The Delray Beach Community Land Trust Quarterly Newsletter
“Opening doors to affordable housing”
December 31, 2016

MISSION ACCOMPLISHED:
First DBCLT Off-Site Workforce Housing Homes Completed

- 200B NW 5th Ave
- 1,800 Sq. ft.
- 3 bedrooms
- 2 baths
- Porcelain tile floors
- Wood cabinets
- Impact windows and doors
- Window treatment
- Stainless steel appliances
- Washer/Dryer
- One car garage

Building a stronger community
one home at a time!
Community Friends, Members, Partners and Affiliates:

As the Delray Beach Community Land Trust (DBCLT) venture into its 12th year of operations, we look forward to an exciting and productive year ahead, serving dozens of new first time homebuyers, supporting our existing homeowners, and growing our stock of permanently affordable units. We are excited by the possibilities and encouraged by the solid foundation we have built over the past 10 years that provides opportunities for very-low to moderate income households to balance their lives affording them the option to Work, Live and Grow within the Community. It is the active support of our board of directors and partner’s contributions through funding, commitment and capacity that sustains our organization. Thanks to all the volunteers and other supporting partners who have given of their time and expertise over the years. The DBCLT continues to focus on community engagement with an emphasis on providing quality housing that impacts the economic vitality of the City.

Since our inception, we have created more than 72 permanently affordable units, with 67 homeowners provided the opportunity for long-term stability. Through the Neighborhood Stabilization Program (NSP), we have facilitated 13 deed restricted sales. We also provide our homeowners the essential tools and resources to sustain their quality of life. The DBCLT is recognized nationally and statewide as a model for CLT’s around the country.

A Special Thanks to the City of Delray Beach and the Community Redevelopment Agency for its ongoing support, creating a “Positive Change” in the lives of the households we serve. It remains a great honor to lead this organization as we work together to leverage our accomplishments and overcome existing challenges in the years to come.

Preserving Affordable Housing

Homemaker TIPS
“Take Pride in Maintaining Your HOME”

- Check driveway/pavement for cracks - Make sure to have re-sealed before winter; water can freeze and expand in the cracks, causing more damage.
- Remove showerheads and clean sediment - This prolongs its life and helps with water pressure as well.
- Inspect plumbing for leaks, clean aerators on faucets - Go around to all your faucets and toilets and check for any small leaks. If you have poor water pressure out of a faucet, the aerator is likely the culprit and it’s an extremely easy fix.
- Vacuum your refrigerator coils - The fridge can use up to 15 percent of your home’s total power, so you want it running as efficiently as possible. Over time, the coils get dirty and your fridge requires more juice. You can save up to $100 a year by doing this, and it’s not at all a difficult task.
- Air vents - None of the vents in your home should be covered or blocked by anything – doing that makes your heating and cooling work overtime. You should also peek into all of your vents and make sure they’re dust-free as possible, and brush them out if you see any dust bunnies. This improves air flow into the room, reducing the amount of blowing that needs to happen.
- Direct your draining - Take a close look at the soil around your foundation and make sure it slopes away from your house at least 6 vertical inches over 10 feet. That way, you’ll keep water from soaking the soils around your foundation, which could lead to cracks and leaks.
- Air Conditioner - Clean leaves and debris from the condenser of a central air conditioner seasonally.

DIY HOME DEPOT FREE WORKSHOPS

- Saturday February 4th 9:00AM - 12:00PM VALENTINES PHOTO BOX (KIDS WORKSHOP)
- Saturday February 11th 10:00AM - 11:30AM EASY BATH UPDATES
- Saturday February 18th 10:00AM - 11:30AM PAINT TRENDS AND TIPS
- Thursday February 16th 6:30PM - 8:00PM LEARN HOW TO BUILD A CUPCAKE STAND
- Thursday February 23rd 10:00AM - 11:30AM INSTALLING TILE BACKSPLASH
COMMUNITY MEETINGS

February 6th
Education Board Meeting
5:30pm

February 7th
City Commission Meeting
6:00pm

February 9th
DBCRA Agency Meeting
12:00pm

February 14th
City Commission
Regular Meeting
6:00pm

February 15th
DBCLT Board Meeting
6:00pm

March 15th
Comprehensive Plan
“Live” Community Workshop
Old School Square
6:00pm

ACTIVITIES IN DELRAY BEACH

February 3rd
Delray Beach Bash
benefiting the Lung Associate
Old School Square
7:00pm - 10:00pm

February 4th
2nd Annual Run to Rescue 5k
Anchor Park
7:15am - 9:00am

February 5th
Super Bowl for Teens
505 Teen Center
4:00pm

February 4th, 11th, 18th & 25th
Delray Beach GreenMarket
9:00am - 2:00pm

February 10th & 24th
Savior Our City Popcorn & Wine Pairing
Original Popcorn House
7:00pm - 10:00pm

February 15th
DBCLT Workforce Housing Ribbon Cutting Ceremony
200B & 200C NW 5th Ave
(561) 243-7500

February 17th - 26th
Delray Beach Tennis Open
Delray Beach Tennis Center
(561) 330-6000

February 18th
Spady Living Heritage Festival
(561) 279-8883

February 25th
Keys to Homeownership Event
South Olivia Park
345 Summa Street
West Palm Beach, FL
8:30pm - 2:30pm

DBCLT Portfolio

Properties Managed

Single Family Homes Sold: Scattered Sites and the Atlantic Park Square Project.

CODA Townhouses (Southwest Second Avenue)

3 Rental units (5 single family and duplex-2 units)

Non-owned rental units managed

37 Coming soon-2 Newly Constructed single family homes on NW 5th AVE
Coming soon-One on SW 14th Ave

Vacant Lots
For Future Development

11

115 SW 9th Ave
3BR/1 Bath
3BD/2BA

36 NW 13th Ave
Duplex 2BR/1Bath
Homebuyer Qualification Criteria
- Must be a 1st time Homebuyer or have not owned a home in three years
- Meet the lenders minimum credit score requirement (600 or better)
- Area Median Income (AMI) not to exceed $120%
- Must attend the 6 hour first time homebuyer course

First Time Homebuyer Course
Urban League of Palm Beach
When: 3rd Wednesday and Thursday of the month (must attend both nights)
Where: 1700 N. Australian Ave.,
West Palm Beach, FL 33407
Time: 5:30PM – 9:30PM (Both nights)
Telephone number: (561) 833-1461

Credit and Debt Services
Chris Harvey of Wellness Financial
Where: 601 N. Congress Ave Ste 113A
West Palm Beach, FL 33445
Telephone number: 1-800-863-1776 Ext. 100

DBCLT Ground Lease Agreement Expectations

The Ground Lease is a binding Agreement between the Delray Beach Community Land Trust and the Homeowner that outlines expectations of both parties:

ARTICLE 10: Transfer of the Home
10.2 HOMEOWNER MAY TRANSFER HOME ONLY TO CLT OR QUALIFIED PERSONS: Homeowner may transfer the Home only to the CLT or an Income-Qualified Person as defined below or otherwise only as explicitly permitted by the provisions of this Article 10. All such transfers are to be completed only in strict compliance with this Article 10. Any purported transfer that does not follow the procedures set forth below, except in the case of a transfer to a Permitted Mortgagee in lieu of foreclosure, shall be null and void.

“Income-Qualified Person” shall mean a person or group of persons whose household income does not exceed one hundred twenty percent (120%) of the median household income for the applicable Standard Metropolitan Statistical Area or County as calculated and adjusted for household size from time to time by the U.S. Department of Housing and Urban Development (HUD) or any successor.

10.4 HOMEOWNER MUST GIVE NOTICE OF INTENT TO SELL: In the event that Homeowner wishes to sell Homeowner’s Property, Homeowner shall notify CLT, in writing, of such wish (the Intent-to-Sell Notice). This Notice shall include a statement as to whether Homeowner wishes to recommend a prospective buyer as of the date of the Notice.

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