

THE DELRAY BEACH COMMUNITY LAND TRUST



Quarterly Report, September 30, 2024

AFFORDABLE HOUSING

Surviving or Thriving



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

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



Thais Sullivan
President

Gary Eliopoulos
Vice President

Shelia Townsend
Treasurer

Pamela Brinson
Secretary

Jakeleen Fernandez

Vicki Hill

Elton McGowan, Jr.

Columbus Rollins

Herman Stevens, Jr.

Charles West

STAFF

Evelyn S Dobson
CEO

Gerecia Edmond
Housing Manager

Snevly Noel
Homebuyer Coordinator

ATTORNEY

David W. Schmidt, P.A.
Board Attorney

PRESERVING AFFORDABLE HOUSING

COMMUNITY FRIENDS, MEMBERS, PARTNERS AND AFFILIATES

We are committed to providing safe, affordable, stable housing for low to moderate income households. The housing market in South Florida is facing significant challenges, but there are also areas of resilience and growth.

Challenges:

- **Affordability Crisis:** The cost of renting or owning a home has become increasingly out of reach for many residents. This is largely due to high demand, and limited supply.
- **Income Disparity:** Lower average wages make it difficult for many to afford suitable housing.
- **Limited Middle-Income Housing:** There is a dwindling supply of homes that are affordable for middle income households.

Resilience and Growth:

- **Housing Programs:** There are multiple housing programs in place to provide stable housing opportunities/options for low to moderate income households, and the homeless.
- **Solutions:** Local, county, state and federal efforts and policies are continuously being addressed to provide supportive services and to increase affordable/workforce housing for all.
- **Preservation of Affordable Housing:** Sustain programs to prevent the loss of existing housing units, through collaboration and partnerships.

Overall, while the market is under strain, there are ongoing efforts to support those in need by the Community Land Trust Program Model



AFFORDABLE HOUSING PROGRAM IMPACT

DBCLT PORTFOLIO

96

Owned single family units and Townhomes

1

Resale-47 SW 14th Avenue

1

Under Construction
308 SW 3rd St.

3

Vacant Lots
Future Single Family Homes

9

Owned Rental Units
(No Vacancies)

40

Non-owned Rental units
(No Vacancies)



PALM MANOR APARTMENTS



WORKFORCE HOUSING DEVELOPMENT



CREATING AFFORDABLE HOUSING IN PERPITUITY



CURRENT DEVELOPMENT PROJECT UPDATES



- Southridge Rd., Zeder—Vacant lot
- 308 SW 3rd Street— Development has been assigned - New Bold Construction
- 129 NW 4th Ave - Vacant lot, developed to be assigned
- 124 SW 4th Ave - Vacant lot acquired, development to be assigned



HURRICANE PREPAREDNESS TIPS

Staying Safe at Home

- Bring in or secure outdoor furniture
- Only run diesel generators outdoors to avoid carbon monoxide poisoning
- Move electronics and important documents to the highest level in the house to avoid flood damage
- Cover windows with plywood
- Trim dead limbs from nearby trees
- Make sure your car has gasoline; if possible, bring your car inside

HHS.gov

HOME BUYER CORNER



HOME BUYER QUALIFICATIONS:

Effective April 1, 2024

- Must be a 1st time Homebuyer or have not owned a home in three years
- Must meet mortgage lenders credit criteria
- 5% Down payment is required for purchase
- Must be a US citizen or Permanent Resident
- Must attend a 8 hour first time homebuyer course
- Palm Beach County Area Median Family Income \$104,000
- 50% Very Low household size of 4, (\$53,550)
- 80% Low household size of 4, (\$85,650)
- 120% Moderate household size of 4, (\$128,520)
- 140% High Moderate - AMI (Area Median Income) household size of 4, (\$149,940)



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
consolidatedcredit.org

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

First Time Home Buyer Course

Urban League of Palm Beach County
ulpbc.org

1700 Australian Ave.
West Palm Beach, FL 33407
(561) -833-1461

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

Call to confirm dates and times when classes are held.

Credit Score

- 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.



DBCLT



2023-2024 Grant Contributions From:



Thank You



For your ongoing support

QUARTER HIGHLIGHT



COMMUNITY RESOURCE FAIR

Held on Saturday, July 27, 2024



NATIONAL NIGHT OUT

Held on Tuesday August 6, 2024



AFFORDABLE HOUSING CONFERENCE



August 26-28th in Orlando
Hosted by the Florida Housing Coalition.

ANNUAL MEMBERSHIP MEETING

The CLT held their 19th Annual Membership Meeting on Thursday, September 26th at Veterans Park



GROUND LEASE INFORMATION



ARTICLE 4: Use of Leased Land

4.1 HOMEOWNER MAY USE THE HOME ONLY FOR RESIDENTIAL AND RELATED PURPOSES: Homeowner shall use, and allow others to use, the Home and Leased Land only for residential purposes and any activities related to residential use that were permitted by local zoning law when the Lease was signed, as indicated in the attached Exhibit ZONING.

4.2 HOMEOWNER MUST USE THE HOME AND LEASED LAND RESPONSIBLY AND IN COMPLIANCE WITH THE LAW: Homeowner shall use the Home and Leased Land in a way that will not cause harm to others or create any public nuisance. Homeowner shall dispose of all waste in a safe and sanitary manner. Homeowner shall maintain all parts of the Home and Leased Land in safe, sound and habitable condition, in full compliance with all laws and regulations, and in the condition that is required to maintain the insurance coverage required by Section 9.4 of this Lease.

4.3 HOMEOWNER IS RESPONSIBLE FOR USE BY OTHERS: Homeowner shall be responsible for the use of the Home and Leased Land by all residents and visitors and anyone else using the Leased Land with Homeowner's permission and shall make all such people aware of the restrictions on use set forth in this Lease.

4.4 HOMEOWNER MUST OCCUPY THE HOME FOR AT LEAST 10 MONTHS EACH YEAR: Homeowner shall occupy the Home for at least 10 months of each year of this Lease, unless otherwise agreed by CLT. Occupancy by Homeowner's child, spouse, domestic partner or other persons approved by CLT shall be considered occupancy by Homeowner. Neither compliance with the occupancy requirement nor CLT's permission for an extended period of non-occupancy constitutes permission to sublease the Leased Land and Home, which is addressed in Section 4.5 of the Lease.



REGULAR MEETINGS



**Dates may be subject to change*



DELRAY BEACH COMMUNITY LAND TRUST REGULAR BOARD OF DIRECTORS MEETING

Third or Fourth Thursday of every month at 6:00 pm
More info: delraybeachlandtrust.org



DELRAY BEACH CRA REGULAR BOARD MEETINGS

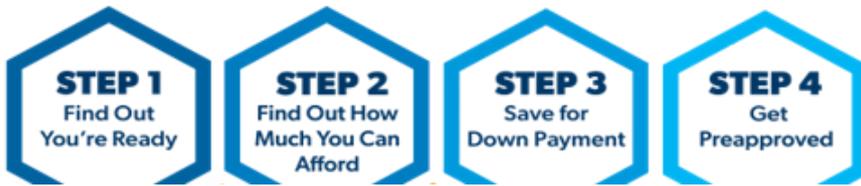
Held Monthly at 4:00 pm | See delraycra.org for current dates.
City Hall Chambers - In-person or online



CITY OF DELRAY BEACH COMMISSION MEETING

Held on Tuesday's at 6:00 pm (*subject to change)
In-person or online
See delraybeachfl.gov for upcoming dates.

INFORMATION CORNER



Mortgage Loan Documents Checklist:

BELOW ARE SIX THINGS TO CONSIDER BEFORE YOU'RE READY TO PURCHASE A HOME:

- You're debt-free with a fully funded emergency fund.
- You can afford monthly mortgage payments and home maintenance.
- You have a good down payment.
- You can pay your own closing costs.
- You can cash flow moving expenses.
- You plan on staying put for a while.

A critical starting point for first-time buyers is a solid understanding of their financial situation.

Financial Preparation

- Credit Score Evaluation: The cornerstone of securing favorable mortgage terms.
- Budgeting: Calculating: not just the mortgage but associated homeownership costs.
- Emergency Savings: Essential for unexpected home-related expenses.

Additional Tips for First-Time Buyers

- Budgeting Beyond the Mortgage: Anticipating other homeownership costs.
- Neighborhood Research: Finding the right community for your lifestyle.
- Future Resale Value: Considering the potential long-term investment return.

Long-Term Considerations

- Regular Maintenance: Keeping your home in top condition.
- Ongoing Costs: Budgeting for property taxes, insurance, and more.

- 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

Events

CALENDAR



OFFICE
Closed

Veterans Day
Monday, November 11th

Thanksgiving
Thursday, November 28, 2024

Day After Thanksgiving
Friday, November 29, 2024

Christmas Eve
Tuesday, December 24, 2024

Christmas
Wednesday, December 25, 2024

New Years Day
Wednesday,
January 1, 2025

Recurring Events



Wellness Wednesdays
(\$5 yoga classes)
Every Wednesday 11AM-12PM
Old School Square



Delray GreenMarket
Winter Season
Every Saturday Beginning
Oct 26th-May 17th 9AM - 2PM
Old School Square



Coco Market
October 6, 26th,
& November 3, 17th
9AM-3PM
Old School Square

October

100 YEARS OF THE SPADY HOUSE COMMEMORATION RECEPTION

October 5, 2024 • 7:00 – 8:30PM
Spady Cultural Heritage Museum
Donation starting at \$20



Bridging Cultures - A Sister Cities Celebration

October 22 • 12pm – 7:00pm
Arts Warehouse
313 NE 3rd Street, Delray Beach



Art & Jazz - On Beachside
October 23 • 6:00pm – 9:30pm
More info:
downtowndelraybeach.com/artandjazz



Something Scary: Block Party & Haunted House

October 25 • 6:00pm – 11:00pm
Space Of Mind - 102 N Swinton Ave
Delray Beach, FL 33444



Nov / Dec

The Warehouse Market Annual Indoor Market

November 16, 2024 • 10:00am – 3:00pm
Arts Warehouse
313 NE 3rd Street, Delray Beach



Shop Small 2024 Delray Beach

November 30, 2024
Support our local economy and shop the hundreds of unique boutiques, salons, spas, art galleries, restaurants, and professional services in our downtown.



Delray's 100ft Christmas Tree & Holiday Village

December 3, 2024 - January 1, 2025
10:00am – 3:00pm
Downtown Delray Beach -51 N. Swinton Ave.
Delray Beach, FL 33483



Kwanza Celebration December 26, 2024

2:00pm – 5:00pm
Spady Museum -170 NW 5th Avenue
Delray Beach, FL



DELRAY BEACH COMMUNITY LAND TRUST ADVOCATES AND AFFILIATES



GROUNDING SOLUTIONS NETWORK



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