

# THE DELRAY BEACH COMMUNITY LAND TRUST



*A Quarterly Report of the Community Land Trust*

JUNE 30TH 2022

## PRICED OUT OF PARADISE



### DBCLT MISSION

CREATING HEALTHY  
COMMUNITIES  
THROUGH THE  
PROVISION AND  
PRESERVATION OF  
AFFORDABLE  
HOUSING FOR VERY-  
LOW TO MODERATE  
INCOME  
HOUSEHOLDS

**Delray Beach Community Land Trust**  
**141 SW 12th Avenue**  
**Delray Beach, FL 33444**  
**561-243-7500 | [delraybeachlandtrust.org](http://delraybeachlandtrust.org)**

*The City of Delray Beach and the Delray Beach Community Redevelopment Agency (CRA) are the primary sponsors of the DBCLT. Both the City and the CRA donate land to provide permanent affordable housing opportunities for very low to moderate income households.*



## BOARD OF DIRECTORS



**Herman Stevens Jr.**  
*President*

**Shelia Townsend**  
*Vice President*

**Thais Sullivan**  
*Treasurer*

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*Secretary*

**Marie Anderson**

**Gary Eliopoulos**

**Anthony Guy**

**Vicki Hill**

**Anthony Holiday, Jr.**

**Elton McGowan, Jr.**

**Dysonya Mitchell**

**Columbus Rollins**

# PRESERVING AFFORDABLE HOUSING

## COMMUNITY FRIENDS, MEMBERS, PARTNERS AND AFFILIATES

Rising food and gas prices are a daily reminder that even though Florida's economy is in a much better place than it was in March 2020, the economy is decidedly more expensive two years later in March 2022.

There is currently a low supply of rental homes and a high demand. It's all a symptom of our area's success. People who are capable of paying the rental costs are moving to South Florida.

Apartment-finder websites Zumper and ApartmentListings.com say rents increased 42 percent in Port St. Lucie last year, 38 percent in West Palm Beach, 37 percent in Boca Raton, and 52 percent in Vero Beach.

The average rent in Florida is \$1,790, which is higher than the national average of \$1,468. In terms of the cost of living, Florida is more expensive compared to the national average. Based on an average cost of living index of 100 in the United States, the overall average cost of living in Florida per month sits at 102.8.

Right now in Florida, we're in a state of a housing affordability crisis," said Rep. Carlos Guillermo Smith, D-Winter Park.

"Smith said it's been decades in the making with a severe shortage of affordable housing.

Rep. Carlos Guillermo Smith is among the Democrats demanding that the governor declare a state of emergency.

He sent a joint letter to Gov. Ron Desantis in December demanding that he declare a state of emergency regarding housing affordability.

Rising rent increases put eight Florida regions, including Palm Beach County, into the top 10 nationwide for priciest hikes since last year, leaving the Sunshine State residents and businesses in a housing bind with no quick fixes.

## STAFF

**Evelyn S Dobson**  
*CEO*

**Gerecia Edmond**  
*Housing Manager*

**Snevly Noel**  
*Homebuyer Coordinator*

**Riche Blake**  
*Administrative Assistant*

## ATTORNEY

**David W. Schmidt, P.A.**  
*Board Attorney*





# MANAGEMENT & PROJECTS

*Street of Dreams*



**ATLANTIC PARK  
SQUARE PROJECT**

SW 14th AVENUE  
25 SINGLE FAMILY HOMES



**PALM MANOR  
APARTMENTS**

## WORKFORCE HOUSING DEVELOPMENT



## DBCLT PORTFOLIO

93

Owned single family  
units and Townhomes

2

Under Construction  
(246 & 248)  
NW 8th Ave

6

Vacant Lots  
Future Single  
Family Homes

6

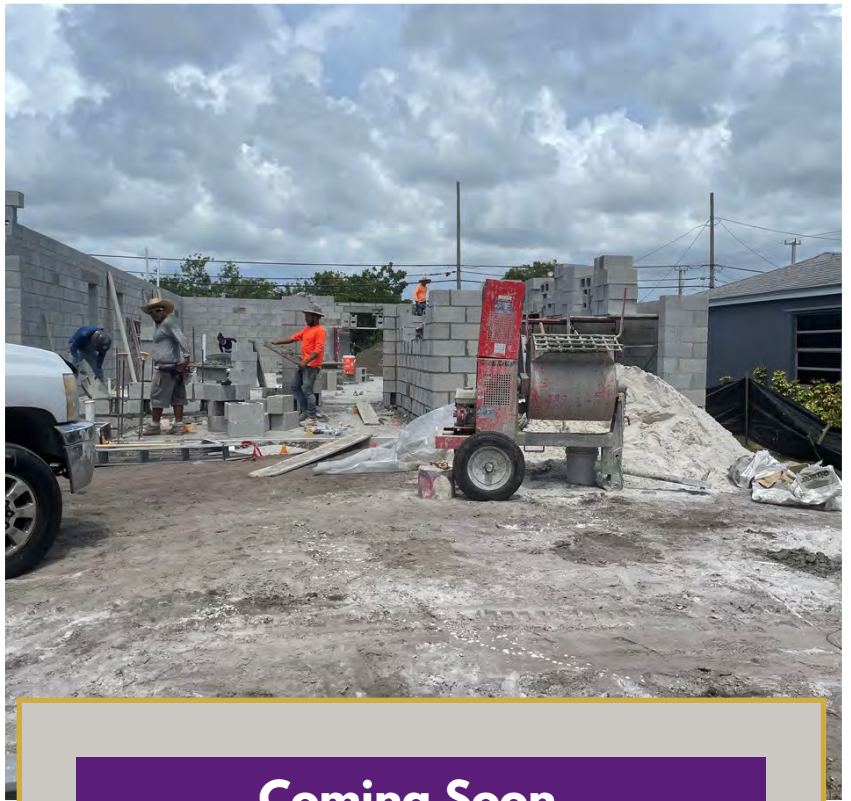
Owned Rental Units  
(0 Vacancy)

40

Non-owned  
Rental units  
managed  
(2 Vacancies)



# WORKFORCE HOUSING DEVELOPMENT



**Coming Soon  
246 & 248 NW 8th Avenue**

## OTHER DEVELOPMENT PROJECTS:

- 21 SW 13th Ave -Vacant lot, development not yet assigned
- 129 NW 4th Ave – Vacant lot, development not yet assigned
- 102 & 1311 NW 14th Ave — Vacant lots, development not yet assigned
- 246 & 248 NW 8th Ave — Under Contract
- Southridge Rd., Zeder — Vacant lot (not buildable) infrastructure improvements needed
- 308 SW 3rd Street — Vacant lot, development not yet assigned



# HOMEBUYER CORNER



## HOMEBUYER QUALIFICATIONS:

- Must be a 1st time Homebuyer or have not owned a home in three years
- Must meet mortgage lenders credit criteria
- Down payment is required for purchase
- Must be a US citizen or Permanent Resident
- Must attend a 8 hour first time homebuyer course
- Income caps as of 4/1/2022 for purchase based upon AMI (Area Median Income)
- 140% High Moderate (household size of 4, (\$128,800)
- 120% Moderate (household size of 4, (\$110,400)
- 80% Low (household size of 4, (\$73,600)
- 50% Very Low (household size of 4, (\$46,000)

## Credit Counseling

Assistance for families and individuals by providing financial solutions through counseling in the areas of budgeting, credit, and debt management.

**Consolidated Credit**  
5701 W. Sunrise Blvd,  
Ft. Lauderdale, FL 33313  
Phone number: 954-377-9077  
Website: consolidatedcredit.org

**Debt Helper**  
1325 N. Congress Ave. #201  
Wet Palm Beach, FL 33401  
Phone number: 561-472-8000  
Website: debthelper.com

## First Time Homebuyer Course

Urban League of Palm Beach,  
[ulpbc.org](http://ulpbc.org)

Address: 1700 N. Australian Ave.  
West Palm Beach, FL 33407

(561) 833-1461  
Call to confirm dates and time)  
When Classes Are Held:





# INFORMATION CORNER



- Visit [mydelraybeach.com](http://mydelraybeach.com) or [discover.pbcgov.org](http://discover.pbcgov.org) for updated information and other links for rental assistance.
- Please contact your mortgage lender, auto financing provider, and all other creditors regarding loss of income.
- Contact your landlord as soon as possible regarding loss of income.
- Stay in tune with what is happening with our local government—Visit [mydelraybeach.com](http://mydelraybeach.com) for schedule of commission meetings and other information.
- Visit [delraycra.org](http://delraycra.org) for scheduled meetings and community information.



## Credit Worthiness

- Is the eye of a lender and/or company. Many use a credit score to determine your ability to pay off debt.
- Your credit reports contain information about your history with loans, credit cards and credit lines. A pattern of late or missed payments makes you less creditworthy.

## MORTGAGE LOAN DOCUMENTS CHECKLIST:

- W2's—two years
- Pay check stubs and any other form of income
- Bank Statements—reflect spending and saving habits
- Disclosure and proof of account balances for IRA's and retirement accounts
- Tax Returns—last two years
- List of your assets
- List of your debts
- Credit Report—to determine credit score



# OPENING DOORS TO AFFORDABLE HOUSING

A Dream of  
homeownership  
comes true

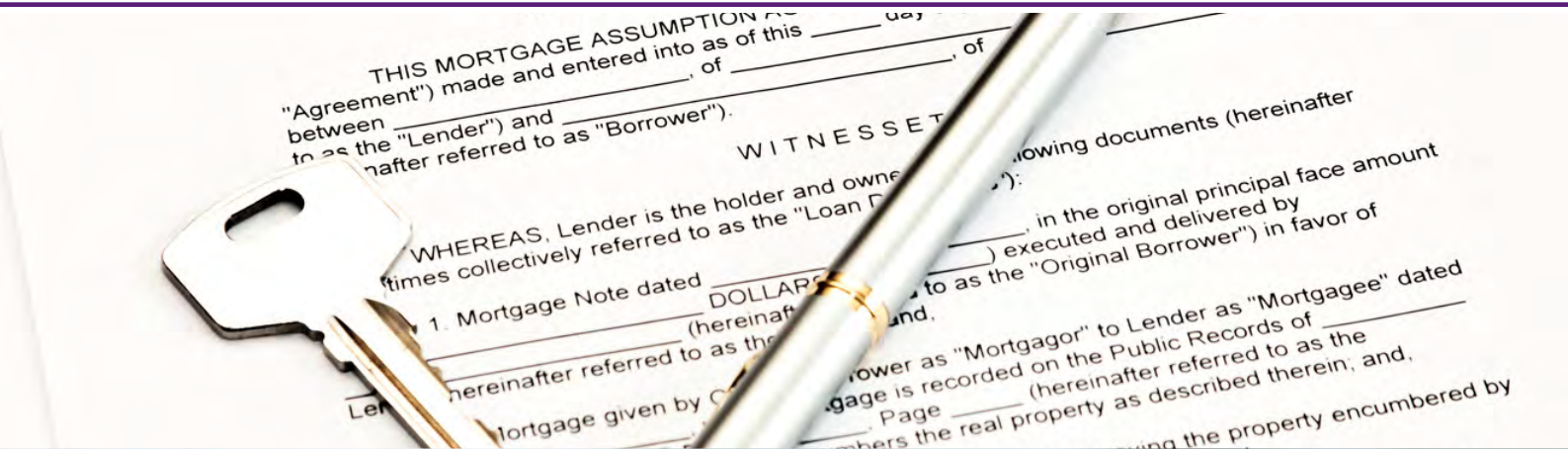


*Congratulations*





# GROUND LEASE INFORMATION



## ARTICLE 8: Financing

**8.1 HOMEOWNER CANNOT MORTGAGE THE HOME WITHOUT CLT's PERMISSION:** The Homeowner may mortgage the Home only with the written permission of CLT. Any mortgage or deed of trust permitted in writing by the CLT is defined as a Permitted Mortgage, and the holder of such a mortgage or deed of trust is defined as a Permitted Mortgagee.

**8.2 BY SIGNING LEASE, CLT GIVES PERMISSION FOR ORIGINAL MORTGAGE.** By signing this Lease, CLT gives written permission for any mortgage or deed of trust signed by the Homeowner effective on the day this Lease is signed for the purpose of financing Homeowner's purchase of the Home.

**8.3 HOMEOWNER MUST GET SPECIFIC PERMISSION FOR REFINANCING OR OTHER SUBSEQUENT MORTGAGES.**

If, at any time subsequent to the purchase of the Home and signing of the Lease, the Homeowner seeks a loan that is to be secured by a mortgage on the Home and/or Homeowner's interest in this Lease (to refinance an existing Permitted Mortgage or to finance home repairs or for any other purpose), Homeowner must inform CLT, in writing, of the proposed terms and conditions of such mortgage loan at least 15 business days prior to the expected closing of the loan.

The information to be provided to the CLT must include:

1. the name of the proposed lender;
2. Homeowner's reason for requesting the loan;
3. the principal amount of the proposed loan and the total mortgage debt that will result from the combination of the loan and existing mortgage debt, if any;
4. expected closing costs;
5. the rate of interest;
6. the repayment schedule;
7. a copy of the appraisal commissioned in connection with the loan request.

CLT may also require Homeowner to submit additional information. CLT will not permit such a mortgage loan if the loan increases Homeowner's total mortgage debt to an amount greater than 90% of the then current Purchase Option Price, calculated in accordance with Article 10 below, or if the terms of the transaction otherwise threaten the interests of either the Homeowner or the CLT.



# REGULAR MEETINGS



## DELRAY BEACH COMMUNITY LAND TRUST REGULAR BOARD OF DIRECTORS MEETING

Third Thursday of every month at 6:00 pm  
More info: [delraybeachlandtrust.org](http://delraybeachlandtrust.org)



## DELRAY BEACH CRA REGULAR BOARD MEETINGS

Fourth Tuesday of every month at 4:00 pm  
Arts Warehouse - In-person or online  
More info. [delraycra.org](http://delraycra.org)



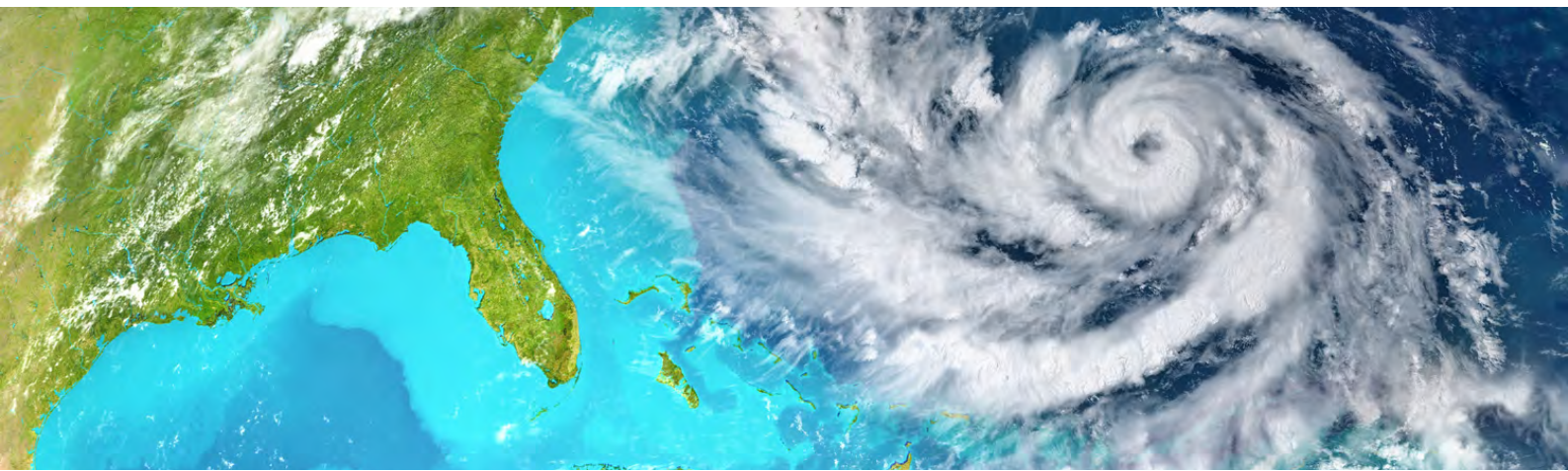
## CITY OF DELRAY BEACH COMMISSION MEETING

First & Third Tuesday of every month at 4:00 pm  
In-person or online  
More info. [delraybeachfl.gov](http://delraybeachfl.gov)



# HURRICANE SEASON

## JUNE 1ST - NOVEMBER 30TH



In an effort to protect your safety and your property we are providing you with information that should be of assistance in the event a storm threatens our area. The information below will help you address key items that you should pay particular attention to. Following these instructions will ensure the safety of you, your family and your home.

### Food & Water Emergency Supplies:

- Recommended water supply is one Gallon per day per person. Remember, plan for at least 3 days. Store water in sealed, unbreakable containers that you are able to handle. Identify the storage date and replace every 6 months.
- Non-perishable food supplies including any special foods you require. Choose foods that are easy to store and carry, nutritious and ready to eat. Be sure to rotate them regularly.
- Include a manual can-opener you are able to use
- Remember, non-perishable food for all pets

### If You Need To Evacuate:

- Coordinate with your home care provider for evacuation procedures
- Try to carpool, if possible
- If you must have assistance for special transportation, call your local officials or 211
- Wear appropriate clothing and sturdy shoes
- Take your Disaster Supplies Kit
- Lock all windows and doors in your home
- Use the travel routes specified or special assistance provided by the local officials. Don't take any shortcuts, since they may be unsafe.
- Notify shelter authorities of any need you may have. They will do their best to accommodate you and make you comfortable.

### For your Medical Needs:

- First Aid Kit
- Prescription medicines: list of medications including dosage, list of any allergies.
- Extra eyeglasses and hearing aid batteries
- Extra wheelchair batteries and oxygen
- List of the style and serial numbers of
- Medical devices such as pacemakers
- Medical insurance and Medicare cards
- List of doctors, and emergency contacts
- Other needed items

### Emergency Contact Information:

Palm Beach Helpline 2-1-1  
American Red Cross of  
Palm Beach County (561) 833-7711  
Delray Beach Emergency Municipality  
(561) 243-7800  
PBC Emergency Management  
(561) 712-6400  
  
Sheriff Department (561) 688-3400  
Building Department (561) 233-5000  
Animal Control (561) 233-1200  
Victim Services (561) 355-2418  
Hotline (866)-891-7273  
FEMA (800)-621-3362  
TDD Hearing  
Impaired (800)-462-7585



# ACTIVITIES & EVENTS

## SUMMER 2022

OFFICE CLOSED  
MONDAY, SEPTEMBER 5, 2022

"Bloom where  
you are  
planted."



### BLACKMER'S MARKET

Blackmer's Market is Back!  
Join us on the 3rd Sunday of the month  
at the Spady Museum.

11:00 AM - 4:00 PM  
Location: Spady Museum  
170 NW 5th Ave, Delray Beach, FL 33444

THE NEXT MARKET WILL TAKE PLACE  
ON JULY 17TH

### SUMMER SPLASH

Summer Fun Sunset Splash  
July 29th  
5:00 PM - 8:00 PM

Location: Pompey Park Pool  
1101 NW 2nd St.  
Delray Beach, FL 33444

Don't forget your swim suits and  
towels!  
Call the pool at 561-243-7358 for  
more information.

### ART & JAZZ

Stroll the West Atlantic neighborhood,  
known by locals as the SET, in a closed  
street style format, experience live  
music, art, culture, and special  
promotions by retailers and merchants.  
Free and Fun For All Ages

July 27th  
Location: West Atlantic Neighborhood  
From West Atlantic Avenue - W. 3rd Ave.  
to W. 6th Ave.  
6:00pm - 9:00pm

### NATIONAL NIGHT OUT

August 2nd  
6:00 PM - 10:00 PM  
Location: Old School Square Park  
51 N. Swinton Ave.  
Delray Beach, FL 33444

### UNITY FESTIVAL

Saturday, August 6th, 2:00 pm - 9:00 pm  
Location: Pompey Park, 1101 NW 1st Street  
Family games, bounce houses, indoor  
basketball tournament, live DJ's, food  
trucks and booths, pop-up shops and  
more.  
For more info. call 561-243-7158

### CRAFTED ON THE AVE!

Open-ai red craft market created to  
highlight local Delray Beach small and  
microbusinesses that are  
merchants/creators of handmade  
products, art, and other crafts and  
goods.

August 6th  
2:00PM- 6:00PM  
Location: Libby Wesley Plaza  
2 SW 5th Ave  
Delray Beach, FL 33444

### SHREDDING DAY

The City of Delray Beach Neighborhood  
and Community Services Department  
invites all city residents and businesses to  
our free shredding event.

August 27th, 9:00 AM and 1:00 PM in the  
City Hall's north parking lot.

### COMMUNITY RESOURCE FAIR

The City of Delray Beach alongside multiple  
Partners, will be hosting a Community  
Resources Fair to inform residents of  
services available in the city.

September 10th, 10:00 AM - 2:00 PM  
Location: Pompey Park Pool  
1101 NW 2nd St.  
Delray Beach, FL 33444



# DELRAY BEACH COMMUNITY LAND TRUST

## OTHER PARTNERS AND AFFILIATES



GROUNDING SOLUTIONS  
NETWORK



Delray Beach Community Land Trust  
141 SW 12th Avenue  
Delray Beach, FL 33444