

THE DELRAY BEACH COMMUNITY LAND TRUST



Quarterly Report, June 30, 2025



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 supporters of the DBCLT.*



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PRESERVING AFFORDABLE HOUSING

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The Worsening Housing Crisis and the Role of the Construction Workforce

After years of underbuilding, the United States now faces an estimated housing shortage of 3.7 million units, driving home prices and rents to historic highs. One of the most significant barriers to addressing this crisis is a severe shortage of construction workers—an issue that continues to delay projects and inflate labor costs.

Roughly 42 percent of all construction workers are involved in residential projects, meaning that any significant reduction in labor—especially through mass deportations—would severely disrupt the supply of new housing. States like Arizona, Nevada, Maine, and Florida, which are already behind in housing development, would face especially steep challenges. Florida and Nevada are particularly at risk due to their high reliance on foreign-born construction labor, much of which is undocumented.

As of July 2023, industry groups reported more than 248,000 unfilled construction jobs, despite ongoing unemployment in some regions. Looking ahead, the construction sector is projected to require an additional 454,000 workers in 2025—on top of typical hiring levels—to keep pace with demand.

Immigrant labor has played a critical role in filling these workforce gaps. In 2023, over 23 percent of the construction workforce was composed of immigrants, with roughly half estimated to be undocumented. These workers are often employed in essential lower-skill roles, such as general labor. If these foundational jobs go unfilled, it creates a bottleneck that stalls progress for higher-skill trades—many of which are dominated by U.S.-born workers, such as electricians and plumbers.

Without comprehensive workforce solutions that include protections for immigrant labor, the nation's ability to close the housing gap—and stabilize housing costs—will remain a challenge.



AFFORDABLE HOUSING PROGRAM IMPACT

DBCLT PORTFOLIO

97

Owned single family
units and Townhomes

4

Upcoming In Permitting

4

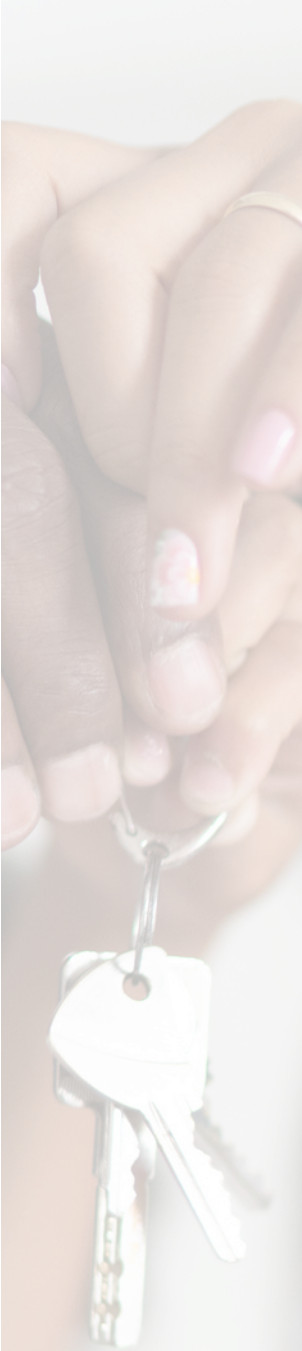
Vacant Lots
Future Single
Family Homes

9

Owned Rental Units
(No Vacancies)

40

Non-owned
Rental units
(No Vacancies)



PALM MANOR APARTMENTS



CREATING AFFORDABLE HOUSING IN PERPETUITY




PROJECT DEVELOPMENT UPDATES


- Southridge Rd., Zeder—Vacant lot
- 308 SW 3rd Street— Development pending, project assigned
- 129 NW 4th Ave - Vacant lot
- 124 SW 4th Ave - Vacant lot



FOUR NEW HOMES COMING SOON!



"Opening Doors to Affordable Housing"




FUTURE DEVELOPMENT:


250/256 NW 8TH. PROJECT

COMING SOON!


The Royal Chateau




The Orchid



The Monarch VII

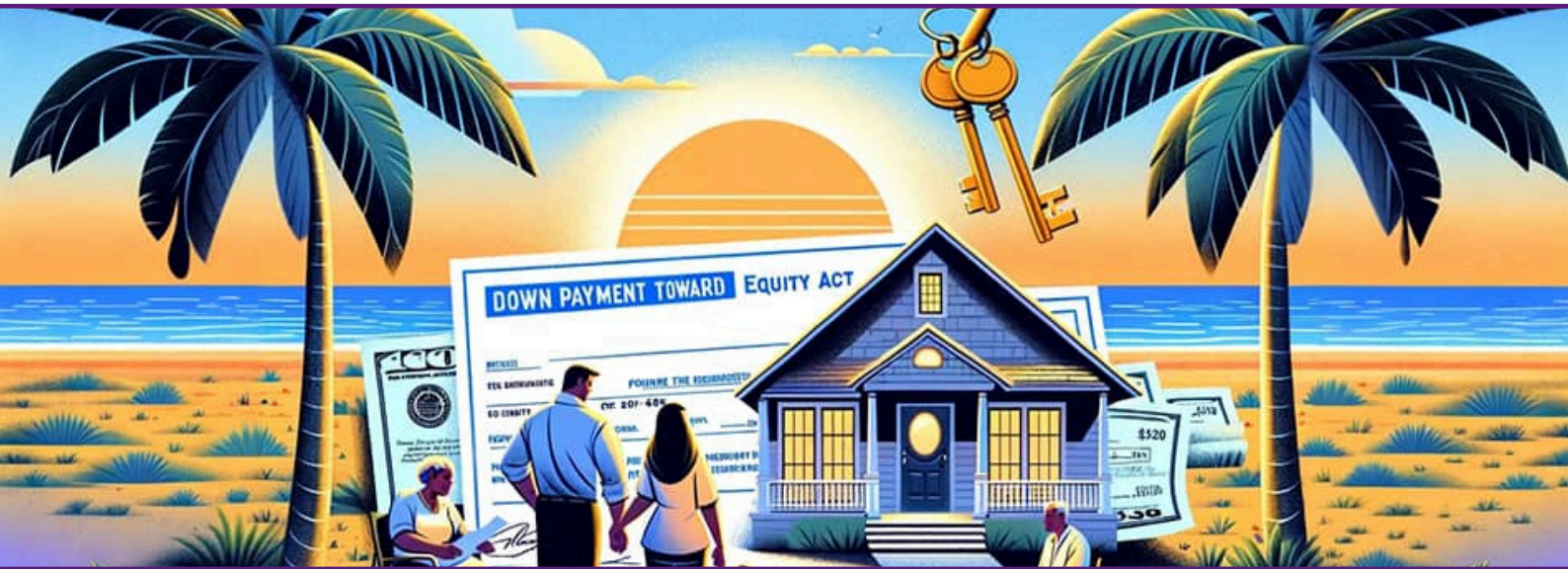


The Monarch VIII





HOMEBUYER CORNER



HOMEBUYER QUALIFICATIONS:

- Must be a 1st time Homebuyer or have not owned a home in three years
 - Must meet mortgage lenders credit criteria 640 or higher
 - 5% Down payment is required for purchase
 - Must be a US citizen or Permanent Resident
 - Must attend a 8 hour first time homebuyer course to secure Certificate of Completion
- Effective April 1, 2025*
- Palm Beach County Area Median Family Income \$111,800
 - 50% Very Low household size of 4, (\$58,450)
 - 80% Low household size of 4, (\$93,500)
 - 120% Moderate household size of 4, (\$140,280)
 - 140% High Moderate - AMI (Area Median Income) household size of 4, (\$163,660)



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
West 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
West Palm Beach, FL 33401
Phone number: 561-472-8000
Website: debthelper.com

Call to confirm dates and times
when classes are held.

Credit Score

- 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.

QUARTER HIGHLIGHTS

THE GROUNDED SOLUTIONS NETWORK HOUSING CONFERENCE 2025

The Grounded Solutions Network Housing Conference was held May 27-29, 2025 at the Capital Hilton in Washington, D.C. In attendance were more than 460 housing and community development practitioners, advocates, policymakers, national experts, and funders, that made this year's convening a tremendous success.



Held: May 27th, 2025 in Washington DC, attendees DBCLT President-Thais Sullivan, Board Member-Columbus Rollins, CEO-Evelyn Dobson. Joined in pictures John Davis-Burlington Associates



May 28th, 2025-Day on Capital Hill at U.S. House Representative-Lois Frankel's office

GROUND LEASE INFORMATION



ARTICLE 8: FINANCING

8.1 HOMEOWNER CANNOT MORTGAGE THE HOME WITHOUT CLT's PERMISSION: The Homeowner may mortgage the Home only with the written permission of CLT. Any mortgage or deed of trust permitted in writing by the CLT is defined as a Permitted Mortgage, and the holder of such a mortgage or deed of trust is defined as a Permitted Mortgagee.

8.3 HOMEOWNER MUST GET SPECIFIC PERMISSION FOR REFINANCING OR OTHER SUBSEQUENT MORTGAGES.

If, at any time subsequent to the purchase of the Home and signing of the Lease, the Homeowner seeks a loan that is to be secured by a mortgage on the Home **and/or Homeowner's interest in this Lease** (to refinance an existing Permitted Mortgage or to finance home repairs or for any other purpose), Homeowner must inform CLT, in writing, of the proposed terms and conditions of such mortgage loan at least 15 business days prior to the expected closing of the loan. The information to be provided to the CLT must include:

- a. the name of the proposed lender;
- b. Homeowner's reason for requesting the loan;
- c. the principal amount of the proposed loan and the total mortgage debt that will result from the combination of the loan and existing mortgage debt, if any;
- d. expected closing costs;
- e. the rate of interest;
- f. the repayment schedule;
- g. a copy of the appraisal commissioned in connection with the loan request.

CLT may also require Homeowner to submit additional information. CLT will not permit such a mortgage loan if the loan increases Homeowner's total mortgage debt to an amount greater than 90% of the then current Purchase Option Price, calculated in accordance with Article 10 below, or if the terms of the transaction otherwise threaten the interests of either the Homeowner or the CLT.

8.4 CLT IS REQUIRED TO PERMIT A "STANDARD PERMITTED MORTGAGE. The CLT shall be required to permit any mortgage for which the mortgagee has signed a "Standard Permitted Mortgage Agreement" as set forth in "Exhibit: Permitted Mortgages, Part C," and for which the loan secured thereby does not increase Homeowner's total mortgage debt to an amount greater than 90% of the then current Purchase Option Price, calculated in accordance with Article 10 below.

8.5 A PERMITTED MORTGAGEE HAS CERTAIN OBLIGATIONS UNDER THE LEASE. Any Permitted Mortgagee shall be bound by each of the requirements stated in "Exhibit: Permitted Mortgages, Part A, Obligations of Permitted Mortgagee," which is made a part of this Lease by reference, unless the particular requirement is removed, contradicted or modified by a Rider to this Lease signed by the Homeowner and the CLT to modify the terms of the Lease during the term of the Permitted Mortgage.

8.6 A PERMITTED MORTGAGEE HAS CERTAIN RIGHTS UNDER THE LEASE. Any Permitted Mortgagee shall have all of the rights and protections stated in "Exhibit: Permitted Mortgages, Part B, Rights of Permitted Mortgagee," which is made a part of this Lease by reference.



REGULAR MEETINGS



**Dates may be subject to change*



DELRAY BEACH COMMUNITY LAND TRUST REGULAR BOARD OF DIRECTORS MEETING

Fourth Thursday of every month at 6:00 pm
More info: delraybeachlandtrust.org (subject to change)



DELRAY BEACH CRA REGULAR BOARD MEETINGS

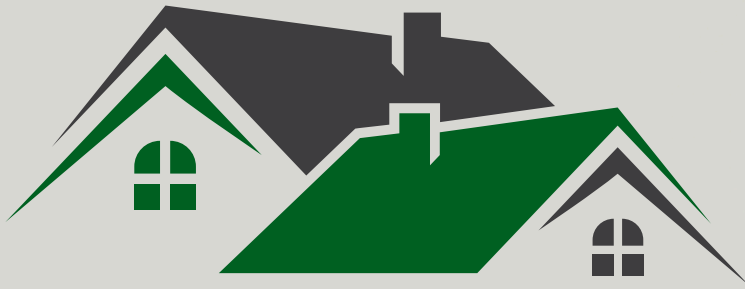
Held Monthly at 4:00 pm | See delraycra.org for current dates.
City Hall Chambers - In-person or online



CITY OF DELRAY BEACH COMMISSION MEETING

Held on Tuesday's at 5:00 pm (subject to change)
In-person or online
See delraybeachfl.gov for upcoming dates.

INFORMATION CORNER



The Delray Beach Community Land Trust (DBCLT) is a nonprofit organization that has consistently provided affordable housing options for very low, low, and moderate-income households since January 2006. Our housing programs offer individuals the opportunity to achieve the “American Dream” of homeownership, as well as options for rental and lease-purchase housing.

Our board of directors serves as responsible stewards, committed to ensuring accountability, transparency, and the continuous improvement of services that make a meaningful impact and address the community’s long-term housing needs.

Community Land Trusts (CLTs) are rooted in the communities they serve. Their foundation and success are defined by key principles:

- **Creation** is driven by local housing needs.
- **Strategy** is shaped through community stakeholder input.
- **Operations** are guided by the public interest.
- **Success** depends on the support of local and state government leaders and partners.

CLTs are long-term stewards of permanently affordable housing. Each CLT carries an ongoing responsibility for the properties it holds, with a strong focus on operational sustainability to ensure continued service to the populations in need.

KEY BENEFITS

- Price of the home is now more affordable
- Permanent stock of affordable housing is created
- Public Funds—subsidy retention
- A nonprofit is providing stewardship to backstop the homeowner as needed to be successful
- Reduces the rental crisis by moving renters into CLT homeownership
- Create a permanent sense of pride and place
- Financial stability – able to save without fear of rent increases or loss of housing
- Enhanced quality of life—individual wealth building
- Return of equity upon resale

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

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



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



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.



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

Events CALENDAR



OFFICE
Closed

Independence Day
Friday, July 4, 2025



Labor Day
Monday, September 1, 2025



Recurring Events



Wellness Wednesdays
Every Wednesday 11AM-12PM
Old School Square
Register at:
downtowndelraybeach.com



Delray GreenMarket Summer Season
Every Saturday
May 31st - July 26th
Old School Square



Coco Market
July 6th | Aug. 3rd | Sept. 7th
9AM-3PM
Old School Square

July

The City of Delray Beach 4th of July Celebration will take place along East Atlantic Avenue, from the Intracoastal Bridge to A1A.
Friday, July 4th | 6:00 pm – 9:30 pm



Arts Warehouse is hosting a special event and opening celebration for two new group exhibitions: "Beyond Art & Architecture" and "Summer Heat" Thursday, July 10th, 6 – 8pm



The Motowners
July 11 -12th | 8:00 pm
Arts Garage
TICKETS: artsgarage.org



Delray Beach Community Resource Fair
Saturday, July 26th | 9:00am-Noon
Old School Square



Aug. / Sept.

First Friday Art Walk celebrating creativity and culture—perfect for art lovers, music fans, and families alike.
Friday, August 1st | 6:00pm–9:00pm



Big Momma Blues Featuring
Kat Riggins, August 23rd | 8:00 pm
Arts Garage
TICKETS: artsgarage.org



Davis Cup Returns September 12–13th,
Delray Beach Tennis Center
Visit USTA.com/DavisCup



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141 SW 12th Avenue
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DELRAY BEACH COMMUNITY LAND TRUST ADVOCATES AND AFFILIATES



GROUNDING SOLUTIONS NETWORK

