



# MEMORANDUM

DATE: July 7, 2025

TO: City Commission

FROM: Jordan Smith, Director, Planning and Development Services

THRU: Doc Dougherty, City Manager

SUBJECT: Resolution No. 2025-68, Establish a Community Land Trust program to be managed by a Community Land Trust Organization; to create program guidelines for the program; to identify fund and/or real property for inclusion in the Community Land Trust. (Quentin Grose, Housing Coordinator Supervisor)

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**Request:** Adoption of Resolution No. 2025-68 to establish a Community Land Trust (CLT) Program in the City of Deltona to address the persistent shortage of attainable housing.

**Discussion:** The Housing and Community Development division recommends the adoption of Resolution No. 2025-68 establishing a Community Land Trust (CLT) Program in the City of Deltona. While the City previously adopted Resolution 2024-81 and relied on findings from the Shimberg Center for Housing Studies indicating a regional surplus of affordable housing units in the 0-120% Area Median Income (AMI) range, local data and resident experiences continue to reflect a significant shortage of attainable housing – defined as housing that does not exceed 30% of household income. This shortage is especially acute for Extremely Low to Moderate Income households, or those earning up to 140% of the AMI.

High land costs across the Deltona-Daytona Beach-Ormond Beach Metropolitan Statistical Area (MSA) including Deltona, remain a key factor driving up overall housing costs, making both rental and ownership opportunities unaffordable for many residents. To address this, staff proposes the implementation of a Community Land Trust – an established model used across the country to preserve long-term housing affordability and promote equitable access to stable housing. A CLT is a non-profit organization that retains ownership of land and sells or rents the improvements (homes or units) to qualified low and moderate income households at affordable prices. This typically achieved through long-term ground leases (often 99 years), resale restrictions, and affordability covenants, ensuring that the units remain affordable in perpetuity.

Resolution 2025-68 adopts a policy supporting the use of a Community Land Trust to advance the City's attainable housing goals. The policy includes provisions to allow the City to convey real property – subject to deed restrictions and reverter clauses – to a qualified non-profit CLT for the purpose of developing and maintaining affordable housing. Additionally, the CLT may plan for mixed-use or mixed-income development to ensure financial sustainability while serving the needs of Extremely Low to Moderate Income households.

Resolution 2025-68 also authorizes the City Manager or their designee to identify and recommend an appropriate non-profit Community Land Trust partner. Upon selection, staff will coordinate with the CLT to establish program guidelines, identify suitable properties, and explore funding sources, including state and federal housing assistance programs, to support long-term affordability.

**STAFF RECOMMENDATION:** Staff recommends that the City Commission approve and adopt Resolution No. 2025-65, establishing the Community Land Trust Program and authorize the City Manager to identify and recommend a qualified Community Land Trust partner to carry out the objectives outlined in the resolution.

**ATTACHMENTS:**

- Resolution No. 2025-68