



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Affordable Housing Advisory Committee

Tuesday, April 21, 2026

5:00 PM

The Center at Deltona -
Conference Room

1. CALL TO ORDER:

The meeting was called to order at 5:07 p.m.

2. ROLL CALL:

Present: 8 - Chair Jodi Pena-Castaldi
Alternate Commissioner Colwell
Member Jean Armstrong
Member Timothy Griffin
Member Ashley Royal
Member Grace Mojica
Member Joseph Somerville
Member Brandi Weeden

Excused: 4 - Vice Chair Maria Pizarro
Member Commissioner Avila-Vazquez
Member Rachel Amoroso.
Vice Chair Michelle Wallace-Chin

Absent: 1 - Member Sylvia Hayes

3. APPROVAL OF MINUTES & AGENDA:

A. AHAC minutes of February 17, 2026

Under Board/Committee Member Comments, Member Griffin wanted the word "assisting" added to his comment before "homelessness".

Motion by Member Armstrong, seconded by Member Griffin, to approve the amended AHAC minutes of February 17, 2026. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

None.

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:

Vice-Chairperson Pizarro arrived at approximately 5:12 p.m.

Ms. Entwistle provided a synopsis of the AHAC strategies that were addressed by Members over the past couple of years. Discussion followed.

- (a) - Expedited Permitting
- (b) - Modification of Impact Fees
- (c) - Flexible Densities
- (d) - Reservation of Infrastructure Capacity
- (f) - Parking and Setback Requirements
- (g) - Flexible Lot Configurations
- (i) - Process of Ongoing Review
- (j) - Public Land Inventory

Member Wallace-Chin arrived at approximately 5:16 p.m.

Member Griffin volunteered to streamline the application process for homeowner purchasing including a future presentation before the Committee.

Member Wallace-Chin requested staff share the link on Operation Hope as presented by Member Royal.

Discussion with staff and Committee members ensued regarding the SHIP program.

Ms. Entwistle said the Committee agreed to focus on the following strategies:

- (a) - Expedited Permitting
- (b) - Modification of Impact Fees
- (c) - Flexible Densities
- (d) - Reservation of Infrastructure Capacity
- (j) - Public Land Inventory

A. Discussion on AHAC strategy (c) Flexible Densities.

Ms. Entwistle remarked last year that staff shall facilitate density bonuses for multi-family affordable housing developments and affordable rental small cluster homes.

Ms. Entwistle suggested AHAC members can share their input for the Comprehensive Plan. The next meeting will be on Monday, June 8, 2026 at City Hall in the Commission Chambers starting at 5:30 P.M. Residents can also visit the following link to access the full project website, explore materials, and stay informed about the next steps in the planning process.

<https://jbpro-engagement.com/Deltona2050Plan>

B. Discussion on AHAC strategy (d) Reservation of Infrastructure.

Members expressed interest on wanting to know what's the projected plan regarding septic to sewer.

Ms. Entwistle stated a couple of other CDBG funded infrastructure projects including the fiber optic cable ring and ADA equipment for Campbell Park.

8. STAFF COMMENTS:

Ms. Rodriguez-Garcia spoke about the 2026 Vet Stand Down event at The Center and provided statistics.

Mr. Hoppa provided members a 2026 AHAC calendar, Sunshine Law information, and a flyer of commonly used housing acronyms.

For future AHAC meetings, Mr. Hoppa advised members to either leave a voicemail message or send an email to him regarding their intent to attend or absence thereof.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

Member Armstrong enjoyed the meeting; a lively discussion.

Member Griffin remarked it was a real good meeting.

Member Wallace-Chin thanked staff and that said we're moving in the right direction.

10. ADJOURNMENT:

The meeting was adjourned at 6:45 p.m.

Chair, Jodi Peña-Castaldi

ATTEST:

Committee Secretary, Don S. Hoppa