The Delray Beach Community Land Trust
Quarterly Newsletter
“Opening Doors To Affordable Housing”
March 31, 2019

SEE THE BIGGER PICTURE

EMPLOYMENT

WAGES

CREATING HEALTHY COMMUNITIES THROUGH THE PROVISION AND PRESERVATION OF AFFORDABLE HOUSING

| City National Bank | FCB Florida Community Bank | Hatcher
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<td>Caliber United</td>
<td>Caliber Home Loans</td>
<td>Grounded Solutions Network</td>
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<td>Choice</td>
<td>FLACDC</td>
<td>National Low Income Housing Coalition</td>
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<td>Valley National Bank</td>
<td>PNC</td>
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Delray Beach Community Land Trust
145 SW 12th Avenue
Delray Beach, FL 33444

Phone 561.243.7500  Fax 561.243.7501
www.delraylandtrust.org

Opening Doors To Affordable Housing

GROUNDED SOLUTIONS NETWORK
Community Friends, Members, Partners and Affiliates

The Delray Beach Community Land Trust (DBCLT) sincerely values the ongoing support of our clients, partners and affiliates. The DBCLT is commissioned to provide quality, long-term affordable housing for very-low to moderate income households within the city limits of Delray Beach. The road to attaining quality affordable housing can become very rocky and overwhelming for individuals. The South Florida area has become an increasingly popular destination and the strong demand for housing has driven prices significantly upward, and lack of equitable wages result in households struggling with the issue of affordability.

We have completed the development of two new for sale single family units with Hatcher Construction & Development (see picture on page 3). Both units are under contract and will close in April. The board of directors continue to expand our affordable housing program services. 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

Ground Lease Agreement

Article 7.- THE HOME

Section 7.3 CONSTRUCTION CARRIED OUT BY HOMEOWNER MUST COMPLY WITH CERTAIN REQUIREMENTS:

Any construction in connection with the Home is permitted only if the following requirements are met: (a) all costs shall be paid for by the Homeowner; (b) all construction shall be performed in a professional manner and shall comply with all applicable laws and regulations; (c) all changes in the Home shall be consistent with the permitted uses described in Article 4; (d) the footprint, square-footage, or height of the house shall not be increased and new structures shall not be built or installed on the Leased Land without the prior written consent of CLT; (e) No building, outbuilding, garage, fence, wall, retaining wall, pool, spa, porch, or other structure or improvement of any kind shall be erected, constructed, placed or maintained on the Leased Premises, nor shall any landscaping, dwelling (including the roof) or other improvements on the Leased Premises or color scheme thereof, be altered, changed, repaired or modified without the prior written consent of Lessor. The foregoing prior approval is intended to specifically apply to the painting of the exterior of a dwelling, the installation of a pool or spa, or any other maintenance or repair which alters the exterior appearance of a dwelling or other improvements on the leased Premises.

For any construction requiring CLT’s prior written consent, Homeowner shall submit a written request to the CLT. Such request shall include:

- a written statement of the reasons for undertaking the construction;
- a set of drawings (floor plan and elevations) showing the dimensions of the proposed construction;
- a list of the necessary materials, with quantities needed;
- a statement of who will do the work;

If the CLT finds it needs additional information it shall request such information from Homeowner within two weeks of receipt of Homeowner’s request. The CLT then, within two weeks of receiving all necessary information (including any additional information it may have requested) shall give Homeowner either its written consent or a written statement of its reasons for not consenting. Before construction can begin, Homeowner shall provide CLT with copies of all necessary building permits, if not previously provided.
COMMUNITY MEETINGS
(MEETINGS ARE SUBJECT TO CHANGE)

May 7th
City Commission
Meeting
6:00pm

May 13th
Police Advisory
Board Meeting
5:30pm

May 14th
CRA Workshop and
Board Meeting
1:30pm

May 21st
City Commission
Meeting
6:00pm

June 3rd
Education Board
Meeting
5:30pm

June 11th
CRA Workshop and
Board Meeting
1:30pm

ACTIVITIES IN DELRAY BEACH

May 15th
Arts Garage
Ribbon Cutting:
New Box Office
Call (561) 450-6357
5:00pm - 7:00pm

May 24th
The Motowners
Call (561) 450-657
8:00pm - 10:00pm

May 29th
2nd Annual Luna Fest
Film Festival
Old School Square
7:30am - 10:00pm

June 20th
Arts Meets Music
Call (561) 450-6357
7:00pm - 11:00pm

June 24th
Set the Stage
Summer Theatre Camp
Call (561) 450-6357
9:00am - 4:00pm

July 13th
Street Photography:
Candid Workshop
Old School Square
10:00am - 1:00pm

July 15th to July 19th
Youth Art Lab:
Kids Comic Studio
Call (561) 330-9614
9:00am - 12:00pm

August 12th
Mix Master:
A Color Mixing Workshop
Call (561) 403-2958
9:30am - 4:50pm

DBCLT PORTFOLIO

- Owned single family units and Townhomes
- New single family homes COMING SOON
- Closings Pending
- Vacant Lots For Future Development
- Owned Rental properties - 5 units (100% occupancy)
- Non-owned Rental units managed (100% occupancy)

PROPERTIES

- ATLANTIC PARK SQUARE
  SW 14TH AVENUE
- HATCHER CONSTRUCTION & DEVELOPMENT
- PALM MANOR APARTMENTS

PUT THIS ON YOUR CALENDAR!

City Commission
Meeting
6:00pm

City Commission
Meeting
5:30pm

CRA Workshop and
Board Meeting
1:30pm

CRA Workshop and
Board Meeting
5:30pm

Education Board
Meeting
5:30pm

Education Board
Meeting
1:30pm
HOMEBUYER 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, $107,660)
- 120% Moderate (household size of 4 $92,280)
- 80% Low (household size of 4 $61,500)
- 50% Very Low (household size of 4 $38,450)

First Time Homebuyer Course Urban League of Palm Beach, www.ulpbc.org
Telephone number:  (561) 833-1461
When: Saturdays (Call to confirm date)
Where: 1700 N. Australian Ave.,
West Palm Beach, FL 33407
Time: 8:30AM – 3:30PM

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.