



**MEETING MINUTES
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

Members Present:

Chair Robert Bussiere; Co- Chair Lucie Ghioto; Board Member Sue Ring; Board Member Bryant Coleman; Board Member Traci Blue

Staff Present:

Interim City Attorney Kalanit Oded; City Clerk Tameara Crespo; Housing Manager Frances De Jesus; Board Clerk Eugenio Morales; Housing Specialist Omayra Caraballo

Members Absent:

Board Member Will Cooper; Board Member Linda Goodwin; Commissioner Noel Ortiz; Board Member Steve Auger

Chair Bussiere called the meeting to order at 10:12 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 February 19, 2026 Meeting

Co-Chair Ghioto made a motion to Approve. Member Traci Blue seconded the motion.

AYE: Chair Bussiere; Co-Chair Ghioto; Member Ring; Member Coleman; Member Blue

NAY: None

Motion to Approve Passed 5 - 0.

4. PUBLIC HEARINGS

5. OLD BUSINESS

6. NEW BUSINESS

AHAC Support Initiative

Housing Manager De Jesus introduced Tamera West and Ali Ankudowich representatives from the Florida Housing Coalition, who presented on the AHAC Support Initiative. Ms. Ankudowich summarized survey findings, noting Kissimmee's selection due to its active

engagement and momentum in advancing affordable housing strategies. Board Members engaged in discussion regarding potential partnerships, including collaborations with businesses, chambers of commerce, and service providers, as well as innovative approaches such as inspection cost mitigation programs, employer-assisted housing benefits, and financial literacy initiatives. Ms. Ankudowich emphasized the importance of revisiting prior recommendations, including the 11 statutory incentives, while identifying barriers such as impact fees, design constraints, and regulatory limitations affecting development feasibility. Staff provided updates on ongoing efforts, including exploration of a Community Land Trust and prior consideration of accessory dwelling units. Legal guidance was provided regarding Sunshine Law compliance and limitations on endorsements. Consensus emerged on the value of continued brainstorming, strategic partnerships, and exploring both policy-level and community-based solutions to advance affordable housing objectives.

7. DISCUSSION

7.A Staff Comments and Updates

Housing Manager De Jesus Our next meeting is next month, April 16th.

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 11:49 AM.



Board Chairperson

ATTEST:



Board Clerk