

**REPORT OF THE COMMITTEE OF THE WHOLE WORKSHOP OF
THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS**

AUGUST 7, 2025

Present: Commissioner Michael S. Kohler, Chair, District 2
Commissioner Ashlee M. Hofberger, Vice Chair, District 4
Commissioner Steven L. Barry, District 5
Commissioner Lumon J. May, District 3
Commissioner Steven R. Stroberger, District 1
Codey Leigh, General Counsel, Clerk and Comptroller's Office
Wesley J. Moreno, County Administrator
Alison Rogers, County Attorney
Ashley Danner, Office Assistant IV, Clerk and Comptroller's Office
Jose Gochez, Operations Manager, County Administrator's Office

Location: Ernie Lee Magaha Government Building, Board Chambers, First Floor
221 Palafox Place, Pensacola, Florida

Report prepared by: Ashley Danner

AGENDA ITEMS

1. Call to Order

Commissioner Kohler, Chair, called the Committee of the Whole (C/W) Workshop to order at 9:15 a.m.

2. Pledge of Allegiance to the Flag

Commissioner Stroberger led the Pledge of Allegiance to the Flag

3. Was the Meeting Properly Advertised?

The Board was advised by Ashley Danner, Office Assistant IV, Clerk and Comptroller's Office, that the meeting was advertised in the *Pensacola News Journal* on July 31, 2025, in the Board's weekly meeting schedule.

AGENDA ITEMS – Continued

4. Board Items

I. Discussion Concerning Northwest Florida Community Land Trust, LLC

A. Sam Young, Pensacola Habitat for Humanity President and CEO, reviewed a PowerPoint Presentation, which was filed with the Workshop documents, titled *Pensacola Habitat for Humanity, Community Land Trust Program* and:

- Presented the ways Pensacola Habitat for Humanity has expanded their reach within the community to address affordable housing in Escambia County through their various programs including their Traditional Homebuyer Program and Rentals, among others;
- Reviewed the gap in housing affordability through the comparative changes in Median Household Income versus Median Home Value over the course of twenty-three years;
- Explained how a Community Land Trust bridges the gap between other programs through reduction of homeownership costs and the creation of permanently affordable housing, especially in high cost markets;
- Summarized the Equity Ladder of homeownership and the Resale Formula as a means of explaining how a Community Land Trust can provide an alternative to renting as a step in the path to purchasing a fee-simple home; and
- Reviewed a general overview of the Pensacola Habitat for Humanity Community Land Trust process, which includes an online application, education courses, building of the home, mortgaging, and further support to homeowners;

B. In response to inquiries from Commissioner Stroberger, Mr. Young discussed the use of septic versus sewer systems, as well as some of the financial requirements for eligibility for Pensacola Habitat for Humanity's various programs;

C. At Commissioner Hofberger's request for clarification on how the County can best help, Mr. Young expressed the helpfulness of the change in language in the Low Income Housing Assistance Plan and the assistance donated surplus land has provided for both Community Land Trust and Traditional Homebuyer Programs. He also clarified that the Community Land Trust would not be replacing the Traditional Homebuyer Program;

(Continued on page 3)

REPORT OF THE COMMITTEE OF THE WHOLE WORKSHOP – AUGUST 7, 2025

AGENDA ITEMS – Continued

4. Continued...

I. Continued...

D. Commissioner Kohler discussed the desire to see a heat map of where Pensacola Habitat for Humanity is building its houses, and clarified that the Board has been working with the organization through Neighborhood Services to support the initiative. Mr. Young clarified that Habitat does not extract any money from the housing appreciation;

E. Commissioner May expressed support for the Community Land Trust program as one of several ways of addressing affordable property ownership issues within the County, and suggested that affordable housing be made available throughout the community rather than solely focused in isolated economic areas; and

F. The Board and Mr. Young discussed the reality of gentrification and the change in demographics within the community, and how the change in diversity of employers and property owners both can combat the affordability of property.

5. Adjourn

Commissioner Kohler, Chair, declared the C/W Workshop adjourned at 9:59 a.m.