



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Affordable Housing Advisory Committee

Tuesday, July 15, 2025

5:00 PM

2nd Floor Conference Room

1. CALL TO ORDER:

The meeting was called to order at 5:05 p.m.

2. ROLL CALL:

Present: 6 - Chair Jodi Pena-Castaldi
Vice Chair Michelle Wallace-Chin
Alternate Commissioner Colwell
Member Jean Armstrong
Member Terri Ellis
Member Sylvia Hayes

Excused: 3 - Member Commissioner Avila-Vazquez
Member Rachel Amoroso.
Member Lillian Mendez

Absent: 1 - Member Cassie Landron

3. APPROVAL OF MINUTES & AGENDA:

A. AHAC minutes of May 20, 2025.

Motion by Member Armstrong, seconded by Member Ellis, to approve the AHAC minutes of May 20, 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:

A. Continued Discussion on the Community Land Trust (CLT) model.

Mr. Grose advised the Committee that Resolution No. 2025-68, establishing a Community Land Trust (CLT) to be managed by a Community Land Trust organization, was passed by the City Commission at the July 7, 2025, Commission Meeting.

Mr. Grose said the next step would be to reach out to CLTs, draft an agreement, and obtain Commission approval. This is expected to occur during the September/October time frame.

B. Discussion on the updated Local Housing Assistance Plan (LHAP).

Mr. Grose stated the Local Housing Assistance Plan (LHAP) is updated every three years (triennial) and will go before the City Commission for approval at the July 21, 2025, City Commission meeting.

Staff incorporated changes into the LHAP.

Discussion ensued as how to inform Deltona residents about the programs.

8. STAFF COMMENTS:

Mr. Grose shared some housing statistics with the Committee.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

Member Armstrong thanked Quentin for the informative presentation.

Vice Chair Wallace-Chin feels the AHAC is moving in the right direction.

Member Ellis inquired if there will be people who'll want to take advantage of our housing programs. Mr. Grose said the applicants must be income qualified and provide required documents; however, you will have people that will try to take advantage of the system.

Regarding the presentation, Chair Peña-Castaldi stated good job; amazing. She said it would be good to share the stories of people coming through the program with potential applicants.

10. ADJOURNMENT:

The meeting was adjourned at 6:08 p.m.

Chair, Jodi Peña-Castaldi

ATTEST:

Committee Secretary, Don S. Hoppa