

**A RESOLUTION TO ALLOCATE DEKALB COUNTY FUNDING FOR THE CREATION OF A LAND TRUST FOR DEKALB COUNTY.**

**WHEREAS**, DeKalb County is committed to promoting equitable access to affordable housing and home ownership, preserving natural resources, supporting sustainable urban agriculture, fostering inclusive community development; and

**WHEREAS**, the creation of a DeKalb County Land Trust would serve as a valuable tool to advance these goals by holding and managing land for the benefit of current and future residents of DeKalb County; and

**WHEREAS**, the rate of homeownership for households earning less than 150% of the area median income has lagged behind the rate for higher-income households; and

**WHEREAS**, these and other conditions prevent many DeKalb households from experiencing the stability, opportunity to build wealth, and other benefits provided by home ownership; and

**WHEREAS**, land trusts have been proven effective in other jurisdictions across the country and in Georgia in creating a new pathway to home ownership, maintaining affordability, conserving natural spaces, and ensuring that land use aligns with the long-term needs and values of the community; and

**WHEREAS**, the long-term land stewardship and shared-equity model of ownership commonly utilized by land trusts reduce the long-term public investments required to maintain affordability in land trust homes, resulting in a more efficient use of public funds than other common housing affordability investments; and

**WHEREAS**, the establishment of a DeKalb County Land Trust would provide a strategic means to address the growing challenges of housing affordability, environmental preservation, and equitable land use in DeKalb County, acknowledging that a recent study of land in Unincorporated DeKalb County showed that less than 3% of DeKalb County is left “undeveloped”; and

**WHEREAS**, the framework for the DeKalb County Land Trust must be carefully crafted to reflect the unique needs and priorities of DeKalb County residents, ensuring transparency, accountability, and community involvement in the trust's operations; and

**WHEREAS**, the DeKalb County Board of Commissioners recognizes the need for a comprehensive and inclusive process to develop this framework, involving key stakeholders, experts, and community members, and that the Board of Commissioners seeks to implement a county-wide Housing Plan, where a County Land Trust model will be crucial in realizing the goals of the housing plan;

**NOW THEREFORE BE IT RESOLVED** by the Governing Authority of DeKalb County, Georgia, to allocate funding in the FY 2025 DeKalb County budget in the amount of \$150,000.00 for the express purpose of procuring a third-party technical assistance vendor to collaborate with Commission staff, local housing stakeholders, and the Administration and Law Department of DeKalb County to envision and create an operational and start-up plan for a new DeKalb County Land Trust. The technical assistance vendor shall have substantial national expertise in community land trust operational models, business planning, and program structure necessary for a land trust that will operate county-wide in both incorporated and unincorporated areas.

**BE IT FURTHER RESOLVED** by the DeKalb County Board of Commissioners, that all aforementioned parties are hereby requested to develop and present a framework for the creation of a DeKalb County Land Trust no later than September 30, 2025.

**ADOPTED** by the DeKalb County Board of Commissioners, this \_\_\_\_ day of \_\_\_\_\_ 2024

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**Mereda Davis Johnson**  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer, this \_\_\_\_ day of \_\_\_\_\_, 2024

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**Michael Thurmond**  
Chief Executive Officer  
DeKalb County, Georgia

**ATTEST:**

**APPROVED AS TO FORM:**

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**BARBARA SANDERS**  
County Clerk  
Board of Commissioners and  
Chief Executive Officer

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Viviane Ernstes  
County Attorney  
DeKalb County, Georgia