



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