

THE DELRAY BEACH COMMUNITY LAND TRUST



A Quarterly Report of the Community Land Trust

JUNE 30, 2023

HOUSING



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.



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PRESERVING AFFORDABLE HOUSING

COMMUNITY FRIENDS, MEMBERS, PARTNERS AND AFFILIATES

2023 State of the Nation's Housing Report (June 21, 2023) by Harvard's Joint Center for Housing Studies (JCHS)

Harvard's Joint Center for Housing Studies (JCHS) latest State of the Nation's Housing report finds that, between 2020 and 2023, housing costs have risen for renters in professionally managed properties by 23.9%, while for-sale home prices have jumped by 37.5%. In addition, these increased housing costs have paused progress on decreasing racial homeownership gaps, pricing out many households of color. The report notes that additional public and private affordable housing investments are needed to address these persistent housing challenges.

As communities struggle to build more affordable housing to meet a growing shortage, preserving affordability where it currently exists is paramount. Investing in preservation can go a long way toward keeping rents affordable and individuals and families in their communities and close to schools, jobs, and other resources. In addition, these increased housing costs have paused progress on decreasing racial homeownership gaps, pricing out many households of color. The report notes that additional public and private affordable housing investments are needed to address these persistent housing challenges.

In 2021, the number of cost-burdened households, defined as households who spend more than 30% of their income on housing, increased among renters. The report notes that between 2019 and 2021, the number of cost-burdened renter households increased by 1.2 million to 21.6 million, which marks the highest level since 2001. The sharp increase in the number of cost-burdened renter households in 2021 reversed progress recorded between 2014 and 2020, with the share of cost-burdened renter households reaching 49% of all renter households in 2021.

These cost burdens are affecting not only renter households with low incomes, but also middle-income renter households. The report finds that the share of cost-burdened renters increased 3 percentage points to 63% for renters earning \$30,000-\$44,999 and rose 4 percentage points to 43% for renters earning \$45,000-\$74,999, which marks the largest increase of any income group. JCHS also highlights that racial disparities persist in housing cost burden among renter households. In 2021, 57% of Black and 53% of Hispanic renter households were cost burdened, respectively, compared to 45% of white renter households.

The report highlights the need for critical investments in upgrading aging homes to preserve the supply of existing homes. In 2021, the age of the median home reached 43 years, up from 27 years in 1991. Additionally, 9.5 million homes, or 6.7% of all U.S. homes, lacked necessary features such as plumbing, electricity, and heating.

JCHS points out that with the end of pandemic-related housing relief, worsening housing affordability will likely expand the gaps in affordable housing supply and federal rental aid. The report notes that addressing the U.S. housing affordability and supply challenges will require comprehensive solutions from all levels of government, the nonprofit sector, and the private sector. These solutions include boosting federal investments in housing production and rental aid, addressing state and local regulatory barriers to housing production, and thoughtful reinvestment in the aging housing stock to improve quality, while preserving affordability for lower income renters and increasing resilience against climate risks.



MANAGEMENT & PROJECTS



PALM MANOR APARTMENTS



WORKFORCE HOUSING DEVELOPMENT

DBCLT PORTFOLIO

95

Owned single family units and Townhomes

3

Under Construction
21 SW 13th Ave.
308 SW 3rd St.
102 NW 13th Ave.

2

Vacant Lots
Future Single Family Homes

7

Owned Rental Units
(2 Vacancies)

40

Non-owned Rental units managed
(0 Vacancy)

AFFORDABLE HOUSING DEVELOPMENT



CURRENT DEVELOPMENT PROJECTS

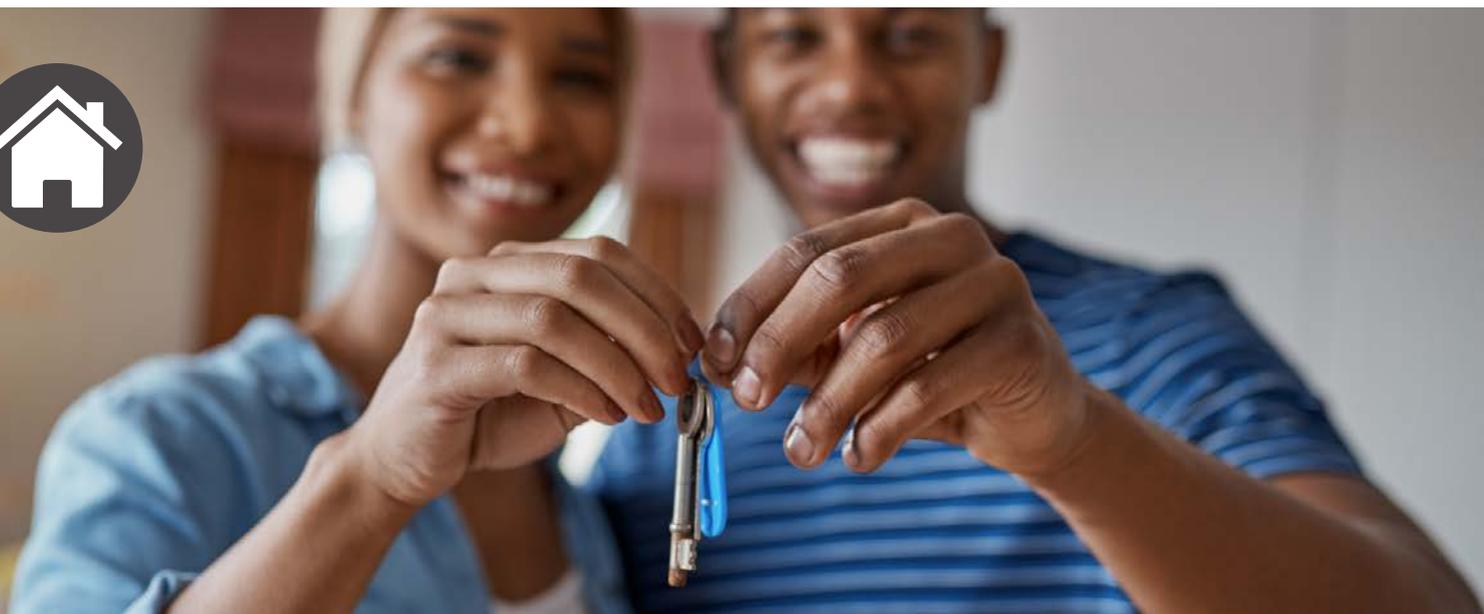


Updates:

- 129 NW 4th Ave. – Vacant lot, development not yet assigned
 - 102 NW 13th Ave.—Vacant lot, development assigned
 - 246 & 248 NW 8th Ave. – **Closed**
-
- 21 SW 13th Ave.- New Construction Permit approved
 - 202 SW 11th Ave. renovation of new acquisition completed
 - Southridge Rd., Zeder—Vacant lot (not buildable) infrastructure improvements needed
 - 308 SW 3rd Street—Vacant lot, development assigned



HOME BUYER CORNER



HOME BUYER QUALIFICATIONS:

- 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 \$90,300
- 140% High Moderate - AMI (Area Median Income) 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 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 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.



DBCCLT



Grant Contributions From:



 Thank You 

For your ongoing support

QUARTER HIGHLIGHT



Housing Leadership Council Inaugural Luncheon

The Housing Leadership Council of Palm Beach County hosted the first Housing Heroes luncheon, on Wednesday, May 10, 2023 at the Hilton West Palm Beach.

Presented by PNC Bank, the event celebrated local individuals, organizations, and municipalities in our community who have demonstrated a commitment to improving housing, as evidenced by their passion, their housing development projects, or their advocacy for the increased workforce and affordable housing in Palm Beach County.



Closings!



246 & 248 NW 8th Ave (DBCLT) New Homeowners



CONGRATULATIONS



GROUND LEASE INFORMATION



ARTICLE 12: DEFAULT

12.1 WHAT HAPPENS IF HOMEOWNER FAILS TO MAKE PAYMENTS TO THE CLT THAT ARE REQUIRED BY THE LEASE: It shall be an event of default if Homeowner fails to pay the Lease Fee or other charges required by the terms of this Lease and such failure is not cured by Homeowner or a Permitted Mortgagee within thirty (30) days after notice of such failure is given by CLT to Homeowner and Permitted Mortgagee. However, if Homeowner makes a good faith partial payment of at least two-thirds (2/3) of the amount owed during the 30-day cure period, then the cure period shall be extended by an additional 30 days.

12.2 WHAT HAPPENS IF HOMEOWNER VIOLATES OTHER (NONMONETARY) TERMS OF THE LEASE: It shall be an event of default if Homeowner fails to abide by any other requirement or restriction stated in this Lease, and such failure is not cured by Homeowner or a Permitted Mortgagee within sixty (60) days after notice of such failure is given by CLT to Homeowner and Permitted Mortgagee. However, if Homeowner or Permitted Mortgagee has begun to cure such default within the 60-day cure period and is continuing such cure with due diligence but cannot complete the cure within the 60-day cure period, the cure period shall be extended for as much additional time as may be reasonably required to complete the cure.

12.3 WHAT HAPPENS IF HOMEOWNER DEFAULTS AS A RESULT OF JUDICIAL PROCESS: It shall be an event of default if the estate hereby created is taken on execution or by other process of law, or if Homeowner is judicially declared bankrupt or insolvent according to law, or if any assignment is made of the property of Homeowner for the benefit of creditors, or if a receiver, trustee in involuntary bankruptcy or other similar officer is appointed to take charge of any substantial part of the Home or Homeowner's interest in the Leased Land by a court of competent jurisdiction, or if a petition is filed for the reorganization of Homeowner under any provisions of the Bankruptcy Act now or hereafter enacted, or if Homeowner files a petition for such reorganization, or for arrangements under any provision of the Bankruptcy Act now or hereafter enacted and providing a plan for a debtor to settle, satisfy or extend the time for payment of debts.

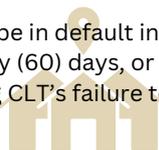
12.4 A DEFAULT (UNCURED VIOLATION) GIVES CLT THE RIGHT TO TERMINATE THE LEASE OR EXERCISE ITS PURCHASE OPTION:

a)TERMINATION: In the case of any of the events of default described above, CLT may terminate this lease and initiate summary proceedings under applicable law against Homeowner, and CLT shall have all the rights and remedies consistent with such laws and resulting court orders to enter the Leased Land and Home and repossess the entire Leased Land and Home, and expel Homeowner and those claiming rights through Homeowner. In addition, CLT shall have such additional rights and remedies to recover from Homeowner arrears of rent and damages from any preceding breach of any covenant of this Lease. If this Lease is terminated by CLT pursuant to an Event of Default, then, as provided in Section 7.7 above, upon thus assuming title to the Home, CLT shall pay to Homeowner and any Permitted Mortgagee an amount equal to the Purchase Option Price calculated in accordance with Section 10.9 above, as of the time of reversion of ownership, less the total amount of any unpaid Lease Fee and any other amounts owed to the CLT under the terms of this Lease and all reasonable costs (including reasonable attorneys' fees) incurred by CLT in pursuit of its remedies under this Lease. If this Lease is terminated by Lessor, or if Lessor reenters the Leased Premises pursuant to an Event of Default, the Lessee agrees to pay and be liable for any unpaid Ground Lease Fee, damages which may be due or sustained prior to or in connection with such termination or reentry, and all reasonable costs, fees and expenses (including, without limitation, reasonable attorneys' fees) incurred by Lessor in pursuit of its remedies under this Lease.

If CLT elects to terminate the Lease, then the Permitted Mortgagee shall have the right (subject to Article 8 above and the attached Exhibit: Permitted Mortgages) to postpone and extend the specified date for the termination of the Lease for a period sufficient to enable the Permitted Mortgagee or its designee to acquire Homeowner's interest in the Home and the Leased Land by foreclosure of its mortgage or otherwise.

b)EXERCISE OF OPTION: In the case of any of the events of default described above, Homeowner hereby grants to the CLT (or its assignee) the option to purchase the Home for the Purchase Option Price as such price is defined in Article 10 above. Within thirty (30) days after the expiration of any applicable cure period as established in Sections 12.1 or 12.2 above or within 30 days after any of the events constituting an Event of Default under Section 12.3 above, CLT shall notify the Homeowner and the Permitted Mortgagee(s) of its decision to exercise its option to purchase under this Section 12.4(b). Not later than ninety (90) days after the CLT gives notice to the Homeowner of the CLT's intent to exercise its option under this Section 12.4(a), the CLT or its assignee shall purchase the Home for the Purchase Option Price.

12.5 WHAT HAPPENS IF CLT DEFAULTS: CLT shall in no event be in default in the performance of any of its obligations under the Lease unless and until CLT has failed to perform such obligations within sixty (60) days, or such additional time as is reasonably required to correct any default, after notice by Homeowner to CLT properly specifying CLT's failure to perform any such obligation.



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



DELRAY BEACH CRA REGULAR BOARD MEETINGS

Fourth Tuesday of every month at 4:00 pm
City Hall Chambers - In-person or online
More info. delraycra.org

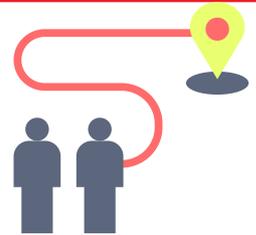


CITY OF DELRAY BEACH COMMISSION MEETING

First & Third Tuesday of every month at 4:00 pm
In-person or online
More info. delraybeachfl.gov

HURRICANE SEASON

JUNE 1ST - NOVEMBER 30TH



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.



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
Animal Control (561) 233-1200
FEMA (800)-621-3362
TDD Hearing
Impaired (800)-462-7585



ACTIVITIES & EVENTS



OFFICE CLOSED:

Monday, September 4, 2023
Labor Day



DBCLT ANNUAL MEETING
SEPTEMBER 21, 2023
6:30PM
VETERANS PARK HALL
802 NE 1ST STREET
DELRAY BEACH FL 33444



The next Art & Jazz on the Avenue will be Wednesday, July 26, 2023 on East Atlantic Ave. between Swinton Ave. and NE 5th Avenue.
6:00pm-9:00pm

Upcoming
August 23, 2023 - West Atlantic Ave • NW/SW 3rd Ave. to NW/SW 6th Ave.



Jazz'N The Park
80's vs, 90's
Wear Your 80's/90's Best

Pompey Park
Saturday, July 22, 2023

4:00pm-10:00pm
More info call 561-243-7356



Come Chat and Learn more about the CRA

Thursday, July 20, 2023
6:00pm-7:00pm
Wellbrock House

Thursday, August 10, 2023 -
6:00pm-7:00pm
98 on 5th



Community Resource Fair
Residents will have the opportunity to learn about the services and resources that are provided by the participating organizations.

Saturday, July 29th
at Old School Square
(Green Market)
9:00am-1:00pm



Glow in the Dark
Roller Skate Night & Silent Disco
Catherine Strong Park
Saturday, July 29th
7:00pm-10:00pm

Bring your own skates

More info: 561-243-7194



2nd Annual UNITY Fest
Live Music, Pop-Up Shops,
Food Trucks, Resource
Vendors, Kid
Zone, Performers and more..

Pompey Park
Saturday, August 5, 2023
2:00pm - 9:00pm

DELRAY BEACH COMMUNITY LAND TRUST OTHER PARTNERS AND AFFILIATES



BANK OF AMERICA



GROUNDING SOLUTIONS NETWORK



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