



MEETING MINUTES
SESSION OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
THURSDAY, JUNE 18, 2026 AT 10:00 AM

1. MEETING CALLED TO ORDER Members Present:

Chair Robert Bussiere; Co-Chair Lucie Ghioto; Board Member Will Cooper; Board Member Sue Ring; Commissioner Noel Ortiz; Board Member Bryant Coleman; Board Member Traci Blue; Board Member Steve Auger

Staff Present:

City Attorney Kalanit Odet; Housing Manager Frances De Jesus; Board Clerk Eugenio Morales

Members Absent:

Board Member Linda Goodwin

Co-Chair Ghioto called the meeting to order at 10:03 AM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE. After a Moment of Silence, Co-Chair Ghioto led the audience in the Pledge of Allegiance.

3. MINUTES

3.A Approval of AHAC Minutes from May 21, 2026 Meeting

Request approval of AHAC Minutes from May 21, 2026, Meeting.

Member Cooper moved to approve the May 21, 2026, minutes. Member Ring seconded the motion.

AYE: Co-Chair Ghioto; Member Ring; Commissioner Ortiz; Member Auger; Member Coleman; Member Cooper

NAY: None

Motion Passed 6-0.

4. PUBLIC HEARINGS

5. OLD BUSINESS

5.A Follow Up to AHAC Support Initiative

Housing Manager De Jesus introduced guest speaker Ali Ankudowich of the Florida Housing Coalition, who provided follow-up information regarding the AHAC Support Initiative.

Attendance Changes

Member Traci Blue arrived at 10:06 a.m.
Chair Robert Bussiere arrived at 10:18 a.m.
Member Will Cooper departed at 10:48 a.m.

Discussion

The Committee discussed opportunities to increase affordable housing development through the use of vacant land and additional development incentives.

The Committee discussed the availability of vacant land within the City for affordable housing purposes, development regulations and ordinances that may limit development opportunities, and potential ordinance amendments.

The Committee also discussed potential partnerships with organizations experienced in property development and potential outreach to local churches and other property owners to identify development opportunities.

Member Blue proposed identifying potential properties and stakeholders for further evaluation.

Following the discussion, Housing Manager De Jesus suggested scheduling an additional meeting in September. However, due to scheduling conflicts, the Committee decided to proceed with the meeting as scheduled and continue discussions regarding vacant land opportunities, potential partnerships, and affordable housing development strategies.

Action Taken

By consensus, the Committee agreed to proceed with the meeting as scheduled to continue discussion of vacant land and affordable housing development opportunities.

6. NEW BUSINESS

7. DISCUSSION

7.A Staff Comments and Updates

The Committee discussed housing quality, density incentives, and open-space requirements.

The Committee discussed the relationship between housing quality and affordable housing development and the potential for further consideration of housing quality during a future Committee discussion.

The Committee also discussed density incentives used by the City of Sarasota to encourage higher-density development and the potential benefits of increased density and more efficient use of land resources.

The Committee discussed the importance of incorporating green space into future development plans and the potential for green-space requirements to be considered as part of future housing development strategies.

8. HEAR CHAIRMAN AND BOARD MEMBERS. Housing Manager De Jesus congratulated the members who participated in the review and scoring of housing drawings.

Commissioner Ortiz requested an opportunity to meet with Housing Manager De Jesus before future AHAC meetings to discuss agenda items and affordable housing matters. City Attorney Oded provided clarification regarding the respective roles and responsibilities of AHAC members and elected officials serving on the Committee.

Commissioner Ortiz expressed interest in receiving briefings on agenda items in advance of future AHAC meetings. Staff acknowledged the request and agreed to explore options for providing advance briefings.

9. **ADJOURNMENT.** There being no further business to come before the AHAC Board, Chair Bussiere adjourned the meeting at 11:35 AM.



Board Chair

ATTEST:



Board Clerk