



**MEETING AGENDA  
SESSION OF THE AFFORDABLE HOUSING ADVISORY  
COMMITTEE  
CITY OF KISSIMMEE  
CITY HALL, COMMISSION CHAMBERS  
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054  
THURSDAY, MARCH 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 February 19, 2026, Meeting
- 4. PUBLIC HEARINGS**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
  - 6.A AHAC Support Initiative
- 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 February 19, 2026, Meeting**

**Request**

Approval of the Affordable Housing Advisory Board meeting minutes.

**Explanation**

Minutes of the Affordable Housing Advisory Committee meeting held on February 19, 2026 are attached for approval.

**Recommendation**

Staff recommends Board approval.

**REQUESTED CITY COMMISSION ACTION:**

Approve

Department: Development Services

Presenter:

**Attachment(s):**

1. 02.19.2026 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, FEBRUARY 19, 2026 AT 10:00 AM**

**1. MEETING CALLED TO ORDER**

**Members Present:**

Chair Robert Bussiere; Co-Chair Lucie Ghioto; Board Member Sue Ring; Board Member Linda Goodwin; Board Member Steve Auger; Board Member Traci Blue

**Staff Present:**

Interim City Attorney Kalanit Oded; City Clerk Tameara Crespo; Board and Records Coordinator Paula Armas; Housing Manager Frances De Jesus; Current Planning Manager Brenda Ryan; Board Clerk Eugenio Morales; Housing Specialist Omayra Caraballo

**Members Absent:**

Commissioner Noel Ortiz; Board Member Will Cooper

Chair Bussiere called the meeting to order at 10:02 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 Approval of AHAC Minutes from November 20, 2025 Meeting**

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

AYE: Chair Bussiere, Co-Chair Ghioto, Board Member Goodwin, Board Member Ring, Board Member Auger, Board Member Blue

NAY: None

Motion Passed 6 - 0.

**4. PUBLIC HEARINGS**

**5. OLD BUSINESS**

**5.A AHAC Support Initiative**

Housing Manager Frances De Jesus announced that the AHAC Support Initiative was selected by the Florida Housing Coalition as one of four programs statewide and presented the submission video to the Committee.

**6. NEW BUSINESS**

6.A AHAC Orientation

Housing Manager De Jesus provided an update on the AHAC Support Initiative, including the upcoming survey and review schedule by the Florida Housing Coalition. She introduced Ms. Tamara West, Florida Housing Coalition Technical Advisor, who delivered a presentation on AHAC responsibilities and incentives.

6.B Current Status of Affordable Housing Incentives in Kissimmee

Housing Manager De Jesus, along with Current Planning Manager Ryan, from the Planning Section, provided a presentation on the affordable housing incentives, reviewing all eleven incentives, additional incentives, their current status, and historical context.

Following the presentation, Board Member Auger raised a question regarding the applicability of the federal Build America, Buy America requirements to HOME funds. Housing Manager De Jesus explained that HOME funds are not exempt and discussed the potential impact on affordable housing developments, including challenges affecting current projects.

**7. DISCUSSION**

Housing Manager De Jesus outlined the upcoming meeting schedule and requested direction from the Committee regarding prioritization of affordable housing incentives for future review, noting upcoming deadlines and coordination with the Florida Housing Coalition. Input from the members will be discussed at the next Meeting

7.A Staff Comments and Updates

**8. HEAR CHAIRMAN AND BOARD MEMBERS**

**9. ADJOURNMENT**

There being no further business to come before the Affordable Housing and Community Board, Chair Busiere adjourned the meeting at 10:47 AM.

\_\_\_\_\_  
Board Chairperson

ATTEST:

\_\_\_\_\_  
Board Clerk

**ITEM 6.A**  
**AHAC Support Initiative**

**Request**

**Explanation**

The Florida Housing Coalition presentation will kick-off the AHAC Support Initiative for technical assistance to the Kissimmee AHAC. Through this initiative, the Coalition will provide policy guidance and information on the link between land use planning and affordability to support the AHAC in prioritizing and strengthening policy recommendation in the annual AHAC report, with the ultimate goal of making strategies more clear and actionable for the local community. The presentation will include an orientation to the initiative and results from a preliminary AHAC member survey to identify areas of focus for assistance.

**Recommendation**

REQUESTED CITY COMMISSION ACTION:

No Action

Department: Development Services

Presenter:

**Attachment(s):**

None

**ITEM 7.A**

**Staff Comments and Updates**

**Request**

**Explanation**

**Recommendation**

REQUESTED CITY COMMISSION ACTION:

Department: Development Services

Presenter:

**Attachment(s):**

None