



Community Land Trust Affinity Group Minutes

3825 Tiger Bay Road, Daytona Beach, FL 32127

Wednesday, February 23, 2022

Members

Anne Evans - Chair
Jason Ware- Co-Chair
Amaya Albury
Christopher Edwards

Phyllis Evelyn
Lisa Hamilton
Randy Hartman
Nika Hosseini

Kerry Karl
Susanne Kennedy
John Nicholson

Call to Order

Anne Evans, Chair, called the meeting to order at 3:03 p.m.

Roll Call

Corry Brown, Special Projects Coordinator, called the roll. All members were present and there was a quorum.

Approval of Minutes

Nika Hosseini made a motion to approve the minutes from January 26, 2022, and Jason Ware, Co-Chair, seconded. The motion carried unanimously.

Public Participation

There was one member of the public attending virtually. County staff member Corry Brown, Special Projects Coordinator also attended virtually.

Item 1 –Discussion of Solicitation

Carrie Baird, Executive Director of One Voice for Volusia, led a brainstorming activity in order to determine the questions and additional criteria that should be included in the draft solicitation for organizations that will partner with the county to explore Community Land Trust options. Discussion ensued among the group and the following suggestions were made:

- Local control – local coordinating board
- Organization's previous experience with operating a Community Land Trust?
- Include rental and homeownership
- Include property types such as single family, multi-family, etc.
- Source of funds?
- Organization's roles and responsibilities within trust?
- Experience with land management including land leases, etc.?

- Team qualifications?
- Timeline to start?
- Does the organization have a certification through Community Land Trust Training and Certification Program?
- What are organization's metrics for measuring their success?
- Does the organization have experience in acquiring land?
- Organization's previous experience with partnerships?
- Include local governance plan
- What is organization's capacity to scale?
- What is the organization's experience with diversified funding?
- Costs?

The group also agreed that the solicitation and responses would assist in determining if the county would start a new Community Land Trust or join an existing trust.

Following the brainstorming exercise, Anne Evans asked if the draft solicitation would be ready by the group's next meeting. Dona Butler advised that it would not be ready and that staff will need to work with the county's purchasing and legal departments on the draft.

Ms. Butler also advised the draft Affordable Housing Plan, that will include a Community Land Trust in Volusia County, would tentatively go before Council for approval at the second meeting in May 2022.

Item 2 – Measures of Success

Anne Evans led the discussion on determining measures of success for the group. The group discussed both short and long-term measures and reached a consensus on the following measures of success/action items:

- County Council approval of draft Affordable Housing Plan that includes a Community Land Trust in Volusia County
- Advertise solicitation for an organization that will partner with county to explore Community Land Trust options
- Evaluate responses and make award
- Establish or join Community Land Trust with local governance

Dona Butler suggested that in the future, the local coordinating committee and the Affordable Housing Advisory Committee (AHAC) could amend the Affordable Housing Plan to include additional short and long-term goals and measures of success for the Community Land Trust.

Following the discussion, the group briefly reviewed the county's inventory of property suitable for affordable housing. Florida statute requires that the county maintain an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing. Ms. Butler answered various questions and clarified that these properties were all located in unincorporated areas of the county. She also explained some of the process for determining which properties were suitable for the inventory.

Item 3 – Next Meeting Agenda and Homework

The group briefly discussed what they had accomplished so far and whether any other tasks needed to be completed. John Nicholson made a motion that the group had accomplished all their work and would not need to meet any further. Amaya Albury seconded the motion. The motion carried unanimously.

Adjournment

The meeting adjourned at 3:57 p.m.

DRAFT