



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Affordable Housing Advisory Committee

Tuesday, May 20, 2025

5:00 PM

2nd Floor Conference Room

1. CALL TO ORDER:

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

2. ROLL CALL:

Present: 9 - Chair Jodi Pena-Castaldi
Vice Chair Michelle Wallace-Chin
Member Rachel Amoroso.
Member Jean Armstrong
Member Terri Ellis
Member Sylvia Hayes
Member Cassie Landron
Member Lillian Mendez
Commissioner Colwell

Excused: 1 - Member Commissioner Avila-Vazquez

3. APPROVAL OF MINUTES & AGENDA:

A. AHAC minutes of February 18, 2025

Motion by Member Armstrong, seconded by Member Amoroso, to approve the AHAC minutes of February 18, 2025, as presented. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

None.

5. PUBLIC FORUM: Time permitted, public comments shall be limited to items on the agenda and shall not exceed two 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:

Ms. Briggs introduced Mr. Grose, Housing Coordinator Supervisor, City of Deltona.

Note: Commissioner Stephen Colwell was present at the meeting as Commissioner Avila-Vazquez's backup.

A. Elections for Chairperson and Vice-Chairperson.

Chair Peña-Castaldi handed the gavel over to Mr. Hoppa.

Mr. Hoppa asked for nominations for Chairperson.

Nominations for Chair included Member Peña-Castaldi and Member Ellis.

Motion by Member Armstrong to nominate Member Peña-Castaldi as Chairperson. The motion carried by the following vote:

For: 7 - Member Amoroso., Member Armstrong, Member Ellis,
Member Hayes, Member Landron, Member Mendez and
Colwell

Against: 1 - Chair Pena-Castaldi

Mr. Hoppa passed the gavel to Chair Peña-Castaldi.

Chair Peña-Castaldi asked for nominations for Vice Chair.

**Motion by Chair Peña-Castaldi to nominate Member Ellis as Vice Chair.
The motion carried the following vote:**

For: 4 - Chair Pena-Castaldi, Member Landron, Member Mendez and
Colwell

Against: 5 - Vice Chair Wallace-Chin, Member Amoroso., Member
Armstrong, Member Ellis and Member Hayes

**Motion by Member Amoroso to nominate Member Wallace-Chin as Vice
Chair. The motion carried by the following vote:**

For: 5 - Vice Chair Wallace-Chin, Member Amoroso., Member Armstrong, Member Ellis and Member Hayes

Against: 4 - Chair Pena-Castaldi, Member Landron, Member Mendez and Colwell

B. Community Land Trust (CLT) Discussion.

Mr. Frank Wells with Bright Community Trust gave a presentation on Community Land Trust (CLT) for the committee followed by a question and answer period.

It was agreed upon by City staff and Committee members that a PowerPoint presentation on the CLT model to the City Commission be held at the June 16, 2025 meeting, if possible.

Ms. Entwistle stated the presentation may be held at a workshop.

The next AHAC meeting would be on July 15, 2025.

8. STAFF COMMENTS:

Mr. Hoppa advised extra copies of the City's Golden Book are available.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

Chair Peña-Castaldi advised she will be on vacation on June 16.

Member Armstrong attended the 2025 Great American Realtor Days (GARD) in Tallahassee and that affordable housing was talked about.

Vice-Chair Wallace-Chin wanted to thank staff.

10. ADJOURNMENT:

The meeting was adjourned at 7:19 p.m.

Chair, Jodi Peña-Castaldi

ATTEST:

Committee Secretary, Don S. Hoppa