

# THE DELRAY BEACH COMMUNITY LAND TRUST



*A Quarterly Report of the Community Land Trust*

DECEMBER 31, 2023



# HAPPY AT Home



## 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



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*Vice President*

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# PRESERVING AFFORDABLE HOUSING

## COMMUNITY FRIENDS, MEMBERS, PARTNERS AND AFFILIATES

There are so many reasons to enjoy homeownership, but it comes with responsibilities, too.

### 1. Create a home maintenance schedule.

Homeownership comes with a lot of things to keep track of—like filters, the lawn, screens, caulking, weatherstripping, and more. Find out what needs to be done to keep your appliances, flooring, lawn, roofing, and more in good condition, and then put it all on a calendar.

### 2. Learn about your home's systems (and needed maintenance).

Your heating and air conditioning should have annual maintenance by an HVAC specialist to work efficiently and have a maximum lifespan. Schedule annual visits going forward.

### 3. Introduce yourself to the neighbors.

It's easy to build up meeting the neighbors, rather than make it a big production, just look for opportunities when you're outside to say hello and introduce yourself.

### 4. Visit neighborhood businesses.

Whether it's the coffee shop or the local massage place, your nearby businesses are a part of what makes finding a neighborhood you love so important. Make a point to visit these places.

### 5. Find your local municipal office.

Whether you live in a city, township, or village, your municipal office will be someplace you'll want to get familiar with. They'll help you with everything from figuring out your trash day to answering other questions. It's a good idea to find out when their official meetings are, too.

### 6. Learn about any easements you may have.

Some properties come with easements. Basically, an easement is a patch of land or space that is available to anyone for use, even though it belongs to you. Often, this might be the area between the outer edge of your sidewalk and the street curb. It's an important part of homeownership to know these exist because you're responsible for their upkeep.

### 7. Keep your records together.

While you're record-keeping, create files for your other home-related paperwork as well. Permits, warranties, instruction manuals, tax records—whatever homeownership papers you accumulate should all be filed away.

## 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*



# AFFORDABLE HOUSING PROGRAM IMPACT



## PALM MANOR APARTMENTS



## WORKFORCE HOUSING DEVELOPMENT



## DBCLT PORTFOLIO



95

Owned single family units and Townhomes

2

Under Construction  
21 SW 13th Ave.  
102 NW 13th Ave.

3

Vacant Lots  
Future Single Family Homes

9

Owned Rental Units  
(2 Vacancies)

40

Non-owned Rental units managed  
(3 Vacancies)

# AFFORDABLE HOUSING DEVELOPMENT



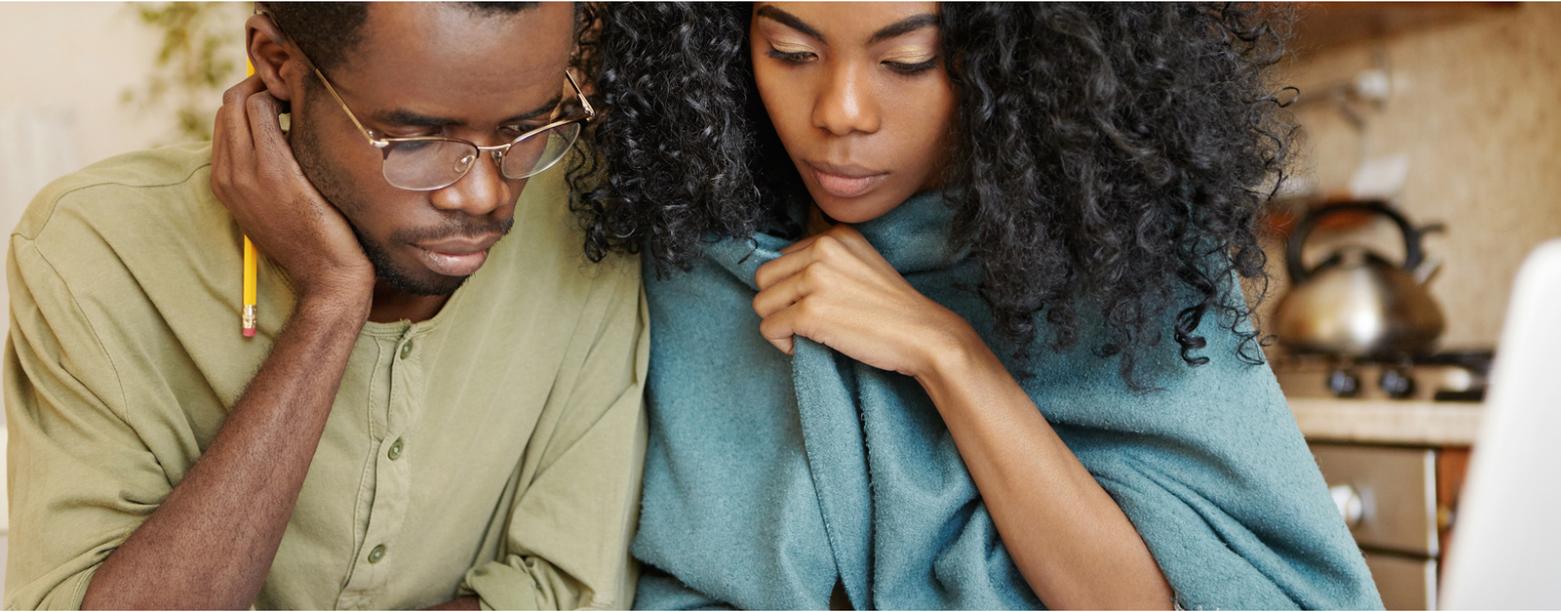
## CURRENT DEVELOPMENT PROJECTS

### Updates:

- 102 NW 13th Ave.- Near Completion
- 21 SW 13th Ave.- Near Completion
- Southridge Rd., Zeder—Vacant lot (next construction project)
- 308 SW 3rd Street—Vacant lot, development assigned
- 129 NW 4th Ave. - Vacant lot



# 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 \$98,300
- 50% Very Low household size of 4, (\$48,700)
- 80% Low household size of 4, (\$77,900)
- 120% Moderate household size of 4, (\$116,880)
- 140% High Moderate - AMI (Area Median Income) household size of 4, (\$136,360)



## 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 Worthiness

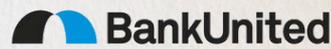
- Is the eye of a lender and/or company. Many use a credit score to determine your ability to pay off debt.
- Your credit reports contain information about your history with loans, credit cards and credit lines.
- A pattern of late or missed payments makes you less creditworthy.

*Happy*  
New Year  
2024



*From*  
DBCLT

2023 Grant Contributions From:



*Thank You*

For your ongoing support

# QUARTER HIGHLIGHT

## DELRAY BEACH COMMUNITY LAND TRUST



### HOME BUYER WORKSHOP

**TOPIC:**  
UNDERSTANDING THE COST AND BENEFITS OF HOME INSPECTIONS AND MAINTENANCE



**SPEAKER:**

SERGIO ROCHA, FLORIDA HOME INSURANCE  
INSPECTOR LICENSE HI9580



WEDNESDAY,  
DECEMBER 27, 2023  
6:00 PM

PLEASE  
RSVP  
561-243-7500

Delray Beach Public Library  
100 W. Atlantic Avenue  
Delray Beach, FL 33444



RAFFLE



Delray Beach Community Land Trust hosted a Homebuyer Workshop held on Wednesday, December 27, 2023, at the Delray Beach Public Library. Speaker, Sergio Rocha spoke about the benefits of home inspections and maintenance.



# 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 RESPONSIBILITY 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.

### **4.7 HOMEOWNER HAS A RIGHT TO QUIET ENJOYMENT:**

Homeowner has the right to quiet enjoyment of the Leased Land. The CLT has no desire or intention to interfere with the personal lives, associations, expressions, or actions of the Homeowner in any way not permitted by this Lease



# REGULAR MEETINGS



## 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](http://delraybeachlandtrust.org)**



## DELRAY BEACH CRA REGULAR BOARD MEETINGS

**Held Monthly at 4:00 pm | See [delraycra.org](http://delraycra.org) for current dates.**  
**City Hall Chambers - 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)**

# INFORMATION CORNER



Here are things to check off your list before you're ready to buy a house:

- 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 for Homeownership:** 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.

## 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

## 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.

# ACTIVITIES & EVENTS



Office Closed:

Monday, January 15, 2024  
Martin Luther King

Monday, February 19, 2024  
Presidents Day



Delray Beach Free Tree Giveaway  
Saturday, January 6, 2024  
9:00am  
Delray Beach Historical Society  
3 NE 1st Street  
Delray Beach, FL

**PICK UP FREE TREES FOR YOUR YARD**

Florida native and fruit trees (No Christmas trees).  
First-come, first-served basis, with a limit of three trees per household.  
Must be a Delray Resident to receive a tree. Species Options: Native Trees: Avocado (lula), Guava (white), Miracle fruit, Starfruit Fruit Trees: Satinleaf, Short-leaf fig, Simpson's stopper, Soldierwood, Paradise tree  
All trees come in 3-gallon containers. Species and times subject to change.



**Dr. Martin Luther King Brunch**

Monday, January 15, 2024  
10:00 am - noon  
Contact 561-279-8883  
Email: info@spadmuseum.org

Indian Spring Country Club  
11501 El Clair Ranch Road,  
Boynton Beach, FL  
Reservations needed : Tickets \$45 / pp or \$500 / table  
A signature community event, which is often sold-out, the Spady Museum's "I Have A Dream" Martin Luther King, Jr. Breakfast has swelled to welcome more than 300 people from Palm Beach and Broward counties. The Breakfast features guest speakers, musical entertainment, and a full brunch buffet.



**Art & Jazz on the Avenue  
West Atlantic Avenue**

Wednesday, February 28th  
6:00pm - 9:30pm

Downtown Delray Beach  
(W. Atlantic Avenue - From  
NW/SW 3rd Ave To NW/SW 6th  
Ave)

The Delray Beach Downtown Development Authority (DDA) hosts Art & Jazz on the Avenue, a celebration of the West Atlantic Avenue Neighborhood. Art & Jazz on the Avenue welcomes guests to stroll the West Atlantic Avenue neighborhood enjoying live entertainment on several stages, performance art, live art mural and art pop-ups, dining in many great restaurants and food vendors!



**Winter Delray Green Market in Downtown Delray**

Running Every Saturday through May 18th,  
9:00am - 2:00pm  
at Old School Square



**The Motowners Ultimate Motown Tribute Show**

Friday & Saturday February 9th & 10th  
Arts Garage  
94 NE 2nd Ave  
Delray Beach, FL 33444  
Tickets \$50-\$55  
Contact 561-450-6357 or  
artsgarage.org

# DELRAY BEACH COMMUNITY LAND TRUST ADVOCATES AND AFFILIATES



GROUNDING SOLUTIONS NETWORK



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