



MEMORANDUM

DATE: November 17, 2025

TO: City Commission

FROM: Jordan Smith, Director, Community and Development Services

THRU: Doc Dougherty, City Manager

SUBJECT: Resolution No. 2025-93, Authorizing the City Manager or designee to execute the agreement with Bright Community Trust, Inc.; To administer the Community Land Trust program as authorized by the Local Housing Assistance Plan. (Quentin Grose, Housing Coordinator Supervisor)

REFERENCES: Community Land Trust, Attainable Housing

Request: Adoption of Resolution No. 2025-93 to authorize the City Manager or designee to execute the agreement with Bright Community Trust, Inc.

Discussion: The Housing and Community Development division recommends 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 show 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 for First Responders.

High land costs across the Deltona-Daytona Beach-Ormond Beach Metropolitan Statistical Area (MSA) including Deltona, remain a key factor driving up housing costs, making both rental and ownership opportunities unaffordable for many residents. To address this, staff proposes implementing a Community Land Trust, an established model used nationwide to preserve long-term housing affordability and promote equitable access to stable housing. A CLT is a non-profit 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 is 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, approved on July 7, 2025, established a Community Land Trust Program. Resolution 2025-93 adopts a policy supporting the use of a Community Land Trust to advance the City's attainable housing goals. The policy allows the City to convey real property, subject to deed restrictions and reverter clauses, to Bright Community Trust for the purpose of developing and maintaining affordable housing. The CLT may also plan for mixed-use or mixed-income development to ensure financial sustainability while serving the needs of Extremely Low to Moderate Income households.

Resolution 2025-93 also authorizes the City Manager or designee to execute any agreement with Bright Community Trust, to support long-term affordability.

STAFF RECOMMENDATION: Staff recommends that the City Commission approve and adopt Resolution No. 2025-93, authorizing the City Manager or designee to execute the agreement with Bright Community Trust, Inc. and administer the Community Land Trust program as authorized by the Local Housing Assistance Plan and this resolution.

ATTACHMENTS:

- Resolution No. 2025-93
- Bright Community Trust Agreement