



**MEETING AGENDA
SESSION OF THE AFFORDABLE HOUSING ADVISORY
COMMITTEE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
THURSDAY, FEBRUARY 19, 2026 AT 10:00 AM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
 - 3.A Approval of AHAC Minutes from November 20, 2025 Meeting
- 4. PUBLIC HEARINGS**
- 5. OLD BUSINESS**
 - 5.A AHAC Support Initiative
- 6. NEW BUSINESS**
 - 6.A AHAC Orientation
 - 6.B Current Status of Affordable Housing Incentives in Kissimmee
- 7. DISCUSSION**
 - 7.A Staff Comments and Updates
- 8. HEAR CHAIRMAN AND BOARD MEMBERS**
- 9. ADJOURNMENT**

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Affordable Housing Advisory Committee with respect to any matter considered at such meeting or hearing will need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

In accordance with Florida State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 3.A**Approval of AHAC Minutes from November 20, 2025 Meeting****Request**

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

Explanation

Minutes of the AHAC meeting held on November 20, 2025 are attached for Board approval.

Recommendation

Staff recommends Board approval.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter:

Attachment(s):

1. 11-20-2025-AHAC Minutes



MEETING MINUTES
SESSION OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
THURSDAY, NOVEMBER 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 Linda Goodwin; Commissioner Noel Ortiz; Board Member Steve Auger.

Staff Present:

Deputy Attorney Kalanit Oded; City Clerk Tameara Crespo; assistance City Clerk Lucia Gonzalez; Housing Manager Frances De Jesus; Board Clerk Eugenio Morales; Housing Specialist Omayra Caraballo

Members Absent:

Board Member Wendy Ford, Board Member Sue Ring

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 Bussierre led the audience in the Pledge of Allegiance.

3. MINUTES

3.A Approval of AHAC Minutes from October 16, 2025, Meeting

Co-Chair Ghioto made a motion to Approve 10/16/2025 AHAC Minutes. Board Member Linda Goodwin seconded the motion.

AYE: Chair Bussiere; Co-Chair Ghioto; Board Member Cooper; Board Member Goodwin; Commissioner Ortiz, Board Member Auger

NAY: None

Motion Passed 6 - 0.

4. PUBLIC HEARINGS

4.A Affordable Housing Advisory Committee (AHAC) Annual Report for FY 2024-2025

Board Member Goodwin made a motion to Adopt. Board Member Auger seconded the motion.

AYE: Chair Bussiere; Co-Chair Ghioto; Board Member Cooper; Board Member Goodwin; Commissioner Ortiz, Board Member Auger

NAY: None

Motion Passed 6 - 0.

5. OLD BUSINESS

6. NEW BUSINESS

6.A List of Potential Items to Review in FY 2026-2027

Housing Manager De Jesus reviewed suggested topics for organizing the 2026 meeting cycle, AHAC must review State items #1–11 and recommend selection of three to four items for focused work.

Manager De Jesus clarified that the public lands inventory (Item #10) is due in late 2026 or early 2027 and suggested additional topics, including down-payment assistance, payment-based programs, a Community Land Trust presentation, and an update on the Live Local Act, recommending early scheduling for items requiring deeper discussion.

Co-Chair Ghioto emphasized the importance of impact fee strategies. Commissioner Ortiz and Board Members Cooper and Auger discussed potential strategies, including reductions in fees, adjustments to timing, and impact fee deferrals. The Committee reached consensus to include impact fee strategies as a priority for the upcoming year.

Chair Bussiere proposed a brief early-year brainstorming session; members supported guided discussion focused on required items.

Manager De Jesus reiterated the need to prioritize several Incentives and select three to four for in-depth review. The Committee reached consensus on a combined approach: selecting required priority items while reserving time for early preparation, structured discussion, and research to support clear and timely recommendations.

7. DISCUSSION

7.A Staff Comments and Updates

Chair Bussiere opened discussion regarding the AHAC support initiative application, noting that the City could be selected as one of four statewide recipients.

Housing Manager De Jesus highlighted the technical assistance opportunity and suggested the Committee draft a statement emphasizing what makes AHAC and the City of Kissimmee unique. Discussion focused on individual committee member expertise, the City's unique demographics, proximity to Disney and other theme parks, service-industry employment, housing affordability challenges, and families in transition residing in motels.

Co-Chair Ghioto emphasized the City's specific affordable housing needs and the Committee's collective experience. Board Members Cooper and Auger noted the City's capacity for development, market conditions, and ongoing affordable housing initiatives, including hotel conversions. Deputy Attorney Oded suggested highlighting the City's unique

approach and the Committee's commitment despite limited resources. For example, the acquisition and rehabilitation of the Haven on Vine Apartments.

Chair Bussiere stressed the importance of including concrete data, such as housing costs and demographic information, to strengthen the narrative.

Members discussed a proposed timeline for submitting the statement, targeting early December for internal review and December 19th for final submission.

Housing Manager De Jesus confirmed she would compile the statement and requested members submit individual comments to her, adhering to Sunshine Law limitations.

8. HEAR CHAIRMAN AND BOARD MEMBERS

9. ADJOURNMENT

There being no further business to come before the Affordable Housing Advisory Committee Board, Chair Bussiere adjourned the meeting at 11:20 AM.

Board Chair

ATTEST:

Board Secretary

ITEM 5.A
AHAC Support Initiative

Request

Explanation

The City submitted an application to the Florida Housing Coalition for an opportunity for its AHAC to receive free in-depth support as they review local housing strategies and recommend specific actions to help build and preserve affordable homes. A video was prepared and staff will update the AHAC on the outcome of the application.

Recommendation

REQUESTED CITY COMMISSION ACTION:

No Action

Department: Development Services

Presenter:

Attachment(s):

None

ITEM 6.A
AHAC Orientation

Request

Explanation

Tamara West, Technical Advisor Florida Housing Coalition, will give a presentation to the AHAC on their responsibilities, the affordable housing incentives, and the end of the year report.

Recommendation

REQUESTED CITY COMMISSION ACTION:

Department: Development Services

Presenter:

Attachment(s):

None

ITEM 6.B

Current Status of Affordable Housing Incentives in Kissimmee

Request

Explanation

Brenda Ryan, Planning Manager, and Frances De Jesus, Housing Manager, will review the current affordable housing incentives and provide an update. This presentation will serve as the starting point for the AHAC to begin developing its plan for the year.

Recommendation

REQUESTED CITY COMMISSION ACTION:

Department: Development Services

Presenter:

Attachment(s):

None

ITEM 7.A

Staff Comments and Updates

Request

Explanation

AHAC members are expected to discuss and develop a plan regarding the discussion of the individual affordable housing incentives.

Recommendation

REQUESTED CITY COMMISSION ACTION:

Department: Development Services

Presenter:

Attachment(s):

None