THE DELRAY BEACH COMMUNITY LAND TRUST

Quarterly Report, September 30, 2025

DBCLT MISSON

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

PRESERVING AFFORDABLE HOUSING

COMMUNITY FRIENDS, MEMBERS, PARTNERS AND AFFILIATES

The missing middle in affordable housing refers to a gap in the housing market for moderate- or middle-income households who earn too much to qualify for federal or state housing subsidies but not enough to afford market-rate homes. This creates a shortage of attainable, mid-priced housing, and forces these essential workers and families to spend a disproportionate amount of their income on housing costs.

Examples of missing middle housing types include:

- **Duplexes, triplexes, and fourplexes**: Small multi-unit buildings that are similar in scale to a single-family house.
- **Townhomes and rowhomes**: Multi-story homes that share a common wall with an adjacent unit.
- **Accessory Dwelling Units (ADUs)**: Small, self-contained residential units on the same property as a single-family home, such as a backyard cottage or converted garage.
- **Cottage courts**: A cluster of small, detached homes arranged around a shared courtyard.

Benefits and characteristics:
Filling the gap for missing middle housing offers several benefits for communities:

- Gentle density: Missing middle homes add density to existing single-family neighborhoods without changing their character, as the multi-unit buildings are designed to be compatible in scale.
- Affordability by design: These units distribute land costs over multiple units, and their smaller size means lower overall construction costs. This helps create more affordable options for both renters and buyers without relying on subsidies.
- Housing diversity: Creating a wider variety of housing types can meet the demands of changing demographics, including young professionals, empty-nesters, and multi-generational families.

Boost Supply:
There are many sectors and stakeholders involved in the production and preservation of missing middle housing. Solutions to bridge the gap must address the barriers to building new middle housing as well incentivizing the construction and rehabilitation of middle housing through programs.

- Incentivize small-scale nonprofit developers to build workforce housing, particularly community development corporations, land trusts, smaller minority- and women-owned contracting firms, and owner-occupants. Local governments can consider strategies — such as technical assistance, creating guidelines/resources, and business development — to support these smaller developers in taking on workforce housing projects.
- Boost access to capital for missing middle small scale nonprofit developers, particularly local sources of capital, to make smaller-scale housing development financially feasible for developers and more attractive to financing institutions.

Some Info Produced by NCL-National League of Cities

AFFORDABLE HOUSING PROGRAM IMPACT

DBCLT PORTFOLIO

96
Owned single family units and Townhomes

1
Resale
1012 NE 3rd Ave.

1
Upcoming in Permit

3
Vacant Lots

9
Owned Rental Units
(No Vacancies)

40
Non-owned Rental units
(No Vacancies)

ATLANTIC PARK SQUARE PROJECT

SW 14th Avenue
25 Single Family Homes

PALM MANOR APARTMENTS

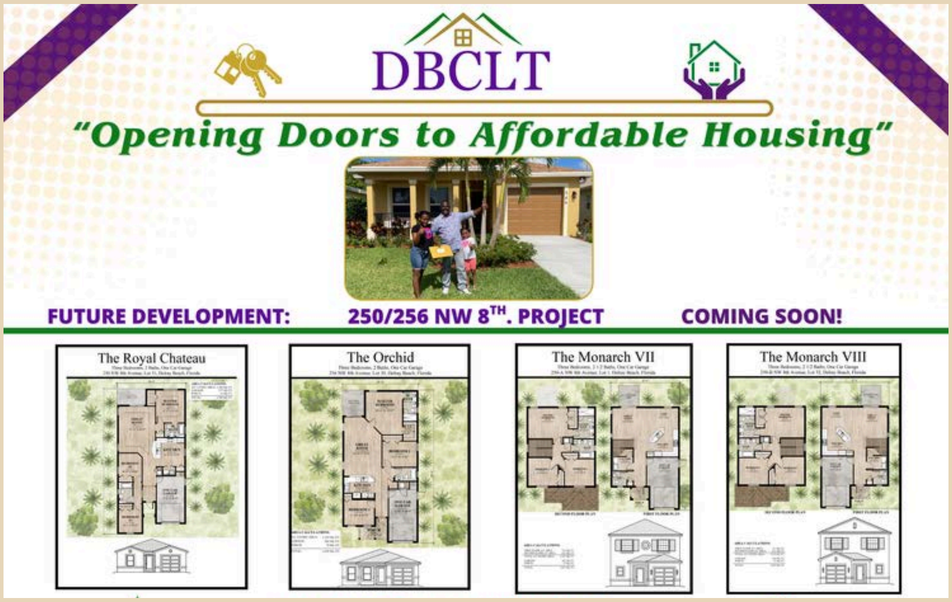
WORKFORCE HOUSING DEVELOPMENT

CREATING AFFORDABLE HOUSING IN PERPETUITY

PROJECT DEVELOPMENT UPDATES

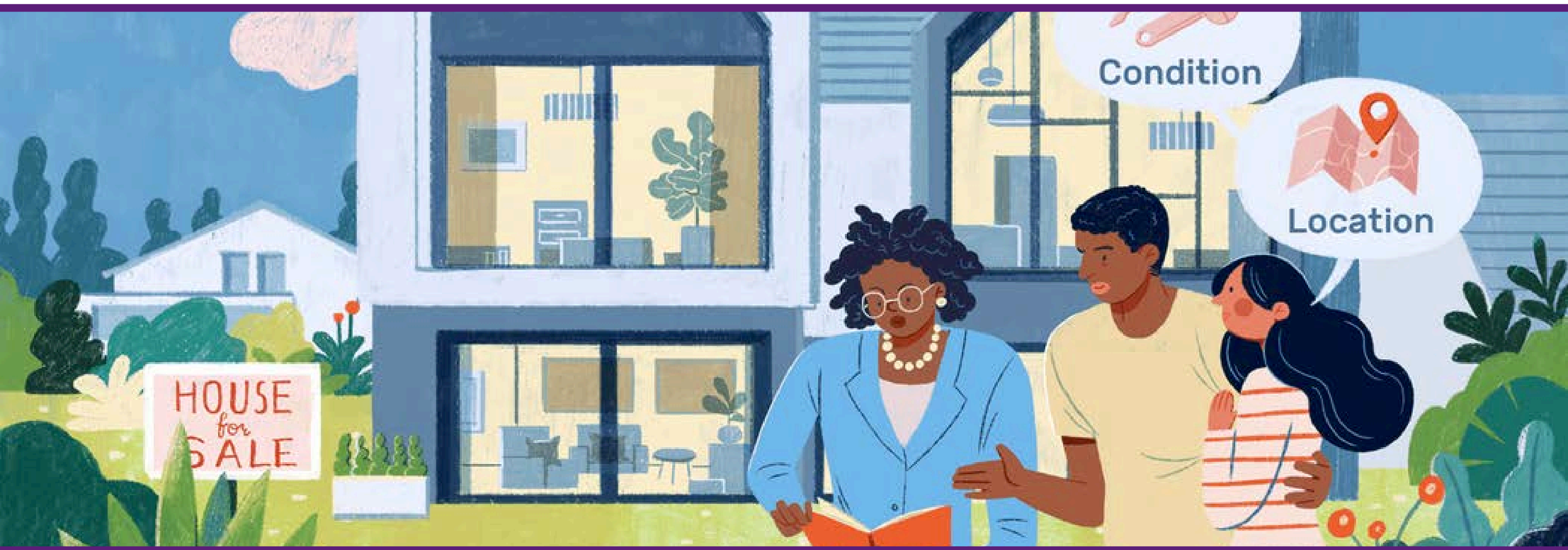
- Southridge Rd., Zeder—Vacant lot
- 308 SW 3rd Street— Development pending, project assigned
- 129 NW 4th Ave - Vacant lot
- 124 SW 4th Ave - Vacant lot

Four New Homes Coming Soon!



Project Assigned

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
954-377-9077
consolidatedcredit.org

Debt Helper
1325 N. Congress Ave. #201
West Palm Beach, FL 33401
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
561-472-8000
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

38th Annual Affordable Housing Conference, held on August 25-27th in Orlando, FL

We were excited to attend the 38th Annual Statewide Affordable Housing Conference; Delray Beach Community Land Trust was proud to join in conversations with partners from across the state.

DELRAY BEACH COMMUNITY LAND TRUST

Celebrated their 20th Annual Meeting, Held Thursday, September 25th 6:30 pm at Veterans Park

CEO Evelyn Dobson, (left) PNC Senior VP of Marketing Monclaude Nestor, (center) DBCLT Board President Thais Sullivan (right).

CEO Evelyn Dobson, (center) with Commissioner Angela Burns (left) and CRA Executive Director Renee Jadusingh (right).

20 YEARS
DELRAY BEACH COMMUNITY LAND TRUST
Celebrating
20 YEARS
CLT

Celebrating
20 YEARS

RESIDENTIAL IMPROVEMENT PROGRAM

THE CURB APPEAL RESIDENTIAL IMPROVEMENT PROGRAM

Eliminating slum and blight within its district is a top priority for the Delray Beach Community Redevelopment Agency. The Curb Appeal Residential Improvement Program is designated to help by providing grants to the owners of single-family residential properties located in the NW & SW neighborhoods of the CRA District. Grant funding for the Curb Appeal program is provided by the Delray Beach CRA to assist homeowners with the costs of minor structural and cosmetic property improvements.

Grants will be provided at two funding levels:
Full Grant: Covers all costs for improvements; up to $15,000 per structure
Matching Grant: Covers 50% of costs for improvements; up to $15,000 per structure.

(***The applicant is responsible for paying the difference between the grant award and total improvement costs).***

Items Addressed***:***

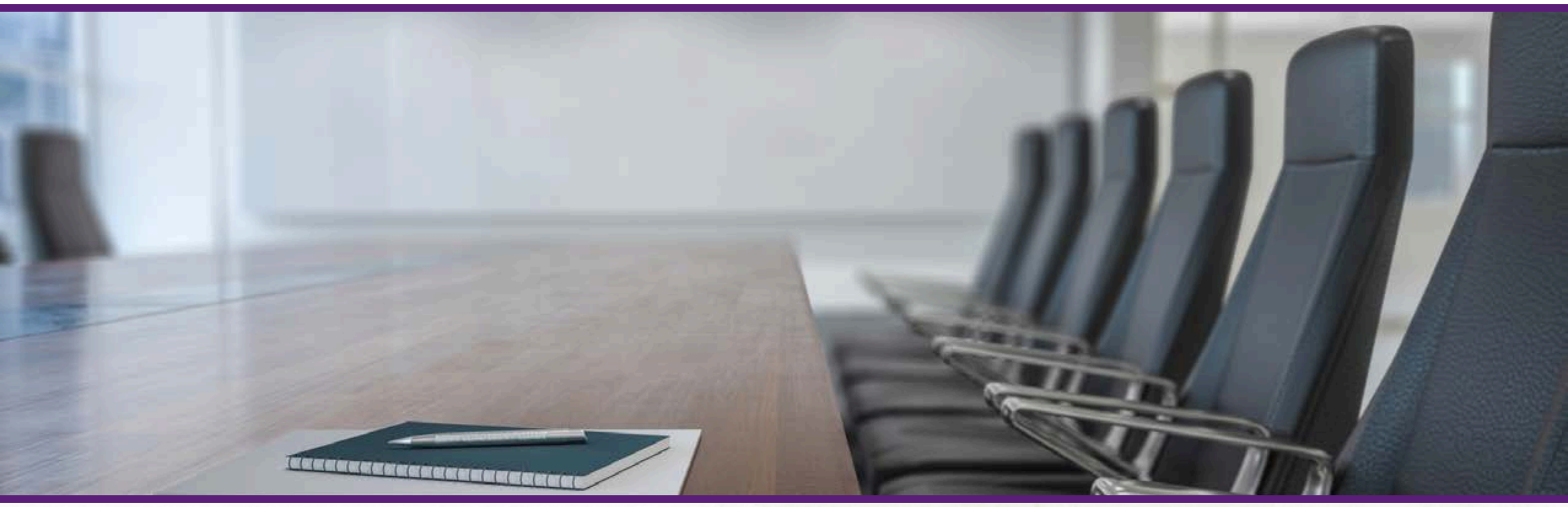
- Exterior painting
- Replacement of missing or rotten siding associated with exterior painting
- Pressure cleaning related to exterior painting
- Landscaping and irrigation for areas visible from the street
- Permanent driveway repairs/walkway
- Mailbox replacement
- Replacement of house numbers
- NOW including Fence installation

Improving the aesthetics of neighborhoods in the CRA District by enhancing the "curb appeal" of single-family residential properties.

Contact 561-243-7280 for an application or email
communityneighborhood@mydelraybeach.com

Neighborhood Services Division
City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

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

DELRAY BEACH CRA REGULAR BOARD MEETINGS

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

CITY OF DELRAY BEACH COMMISSION MEETING

Held on the first and third Tuesday's at 5:00 pm
City Hall Chambers | In-person or online.
See delraybeachfl.gov

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

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.

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

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

Veterans Day
November 11th

Thanksgiving Day
November 27th & 28th

Christmas Eve/ Day
December 24th | 25th | 26th

New Year's Day
January 1st 2026

MLK Day
Monday, Jan 19, 2026

Save the date

Delray's 100 ft Christmas Tree & Holiday Village
Tue, 12/2/2025 to Thu, 1/1/2026

Kwanzaa at Spady Museum
12/26/2025
2:00pm - 5:00pm

Recurring Events

Yoga at the Museum
Every Wednesday and Thursday
11AM on Wed. 12PM on Thurs.
Cornell Art Museum
$8 Register at:
delrayoldschoolsquare.com

Delray GreenMarket Winter Season
Every Saturday
October 25th - July 24th
Old School Square
9AM-2PM

Coco Market
Oct. 5th | Nov. 2nd, | Nov. 16th | Dec. 7th | Dec. 21st
9AM-3PM
Old School Square

October

National Night Out in Delray Beach!
Wednesday, October 8, 2025
5:30 PM - 8:30 PM
Old School Square, Delray Beach

Sounds of the Set
Wednesday, October 16th
5:30 PM – 8:00 PM
Libby Wesley Plaza: SW 5th Avenue and Atlantic Avenue, Delray Beach, FL

Kidsfest
Saturday, October 25th 2025
The day will feature multiple free events, including trick-or-treating on the Avenue, and the 63rd Annual Halloween Parade

November

Southern Handcraft Society 32nd Annual Art & Craft Show
Thursday, 11/20/2025 to Saturday 11/22/2025
Holiday items, and so much more.
Vintage Gym at Old School Square

Shop Small 2025 Delray Beach
Saturday, November 29th and throughout the holiday season!

December

Night Market at
Old School Square Amphitheatre
Thursday, December 11th
from 5PM–9PM
food vendors, live music, and more

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DELRAY BEACH COMMUNITY LAND TRUST ADVOCATES AND AFFILIATES