



MEETING MINUTES
SESSION OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE
CITY OF KISSIMMEE
CITY HALL, DS CONFERENCE ROOM
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
THURSDAY, FEBRUARY 20, 2025 AT 10:00 AM

1. MEETING CALLED TO ORDER

Members Present:

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

Staff Present:

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

Members Absent:

Board Member Linda Goodwin; Board Member Fatima Santiago.

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

3. MINUTES

3.A Affordable Housing Advisory Committee Minutes Approval

Request AHAC approval of the Minutes from the January 16, 2025, meeting.

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

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

NAY: None

Motion Passed 7 - 0.

4. PUBLIC HEARINGS

5. OLD BUSINESS

6. NEW BUSINESS

6.A Local Housing Assistance Plan for Years 2025-2026 through 2027-2028

Housing Manager Frances DeJesus reviewed the changes made to the LHAP based on recommendations from the previous board meeting.

Board Member Ortiz arrived at 10:04 AM.

Board Member Culp expressed concerns regarding the LHAP, prompting a board discussion. Board Member Culp suggested that no forgiveness should be granted at any point during the loan term. However, as determined at the previous meeting, the board reached a consensus that a fifteen-year term was more reasonable. Consequently, the amended LHAP now specifies that forgiveness will begin in the 11th year, rather than at the start or end of the term.

Board Member Culp moved to approve the draft of the Local Housing Assistance Plan as presented, with an additional revision to prorate forgiveness annually for disaster and rental assistance terms throughout the loan period. Board Member Cooper seconded the motion

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

NAY: Board Member Ortiz

Motion Passed 6 - 1.

After the vote, Chair Bussiere asked Board Member Ortiz to explain his reason for voting nay. Board Member Ortiz stated that, as a member of the Commission Board, he would like more time to study and familiarize himself with the LHAP plan.

7. DISCUSSION

7.A Staff Comments and Updates

Housing Manager De Jesus asked the board to consider whether to keep or reschedule the meeting currently set for March 20.

Co-Chair Ghioto asked what topics would be discussed at the March 20 meeting. In response, Housing Manager De Jesus outlined possible agenda items, including a review with the board on the results of the upcoming discussion with senior management on the Community Land Trust and incentives for affordable Housing the revision and establishment of standards for AHAC Board members.

Board Member Culp requested clarification on whether a member must be physically present for their vote to be counted and whether voting in a virtual format is permitted. Deputy Attorney Kalanit Oded confirmed that, under current rules, a member must be physically present for their vote to be counted.

8. HEAR CHAIR AND BOARD MEMBERS

9. ADJOURNMENT

Chair Bussiere made a motion to adjourn. Co-Chair Ghioto seconded the motion.

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

2/20/2025

NAY: None

Motion Passed 7 - 0.

There being no further business to come before the AHAC Board, Chair Bussiere adjourned the meeting at 10:24 AM.

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

Board Chairman

ATTEST:

A handwritten signature in blue ink is written over a solid black horizontal line. The signature is stylized and difficult to decipher.

Board Secretary