THE DELRAY BEACH COMMUNITY LAND TRUST
IN PARTNERSHIP WITH THE DELRAY BEACH CRA
IS PROUD TO ANNOUNCE
THE FUTURE DEVELOPMENT OF “COREY ISLE”
TEN (10) NEW WORKFORCE HOUSING UNITS
IN THE SW NEIGHBORHOOD
Community Friends, Members, Partners and Affiliates

We are thrilled that we will be providing ten (10) new workforce housing units in the SW Neighborhood, RFP awarded by the Delray Beach CRA commission on June 11, 2019. We truly value the ongoing support of our housing partners, clients, and affiliates. The project will make available homeownership for low to moderate income households, up to 140% of the Area Median Income capped at $117,040.00 for household size of 4.

Is there still a need for affordable housing for very-low to moderate income households? The United States, and South Florida in particular, remain in the affordable housing crisis. Across the nation, too many families, including low income seniors, people with disabilities, veterans and families with children struggle to keep a roof over their heads. Attaining affordable rental housing or homeownership is challenging for households with limited monthly income. Homeownership may be attainable reviewing all of your options. The CLT form of homeownership represents a true alternative to affordable housing preservation.

We continue to:
DELIVER affordable housing opportunities for very-low to moderate income households through ownership/lease purchase and rentals
SUSTAIN program services to ensure access to quality housing options by expanding and retaining existing housing pool, leveraging public/private subsidies and preventing displacement due to hardships or other economic events
CULTIVATE affordable housing stability and Upward Mobility for the households we serve
COMMUNITY MEETINGS  
(MEETINGS ARE SUBJECT TO CHANGE)

JULY 2nd  
City Commission Workshop  
1:30pm

JULY 2nd  
City Commission Meeting  
4:00pm

JULY 9th  
CRA Workshop  
10:00am  
CRA Regular Meeting  
1:30

CRA Regular Meeting  
4:00pm

AUGUST 13th  
City Commission Meeting  
7:00pm

CRA Workshop  
10:00am  
CRA Regular Meeting  
1:30pm

ACTIVITIES IN DELRAY BEACH

JULY 4th  
CITY OF DELRAY  
East Atlantic to the Intracoastal Bridge

SANDCASTLE CONTEST  
8:00am—12:00pm

BEACH VOLLEYBALL TOURNAMENT  
8:00am—1:00pm

MUSIC WITH DISONYCE at the Teen Stage  
5:30pm non-stop

FIREWORKS SHOW  
By Zambelli  
9:00pm

JULY 5th  
ARTS GARAGE  
94 NE 2nd Ave

JULY 5th  
SAUNDERS SERMONS & The Timeless Wanderers  
8:00pm-10:00pm

JULY 6th  
The William Cepeda Afro-Rican Jazz Project  
8:00pm-10:00pm

JULY 12th  
Doyche  
(rich textures and heavenly melodies)  
8:00pm-10:00pm

JULY 13th  
FROG ALLEY CARIBBEAN FESTIVAL  
Libby Wesley Plaza  
SW 5th Ave  
5:00PM

JULY 15th—19th  
YOUTH ART LAB  
KIDS COMIC BOOK STUDIO  
9:00AM-12:00PM

AUGUST 1st—7th  
Dine Out Downtown  
downtowndelraybeach.com

AUGUST 6th  
NATIONAL NIGHT OUT  
OLD SCHOOL SQUARE  
5:00pm-8:00pm

DBCLT PORTFOLIO

74  
Owned single family units and Townhomes

5  
New single family homes to be Constructed

3  
Resales Existing Homes for Sale

8  
Vacant Lots For Future Development

5  
Owned Rental properties—5 units (100% occupancy)

37  
Non-owned Rental units managed (95% occupancy)

PROPERTIES

ATLANTIC PARK SQUARE  
3W 14TH AVENUE  
25 single family units

HATCHER CONSTRUCTION & DEVELOPMENT

PALM MANOR APARTMENTS
**HOME BUYER QUALIFICATIONS:**

- Must be a 1st time Homebuyer or have not owned a home in three years
- Must meet mortgage lenders credit criteria and score (600 or better)
- Require available funds equal to 5% of purchase price
- Must be a US citizen or Permanent Resident
- Must attend a 6 hour first time homebuyer course

Income caps for purchase based upon AMI (Area Median Income Limits):

- 140% High Moderate (household size of 4, $117,040)
- 120% Moderate (household size of 4, $100,320)
- 80% Low (household size of 4, $66,900)
- 50% Very Low (household size of 4, $41,800)

**First Time Homebuyer Course Urban League of Palm Beach, [www.ulpbc.org](http://www.ulpbc.org)**

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

Telephone number: (561) 833-1461

When Classes Are Held: On Saturdays
(Call to confirm date and time)

Debthelper.com or Urban League ulpbc.org
Assist families and individuals by providing financial solutions through counseling in the areas of budgeting, credit and debt management.

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**AFFORDABLE HOUSING PROGRAM UPDATE**

**HOUSING DEVELOPMENT PROGRAM UPDATE:***

- **SW Neighborhood**—Nine (9) new units “Cory Isle” and one (1) at 236 SW 6th Ave, completion target 01/31/2020
- **120 NW 4th Ave**—Resale, 3BR/2Bath
- **129 NW 4th Ave**—Vacant lot, pending historic preservation board approval
- **237 NW 5th Ave**—Under Construction, completion date 08/31/2019
- **309 SW 5th Ave**—Under Construction, completion date 08/31/2019
- **17 SW 13th Ave**—Vacant Lot
- **NW 8th Ave**—Vacant lot
- **246 NW 8th Ave**—Two (2) Vacant Lots
- **23 SW 14th Ave**—SOLD
- **27 SW 14th Ave**—SOLD
- **106 SW 14th Ave**—Under Construction, completion date 07/31/2019
- **109 SW 14th Ave**—Resale, 3BR/2Bath
- **229-231 SW 14th Ave**—Construction Assignment Approved
- **233 SW 14th Ave**—Construction Assignment Approved
- Zeder, lot 24 and 25 (not buildable)
- Southridge Rd., Zeder (not buildable)

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**HOME DEPOT WORKSHOPS**

**Countertops & Kitchen Cabinet Makeover**
**Saturday**
**July 13th**
**10:00 to 11:30AM**

**Hurricane Preparedness**
**Saturday**
**July 20th**
**10:00 to 11:30AM**

**Installing Tile Flooring**
**Saturday**
**July 27th**
**10:00 to 11:30AM**

**Register at HOMEDEPOT.COM/WORKSHOP**