

Osceola County HOME Consortium



2024-2025 Annual Action Plan

Draft for Public Comment

Osceola County Housing and Community Services

Project Contact: Danicka Ransom, M.P.A, Director

Executive Summary

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

1. Introduction

The 2024-2025 program year Annual Action Plan represents the fifth and final year of the 2020-2025 Consolidated Plan period. Throughout the 2023-2024 program year, the main objective for HUD Program funding was to capitalize on progress made in the previous program years and evaluate currently funded housing, public service and public facilities/infrastructure projects to determine whether or not the allocated funding is being used to generate the desired outcomes originally planned for and whether they are being implemented on a timely basis. During the 2024-2025 program year, the Osceola County HOME Consortium, in partnership with the City of Kissimmee, intends to continue evaluating the efficacy of currently funded projects and amend our funding goals and objectives accordingly, while also introducing new projects, to maximize the use of Federal, State, and Local funding in our communities and finish this five-year consolidated planning period with two objectives in mind: 1) Improve timeliness of project implementation and funding expenditures; and 2) Provide clarity on what our future funding goals and objectives should be for the next five year period.

2. Summarize the objectives and outcomes identified in the Plan

After careful evaluation of previous program year achievements, coupled with feedback received from public meetings conducted during the development phase of the 2024-2025 Annual Action Plan, Osceola County has selected the following proposed goals, objectives and projects to direct HUD funding towards during the next performance period (October 1, 2024 – September 30, 2025).

2024-2025 Community Development Block Grant Program			
Project Name	HUD Goal/Objective	Funding Amount	Anticipated Beneficiaries
Program Administration and Fair Housing Activities	Program Administration	\$301,341.00	Not applicable
General Public Services	Public Services	\$100,000.00	To be determined
Emergency Rental Assistance	Public Services	\$126,005.75	30 low-income households
Neighborhood Park Improvements	Public Facilities & Infrastructure	\$300,750.00	Approx 2,895 LMI residents
Sidewalk Improvements	Public Facilities & Infrastructure	\$165,000.00	Approx 2,895 LMI residents

Owner-Occupied Rehabilitation	Affordable Housing	\$513,609.75	5-10 low- to moderate-income households
CDBG Program Funding Total:			\$1,506,705.00
2024-2025 HOME Investment Partnerships Program			
County HOME Program Administration	Program Administration	\$59,562.58	Not applicable
City HOME Program Administration	Program Administration	\$25,526.82	Not applicable
Affordable Permanent Housing	New Construction – Rental	\$310,556.36	To be determined
Tenant Based Rental Assistance (TBRA)	TBRA	\$100,000.00	25 LMI senior citizen households
City Affordable Housing Development	New Construction – Rental	\$227,614.15	To be determined
County CHDO Project	CHDO Set-Aside	\$82,962.17	To be determined
City CHDO Project	CDHO Set-Aside	\$44,671.94	To be determined
HOME Program Funding Total:			\$850,894.46

Please see section AP-35 Projects – 91.420, 91.220(d) of this Annual Action Plan for detailed summaries of each proposed project described in this table.

3. Evaluation of past performance

The 2023-2024 program year was the County’s fourth year of the 2020-2025 Five Year Consolidated Plan. The County was allocated \$1,401,751 in CDBG funds. The Osceola County Consortium (Osceola County and the City of Kissimmee) received HOME funds in the amount of \$1,026,928. Osceola County did not receive any Emergency Solutions Grant (ESG) funding in the 2023-2024 program year. The County implemented its 2023 Action Plan projects, narrowing its focus to the following target areas: Poinciana, Buenaventura Lakes, County-wide activities, and the City of Kissimmee. During the implementation of 2023-2024 projects and activities the County hosted a series of Fair Housing outreach activities, including:

- 2/28/2024 – Fair Housing Table at the Robert Guevara Community Center:** The Housing and Community Services Department staffed a Fair Housing Table aimed at engaging the public by offering essential resources, literature, and giveaways. This initiative was designed to raise awareness about fair housing practices and provide valuable information to community members. Through this outreach effort, the department ensured that individuals had access to pertinent resources and materials, fostering a more informed and empowered community in matters related to housing rights and opportunities.

- **2024 Fair Housing Bus Tour:** Osceola County, as the lead agency, partnered with the City of Kissimmee to organize a bus tour showcasing recent Community Development Block Grant (CDBG) projects throughout the County. This tour aimed to provide key stakeholders with a firsthand look at the impact and scope of these initiatives within the community. The tour highlighted successful CDBG-funded projects, demonstrating how public funds were utilized to enhance infrastructure, support affordable housing, and improve community facilities. In efforts of spreading fair housing awareness, a video was presented, valuable information including literature was disseminated, and activities were conducted. By engaging stakeholders directly through this tour, Osceola County and the City of Kissimmee effectively illustrated their commitment to improving and building a more sustainable community.
- **2024 Fair Housing PSA** - Osceola Count collaborated with the City of Kissimmee in the filming of a short PSA in video form. The video shows a brief message on the history of Fair Housing. See attached. This video was displayed multiple times at multiple locations/events including a County Board of County Commissioners Meeting where the Fair Housing Proclamation was announced.
- **2024 Fair Housing Lobby Presentation:** In the main lobby of the Housing and Community Services building, a presentation was set up for the public. The setup featured a display including a table with banners, informative literature, and giveaways. This initiative was placed to engage clients upon entry, aiming to heighten awareness and understanding of fair housing principles. Overall, the clients found the setup to be informative and valuable.

Via its 2023-2024 Annual Action Plan, the County established its overall goals and objectives to address with HUD Program funding:

- Program Administration
- General Public Services
- Rental Housing Activities
- Public Facilities and Infrastructure
- Rental Development – New Construction
- CHDO Set Aside

Proposed projects included:

- Program Administration
- Buenaventura Lakes Health Clinic (BVL)
- Emergency Rental Assistance
- Multi-Family Rehabilitation
- Drainage Improvements and Maintenance
- Sidewalk Improvements Project – Deerwood Phase II
- Affordable Permanent Housing (County)
- Tenant Based Rental Assistance
- Affordable Housing Development (City)

- County CHDO Set-Aside Project
- City CHDO Set-Aside Project

The County initially renewed its support to provide healthcare services to very low- and low-income residents through the Buenaventura Lakes Health Clinic. However, no contract renewal was executed between the County and the healthcare provider to continue providing these services during the 2023-2024 program year which led to the cancellation of the project activity. Instead, the County is re-allocating this funding (\$80,000) to support homeless outreach services to be provided by a local designated agency through a Multi-Year Substantial Amendment process.

In regards to affordable housing projects, the County remained focused on the major issue of keeping renters stably housed through providing emergency rental subsidies to low-income residents at-risk of eviction and potential homelessness. Since this program started, the County has provided over \$500,000 in rental subsidies to 61 applicants using program years 2020 – 2023 CDBG public services funding. Eight (8) owner-occupied households received rehabilitation assistance through the CDBG and/or SHIP programs totaling over \$1 million in the last program year. The rehabilitation of St. Cloud Villas II from previous program year funding is still underway by the Osceola Council on Aging (CHDO). Therefore, the 2023-2024 HOME Program funding allocated to the CHDO set-aside projects for Osceola County have not been advertised or encumbered to date. In addition, no potential projects have were identified by the City of Kissimmee during the 2023-2024. Therefore, the CHDO set-side project funding will carry-over for future major affordable housing projects. In an effort maximize the funding available for new construction of rental housing, the County is in discussions with local affordable housing developers and organizations to identify feasible multi-family rental projects to address the increasing rental market prices that continue to burden low- to moderate-income households. The Tenant-Based Rental Assistance Program funded through the HOME Program is still in the design phase.

During the 2023-2024 program year, the design phase of the Deerwood Phase I Sidewalk Improvements Project was completed, and a Contractor was selected to begin Phase II construction in the Summer of 2024. The goal of these sidewalk projects is to provide safe route access for students, parents and faculty traveling on foot or by bike separate from motor vehicles and other road hazards. In an effort to meet timeliness goals, CDBG funding originally allocated to Multi-Family Rental Rehabilitation has been re-allocated to the Royal Palm Culvert Project located in one of our of targeted areas (Buenaventura Lakes). During recent years, this area has experienced significant flooding due to hurricanes that have swept the Central Florida Area. Many low to moderate income households have experienced displacement due to flooding. The project will improve the Outfall drainage system to reduce the number of homes impacted by natural disasters.

4. Summary of Citizen Participation Process and consultation process

In an effort to solicit public input on the goals, objectives and projects that will be included in the 2024-2025 Annual Action Plan, Osceola County conducted two (2) in-person public meetings and one (1) virtual meeting via Zoom. The first in-person public meeting was held at the Robert Guevara Community Center (BVL) on Tuesday, June 25, 2024 at 10 a.m. There were seven (7) attendees at this meeting and no comments were received. The second in-person public meeting was held at the Osceola County Housing and Community Services Department (Marydia/Tropical Park) on Thursday, June 27, 2024 at 10 a.m. There were thirty-three (33) attendees and twelve (12) comments received. A virtual meeting was held via Zoom on Tuesday, June 25, 2024 at 6:00 p.m. There were no attendees and no comments were received. A public hearing was held during the regularly scheduled Citizen's Advisory Task Force Meeting on Thursday, June 27, 2024 at 10 a.m. There was one (1) attendee and no comments were received.

There is a final public hearing scheduled to take place at the regularly scheduled BOCC meeting on August 5, 2024 to present the 2024-2025 Annual Action Plan to the Osceola County Board of County Commissioners and general public to provide any additional input or suggested edits on the Draft for Public Comment version of the Plan and to seek approval to submit the final 2024-2025 Annual Action Plan to HUD prior to the national deadline of August 15, 2024. A public notice regarding the public hearing will be posted in the Osceola Gazette and the County's website at least five (5) days before the scheduled public hearing.

Osceola County will conduct a 30-day public comment period July 11, 2024 – August 12, 2024. Notice of this 30-day public comment period will be advertised in the Osceola News Gazette beginning July 11, 2024 and on the County's website for the entirety of the public comment period.

5. Summary of public comments

To be completed after the end of the 30-day public comment period.

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

To be completed after the end of the 30-day public comment period.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	OSCEOLA COUNTY	Housing and Community Services Department
CDBG Administrator	OSCEOLA COUNTY	Housing and Community Services Department
HOME Administrator	OSCEOLA COUNTY	Housing and Community Services Department

Table 1 – Responsible Agencies

Narrative

The Osceola County Housing and Community Services Department provides low-income families in Osceola County with assistance programs and referrals to services designed to improve the health and well-being of residents. Our Offices include Homeless Initiatives, Housing, Social Services and Veteran Services. We also serve as the County liaison with the Osceola County Health Department.

Consolidated Plan Public Contact Information

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

1. Introduction

In order to increase cooperation and coordination efforts between Osceola County and local governmental and non-profit agencies throughout the Central Florida region, the Osceola County Housing and Community Services Department developed a list of eighteen (18) stakeholders composed of local governments, public institutions, and local non-profit housing and supportive service providers that are directly consulted with to discuss potential goals, objectives, projects and activities for the upcoming program year funding, and also ways to increase efficiency in the delivery of services and benefit to the most vulnerable populations in Osceola County. We added an additional five (5) stakeholders for consultation purposes in the last year.

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)).

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

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

Housing and Community Services 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Osceola County is eligible to receive Emergency Solutions Grant (ESG) funds and collaborates the Homeless Services Network of Central Florida to collect and evaluate outcomes related to the administration of the Homeless Management Information System (HMIS). Osceola County uses ESG funds, when available, towards the expansion of homeless prevention activities since the County does not manage homeless services directly within the local government.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Kissimmee
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As partners in the HOME Consortium, Osceola County and the City of Kissimmee consult directly each year on potential CDBG and HOME projects and activities that could benefit both County and City residents. Anticipated outcomes include leveraging Federal funds towards larger housing and infrastructure projects that can serve a larger portion of vulnerable populations in need of affordable housing and other community development services.
2	Agency/Group/Organization	Osceola Council on Aging
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Community Housing Development Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As the County's only approved Community Housing Development Organization (CHDO), Osceola County consults directly with the Osceola Council on Aging for potential partnership opportunities to implement CDBG and HOME funded housing activities.

3	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?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Help Now of Osceola, Inc. provided data and information pertaining to victims of domestic violence. Continued coordination will assist the County in addressing this County-wide issue.
4	Agency/Group/Organization	Helping Others Make the Effort
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Helping Others Make the Effort provides transitional housing, other homelessness services, and rental assistance. Continued coordination will assist the County in addressing this County-wide issue.
5	Agency/Group/Organization	Habitat for Humanity, Osceola
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity provides housing for those in need. Continued coordination will assist the County in addressing this County-wide issue.

6	Agency/Group/Organization	Community Legal Services of Mid-Florida
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Legal Services of Mid-Florida provides legal counsel for low-income families in Central Florida. They are especially helpful in providing fair housing information for the creation of the County's Analysis of Impediments to Fair Housing Choice. Continued coordination will assist the County in addressing fair housing issues in the County.
7	Agency/Group/Organization	Homeless Services Network of Central Florida
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless Services Network is the lead agency of the area's Continuum of Care organization. They also manage the Homeless Emergency Assistance and Rapid Transition to Housing Program under the Hearth Act. Continued coordination will assist the County in addressing the homelessness issue.

8	Agency/Group/Organization	East Central Florida Regional Planning Council
	Agency/Group/Organization Type	Regional organization Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The East Coast Regional Planning Council provided information about the future of housing, transportation and economic development in the region and various plans for these subjects in Osceola County. The Council's Fair Housing and Equity Assessment also assisted the development of the County Analysis of Impediments to Fair Housing Choice. Continued coordination will assist the County in addressing these issues.
9	Agency/Group/Organization	Osceola School District
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Osceola School District has the Families in Transition Program which identifies and enrolls homeless students, promotes educational stability, and coordinates social service resources for homeless students and their families. Continued coordination will assist the County in addressing this issue.

10	Agency/Group/Organization	Hope Partnership
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Osceola County consults with the Hope Partnership organization to gather current homeless population data and to discuss potential partnership opportunities to implement CDBG funded projects and programs to deliver services directly to the homeless population in the county.
11	Agency/Group/Organization	Buenaventura Lakes Health Clinic
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Service Provider
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Buenaventura Lakes Health Clinic receives annual CDBG public services funding from Osceola County to deliver healthcare services to very low- and low-income persons who do not have insurance.
12	Agency/Group/Organization	City of St. Cloud
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment SHIP Funds
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Osceola County and the City of St Cloud have an interlocal agreement for the implementation of a portion of the County's annual allocation of SHIP funds to further affordable housing. This partnership will allow the expansion of affordable housing opportunities in areas currently underserved.
13	Agency/Group/Organization	Park Place Behavioral Healthcare
	Agency/Group/Organization Type	Services - Housing Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Osceola County consulted with Park Place Behavioral Health in order to explore rental housing opportunities, included new construction to better service the non-homeless special needs population.
14	Agency/Group/Organization	Florida Department of Health-Osceola County
	Agency/Group/Organization Type	Services-Health Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Public Services/Healthcare
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Osceola County regularly consults with the Florida Department of Health located in Osceola County to gain current data on vulnerable populations in need and make referrals to available community public service resources and affordable health care.

15	Agency/Group/Organization	Osceola County Affordable Housing Advisory Committee (AHAC)
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Osceola County Housing and Community Services Department holds, at a minimum, annual public hearing/meetings with AHAC in order to solicit input on current housing needs on a County-wide basis and influence the goals/objectives/projects selected for CDBG and HOME funding allocations in Consolidated and Annual Action Plans.
16	Agency/Group/Organization	Black Empowerment Community Council
	Agency/Group/Organization Type	Non-Profit Organization Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Social Justice and Equity
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Osceola County Housing and Community Services Department intends to consult with the BECC to support their mission of building community grounded in justice and equity through discussing how public services and economic development opportunities funded through CDBG and HOME funding could benefit those they serve.
17	Agency/Group/Organization	Marydia Community Neighborhood Council
	Agency/Group/Organization Type	Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Infrastructure

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Osceola County Housing and Community Services Department holds an annual public meeting for Marydia residents, as this is one of our CDBG target area communities. We would like to extend our consultation efforts to include the Marydia Community Neighborhood Council to solicit more interest in attendance and discuss the specific housing, economic development, and public infrastructure needs of the community to better plan annual allocations of CDBG funding.
18	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Osceola County Housing and Community Services Department intends to consult with the regional Salvation Army to discuss potential opportunities for projects that can benefit the vulnerable populations they serve. Osceola County used to consult with the Salvation Army to collect data on housing needs, homelessness strategy, and anti-poverty strategy goals and objectives, and plan to extend these consultation efforts for public outreach and collaborative purposes during this annual action plan performance period.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Services Network of Central Florida	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.
County's SHIP Plan	Osceola County Housing and Community Services Department	Promoting affordable housing and providing rental assistance.
East Central Florida Strategic Regional Policy	East Central Florida Regional Planning Council	Goals of the County's Consolidated Plan and Analysis of Impediments to Fair Housing Choice overall with the East Central Florida Strategic Regional Policy Plans in the areas of economic development, affordable housing and regional transportation.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

In an effort to solicit public input on the goals, objectives and projects that will be included in the 2024-2025 Annual Action Plan, Osceola County conducted two (2) in-person public meetings and one (1) virtual meeting via Zoom. The first in-person public meeting was held at the Robert Guevara Community Center (BVL) on Tuesday, June 25, 2024 at 10 a.m. There were seven (7) attendees at this meeting and no comments were received. The second in-person public meeting was held at the Osceola County Housing and Community Services Department (Marydia/Tropical Park) on Thursday, June 27, 2024 at 10 a.m. There were thirty-three (33) attendees and twelve (12) comments received. A virtual meeting was held via Zoom on Tuesday, June 25, 2024 at 6:00 p.m. There were no attendees and no comments were received. A public hearing was held during the regularly scheduled Citizen's Advisory Task Force Meeting on Thursday, June 27, 2024 at 10 a.m. There was one (1) attendee and no comments were received.

There is a final public hearing scheduled to take place to present the 2024-2025 Annual Action Plan to the Osceola County Board of County Commissioners and public to for any additional input or suggested edits and to seek approval to submit the final 2024-2025 Annual Action Plan to HUD prior to the national deadline of August 15, 2024 at the regularly scheduled BOCC meeting on August 5, 2024. A public notice regarding the public hearing will be posted in the Osceola Gazette and the County's website.

Osceola County will conduct a 30-day public comment period July 11, 2024 – August 12, 2024. Notice of this 30-day public comment period will be advertised in the Osceola News Gazette beginning July 11, 2024 and on the County's website for the entirety of the public comment period.

The public comments received from meeting attendees were heavily considered during the planning and development of the 2024-2025 annual goals, objectives and projects. The nature of the comments received is something we were expecting due to the observed conditions in the neighborhoods and already align with our current proposed plans for the entire five-year consolidated planning period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Buenaventura Lakes Community	An in-person public meeting to solicit input on program year 2024-2025 funding objectives and potential projects was held at Robert Guevara Community Center on Tuesday, June 25, 2024 from 10:00 a.m. to 11:00 a.m. It was advertised in the Osceola News-Gazette on June 6, 2024. There were seven (7) total attendees at the meeting. A sign-in sheet was distributed and recorded.	There were no comments received from the meeting attendees.	There were no comments received from the meeting attendees.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	<p>A virtual public meeting to solicit input on program year 2024-2025 funding objectives and potential projects was held via Zoom on Tuesday, June 25, 2024 from 6:00 p.m. to 7:00 p.m. in order to reach residents and stakeholders county-wide. It was advertised in the Osceola News-Gazette on June 6, 2024. There were no attendees at this meeting.</p>	There were no attendees and no comments received at this meeting.	There were no attendees and no comments received at this meeting.	

3	Public Meeting	Marydia and Tropical Park Communities	<p>An in-person public meeting to solicit input on program year 2024-2025 funding objectives and potential projects was held at the Osceola County Housing and Community Services Office on Thursday, June 27, 2024 from 10:00 a.m. to 11:00 a.m. It was advertised in the Osceola News-Gazette on June 6, 2024. There were thirty-three (33) total attendees at this meeting. A sign-in sheet was distributed and recorded. Comment cards were provided to attendees to submit at the</p>	<p>The County received twelve (12) comments from meeting attendees. The two top requests from community members were traffic calming and sidewalk improvements in Tropical Park. Other requests for potential projects included additional parking at the community park, fencing repairs at Park Lane, code enforcement/transportation issues due to road obstructions, owner-occupied housing rehabilitation, affordable housing for homeless senior citizens, and septic to sewer conversion.</p>	<p>There were no comments that were no accepted or considered at this meeting.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			end of the presentation.			
4	Public Hearing	Citizens Advisory Task Force Meeting	An in-person meeting/hearing was held at the regularly scheduled Citizens Advisory Task Force Meeting at the Osceola County Housing and Community Services Office on Thursday, June 17th at 10 a.m. to solicit input on program year 2024-2025 funding objectives and potential projects. There was one (1) total attendee at the meeting.	There were no comments received at this meeting.	There were no comments received at this meeting.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Osceola County received a total allocation of \$1,401,751 in CDBG Program funding and \$1,026,928 in HOME Program funding for the 2023-2024 program year. Osceola County will also receive \$3,237,950 in State Housing Initiatives Partnership Program (SHIP) funding, including Hurricane Housing Recovery Program funding, for affordable housing activities. Osceola County plans to leverage any Section 8 Program, Shelter Plus Care funding, when available. 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. These funds are expected to leverage a significant amount of local, other State, and private funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,506,705	0	1,070,141	2,576,846	2,576,846	All CDBG funded activities will benefit income qualified households less than 80% of the area median income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	850,894	0	924,235	1,775,129	1,775,129	All HOME funded activities will provide affordable housing opportunities for low-, very-low income households, including homeless and non-homeless special needs.
General Fund	public - local	Homeowner rehab	250,000	0	0	250,000	250,000	Osceola County budgets a minimum of \$250,000 towards affordable housing project gap funding annually.
Section 8	public - federal	TBRA	0	0	0	0	0	
Shelter Plus Care	public - federal	Homebuyer assistance Homeowner rehab Housing Multifamily rental rehab	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other - SHIP	public - state	Acquisition Admin and Planning Housing	3,060,983	0	0	3,060,983	3,060,983	Osceola County has a remaining balance from the 2023-2024 SHIP allocation to use towards eligible affordable housing projects during the 2024-2025 program year. The 2024-2025 SHIP allocations have not been announced as of July 2, 2024.

Table 2 - 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

Non-profits and service agencies can and often do provide monetary or in-kind match for their activities and projects. Match includes volunteer hours, outside contributions, donated items, and the like. The 25 percent match requirement for the HOME program comes mainly from the County’s General Fund, but SHIP funding will also be used in some HOME projects and therefore also be a part of that 25 percent match requirement. The County 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

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

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	Program Administration	2020	2025	Program Administration		Program Administration	CDBG: \$301,341 HOME: \$85,089	Other: 1 Other
2	General Public Services	2020	2025	Affordable Housing Non-Housing Community Development	County-wide Activities	Public Services	CDBG: \$226,006	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
3	Public Facilities and Infrastructure	2020	2025	Non-Housing Community Development	Buenaventura Lakes	Neighborhood Redevelopment Public Facilities	CDBG: \$465,750	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2895 Persons Assisted
4	Owner-Occupied Rehabilitation	2020	2025	Affordable Housing	County-wide Activities	Affordable Housing	CDBG: \$513,610 SHIP: \$3,060,983	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Rental Development - New Construction	2020	2025	Affordable Housing	County-wide Activities City of Kissimmee	Affordable Housing	HOME: \$538,171	Rental units constructed: 2 Household Housing Unit
6	Tenant Based Rental Assistance	2020	2025	Affordable Housing	County-wide Activities	Affordable Housing Rapid Re-Housing	HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
7	CHDO Set Aside	2020	2025	Affordable Housing	County-wide Activities City of Kissimmee	Affordable Housing	HOME: \$127,634	Rental units constructed: 1 Household Housing Unit Rental units rehabilitated: 1 Household Housing Unit

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	<p>Eligible CDBG Program administrative costs (21-A General Program Administration): Payment of salaries, wages and related costs of recipient's staff and others engaged in program administration; training, fair housing, travel and other costs for goods and services required for administration of the program.</p> <p>Administrative and planning costs for the County and City's HOME Programs: salaries, wages, and related costs for the overall program management , coordination, monitoring, and evaluation of the program.</p>

2	Goal Name	General Public Services
	Goal Description	The CDBG regulations allow the use of grant funds for a wide range of public service activities, including, but not limited to: – Employment services (e.g., job training); – Crime prevention and public safety; – Child care; – Health services; – Substance abuse services (e.g., counseling and treatment); – Fair housing counseling; – Education programs; – Energy conservation; – Services for senior citizens; – Services for homeless persons; – Welfare services (excluding income payments); – Down payment assistance; – Recreational services; and - Emergency Rental Assistance (provision of assistance for lower income persons).
3	Goal Name	Public Facilities and Infrastructure
	Goal Description	Public Improvements include but are not limited to, streets, sidewalks, curbs and gutters, neighborhood parks and community centers, water and sewer lines, storm water management systems, and utility lines.
4	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	Repairs and/or replacement of owner-occupied homes or mobile homes.
5	Goal Name	Rental Development - New Construction
	Goal Description	Development of new permanent rental affordable housing.
6	Goal Name	Tenant Based Rental Assistance
	Goal Description	Provide rental subsidy assistance as a prorated portion of the applicant’s rent to eligible low income persons.
7	Goal Name	CHDO Set Aside
	Goal Description	Housing to be owned, developed or sponsored by a Community Housing Development Organization.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Osceola County has proposed the following projects to be included in the 2024-2025 Program Year Annual Action Plan. These projects are subject to change according to the Board of County Commissioners approval/rejection or in the event that a new project is selected to take priority over an existing project. These proposed projects will receive one or a combination of both Federal and State funding available during this one-year period.

#	Project Name	Amount Allocated
1	CDBG Program Administration and Fair Housing Activities	\$301,341.00
2	General Public Services	\$100,000.00
3	Emergency Rental Assistance	\$126,005.75
4	Neighborhood Park Improvements	\$300,750.00
5	Sidewalk Improvements	\$165,000.00
6	Owner-Occupied Rehabilitation	\$513,609.75
	Total CDBG Allocation for Program Year 2024-2025	\$1,506,705.00
7	County HOME Program Administration	\$59,562.58
8	City HOME Program Administration	\$25,526.82
9	Affordable Permanent Housing (County)	\$310,556.36
10	Tenant Based Rental Assistance	\$100,000.00
11	Affordable Housing Development (City)	\$227,614.15
12	CHDO Set Aside (County)	\$82,962.17
13	CHDO Set-Aside (City)	\$44,671.94
	Total HOME Allocation for Program Year 2024-2025	\$850,894.46

Table 4 – Project Information

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

Osceola County selected these projects due to the overwhelming need for public services, public infrastructure improvements 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. Now that the health and safety concerns caused by the COVID-19 pandemic have lifted, the County can return to their original objective of implementing projects in specific target areas where underserved populations exist in order to address needs that may have been overlooked during the national health crisis.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Program Administration and Fair Housing Activities
	Target Area	County-wide Activities
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$301,341
	Description	Payment of salaries, wages and related costs of recipient's staff and others engaged in program administration; training, fair housing, travel and other costs for good and services required for administration of the program. 21A-General Program Administration and 21D-Fair Housing Activities (subject to admin cap)
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Payment of salaries, wages and related costs of recipient's staff and others engaged in program administration; training, fair housing, travel and other costs for good and services required for administration of the program.
2	Project Name	General Public Services
	Target Area	County-wide Activities
	Goals Supported	General Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$1,000,000

	Description	The CDBG regulations allow the use of grant funds for a wide range of public service activities, including, but not limited to: Employment services (e.g., job training); Crime prevention and public safety; Child care; Health services; Substance abuse services (e.g., counseling and treatment); Fair housing counseling; Education programs; Energy conservation; Services for senior citizens; Services for homeless persons; Welfare services (excluding income payments); Down payment assistance; and Recreational services.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	No specific activities have been selected for this General Public Services project yet. CDBG funds may be used to pay for labor, supplies, and material as well as to operate and/or maintain the portion of a facility in which the public service is located. This includes the lease of a facility, equipment, and other property needed for the public service – Applications will be accepted to ensure a competitive process.
	Location Description	Applications will be accepted competitively on a county-wide basis during the 2024-2025 program year.
	Planned Activities	CDBG funds may be used to pay for labor, supplies, and material as well as to operate and/or maintain the portion of a facility in which the public service is located. This includes the lease of a facility, equipment, and other property needed for the public service – Applications will be accepted to ensure a competitive process.
3	Project Name	Emergency Rental Assistance
	Target Area	County-wide Activities
	Goals Supported	General Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$12,600,575
	Description	Emergency subsidy is provided to prevent eviction resulting in homelessness. Low income households that have experienced a hardship, overcome the hardship and need temporary assistance can apply for up to two months rent. 05S-Rental Housing Subsidies

	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 30 low income households will benefit from the proposed activities.
	Location Description	Applications for assistance will be accepted on a county-wide basis.
	Planned Activities	Emergency subsidy is provided to prevent eviction resulting in homelessness. Low income households that have experienced a hardship, overcome the hardship and need temporary assistance can apply for up to two month's rent. About 30 households will benefit from this assistance.– limited clientele
4	Project Name	Neighborhood Park Improvements
	Target Area	Buenaventura Lakes
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Neighborhood Redevelopment Public Facilities
	Funding	CDBG: \$300,750
	Description	Archie Gordon Park - ball field lighting and playground resurfacing - BVL (03F - Parks, Recreational Facilities)
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project is located in census tract 425 where approximately 2,895 low to moderate income households will benefit from the proposed activities.
	Location Description	This project will take place in census tract 425 of the Buenaventura Lakes neighborhood and will be managed by the Osceola County Parks and Recreation Department.
	Planned Activities	Installation of ball field lighting and playground resurfacing.
5	Project Name	Sidewalk Improvements
	Target Area	Buenaventura Lakes

	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Neighborhood Redevelopment Public Facilities
	Funding	CDBG: \$165,000
	Description	Sidewalk extension/repair near elementary school - BVL (03L - Sidewalks)
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This proposed project will take place in census tract 425 where an estimated 2,895 households will benefit from the proposed activities.
	Location Description	This proposed project will take place in census tract 425 located in the Buenaventura Lakes neighborhood and will be managed by the Osceola County Transportation Department.
	Planned Activities	Sidewalk extension/repair near elementary school
6	Project Name	Owner-Occupied Rehabilitation
	Target Area	County-wide Activities
	Goals Supported	Owner-Occupied Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$513,609 SHIP: \$3,060,983
	Description	Repairs and/or replacement of owner-occupied homes or mobile homes (14A - Rehabilitation; Single-Unit Residential)
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated five (5) low to moderate income homeowners will benefit from the proposed activities.
	Location Description	Eligible homeowners will be selected on a county-wide basis. This project will be managed by the Osceola County Housing and Community Development Department.

	Planned Activities	Repairs and/or replacement of owner-occupied homes or mobile homes
7	Project Name	County HOME Program Administration
	Target Area	County-wide Activities
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$59,562
	Description	Administrative and planning costs of the County’s HOME program salaries, wages, and related costs for the overall program management, coordination, monitoring, and evaluation of the program.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Administrative and planning costs of the County’s HOME program – salaries, wages, and related costs for the overall program management, coordination, monitoring, and evaluation of the program.
8	Project Name	City HOME Program Administration
	Target Area	City of Kissimmee
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$25,562
	Description	Administrative and planning costs of the City’s HOME Program.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Administrative and planning costs of the City’s HOME Program.
9	Project Name	Affordable Permanent Housing (County)
	Target Area	County-wide Activities
	Goals Supported	Rental Development - New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$310,556
	Description	New construction of housing for low /mod in a target area of County. Development of affordable housing serving homeless families, risk of homelessness, domestic violence, those with a great risk of housing instability and/or mental health individuals
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The estimated beneficiaries for this proposed project will be determined when a project target area is selected. This project is expected to provide new affordable housing for homeless families, families at risk of homelessness, domestic violence survivors, and those at great risk of housing instability and/or mental health individuals.
	Location Description	A location has not been identified yet for this proposed project. The proposed project location will be a CDBG target area with high concentrations of low- and extremely low-income families.
	Planned Activities	New construction of housing for low /mod in a target area of County – Development of affordable housing serving homeless families, risk of homelessness, domestic violence, those with a great risk of housing instability and/or mental health individuals.
10	Project Name	Tenant Based Rental Assistance
	Target Area	County-wide Activities
	Goals Supported	Tenant Based Rental Assistance

	Needs Addressed	Affordable Housing Rapid Re-Housing
	Funding	HOME: \$100,000
	Description	Provide rental subsidy assistance to approximately 25 seniors for 12 months. Assistance will be provided as a prorated portion of the applicant's rent.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project is estimated to benefit twenty-five (25) income eligible senior citizens.
	Location Description	This project will be conducted through a first come, first served application process on a county-wide basis.
	Planned Activities	Provide rental subsidy assistance to approximately 25 seniors for 12 months. Assistance will be provided as a prorated portion of the applicant's rent
11	Project Name	Affordable Housing Development (City)
	Target Area	City of Kissimmee
	Goals Supported	Rental Development - New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$227,614
	Description	City of Kissimmee - Project to be determined. Development of affordable housing.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of beneficiaries will be determined after a project is selected for funding.
	Location Description	The proposed project, when identified, will be located in the City of Kissimmee and managed by the City of Kissimmee Housing and Community Development Department.

	Planned Activities	Project to be determined – Development of affordable housing.
12	Project Name	CHDO Set Aside (County)
	Target Area	County-wide Activities
	Goals Supported	Rental Development - New Construction
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$82,962
	Description	Project to be determined. Housing to be owned, developed or sponsored by community housing development organizations.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated beneficiaries will be determined when a proposed project is identified by the CHDO.
	Location Description	This proposed project will take place in one of the County's target areas and managed by the CHDO.
Planned Activities	Project to be determined. Housing to be owned, developed or sponsored by community housing development organizations.	
13	Project Name	CHDO Set-Aside (City)
	Target Area	City of Kissimmee
	Goals Supported	Rental Development - New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$44,671
	Description	Project to be determined. Housing to be owned, developed or sponsored by community housing development organizations.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated beneficiaries will be determine after a proposed project is identified by the CHDO.

	Location Description	This project will take place within the City limits of Kissimmee, Florida and managed by the CHDO.
	Planned Activities	Project to be determined. Housing to be owned, developed or sponsored by community housing development organizations.

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

During the 2024-2025 program year, Osceola County anticipates allocating approximately 31% of the annual CDBG allocation to a specific geographical targets area (Buenaventura Lakes) and the remaining 69% will be allocated to countywide activities. Approximately 35% of the annual HOME Program allocation will be allocated to City of Kissimmee, and 65% will be allocated to county-wide activities. In terms of overall funding between CDBG and HOME Programs, the County will allocate approximately 32% to specific identified geographic areas and 68% to county-wide activities. Other Federal and State funding will be used to leverage the county-wide activities selected for funding during this program year.

Geographic Distribution

Target Area	Percentage of Funds
Marydia	0
Intercession City	0
Campbell City	0
Poinciana	0
Tropical Park	0
West 192	0
Buenaventura Lakes	20
County-wide Activities	68
City of Kissimmee	12

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The projects selected for the 2024-2025 program year underwent consideration based on the level of urgent need, funding availability, and project readiness. Both of the areas the County selected to receive funding have a low- to moderate-income populations of over 55 percent. The remaining portion of the annual CDBG and HOME funds will be allocated to county-wide activities, and residents within all unincorporated areas and Kissimmee, will be eligible to apply for assistance.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

During the program year 2024-2025, Osceola County will be allocating approximately \$4.2 million in Federal and State funding resources towards affordable housing activities. Eligible activities include homeless prevention, new construction-rental, and rental (multi-family) rehabilitation. Eligible recipients must provide proof that their annual gross income is less than 80% of the area median income. All construction or rehabilitation activities will be conducted by County approved developers and contractors, in compliance with City, State and Federal policies and procedures. In some cases, the Osceola County will work in partnership with local housing and supportive service providers and Community Housing Development Organizations to administer Federal and State funded program resources.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	35
Special-Needs	25
Total	65

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	55
The Production of New Units	5
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	65

Table 7 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Osceola County does not own or operate public housing units, and there is no Public Housing Authority in Osceola County. However, the County does administer a Housing Choice Voucher Program (Formerly Section 8). The Housing and Community Services Department, manages a total of 1,941 housing choice vouchers county-wide. This total number includes 212 Osceola County (703 and 704), 40 Mainstream, 38 Veterans Affairs Supporting Housing (VASH), 52 Emergency Housing, and 1,605 Portability vouchers.

Actions planned during the next year to address the needs to public housing

This section of the 2024-2025 Annual Action Plan is not applicable because Osceola County does not own or operate public housing units, and there is no Public Housing Authority in Osceola County.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

This section of the 2024-2025 Annual Action Plan is not applicable because Osceola County does not own or operate public housing units, and there is no Public Housing Authority in Osceola County.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

This section of the 2024-2025 Annual Action Plan is not applicable because Osceola County does not own or operate public housing units, and there is no Public Housing Authority in Osceola County.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Osceola County relies on its local housing and supportive service provider partners and the Homeless Services Network of Central Florida (CoC) to provide identification, outreach and beneficiary selection services for public services funded with annual Federal and State funding resources for homeless and non-homeless special needs populations. Their established existence in the community and resources has proven beneficial in delivering the necessary services to persons and families in need of assistance. During program year 2024-2025, approximately \$226,005.75 in CDBG public services funding will be used to benefit an estimated 30 persons or households, and \$310,556.36 in HOME funds will be used towards affordable housing activities, including those from the homeless or non-homeless special needs populations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

Due to the County's limited funding and outreach resources for directly addressing homelessness, Osceola County relies on its partnerships with the regional Continuum of Care (CoC) Homeless Services Network of Central Florida, and other local homeless services providers to conduct the necessary outreach and assessment to determine the individual needs of homeless persons and families. Osceola County is committed to ensuring that the at-risk and currently homeless populations are connected with available services through public education awareness and other resources available at the county-level. The County anticipates to assist at least 35 homeless or at-risk of homelessness persons and families over the next one year period.

Addressing the emergency shelter and transitional housing needs of homeless persons

Although Osceola County does not directly provide emergency shelter and transitional housing for homeless persons, the County does work with local housing and supportive service providers such as The Hope Partnership, Helping Other Make the Effort, and Help Now of Osceola to connect persons in need of emergency shelter or transitional housing. The County anticipates to continue allocating housing and community development funding to these organizations in an effort to expand their ability to assist persons and families in need of these types of services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In addition to working with local homeless services providers, Osceola County allocates housing and community development funding towards affordable housing activities and rental assistance in order to prevent individuals and families from becoming homeless again due to lack of access to affordable rental housing or eviction.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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

AP-75 Barriers to Affordable Housing -91.420, 91.220(j)

Introduction

In Section *MA-40 Barriers to Affordable Housing* of the *Housing Market Analysis* of the 2020-2025 Consolidated Plan, it was concluded that there are two potential public barriers that could have a negative impact on affordable housing development:

Impediment #1: State building codes that require the use of more expensive materials to protect housing structures from natural disasters

Impediment #2: Local mobility and impact fees that could hinder affordable housing development in certain districts and areas within the county.

In addition to public sector barriers, the 2020-2025 *Analysis of Impediments to Fair Housing Choice Plan (AI)* describes how private sector barriers negatively affect fair housing choice, as well as furthering affordable housing activities. The AI Plan identified six (6) potential private sector barriers to affordable housing:

Impediment #1: Discrimination in Housing Sales and Rental

Impediment #2: Lack of Existing/Available Housing Stock and the Geographic Distribution of Affordable Housing Stock

Impediment #3: Community Resistance to development of multi-family rental housing and housing for lower-income or minority households

Impediment #4: Inadequate access for minority households to housing outside of areas minority concentration

Impediment #5: Inadequate access to employment opportunities, transportation and public and social services infrastructure to support increased housing opportunities for lower income, minority, and disabled households

Impediment #6: High loan denial rates and issuance of predatory-style loans, particularly for selected racial and ethnic minorities

Each program year, the County evaluates these impediments and considers the potential negative effects they have on our targeted beneficiaries when planning affordable housing

projects to make a positive impact on our communities.

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

The County has continued to implement its Local Housing Assistance Plan (LHAP) as provided for in the SHIP program. Between the County's Consolidated Plan, its Analysis of Impediments to Fair Housing Choice, the SHIP program and the AHAC's Incentive Plan, the County is addressing affordable housing needs.

- The County should explore establishing a Housing Trust Fund that uses part of the County's impact fees solely for the purpose of creating affordable housing in the County. The Fund could be used to offer short-term loans to affordable housing developers to pay the impact fees. The loan would be paid back when an affordable housing unit is sold.
- The County should explore partnering with an outside agency to establish a Community Land Trust within the County. The Land Trust would be operated and maintained by a non-profit agency that acquires and holds land for affordable housing. This Trust would lessen the cost of housing for residents by holding the land and only selling the housing unit.

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

Introduction

The following is a list of actions that Osceola County 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

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

Actions planned to foster and maintain affordable housing

Osceola County 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. Osceola County anticipates allocating \$3.9 million towards affordable housing opportunities during this one-year period.

Actions planned to reduce lead-based paint hazards

The overall goal of Osceola County Consortium 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. The County will follow procedures as specified in applicable regulations. During the execution of its CDBG and HOME activities, the County, the City of Kissimmee and their contractors/representatives will provide all required notifications to owners and occupants and inspect for defective paint surfaces in pre-1978 properties. Any defective paint conditions found will be included in the scope of work and treatment provided to the defective areas. All paint inspections, risk assessments and clearance testing of suspect properties will be performed by licensed testing professionals.

Actions to Address LBP Hazards

- If a lead-based paint inspection for a pre-1979 housing rehabilitation project is determined to have less than one milligram per square centimeter (1mg/cm²), construction can proceed with required disclosure and notice. If a lead-based

paint inspection for a pre-1979 housing rehabilitation project is determined to have less than one milligram per square centimeter (1mg/cm²), construction can proceed with required disclosure and notice.

- If a lead-based paint inspection for a pre-1979 housing rehabilitation projects proves to be lead positive, contractors will be required to proceed in accordance with HUD established procedures prescribed in *24 CFR part 35* for proper management and treatment.
- In addition, Osceola County is in the developing stages of creating an internal policy and procedure addressing the identification and abatement of lead based paint hazards. The County provides the HUD required informational pamphlets to homeowners and contractors to ensure that both the lead safe work and the EPA's Renovation Repair, and Painting Rule (RRP) practices are being used for all Federally funded housing activities.

Actions planned to reduce the number of poverty-level families

Osceola County is always planning opportunities that will increase the number of high paying jobs that in-turn increase personal wealth and inspire new economic opportunities to build a better business climate. Osceola County allocates annual funding toward CDBG program projects and activities that specifically target extremely low, very low- and low-income residents and provide job training and employment services in an effort to address impoverished persons and families. In accordance with actions in the 2017-2022 Community Economic Development Strategy, Osceola County will promote the following to assist in reducing the number of families living in poverty:

1. Support educational partnerships and activities that encourage learning opportunities;
2. Promote programs and activities that prepare the workforce for lifelong learning and ever-changing careers;
3. Increase educational attainments for the ECF workforce; and
4. Attract and retain young talented workers.

Actions planned to develop institutional structure

Osceola County currently works in partnership with nine local non-profit service providers and government agencies in order to deliver services to those in need of services. The County 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. Some potential actions would be to increase internal staff capacity and expanding our consultation list by inviting new or existing local housing and public service providers to become active participants in spreading education regarding the availability of services.

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

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

Discussion

In addition, the County is in the process of working with a consultant to update any internal, written policies and procedures regarding monitoring for both County employees and sub-recipients that provide clear and concise monitoring of daily program operations for both performance and long term compliance with requirements of the CDBG and HOME programs, including minority business outreach and comprehensive planning requirements.

Program Specific Requirements

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

Introduction

The following is a description of the plans and actions that Osceola County will implement during the 2024-2025 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(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Osceola County does not anticipate providing additional financing or other similar opportunities for proposed HOME projects during the current program year.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

When applicable, the County will provide HOME subsidy for homebuyer activities and recapture restrictions to ensure long-term affordability of assisted properties during required affordability period, for single-family HOME funded projects.

In accordance with HOME rule requirements in Section 92.254, the County places a mortgage and note on each property in the amount of the assistance. Language is included in all contract documents to ensure the recapture of funds and/or affordability periods for homebuyer down payment or project related assistance. Upon the sale or refinancing of property assisted with HOME funds prior to the end of the affordability period, the amount of the direct HOME subsidy will come due and payable.

In the instance of a forgivable loan, the prorated amount will be recaptured. In the instance of a due upon sale loan the full HOME investment will be recaptured. If the net proceeds are not sufficient to recapture the prorated or full HOME investment, plus enable the homeowner to recover the amount of the homeowners' down payment and principal payments made by the owner since purchase, the County will use the following formula to calculate a sharing of the net proceeds. The recapture amount is limited to the net proceeds available from the property sale.

HOME Investment

HOME Investment + Homeowner Investment X Net proceeds = HOME \$ to be recaptured

Homeowner Investment

HOME Investment + Homeowner Investment X Net proceeds = amount to homeowner

These affordability restrictions may terminate upon foreclosure, default, and/or

transfer in lieu of foreclosure.

In the event that Osceola County uses HOME funds for homebuyer assistance or for rehabilitation of owner-occupied single-family housing, either the HOME affordable homeownership limits for the areas provided by HUD will be used to determine affordability, or it will be determined based on 95 percent of the median area purchase price and set forth the information in accordance with 24 CFR 92.254(a)(2)(iii).

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The County utilizes the recapture restrictions to ensure long-term affordability of the assisted property during the prescribed affordability period, for multi-family HOME funded projects.

In accordance with HOME rule requirements in Section 92.254 (a) (4), the County places a mortgage and note on each property in the amount of the assistance. Language is included in all contract documents to ensure the recapture of funds and/or affordability periods for developer subsidy or project related assistance. Upon the sale or refinancing of property assisted with HOME funds prior to the end of the affordability period, the amount of the direct HOME subsidy will come due and payable.

In accordance with 24 CFR 92.503(c) any re-captured funds will be deposited in Osceola County's HOME Investment Trust Fund and will be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income must be used, but 10% of the recaptured funds will not be used for eligible administrative and planning costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Osceola County does not plan to use HOME funds for the purpose of refinancing existing debt secured by multi-family housing that is rehabilitated with HOME funds during this one-year period.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons

with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Throughout recent years and community polling, the County has determined that its seniors makeup one of the most vulnerable populations in its jurisdiction. We are finding a housing crisis surrounding seniors on fixed income with limited resources including affordable housing opportunities. There has been a notable increase in the number of seniors seeking employment to financially sustain and remain independent. In efforts of providing some relief, the County is working on the launch of a TBRA activity using HOME funds.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The County recognizes that elder individuals with low- to very-low income are in need of housing assistance. To address the gap, the elderly population will become the County's targeted pool of applicants for the TBRA Program. The goal of the program is to offer a fixed rental subsidy to approximately 25 senior households on a 12-month rotational basis.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable.