



**MEETING MINUTES**  
**SESSION OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**CITY OF KISSIMMEE**  
**CITY HALL, COMMISSION CHAMBERS**  
**101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054 THURSDAY,**  
**JANUARY 16, 2025 AT 10:00 AM**

**1 . MEETING CALLED TO ORDER**

**Members Present:**

Chairman Robert Bussiere, Co-Chair Lucie Ghioto, Board Member Wendy Ford, Board Member Sue Ring, Board /Commissioner Member Noel Ortiz, Board Member Scott Culp

**Staff Present:**

Deputy City Attorney Kalanit Oded; City Clerk Tameara Crespo; Housing Manager Frances De Jesus; and Board Clerk Eugenio Morales

**Members Absent:**

Board Member Will Cooper, Board Member Linda Goodwin, Board Member Fatima Santiago

Co-Chair Ghioto called the meeting to order at 10:00 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     Affordable Housing Advisory Committee Minutes Approval**

Requested AHAC approval of the Minutes from the December 30, 2024 meeting.

Board Member Ford made a motion to Approve. Co-Chair Ghioto seconded the motion.

AYE: Co-Chair Ghioto, Board Member Culp, Board Member Ford, Board Member Ring, Commissioner/Board Member Ortiz

NAY: None

Motion Passed 5 - 0.

**4. PUBLIC HEARINGS**

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**6.A     Local Housing Assistance Plan 2025-2028**

The meeting commenced with Staff Member De Jesus reviewing the PowerPoint presentation attached to the agenda.

Chairman Bussiere arrived at 10:07 AM

Board Member Ford departed at 10:30 AM.

Board Member Culp inquired about the maximum monetary limits and the necessity of the forgiveness periods. He also provided additional commentary on the matter.

Chairman Bussiere opened the floor for board member comments. Chairman Bussiere and Co-Chair Ghioto provided remarks regarding the PowerPoint presentation.

Deputy Attorney Oded requested clarification on the funding source for program incentives, specifically distinguishing between SHIP and CDBG funds. A discussion followed regarding affordability, forgiveness periods, and related contractual clauses.

Commissioner/Board Member Ortiz addressed the program's outreach efforts to citizens, prompting a discussion among board members regarding methods for community engagement. Board Member Culp moved to approve the proposed changes to the LHAP 2025-2028 strategy, with the content not yet in final form. The motion proposed to revise LHAP to provide maximum loan value of a 100% on the owner occupied, owner occupied demo/reconstruction, and new construction ownership and establishing a minimum of 20 years forgiveness on all applicable programs. The motion prompted discussion among board members regarding the terms of forgiveness.

Following discussion, the motion was rescinded.

Board Member Culp made a new motion to approve the proposed changes to the LHAP establishing forgiveness for all applicable programs after a minimum of 20 years. Co-Chair Ghioto seconded the motion.

AYE: Co-Chair Ghioto, Board Member Culp, Chairman Bussiere, Board Member Ring, Commissioner / Board Member Ortiz

NAY: None

Motion Passed 5 - 0.

Chairman Bussiere proposed that the Board members vote on the finalized version of the changes during the next scheduled meeting on February 20<sup>th</sup>.

Staff Member De Jesus emphasized that the document the AHAC is reviewing will remain on draft form until final approval from the reviewers.

## **7. DISCUSSION**

### **7.A Staff Comments and Updates**

Staff Member De Jesus requested volunteers for the Point and Time Count starting on January 28.

City Clerk Crespo, thanked the members of the board for their time and understanding of the new changes implemented at the meeting.

## **8. HEAR CHAIRMAN AND BOARD MEMBERS**

### **9. ADJOURNMENT** Co-Chair Ghioto made a motion to Adjourn. Board Member Ring seconded the motion.

AYE: Chairman Bussiere, Co-Chair Ghioto, Board Member Culp, Board Member Ring, Commissioner/Board Member Ortiz

1/16/2025

NAY: None

Motion to Adjourn Passed 5—0

There being no further business to come before the AHAC committee, board Chair Bussiere adjourned the meeting at 11:31 AM.

A handwritten signature in blue ink, appearing to read "Robert P. Bussiere", is written over a horizontal line.

CHAIRMAN

ATTEST:

A handwritten signature in blue ink is written over a horizontal line.

BOARD CLERK