



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; Assistant 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.

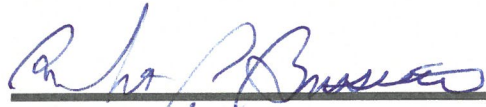
Members discussed a proposed timeline for submitting the statement, targeting early December for internal review and December 19th for final submission.

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