program funding for affordable housing opportunities that is administered by the Osceola County Housing and Community Services Department as the lead agency of the Osceola County HOME Consortium.

Consolidated Plan Public Contact Information

Frances DeJesus

Housing and Community Development Manager

Phone: (407) 518-2156

Email: frances.dejesus@kissimmee.gov

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

In order to increase cooperation and coordination efforts between City of Kissimmee, regional planning organizations, and housing and supportive services providers throughout the Central Florida region, the City of Kissimmee Housing and Community Development Division developed a list of 22 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. The City of Kissimmee conducted a total of 15 virtual consultations between March and May 2025.

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(l)).

The Kissimmee Housing and Community Development Division works directly with local public and private housing supportive and public service providers by providing annual CDBG funding towards activities such as affordable housing, public facilities and infrastructure, 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

The Kissimmee Housing and Community Development Division works 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 is not an eligible Emergency Solutions Grant funding recipient, but we do consult with Homeless Services Network of Central Florida to determine specific homeless trends in our immediate area and discuss potential ways to further the Network's goals and objectives through alternative funding methods to address the needs of residents experiencing or at-risk of homelessness.

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	Agency/Group/Organization	East Central Florida Regional Planning Council
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We conducted a virtual consultation meeting on February 25, 2025 to discuss priority needs including workforce development and economic resilience in the City of Kissimmee and to gain insight on regional planning efforts in the last five years and the upcoming 2025-2029 consolidated planning period. The ECFRPC shared valuable documentation regarding their CEDS 2022-2027 Plan and other interactive tools that the City of Kissimmee can use to align their HCD goals and objectives with and improve coordination during this consolidated planning period.
2	Agency/Group/Organization	Osceola Community Health Services (BVL Health Clinic)
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We conducted a virtual consultation meeting on March 19, 2025 to discuss priority needs for funding including operation costs and mental health services for Kissimmee's very-low, low, and moderate-income residents. Osceola Community Health Services is a Federally-qualified Community Health Organization who operates nine (9) locations in the Central Florida region, two (2) of which are located near Kissimmee. The purpose of this consultation was to discuss future potential public services to fund over the next five year consolidated planning period.
3	Agency/Group/Organization	Habitat for Humanity, Osceola
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We conducted a virtual consultation meeting on March 25, 2025 to discuss priority needs for affordable housing funding including down payment assistance, land acquisition, affordable housing development, housing counseling services, and homebuyer education for Kissimmee's very-low, low, and moderate-income residents. The purpose of this consultation was to determine where affordable housing funding would be best used over the next five-year consolidated planning period to make the biggest impact to Kissimmee's current housing market.
4	Agency/Group/Organization	Homeless Services Network of Central Florida
	Agency/Group/Organization Type	Services-homeless Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We conducted a virtual consultation meeting on April 10, 2025 to discuss priority needs for homeless persons and families living unsheltered in and around City of Kissimmee. The top priority need identified was temporary shelter for homeless persons sleeping outside in public spaces. We also discussed the uniqueness of homelessness trends in and around Kissimmee and how the new Florida State legislation and Federal regulations that prohibits homeless persons from living in outside public spaces (encampments) has impacted that homelessness looks like in Kissimmee. One of the biggest barriers to keeping people housed in and around Kissimmee are the high eviction rates and restrictions of paying court fees with money orders or cash at the time of eviction. The purpose of this consultation was to identify the priority needs and trends of homelessness in and around Kissimmee to better use housing and community development funds to reduce the number of homeless persons and families in our communities. Homeless Services Network also provided several resources that the City will use to update its internal Homelessness Strategy over the next five year consolidated planning period.
5	Agency/Group/Organization	Helping Others Make the Effort
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We conducted a virtual consultation meeting on April 10, 2025 to discuss priority needs for homeless women and children who are also victims of domestic violence in the City of Kissimmee. Priority needs identified include homeless prevention services (emergency rental assistance) and case management services including funding for salaries to add case managers. The purpose of this consultation was to determine how housing and community development funds can be used to support local housing and supportive service providers and improve coordination of these services to persons facing homeless due to domestic violence and generational poverty.
6	Agency/Group/Organization	Osceola Council on Aging
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We conducted a virtual consultation meeting on April 14, 2025 to discuss priority needs for affordable housing for both very-low, low- and moderate-income families and elderly persons in the City of Kissimmee. Some priority needs identified include emergency rental assistance (top priority), permanent housing for very-low income persons and families, and rehabilitation of multi-family rental housing units that were previously developed with NSP funds and have now aged. Another priority need identified is rehabilitation of multi-family rental units that were damaged during the 2023-2024 hurricane seasons. The Council on Aging is the only CHDO in Osceola County and receives HOME set-aside funds on an annual basis, but due to the capacity of the agency and the overwhelming need for services not eligible under the HOME program, new affordable housing development is difficult to achieve. The purpose of this consultation was to improve coordination between City of Kissimmee and the Council on Aging to address affordable housing issues with housing and community development funding over the next five-year consolidated planning period.
7	Agency/Group/Organization	Hope Partnership
	Agency/Group/Organization Type	Services – Housing Services-homeless Services-Health Services-Employment Foundation
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We conducted a virtual consultation meeting on May 14, 2025 to discuss priority needs for very-low income and homeless persons and families in Kissimmee. The Hope Partnership is a local housing and supportive services provider that connects persons in need to housing, food pantry services, employment services, and mental health services within the County. Priority needs identified include access to affordable housing, supportive services like a Drop-in Service Center that provides temporary shelter and other necessary services for episodic homeless and chronic homeless persons, job creation and placement services, mental health services, and diversion programs. The purpose of this consultation was to identify priority needs, but to also discuss potential funding opportunities to address these needs and improve coordination between the City of Kissimmee and local housing and supportive service providers in and around Kissimmee.
8	Agency/Group/Organization	HANDS of Central Florida
	Agency/Group/Organization Type	Housing Services – Housing Regional organization CHDO
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We conducted a virtual consultation meeting on May 12, 2025 to discuss priority needs for affordable housing for very-low, low- and moderate income residents in Kissimmee. HANDS of Central Florida is a housing developer and HUD certified Community Housing Development Organization in Central Florida, and this is the first time we have consulted directly with this organization. HANDS has served the region since 1989 and owns and operates 11 affordable housing developments and 611 affordable multi-family rental units in the region. 72 affordable rental units are in Kissimmee (Pebble Creek Apartments). Within the last five years, HANDS has developed 6 new single-family homes in Osceola County that are affordable rental housing. A majority of their clientele is 80-120% AMI. The top priority identified is housing counseling services, specifically one-on-one credit counseling and preparation to move from rental to homeownership. One of the barriers identified is that HOME funding is too restrictive, and does not allow enough flexibility to develop new affordable housing. The purpose of this consultation was to improve coordination with housing developers in the region to better identify the barriers and obstacles that is preventing the development and preservation of affordable housing in Kissimmee.
9	Agency/Group/Organization	City of Kissimmee
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Funding needs and priorities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Between March 24, 2025 and April 21, 2025, we conducted multiple virtual consultations with the City's Parks and Recreation Department, Code Enforcement Department, Kissimmee CRA, Public Works and Engineering, and the City Manager's Office to discuss priority needs and potential projects to receive CDBG and HOME funding over the 2025-2029 Consolidated Plan period. The purpose of this consultation was to improve coordination with internal City Departments and organizations to better identify specific housing and community development needs and to discuss current or future projects that are a priority for the City.
10	Agency/Group/Organization	Upwards (WeeCare)
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Economic Development Childcare Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We conducted a virtual consultation on May 27, 2025 with Upwards, a for-profit micro-enterprise business, to discuss how their Boost Program provides technical assistance to licensed, in-home childcare providers on ways to connect those in need of childcare to childcare providers in their area and also boosting the revenue of licensed, in-home childcare providers across the nation. The purpose of this consultation was to improve coordination with organizations that provide innovative ways to increase economic development opportunities in our community.
11	Agency/Group/Organization	Help Now of Osceola
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We conducted a virtual consultation on April 21, 2025 with Help Now of Osceola, to discuss priority needs for persons and families who are victims of domestic violence and are also homeless. The top priorities identified include specialized case management, more affordable housing options to avoid future homelessness, and supportive housing services including childcare, family counseling, and mental health counseling. The purpose of this consultation was to improve coordination between the City and local housing and supportive services organizations in our area to identify these priority needs and better plan for potential projects that could address some of these needs for our most vulnerable populations.
--	---	--

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

The Kissimmee Housing and Community Development Division requested consultation meetings with the local school district, health department, and chamber of commerce in order to discuss priority funding needs and data collection, but was not able to establish direct contact during the consultation process. Furthermore, we did not consult directly with any broadband internet providers during the development of this Consolidated Plan because there are no current plans to use HUD program funding for projects and activities related to the expansion of internet services over the next five-year period, due to the fact that there is a low-priority need based on Survey Respondents and data evaluated.

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	Promoting the regional goal of ending homelessness. Promoting access to and effective use of mainstream benefits. Optimizing self-sufficiency among individuals and families who are experiencing homelessness.
City's SHIP Plan	Housing and Community Development Division	Promoting affordable housing opportunities.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
East Central Florida Strategic Regional Policy	East Central Florida Regional Planning Council	Goals of the City's Consolidated Plan align overall with the East Central Florida Strategic Regional Policy Plan 2060 and Comprehensive Economic Development Strategy 2022 in the areas of economic development, affordable housing and regional transportation.

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(l))

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

Representatives from the Kissimmee Housing and Community Development Division attended two public meetings to address attendees and discuss the City of Kissimmee's 2025-2029 Consolidated Plan process. The first was held at the NAACP monthly meeting on May 13, 2025 at the Chambers Park community center to solicit public input on general housing and community development goals and distribute housing and community development surveys. The second was held on May 22, 2025 at Haven on Vine Apartments to solicit public input on general housing and community development goals and to distribute housing and community development surveys. In addition, the City of Kissimmee Housing and Community Development Division created a *5-Year Housing and Community Development Goals 2025-2029 Survey* to collect public input on housing and community development needs which was distributed at the public meetings and online through a link provided to all consulted agencies. The City collected a total of 13 responses. In addition, Osceola County created a *5-Year Housing and Community Development Goals Survey* that was posted to the County's website between December 2024 and June 2025. That Survey collected 138 responses from Kissimmee residents. Both Surveys were evaluated and used to determine the priority needs and goals for the next five year period. A 30-day public comment period will be held June 13, 2025 through July 15, 2025 to solicit public comments on the draft 2025-2029 Consolidated Plan and program year 2025 Annual Action Plan. A final public hearing will be held at the City of Kissimmee Commission Chambers at 6:00 p.m. on July 15, 2025 to collect any final comments on the draft 2025-2029 Consolidated Plan and program year 2025 Annual Action Plan and seek Commission approval for final edits and submission of the Plans to HUD prior to the national deadline of August 15, 2025.

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
1	Public Meeting	Non-targeted/broad community	A public meeting was conducted by the NAACP on May 13, 2025 at 6:00 p.m. located at the Chambers Park community center in Kissimmee. During the meeting a representative from the Kissimmee Housing and Community Development Division attended and addressed attendees to solicit public input on the development of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan processes and also distributed hard copy surveys to collect information on housing and community development needs.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Public Meeting	Non-targeted/broad community	A public meeting was conducted on May 22, 2025 at 6:00 p.m. at Haven on Vine Apartments in Kissimmee. During the meeting a representative from the Kissimmee Housing and Community Development Division attended and addressed attendees to solicit public input on the development of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan processes and also distributed hard copy surveys to collect information on housing and community development needs.		

3	Internet Outreach	Non-targeted/broad community	In addition, the City of Kissimmee Housing and Community Development Division created a <i>5-Year Housing and Community Development Goals 2025-2029 Survey</i> to collect public input on housing and community development needs which was distributed at the public meetings and online through a link provided to all consulted agencies. The City collected a total of 13 responses. In addition, Osceola County created a <i>5-Year Housing and Community Development Goals Survey</i> that was posted to the County's website between December 2024 and June 2025. That Survey collected 138	The most common type of resident who responded were renters.	
---	-------------------	------------------------------	---	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
			responses from Kissimmee residents. Both Surveys were evaluated and used to determine the priority needs and goals for the next five year period		
4	Newspaper Ad	Non-targeted/broad community	A 30-day public comment period on the draft 2025-2029 Consolidated Plan and program year 2025 Annual Action Plan will start Friday, June 13, 2025 and end Tuesday, July 15, 2025. The draft 2025-2029 Consolidated Plan and program year 2025 Annual Action Plan will be posted to the City's website and available for request via email. To obtain a copy of the draft Plans or make comments, citizens can email frances.dejesus@kissimmee.gov.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
5	Public Hearing	Non-targeted/broad community	A public hearing will be held at 6:00 p.m. on Tuesday, July 15, 2025 at the City of Kissimmee Commission Chambers located at Kissimmee City Hall, 101 Church Street, Kissimmee, Florida 34741 to solicit any final public comments on the draft 2025-2029 and program year 2025 Annual Action Plan and seek Commission approval for final edits and submission of the Consolidated Plan and Annual Action Plan to HUD prior to the national deadline of Friday, August 15, 2025.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Because the City of Kissimmee is a member of the Osceola County HOME Consortium, and only receives direct allocations of Community Development Block Grant Program funding, much of the data and assessment of our jurisdictions housing needs are more thoroughly explained in the Osceola County HOME Consortium 2025-2019 Consolidated Plan. We recommend that you also review the County's Consolidated Plan for more in-depth evaluation of housing needs in and around Kissimmee. In this section of the Needs Assessment, we examine the results from the *City of Kissimmee 5-Year Housing and Community Development Goals Survey* 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.

General Housing Needs

According to the HUD CPD Mapping Tool, there are an estimated total of 22,836 households in Kissimmee, Florida. Of the estimated total households, 10,155 are owner-occupied and 12,681 are renter-occupied. Approximately 8,800 or 38.5% of these households experience at least one of the four common housing problems (Substandard housing, overcrowding, cost burden (30% or more), and severe cost burden (50% or more). The most common housing problem experienced by low- to moderate-income households is severe cost burden (50% or more of monthly income spent on housing costs), and extremely low-income households (0-30% of the area median income) make up for the highest number of households facing severe cost burden.

NA-50 Non-Housing Community Development Needs

The *City of Kissimmee 5-Year Housing and Community Development Goals Survey* was in hard copy version distributed at the two public meetings, and emailed directly to consulted agencies to solicit public input from Kissimmee residents, regional planning organizations and public institutions, City Departments, and local housing and supportive services providers. We ask Respondents to rank their priority needs in the areas of Public Facilities, Public Improvements and Public Services, as required by HUD. In addition, we asked Respondents to rank their priority needs in the areas of Affordable Housing, Homeless Services, Economic Development, Non-Homeless Special Needs, Broadband Services, and Climate Resiliency.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

This City of Kissimmee does not have a documented unmet need for Tenant-Based Rental Assistance (TBRA) for persons with a specific category of disabilities, therefore the City will not establish a preference to target TBRA funding towards a specific category of persons or families during the next five-year planning period.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

According to the City of Kissimmee *5-Year Housing and Community Development Goals 2025-2029 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 Housing and Community Development Division developed a *5-Year Housing and Community Development Goals Survey* which was distributed to wide variety of participants (i.e., City Departments, local housing and supportive services providers, residents, etc.) e-mailed directly to consulted agencies, and distributed in hard copy version at community meetings and public forums. In addition, The City collected a total of 13 responses. In addition, Osceola County created a *5-Year Housing and Community Development Goals Survey* that was posted to the County's website between December 2024 and June 2025. That Survey collected 138 responses from Kissimmee residents. Both Surveys were evaluated and used to determine the priority needs and goals for the next five year period. The survey was created and maintained by the Housing and Community Development Division and their Consultant through an online website provided by SurveyMonkey.com. The surveys were available to the public between December 2024 and June 2025. 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 *5-Year Housing and Community Development Goals 2025-2029 Survey* results, the top three (3) types of public improvements, or infrastructure, chosen as the highest priorities are traffic/street lighting improvements, sidewalk improvements, and storm drainage improvements.

How were these needs determined?

The City of Kissimmee Housing and Community Development Division developed a *5-Year Housing and Community Development Goals Survey* which was distributed to wide variety of participants (i.e., City Departments, local housing and supportive services providers, residents, etc.) e-mailed directly to consulted agencies, and distributed in hard copy version at community meetings and public forums. In addition, The City collected a total of 13 responses. In addition, Osceola County created a *5-Year Housing and Community Development Goals Survey* that was posted to the County's website between December 2024 and June 2025. That Survey collected 138 responses from Kissimmee residents. Both Surveys were evaluated and used to determine the priority needs and goals for the next five year period. The survey was created and maintained by the Housing and Community Development Division and their Consultant through an online website provided by SurveyMonkey.com. The surveys were available to the public between December 2024 and June 2025. 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 improvements.

Describe the jurisdiction's need for Public Services:

According to the City of Kissimmee *5-Year Housing and Community Development Goals 2025-2029 Survey* results, the top three (3) types of public services, or community services, chosen as the highest priorities are healthcare services, mental health services, and senior activity services. According to the City of Kissimmee *5-Year Housing and Community Development Goals 2025-2029 Survey* results from the hard copy Surveys collected at public meetings, the top three (3) types of public services chosen as the highest priorities are food banks, health services (healthcare/mental health services), and services for persons with disabilities/childcare services (both tied for third). 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 Housing and Community Development Division developed a *5-Year Housing and Community Development Goals Survey* which was distributed to wide variety of participants (i.e., City Departments, local housing and supportive services providers, residents, etc.) e-mailed directly to consulted agencies, and distributed in hard copy version at community meetings and public forums. In addition, The City collected a total of 13 responses. In addition, Osceola County created a *5-Year Housing and Community Development Goals Survey* that was posted to the County's website between December 2024 and June 2025. That Survey collected 138 responses from Kissimmee residents. Both Surveys were evaluated and used to determine the priority needs and goals for the next five year period 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 Housing and Community Development Division and their Consultant through an online website provided by SurveyMonkey.com. The surveys were available to the public between December 2024 and June 2025. 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 services.

Discussion:

The 5-Year Housing and Community Development Goals Survey also collected public input in the areas of Affordable Housing, Economic Development, Services for Homeless Persons, and Activities/Services for Non-Homeless Persons with Special Needs.

According to the results of both the online and the hard copy versions of the Survey, the top three (3) types of affordable housing activities in need of funding are: 1) emergency rental assistance; 2) down payment assistance for new home buyers; and 3)

construction of new rental housing/rehabilitation of owner-occupied housing (tied for third). The top three (3) economic development activities in need of funding are: 1) job services; 2) financial assistance for small businesses; and 3) commercial building façade improvements. The top three (3) types of services for homeless persons in need of funding are: 1) temporary shelter for homeless people/families; 2) mental health services; and 3) healthcare services/permanent housing for homeless persons/families (tied for third). The top three (3) activities/services for non-homeless persons with special needs in need of funding are: 1) accessible housing improvements for persons with disabilities; 2) domestic violence services; and 3) substance abuse services.

In addition, we asked Respondents to rank broadband services and climate resiliency goals to address over the next five year planning period. In terms of broadband services, Respondents ranked an increase in access to affordable broadband services as the highest priority. For climate resiliency goals, Respondents ranked protection of infrastructure from natural disaster-caused floods as the highest priority to address over the next five year planning period.

Based on the needs analysis above, describe the State's needs in Colonias

This section is not applicable to the City of Kissimmee because Florida is not one of the four Border States that shares a border with Mexico. HUD and USDA Rural Development both define colonias as rural communities within the US-Mexico board region that lack adequate water, sewer, decent housing or a combination of all three. The four Border States include Texas, New Mexico, Arizona, and California.

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, significant characteristics of the local economy in Kissimmee, comparison of needs identified in the Needs Assessment section of the Consolidated Plan versus needs identified in the Housing Market Analysis, broadband internet service needs and data, and how the City will address Hazard Mitigation needs over the next five-year planning period. The following is a summary of findings for each of these sections:

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 in the Orlando-Kissimmee-Sanford Metropolitan Area include Transportation and Warehousing; Finance, Insurance and Real Estate; and Professional, Scientific and Management Services, which represents a stark contrast to the previous five years. The top 3 business sectors with a higher workers to jobs ratio include Arts, Entertainment, and Accommodations; Wholesale Trade; and Agriculture, Mining, Oil and Gas Extraction. 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 housing problems, we determined that there were several cases of disproportionately greater need in 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-60 Broadband Needs of Low to Moderate-Income Households

According to 2023 Census Bureau data, 95.9% of households in Kissimmee reported to have a computer within their household, but only 89.3% of households in Kissimmee reported to have a broadband internet subscription. In this section of the Market Analysis we analyze the current access that low- to moderate-income households have to broadband and also weigh the benefits of increasing the choice of broadband service providers to potentially lower broadband service costs for low- to moderate-income households.

MA-65 Hazard Mitigation

Like most Florida communities, the City of Kissimmee is dedicated to research and potential mitigation strategies associated with increased hazards due to climate change. In this section of the Market Analysis, we evaluate the type of level of risk associated with increased hazards due to climate change, and analyze how these risks can increase vulnerabilities for low- to moderate-income households.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The City of 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. In this section of the Housing Market Analysis, we examined data provided by Bureau of Labor Statistics for the Orlando-Kissimmee-Sanford Metropolitan Area to determine how the 11 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 city to meet the goals and objectives for economic success. Public Administration and Other Services have been removed for the purposes of demonstrating an accurate count of the workforce in and around Kissimmee, Florida.

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	647	1,470	0.40%	0.18%	+227%
Arts, Entertainment, Accommodations	30,771	28,430	19%	3.5%	-92%
Construction	10,299	61,510	6.5%	7.7%	+597%
Education and Health Care Services	21,984	58,840	13.8%	7.3%	+267%
Finance, Insurance, and Real Estate	8,862	93,670	5.6%	11.7%	+1056%
Information	2,042	11,270	1.3%	1.4%	+552%
Manufacturing	6,036	37,920	3.8%	4.7%	+628%
Professional, Scientific, Management Services	8,707	80,450	5.5%	10.0%	+923%
Retail Trade	20,378	150,100	12.8%	18.7%	+736%
Transportation & Warehousing	10,456	118,970	6.5%	14.8%	+1137%
Wholesale Trade	6,076	9,030	3.8%	1.1%	+148%
Grand Total	150,416	567,360	--	--	--

Table 5 - Business Activity

Data Source: 2023 Longitudinal Employer-Household Dynamics (Workers), 2023 US Bureau of Labor and Statistics Orlando-Kissimmee-Sanford Metropolitan Area Estimates (Jobs)

*Number of Jobs includes employment sectors in the Orlando-Kissimmee-Sanford MSA

Labor Force

Total Population in the Civilian Labor Force	57,084
Civilian Employed Population 16 years and over	55,261
Unemployment Rate	3.3%
Unemployment Rate for Ages 16-24	Not available
Unemployment Rate for Ages 25-65	Not available

Table 6 - Labor Force

Data Source: Unemployment Statistics by County, Florida Department of Commerce (April 2025)

Occupations by Sector	Number of People
Management, business and financial	17,569
Farming, fisheries and forestry occupations	647
Service	52,755
Sales and office	42,954
Construction, extraction, maintenance and repair	10,299
Production, transportation and material moving	10,456

Table 7 – Occupations by Sector

Data Source: 2023 Longitudinal Employer-Household Dynamics (Workers)

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,124	20%
30-59 Minutes	41,715	75%
60 or More Minutes	2,422	5%
Total	55,261	100%

Table 8 - Travel Time

Data Source: 2023 Summary of Employment, Demographics, and Commuting Patterns for Kissimmee, Florida, Florida Commerce

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	Not available	Not available	Not available
High school graduate (includes equivalency)	39,460	1,549	Not available
Some college or Associate's degree	Not available	Not available	Not available
Bachelor's degree or higher	13,786	466	Not available

Table 9 - Educational Attainment by Employment Status

Data Source: 2023 Summary of Employment, Demographics, and Commuting Patterns for Kissimmee, Florida, Florida Commerce

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$15,000
High school graduate (includes equivalency)	\$31,000
Some college or Associate's degree	\$39,996
Bachelor's degree	\$68,711
Graduate or professional degree	\$71,711

Table 8 - Median Earnings in the Past 12 Months

Data Source: 2023 Summary of Employment, Demographics, and Commuting Patterns for Osceola County, Florida Commerce

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

According to Table 3 above, the top three business sectors that indicate the highest percentages of jobs to workers ratios in the Orlando-Kissimmee-Sanford Metropolitan Area are Transportation and Warehousing; Finance, Insurance and Real Estate; and Professional, Scientific and Management Services, which represents a stark contrast from the previous five-year period where data showed that Arts, Entertainment and Accommodations; Construction; and Retail Trade were the top three industries with the highest jobs to workers ratio. These numbers align with and increase in higher educational attainment as described in Table 7 above, and also aligns with the regional efforts to increase higher paying jobs in the advanced manufacturing and technology business sectors.

Also according to Table 3 above, the top three business sectors that indicate the highest percentages of workers to jobs ratios are Arts, Entertainment, and Accommodations; Wholesale Trade; and Agriculture, Mining, Oil & Gas Extraction. These numbers indicate a decrease in jobs available compared to the previous five-year period, but also aligns with the regional efforts to increase higher paying jobs in the advanced manufacturing and technology business sectors.

Describe the workforce and infrastructure needs of the business community:

Between 2015 and 2019, a predominant portion of Kissimmee's economy and workforce was based around two (2) targeted business industries: **Tourism** and **Agriculture**. Both industries create a demand for both jobs and workers in Kissimmee and its surrounding cities. However, both of these industries, especially the hospitality 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. Between 2020 and 2025, Osceola County made some major strides in creating new economic opportunities with the development of NeoCity, a technology district located in Osceola County that includes the development of state-of-the-art research facilities, sustainable infrastructure, housing, walkable streets, and close proximity to major transportation hubs. It has the potential to create 86,000 new jobs in the Central Florida region. This is only one of the innovative initiatives that is causing a shift in employment sector trends that show an increase in Transportation and Warehousing; and Professional, Scientific and Management Services jobs in our communities.

In addition, with the absence of a major public transportation system in the area, the workforce must use their personal vehicles and face an average commute time of 30 to 59 minutes from home to work. Therefore, one of the greatest needs for the business community is road and

transportation infrastructure to decrease costs and ease burdens caused by long commute times. During the consultation process for the development of the Consolidated Plan, our Consultants met with the City's Public Works and Engineering Department to discuss current projects that would address some of these concerns. In 2025, there are currently two (2) new major road improvement projects in progress: 1) Connect Kissimmee Project (Emmett Drive to Main Street); and 2) Columbia Avenue Improvements. Both of these projects are intended to improve transportation infrastructure for Kissimmee residents, which is a major documented need over the next five-year period.

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.

The City of Kissimmee's Economic Development Division develops marketing strategies and incentive packages to draw and retain valued businesses. They work to diversify Kissimmee's economy by attracting companies that provide high-value, high-wage jobs within the City's targeted industries. Through the City's *Grow Kissimmee* initiative, the Economic Development Division establishes a list of targeted business industries by category and offers incentives for businesses to relocate, open new or retain current locations in the Kissimmee area. The current targeted business industries include Aerospace (aviation/aeronautical), Nano, Sensor, Clean or Renewable Technologies, Manufacturing, Medical Specialties, Preparatory High School, and Post-Secondary Educational Institutions. All of these targeted business industries align with the regional efforts to increase higher paying jobs in the advanced manufacturing and technology business sectors.

During the consultation process, our Consultants met with the Kissimmee CRA to discuss documented economic development priority needs to address over the next five-year planning period. The priority needs identified included: Workforce development, business services/assistance, roadway improvements (undeveloped streets), and pedestrian/bike safety measures. There are currently three (3) housing projects that include designated affordable housing units undergoing the planning process right now to construct mixed-use developments in desirable areas, such as Downtown Kissimmee, to support overall efforts to bring in new businesses and jobs to the area.

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

According to Table 7 above, educational attainment of Kissimmee's workforce has greatly increased between 2015 and 2023. In 2015, the *American Community Survey* estimated that only

4,240 Kissimmee residents in the labor force held a Bachelor's degree or higher. According the Florida Department of Commerce *2023 Summary of Employment, Demographics, and Commuting Patterns* Report, the number of Kissimmee residents in the labor force who hold a Bachelor's degree or higher increased to 13,786. Likewise, Kissimmee residents in the labor force who are high school graduates increased from 7,440 in 2015 to 39,460 in 2023, which indicates a dramatic increase in educational attainment over an eight-year period. Unfortunately, the Report does not include data for Kissimmee residents in the labor force who have less than a high school graduate or some college or Associate's degree, but one can gather that with the stark increase in the other two areas that trends are favorable for our jurisdiction's workforce to correspond well with employment opportunities and targeted business industries over the next five-year planning period.

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.

For Kissimmee residents, workforce training initiatives primarily focus on connecting individuals with job training opportunities and support services. In addition to the *Grow Kissimmee* workforce initiatives previously described, 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 houses a variety of new workforce-oriented degree programs in manufacturing, residential property management, and hospitality and tourism management. In addition, this building houses 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. CareerSource of Central Florida offers a variety of workforce training programs, include apprenticeships, on-the-job training, and classroom training. They also provide support services for veterans, single parents, and other specific populations.

On a more local level, the Osceola County School District provides Integrated Education and Training (IET) programs that combine adult education with workforce preparation activities. These programs help individuals develop basic skills, English language skills, and/or earn a high school equivalency diploma while preparing for specific occupations. During the consultation process for the development of this Consolidated Plan, our Consultants met with Back on Track Employment Services, a local non-profit workforce development provider, to discuss priority needs that can be addressed with Federal funding over the next five-year planning period to assist in the effort to increase workforce training initiatives. The top two (2) priority needs identified were 1) case-management services; and 2) job-matching services, which will be considered during the development of the Strategic Plan portion of this Consolidated Plan.

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

Yes.

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.

During the consultation process for the development of this Consolidated Plan, our Consultants met with the East Central Florida Regional Planning Council (ECFRPC) to discuss economic development initiatives on a regional level and how those plans or initiatives can be furthered with Federal funding over the next five-year planning period. 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 2022-2027 CEDS Plan include:

- Assess vulnerabilities of the economic system and develop strategies to adapt to shocks and stressors;
- Increase investment in the region's innovation clusters and emerging industries that encourage economic diversification; and
- Fund increased access to quality public goods and services in: transportation, housing, food access and affordability, quality childcare and digital broadband access.

All of these goals are centered around a newer term called "Economic Resilience" that is the ability of an economy to withstand and recover from shocks or disruptions, and to adapt to changing conditions. A key aspect of economic resilience is the ability to quickly recover from negative events such as recessions, natural disasters, or market shifts. In addition to the CEDS, the ECFRPC created Community Resilience Dashboards at the county level to explore datasets that provide vital, real-time data that represents the civilian labor force, and is categorized by employed and unemployed to better plan objectives and strategies to address the goals of the CEDS.

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")

HUD 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: cost burden (30.1%-50% of monthly household income spent on housing costs); severe cost burden (50.1% or more of monthly household income spent on housing costs); overcrowding; insufficient plumbing or kitchen facilities.

According to the HUD Community Planning and Development (CPD) Mapping Tool, between 60-80% of households in the West central portion of Kissimmee along John Young Parkway, Emmett Street, and North Main Street have at least one of the four common housing problems. According to the 2019-2023 Comprehensive Housing Affordability Strategy (CHAS) data, severe cost burden is the most common housing problem faced by Kissimmee residents, with 8,011 households paying more than 50.1% of monthly household income on housing costs. The majority of these households (3,867) have a reported household income of 30% or less the area median income of \$51,227.

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

HUD defines racial or ethnic minority concentration as areas where more than 50% of the population is non-white. The City defines low-income household concentration as areas where more than 50% of households have a household income of 80% or below the area median income.

According to the American Community Survey 2016-2020 five-year estimates, the largest ethnic concentration represented in Kissimmee is Hispanic or Latino, with 67.6% of the population identifying as one of these ethnicities. Furthermore, approximately 50,000 residents identify as being of Puerto Rican descent. The largest concentration of Hispanic or Latino households can be found in the Northeast (Census Tract 429) and Northwest (Census Tract 409) quadrants of the city.

According to the American Community Survey 2016-2020 five-year estimates, the highest concentration of households (1,440) with an income of 80% or below the area median income is located in the Northeast quadrant (Census Tract 429) of the city near US Highway 192. During the previous five-year planning period, there was a large population of precariously housed, low-income residents residing in motels or hotels in this same census tract. In addition, the same

dataset shows a high concentration of households (905) with an income of 80% of below the area median income located in the Northwest quadrant (Census Tract 409) of the city near Poinciana Boulevard.

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

The Northeast quadrant (Census Tract 42900) of Kissimmee is predominantly low- to moderate-income families, residing in motels, hotels, or multi-family developments whose economy is driven by the tourism and retail industry. This area is also affected by common housing problems such as aging housing stock, and cost burden due to lower paying jobs.

The Northwest quadrant (Census Tract 40900) of Kissimmee is predominantly low- to moderate-income families, residing in single-family homes whose economy is driven by industrial development. This area is desirable for affordability due to its developable land, but is also affected by common housing problems such as cost burden due to lower paying jobs.

Are there any community assets in these areas/neighborhoods?

The biggest community asset in Northeast and Northwest quadrants of the city is the SunRail stations that provide commuters with easier access to public transportation. While the Northeast quadrant of the city already has existing industrial development, the Northwest quadrant of the city contains newly annexed areas suitable and desirable for industrial development. There is a high priority towards the full utilization and development of lands designated for industrial development proximal to the Kissimmee Gateway Airport as a part of the overall effort of the City of Kissimmee Aerospace Advancement Initiative to incentivize aerospace businesses to open facilities at or near the airport.

Are there other strategic opportunities in any of these areas?

Recent and ongoing development of the University of Central Florida Lake Nona 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. Affordable rental housing development and workforce housing is another strategic opportunity for these areas. The City will continue working with regional and local organizations to address housing problems by providing homeless and precariously housed individuals and families with direct rental assistance to obtain permanent, affordable rental housing, as well as housing developers to further affordable housing development and preservation for all low- to moderate-income families throughout the city.

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. The strategy has been developed to achieve the following statutory goals, mainly for the low- and moderate-income residents:

- Provide a suitable living environment: Improve the safety and livability of neighborhoods; increase access to quality facilities and services; reduce the isolation of income groups within areas by making housing opportunities available throughout the County; revitalizing deteriorating neighborhoods; and conserve energy resources.
- Provide decent housing: Assist low- and moderate-income households in obtaining affordable rental and owner-occupied housing. Assist qualified homeowners in making repairs to their homes and thus retaining the availability of permanent housing that is affordable to low- and moderate-income families. Assist families that need help to make initial rental payments or rental and/or utility payments because of an unforeseen circumstance.
- Expand economic opportunities: Create jobs accessible to low- and moderate-income persons; provide access to credit education for community development that promotes long-term economic and social viability; and empower low- and moderate-income persons to achieve self-sufficiency.

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 city-wide and community prioritized basis in neighborhoods which contain at least 51% or more low- to moderate-income households.

SP-25 Priority Needs

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

SP-35 Anticipated Resources

The City of Kissimmee anticipates receiving approximately \$1,955,788, 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 \$1,000,854 in CDBG program funding, \$326,732 in HOME program funding through the Osceola County HOME Consortium, and \$628,202 through the State Housing Initiatives Partnership (SHIP) program.

SP-40 Institutional Delivery Structure

The City of Kissimmee Housing and Community Development Department institutional delivery structure is comprised of local government departments, other local public agencies, 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 Housing and Community Development Department has selected six general goals to address during the program years 2025-2029 Consolidated Plan period. 1) Affordable Housing; 2) Public Services; 3) Public Facilities and Infrastructure Improvements; 4) Economic Development; and 5) Planning/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-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 recognizes that lead-based paint hazards are a serious problem and seek to mitigate the effect these hazards have in the community. The City 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 of 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 residents of the City of Kissimmee.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 10 - Geographic Priority Areas

1	Area Name:	City of Kissimmee
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	68.10%
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	City-wide
	Include specific housing and commercial characteristics of this target area.	The housing inventory in Kissimmee varies among characteristics such as age, condition, and price. Median home values are approximately \$273,900. Median gross rent is \$1,553 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, as well as aerospace technology, manufacturing, and medical services. The top business sectors in the city are Transportation and Warehousing; Finance, Insurance and Real Estate; and Professional, Scientific and Management Services.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	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 meetings was conducted with local public institutions and non-profit organizations to solicit input and document current housing and community development needs city-wide. A survey was made available to the public distributed in hard copy version at public meetings and emailed directly to consulted agencies.

	Identify the needs in this target area.	Affordable rental and owner-occupied housing, commercial rehabilitation to correct code enforcement issues, public facilities and infrastructure, and public services.
	What are the opportunities for improvement in this target area?	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.
	Are there barriers to improvement in this target area?	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.

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 eight qualified census tracts (40900, 41600, 41700, 41800, 41900, 42000, 42202, and 42900) that contain predominantly low- to moderate-income households. Approximately 17,195 or 68.10% of the total households in the City of Kissimmee are 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 40900, 41600, 41800, 41900, 42000, 42202, and 42900 which have high concentrations of severe cost burden (80%+). Funding allocations for affordable housing and economic development activities will be prioritized to these areas in an effort to address the burdens indicated in the data.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 11 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	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
	Geographic Areas Affected	City of Kissimmee
	Associated Goals	Affordable Housing Housing Preservation

	Description	The Consolidated Plan indicates the general priorities for allocating investment of available resources among different needs. Priority needs are those that will be addressed by the goals outlined in the Strategic Plan: <u>Affordable Housing:</u> • Rehabilitation of rental housing • Emergency rental assistance • Construction of new rental housing • Down-Payment assistance for new homebuyers • Owner-occupied single-family housing rehabilitation • Code enforcement
	Basis for Relative Priority	There is need for affordable housing throughout the city, specifically in the eight census tracts that were identified by the HUD CPD Mapping Tool. CDBG, HOME and SHIP funds will be allocated towards this priority.
2	Priority Need Name	Public Facilities and Infrastructure Improvements
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	City of Kissimmee
	Associated Goals	Public Facilities and Infrastructure Improvements

	Description	Funds will be allocated to City Departments for public facilities and infrastructure improvement projects when funds are available and projects are determined to meet an immediate need. <u>Public Facilities</u> • Community centers • Parks and recreational facilities • Libraries • Shelters <u>General Infrastructure</u> • Traffic/street lighting • Sidewalks • Storm drainage • Roads • Septic-to-sewer conversion
	Basis for Relative Priority	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 in low- to moderate income neighborhoods need improvements.
	3	
	Priority Need Name	Public Services
	Priority Level	High

	Population	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
	Geographic Areas Affected	City of Kissimmee
	Associated Goals	Public Services

	Description	Area agencies work diligently with very few financial resources to assist the City's homeless and low-, and very-low income households. The City will provide available public services funding to these agencies to continue their work. <u>Public Services</u> • Childcare services • Homebuyer financial literacy and/or education • Youth activity services • Food security services • Mental health services • Job training • Rental assistance
	Basis for Relative Priority	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	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Individuals veterans Victims of Domestic Violence
	Geographic Areas Affected	City of Kissimmee
	Associated Goals	Economic Development

	Description	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. <u>Economic Development</u> • Financial assistance to small and micro-enterprise businesses • Employment training • Job placement services • Commercial building facade improvements
	Basis for Relative Priority	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.
5	Priority Need Name	Homeless Services
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City of Kissimmee
	Associated Goals	Affordable Housing Public Services

	Description	This priority need focuses on affordable housing and public services focused centrally towards homeless or at-risk of homelessness persons and families in the City of Kissimmee. <u>Homeless Services</u> • Eviction prevention services • Healthcare for homeless persons/families • Temporary shelter for homeless persons/families • Mental health services for homeless persons/families • Permanent housing for homeless persons/families
	Basis for Relative Priority	According to the 2025 Point-in-Time Counts provided by Homeless Services Network of Central Florida, there are approximately 373 homeless persons/families in or around Kissimmee, with 188 of them living on the streets. Homelessness in Kissimmee is unique because PiT counts rarely count persons and families living in hotels or in other forms of precarious housing. This is why the City of Kissimmee is committed to directing funding towards homeless services activities to address the problem of homelessness in our community.
6	Priority Need Name	Broadband Services
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City of Kissimmee
	Associated Goals	Public Facilities and Infrastructure Improvements
	Description	The City of Kissimmee is exploring options to identify areas in need of better access to broadband infrastructure and affordable broadband service. <u>Broadband Services</u> • Improve broadband infrastructure to increase speed of services • Increase choice of affordable broadband service providers • Increase access to affordable broadband services

	Basis for Relative Priority	According to current Census Bureau data, 94.8% of Kissimmee's households reported to have a computer at home, but only 89.7% of households have dedicated internet service. For these reasons, the City of Kissimmee sought public input on the level of need for increased access to broadband internet services. The top need indicated by the survey respondents was the need for increase speeds to current broadband internet services available within the jurisdiction.
7	Priority Need Name	Climate Resiliency
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City of Kissimmee
	Associated Goals	Housing Preservation Public Facilities and Infrastructure Improvements
	Description	The City is exploring potential ways to address the effects of climate change in order to protect our infrastructure and housing stock from extreme weather events, such as hurricanes, which have increased over the last few years. <u>Climate Resiliency</u> • Reduce greenhouse gases with energy efficient upgrades to housing • Nature-based solutions to protect bodies of water • Wind-retrofitting public and commercial buildings • Installation of underground utilities to reduce power outages during extreme weather • Protection of infrastructure from flooding caused by natural disasters
	Basis for Relative Priority	Due to regional priorities being centered around the potential negative impacts of climate change, the City of Kissimmee sought public input through a survey on the what the priority needs are for protecting our infrastructure and housing stock during extreme weather events. The top priority need indicated by survey respondents was reduce greenhouse gases with energy efficient upgrades to housing.
8	Priority Need Name	Planning/Administration

	Priority Level	High
	Population	Other
	Geographic Areas Affected	City of Kissimmee
	Associated Goals	CDBG Program Administration
	Description	The City of Kissimmee uses 20% of its annual CDBG funding allocation for eligible planning and administration activities. <u>Planning/Administration</u> • Planning and research • Project oversight • Public outreach and engagement • Training and capacity building • Staff salaries • Operational costs
	Basis for Relative Priority	The City of Kissimmee needs to utilize Program Administration funds in order to effectively implement CDBG projects and activities.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Kissimmee anticipates receiving approximately \$1,955,788 in Federal funding each year during the 2025-2029 Consolidated Plan period. The estimated annual allocations are \$1,000,854 for the CDBG Program and \$326,732 from the HOME Program Consortium. In addition, the City of Kissimmee anticipates to receive annual allocations of State funding from the State Housing Initiatives Partnership Program (SHIP) which are estimated at approximately \$628,202 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 Reminder 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	1,000,854	0	0	1,000,854	4,003,416	All CDBG goals and projects will benefit persons and households with a household income of less than 80% AMI.
HOME	Public-federal	Affordable rental housing CHDO Set-Aside Admin and Planning	\$326,732	0	0	\$326,732	\$1,306,928	All HOME 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 Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
SHIP	public-state	Owner-occupied rehabilitation Eviction prevention New construction/rehabilitation of rental housing	\$628,202	0	0	\$628,202	\$2,512,808	SHIP funding will be used towards eligible affordable housing activities.

Table 12 - 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 use annual SHIP Program funding, when available, as match towards affordable housing activities predominately supported by CDBG and HOME program funding. The City will also leverage 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.

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

In 2006, the Florida Legislature passed House Bill 1363, addressing the issue of affordable housing in Florida. The law mandates that by July 1, 2007 and every three years thereafter, each County and municipality shall prepare an inventory list of real estate properties owned by the local government in fee simple title within its respective jurisdiction that are appropriate for use as affordable housing. The City's *Affordable Housing Inventory* includes a process for identifying City-owned land and structures that can be used for the creation of affordable housing development.. Affordable housing developers who might purchase or receive land as a donation may

include: community land trusts, Community Housing Development Organizations (CHDOs), Community Development Corporations (CDCs), private developers and adjacent property owners). Housing and Community Development staff will administer the program. Staff will set up schedules and monitor the construction process to ensure that projects are completed timely. In addition, staff will determine the income eligibility of the buyer or tenant in order to ensure that the income requirements are met. Organizations that are awarded property through this program are encourage leveraging funds from other federal and state grants including CDBG, HOME, and SHIP.

SP-40 Institutional Delivery Structure - 91.415, 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
Hope Partnership	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Osceola Council on Aging	CHDO	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Help Now of Osceola	Non-profit organizations	Homelessness public services	Jurisdiction
Helping Others Make the Effort	Non-profit organizations	Homelessness public services	Jurisdiction
Back on Track Employment Services, Inc.	Non-profit organizations	Economic Development	Jurisdiction
HANDS of Central Florida	CHDO	Rental	Region
OSCEOLA COUNTY	Government	Ownership Rental public services	Jurisdiction

Table 13 - 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 Consortium with the Osceola County Housing and Community 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

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

Table 14 - 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 and 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 includes 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. The City of Kissimmee conducts monthly meetings with social services providers in an effort to strengthen coordination of services to address priority needs for low-to moderate income households.

SP-45 Goals - 91.415, 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	Affordable Housing	2025	2029	Affordable Housing Homeless	City of Kissimmee	Affordable Housing Homeless Services	CDBG: \$0	Rental Housing Constructed: 83 Rental Household Housing Unit
2	Housing Preservation	2025	2029	Affordable Housing	City of Kissimmee	Affordable Housing Climate Resiliency	CDBG: \$2,347,224	Owner Housing Rehabilitated: 0 Household Housing Unit Rental Housing Rehabilitated: 40 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Kissimmee	Public Services Homeless Services	CDBG: \$600,512	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
4	Public Facilities and Infrastructure Improvements	2025	2029	Non-Housing Community Development	City of Kissimmee	Public Facilities and Infrastructure Improvements Broadband Services Climate Resiliency	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
5	Economic Development	2025	2029	Non-Housing Community Development	City of Kissimmee	Economic Development	CDBG: \$0	Jobs created/retained: 10 Jobs Commercial façade improvements: 10 Buildings Assisted Businesses assisted: 5 Businesses Assisted
6	Planning/Administration	2025	2029	Program Administration	City of Kissimmee	Planning/Administration	CDBG: \$800,680	Other: 1 Other

Table 15 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Affordable housing activities involving new construction of rental housing or for the direct financial assistance that furthers access to affordable housing opportunities.
2	Goal Name	Housing Preservation
	Goal Description	Affordable housing activities including homeowner and rental rehabilitation, and code enforcement repairs.
3	Goal Name	Public Services
	Goal Description	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.
4	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	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.
5	Goal Name	Economic Development
	Goal Description	Economic Development activities that may include micro-loan programs, job placement/retention activities, and large economic development activities involving Section 108 loans. This goal also includes job training programs and activities that increase access to employment opportunities.
6	Goal Name	Planning/Administration
	Goal Description	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)

Most of the City of Kissimmee's annual housing and community development goals and activities are prioritized towards extremely low- and low-income persons and households within the jurisdiction. Specifically, affordable housing, housing preservation, and services goals. During the next five year planning period, the City of Kissimmee intends to provide affordable housing opportunities to an estimated 100 extremely low- and low-income households within the jurisdiction.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

According to the HUD CPD Mapping Tool Report from June 2025, approximately 2,435 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

- Assigned staff shall use the LSHR Applicability Form and Screening Worksheets to determine if the project is exempt from the Rule. Prior to meeting with applicant, assigned staff will obtain information from Osceola County Tax Assessor’s records to determine the approximate year as to when the applicant’s house was built.
- Assigned staff shall proceed with obtaining lead-based paint test results in order to make a determination on required activity.
- If a lead-based paint inspection for a pre-1980 housing rehabilitation project is determined to have less than one milligram per square centimeter (1mg/cm²), construction can proceed with required disclosure and notice.
- If a lead-based paint inspection for a pre-1980 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 Lead Based-Paint 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 - 91.415, 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. According to the HUD CPD Mapping Tool Report from June 2025, there are an estimated 17,916 persons or 25.06% of Kissimmee's population living in poverty. That is an increase of 1.2% from the previous five-year planning period. 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.

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: employment and contracting; site and neighborhood standards; relocation; and lead based paint.

Expected Resources

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

Introduction

The City of Kissimmee anticipates receiving approximately \$1,955,788 in Federal funding each year during the 2025-2029 Consolidated Plan period. The estimated annual allocations are \$1,000,854 for the CDBG Program and \$326,732 from the HOME Program Consortium. In addition, the City of Kissimmee anticipates to receive annual allocations of State funding from the State Housing Initiatives Partnership Program (SHIP) which are estimated at approximately \$628,202 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 Reminder 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	1,000,854	0	0	1,000,854	4,003,416	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 Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public-federal	Affordable rental housing CHDO Set-Aside Admin and Planning	\$326,732	0	0	\$326,732	\$1,306,928	All HOME goals and projects will benefit persons and households with a household income of less than 80% AMI.
SHIP	public-state	Owner-occupied rehabilitation Eviction prevention New construction/rehabilitation of rental housing	\$628,202	0	0	\$628,202	\$2,512,808	SHIP funding will be used towards eligible affordable housing activities.

Table 16 - Expected Resources – Priority Table

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

The City of Kissimmee anticipates to use annual SHIP Program funding, when available, as match towards affordable housing activities predominately supported by CDBG and HOME program funding. The City will also leverage 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.

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

In 2006, the Florida Legislature passed House Bill 1363, addressing the issue of affordable housing in Florida. The law mandates that by July 1, 2007 and every three years thereafter, each County and municipality shall prepare an inventory list of real estate properties owned by the local government in fee simple title within its respective jurisdiction that are appropriate for use as affordable housing. The City's *Affordable Housing Inventory* includes a process for identifying City-owned land and structures that can be used for the creation of affordable housing development.. Affordable housing developers who might purchase or receive land as a donation may include: community land trusts, Community Housing Development Organizations (CHDOs), Community Development Corporations (CDCs), private developers and adjacent property owners). Housing and Community Development staff will administer the program. Staff will set up schedules and monitor the construction process to ensure that projects are completed timely. In addition, staff will determine the income eligibility of the buyer or tenant in order to ensure that the income requirements are met. Organizations that are awarded property through this program are encourage leveraging funds from other federal and state grants including CDBG, HOME, and SHIP.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Planning/Administration	2025	2026	Program Administration	City of Kissimmee	Planning/Administration	CDBG: \$200,170.00	Other: 1 Other
2	Housing Preservation	2025	2026	Affordable Housing	City of Kissimmee	Affordable Housing	CDBG: \$650,556.00	Rental units rehabilitated: 123 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
3	Public Services	2025	2026	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Kissimmee	Public Services	CDBG: \$150,128.00	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Planning/Administration
	Goal Description	Annual planning and administrative costs related to the execution of community development activities.
2	Goal Name	Housing Preservation
	Goal Description	Affordable housing activities including homeowner and rental rehabilitation, and code enforcement inspections and repairs.
3	Goal Name	Public Services
	Goal Description	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.

AP-35 Projects - 91.420, 91.220(d)

Introduction

During the first program year of this five-year Consolidated Plan, the City of Kissimmee will allocate its \$1,000,854.00 in CDBG Program funding to four (4) projects including Public Services, Code Enforcement, Owner-Occupied Rehabilitation, and CDBG Program Administration.

Public Services

The City of Kissimmee will accept applications from local housing and other non-housing support service providers and allocate \$150,128 in CDBG funding towards the delivery of public services between October 1, 2025 - September 30, 2026 based on established evaluation criteria to make the biggest impact towards the needs presented in the five-year Consolidated Plan.

Code Enforcement

The City of Kissimmee will allocate \$115,000 in CDBG Program funding towards the salary of a Code Enforcement Officer that is designated to inspect a specific zone that is predominantly low-to moderate-income households between October 1, 2025 and September 30, 2026.

Housing Rehabilitation

The City of Kissimmee will allocate \$535,556 in CDBG Program funding towards the rehabilitation of rental housing units for very-low and low-income residents between October 1, 2025 and September 30, 2026.

Planning/Administration

The City of Kissimmee will allocate \$200,170 in CDBG Program funding towards daily, eligible planning and program administration activities to implement CDBG Program funding within compliance with Program guidelines and to ensure a timely delivery of services.

#	Project Name	Funding Amount
1	Public Services	\$150,128.00
2	Code Enforcement	\$115,000.00
3	Housing Rehabilitation	\$535,556.00
4	Planning/Administration	\$200,170.00
PY 2025 CDBG Program Funding Total		\$1,000,854.00

Table 18 – Project Information

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

The City of Kissimmee has selected these projects due to the overwhelming need for public services and affordable housing for low- and moderate-income households and persons with special needs to maintain safe, healthy and sustainable living environments. The most common obstacle to addressing underserved needs is the limit of funding available versus the need.

AP-38 Projects Summary Information

#	Project Name	Associated Goal	Funding Amount	Goal Outcome Indicator
1	Public Services	Public Services	\$150,128.00	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
2	Code Enforcement	Housing Preservation	\$115,000.00	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
3	Housing Rehabilitation	Housing Preservation	\$535,556.00	Rental units rehabilitated: 123 Household Housing Unit
4	Planning/Administration	Planning/Administration	\$200,170.00	Other: 1 Other

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

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

Federal and State funding resources are generally allocated on a City-wide basis. However, the City of Kissimmee will consider specific census tracts (40900, 41600, 41800, 41900, 42000, 42202, and 42900) identified to have high low-income and minority concentrations to address housing and community development needs on an annual basis.

Geographic Distribution

Target Area	Percentage of Funds
City of Kissimmee	100

Table 19 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

Through the Community Development Block Grant (CDBG) program, HOME Investment Partnerships (HOME) program and the State Housing Initiatives Partnership (SHIP) program, the City of Kissimmee will continue efforts of fostering and maintaining existing and new affordable housing by working with local CHDOs and developers to expand and increase affordable housing opportunities. The City of Kissimmee anticipates allocating over \$1,492,485 towards the development of affordable housing opportunities during this one-year period with a combination of CDBG, HOME and SHIP program funding. A breakdown of funding for HOME program activities can be found in the Osceola County HOME Consortium PY 2025 Annual Action Plan, since they are the lead agency for the HOME Consortium.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

The City of Kissimmee will continue seeking out opportunities to work with not-for-profit

partners to reduce the poverty level amongst our residents especially those who are at risk of homelessness.

Actions planned to develop institutional structure

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

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

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

Program Specific Requirements

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

Introduction

The following is a description of the plans and actions that the City of Kissimmee will implement during the 2025-2026 program year for each Federal and State funded program in order to remain in compliance with the program specific requirements of HUD Planning and Community Development programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

ITEM 7.A

Staff Comments and Updates

Request

Explanation

Recommendation

REQUESTED CITY COMMISSION ACTION:

Department: Development Services

Presenter:

Attachment(s):

None