



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Affordable Housing Advisory Committee

Tuesday, May 19, 2026

5:00 PM

**The Center at Deltona -
Conference Room**

1. CALL TO ORDER:

The meeting was called to order at 5:02 p.m.

Vice Chair Pizarro arrived at 5:07 p.m.

2. ROLL CALL:

Present: 7 - Chair Jodi Pena-Castaldi
Vice Chair Maria Pizarro
Member Commissioner Avila-Vazquez
Member Rachel Amoroso.
Member Timothy Griffin
Member Joseph Somerville
Vice Chair Michelle Wallace-Chin

Excused: 4 - Alternate Commissioner Colwell
Member Ashley Royal
Member Grace Mojica
Member Brandi Weeden

Absent: 2 - Member Jean Armstrong
Member Sylvia Hayes

3. APPROVAL OF MINUTES & AGENDA:

A. AHAC minutes of April 21, 2026

Motion by Member Wallace-Chin, seconded by Member Griffin, to approve the AHAC minutes of April 21, 2026. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

A. Discussion on Ethics/Sunshine Law

Mr. Grose opened the floor for any questions regarding the Sunshine Law. Discussion

ensued.

Mr. Griffin inquired about multiple membership on committees.

Pursuant to City of Deltona Commission Policy and Procedure, policy number CC06-001, "It is the policy of the City of Deltona that no citizen may, simultaneously, serve on more than one City board, committee, or sub-committee."

Member Griffin inquired how committees can communicate with each other. This would be accomplished through staff.

5. PUBLIC FORUM: Public comments shall be limited to items on the agenda and shall not exceed three minutes. Please be courteous and respectful of the views of others. Personal attacks on Committee/Board members, City staff or members of the public are not allowed and will be ruled out of order by the Chair.

Chair Jodi Peña-Castaldi opened and closed Public Forum as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

A. Discussion on AHAC strategies

Ms. Entwistle discussed incentives the Committee wanted reviewed:

- (a) Expedited Permitting - already implemented for affordable housing.
- (b) Modification of Impact Fees - already implemented for affordable housing.
- (c) Flexible Densities - Member Amoroso commented that there is a cost to building "up" (i.e., condominiums). At this time, Committee members inferred the Community Land Trust (CLT) is a more practical solution to Deltona's affordable housing.
- (d) Reservation of Infrastructure Capacity - Ms. Entwistle stated there's \$1.5 million in the 2026-2027 Capital Improvement Plan (CIP) to include potable wells, life stations, etc. and \$17 million for septic to sewer conversion between 2027-2029. Mr. Grose advised that the State is pushing to have all residents in the State of Florida off septic no later than 2030.
- (j) Public Land Inventory - staff is working on a "new" list of public-owned lands that may be suitable for affordable housing. Mr. Grose commented there are twenty-eight (28) buildable lots; however, input from Mr. Frank Wells with Bright Community Trust will be needed to determine the viability of a Community Land Trust (CLT). Mr. Wells will be tasked to work on sales/foreclosures in Deltona. Mr. Grose stated the developer of an 18-unit apartment complex, Thalita Terrace, has been provided with Mr. Well's contact

information. Discussion occurred on the CLT model including having Mr. Frank Wells do a presentation on in the near future. Member Griffin mentioned the possibility of the City bidding on land from County auctions.

Member Griffin expressed that affordable housing should be within the structure of the community.

Vice-Mayor Avila-Vazquez stated educating the elected officials about affordable housing is paramount.

8. STAFF COMMENTS:

Mr. Grose introduced himself to the group.

Mr. Hoppa stated the next AHAC meeting will be on Tuesday, August 18, 2026 at The Center.

Mr. Hoppa noted that audio recordings of the AHAC meetings are available via a records request with the City Clerk's department.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

Member Wallace-Chin stated progress is being made.

Vice Mayor Avila-Vazquez shared information on current events.

Member Griffin commented on information that was shared with members regarding the 2026 Florida Fair Housing Summit at UCF Rosen College and the City of Deltona's Comp Plan / 2050 Plan.

Member Somerville looks forward to the updated inventory of land list.

Member Amoroso thanked staff.

Vice-Chair Pizarro stated it was a good meeting.

10. ADJOURNMENT:

The meeting was adjourned at 6:42 p.m.

Chair, Jodi Peña-Castaldi

ATTEST:

Committee Secretary, Don S. Hoppa

