



# *DELRAY BEACH COMMUNITY LAND TRUST*

*A-GUIDE FY 2022-2023*

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*Funding Presentation*

*September 1<sup>st</sup>, 2022*

**Shared vision,  
commissioned to:**

***“Minimize slum  
and blight, and  
Building a  
Stronger  
Community  
One Home  
At A Time”***



# Program Service Update

## **PORTFOLIO-106 Properties**

**Ninety-three (93) Units** - owner occupied

**Three (3) lots** – new units coming soon

**Four (4)** - single family home rentals

**One (1) duplex** – two (2) rental units

**Five (5) vacant lots** - dedicated for the development of single-family units, one (1) Southridge lot

## **HOUSING DEVELOPMENT**

- **246 NW 8<sup>th</sup> Ave (split lot)** – under construction with Purchase & Sales Contract executed
- **248 NW 8<sup>th</sup> Ave (split lot)** - under construction with Purchase & Sales Contract executed
- **21 SW 13<sup>th</sup> Ave** - new construction assigned
- **102 and 1311 NW 14<sup>th</sup> Ave**-development not yet assigned
- **308 SW 3<sup>rd</sup> St**-development not yet assigned
- **Southridge/Zeder**-development not yet planned
- **129 NW 4<sup>th</sup> Ave** – development not yet planned

## **RENTAL HOUSING**

### **CRA Owned-Palm Manor Apartments (25 units):**

2BR-1Bath units monthly rent start at \$925.00-\$9750.00 with water included, two laundry rooms on site

### **CRA Owned-The Courtyards at SW 12<sup>th</sup> Ave (12 units):**

2BR-1Bath monthly rent start at \$950.00-\$1,000.00 with water included

### **CRA Owned-47 SW 8<sup>th</sup> Ave (1 single family unit):**

3 BR unit, \$1,100.00




### **CRA Owned-121 SW 10<sup>th</sup> Ave, A & B (duplex 2 units):**

3BR units, \$1,000 – \$1,200.00

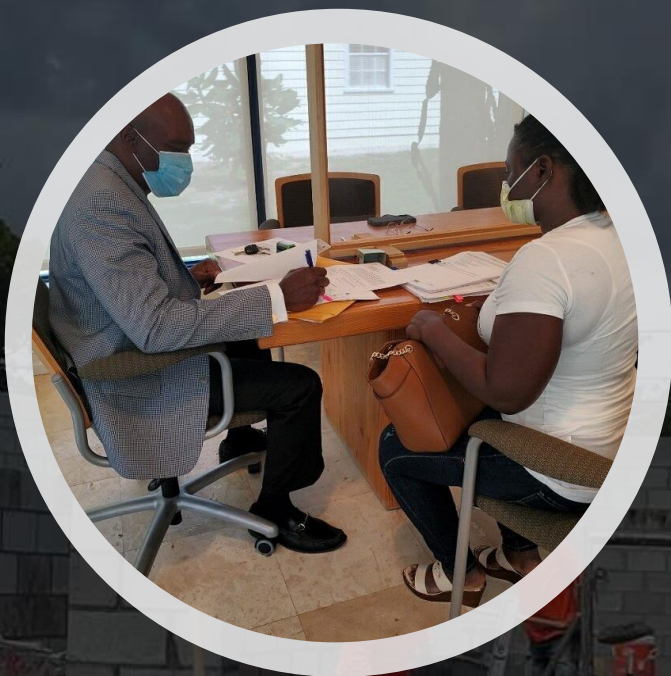
### **DBCLT Rentals (6 units, duplex and 4 single family units):**

2, 3 & 4BRs monthly rent start at \$1,000.00 - \$1,450.00.00

# AFFORDABLE HOUSING PROGRAM OVERVIEW 2022-2023

<b>ACTIVITIES</b> WHAT WE DO	 <b>OUTPUTS</b> WHAT WE PRODUCE/ ACCOMPLISH (WITH YEARLY GOAL)	 <b>OUTCOMES</b> WHAT SHORT-TERM CHANGE WE ARE MAKING (WITH YEARLY GOAL)	 <b>IMPACT</b> IN THE LONG-TERM, OUR PROJECT/ PROGRAM WILL REALIZE THESE RESULTS (LONG-TERM)
<b>HOMEOWNERSHIP AND RENTAL HOUSING</b> Development and management of housing units. The continued delivery of quality, affordable housing choices (homeownership/rentals) for very low to moderate income households within the DBCRA target area and city limits.	<ul style="list-style-type: none"> <li>▪ Increase homeowner pool from <b>93 to 98</b></li> <li>▪ Acquisitions or conveyance of vacant land or properties for affordable housing (<b>2</b>)</li> <li>▪ New construction work assignments executed (<b>5</b>)</li> <li>▪ Certificate of Occupancies for newly constructed single-family homes (<b>5</b>)</li> <li>▪ Executed Purchase and Sales Contracts (<b>5</b>)</li> <li>▪ Process new homebuyer applications (<b>10</b>)</li> <li>▪ Facilitate (<b>5</b>) closings</li> <li>▪ New rental applications processed (<b>5</b>)</li> <li>▪ Execute lease agreements (<b>45</b>)</li> <li>▪ Screening (credit/background checks) off all household members 18yrs and older (<b>75</b>)</li> <li>▪ Facilitate (<b>10</b>) orientations</li> <li>▪ Property Management Quarterly Reporting (<b>4</b>)</li> <li>▪ DBCLT quarterly Reports (<b>4</b>)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Increased housing applications received from target populations (<b>10</b>)</li> <li>▪ Expand mortgage ready homebuyer pipeline (<b>5</b>)</li> <li>▪ Expand the number of available properties for future development (<b>2</b>)</li> <li>▪ Expand the number of available single-family homes for purchase (<b>5</b>)</li> <li>▪ Provide education relative to homeowner expectations, and support services (<b>40</b>)</li> <li>▪ Program revenue generated from developer fees and proceeds from sales \$145,000</li> <li>▪ Number of individuals provided access to rental housing (<b>75</b>)</li> <li>▪ rental housing (<b>18</b>)</li> <li>▪ Number of households' members provided access to rental housing (<b>45</b>)</li> <li>▪ Rental housing revenue generated approximately <b>\$520,000.00</b></li> <li>▪ Required reports submitted for non-owned rental units (<b>16</b>)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Bridge the affordable housing gap for very low to moderate income households</li> <li>▪ Increase mortgage ready individuals</li> <li>▪ Increase tax base</li> <li>▪ Improve quality of life for families and neighborhoods, socially and economically</li> <li>▪ Revitalization and stabilization of neighborhoods within the DBCRA target area</li> <li>▪ Economic boost through the creation of jobs and tax base</li> <li>▪ Minimize mortgage defaults and foreclosures</li> <li>▪ Program revenue funds earned to offset the cost of operations</li> <li>▪ Sustain rental housing services to reduce the number of individuals experiencing housing cost burden</li> <li>▪ Provide tools and resources to achieve housing goals</li> </ul>





## 2021-2022 HIGHLIGHTS



# ANNUAL BUDGET COMPARISON

	2022-2023		2021-2022		Program A
<i>Account Descriptions</i>	Annual Budget	%	Annual Budget	%	CRA Funds Only
<b>Program Revenue</b>					
<b>Revenue</b>					
C.R.A. Grant	161,000.00	17%	192,815.00	21%	161,000.00
Other Grant Funds	15,000.00	2%	15,000.00	2%	-
Program Generated Revenue	744,830.00	78%	692,090.00	75%	-
In-kind/Other	36,000.00	3%	24,000.00	3%	-
<b>Total Program Revenue</b>	<b>956,830.00</b>	<b>99%</b>	<b>923,905.00</b>	<b>100%</b>	<b>161,000.00</b>
<b>Expenses</b>					
Office/Program Cost	31,000.00	3%	29,000.00	3%	30,500.00
Postage & Delivery	3,500.00	0%	3,500.00	0%	3,500.00
Printing & Copying	3,500.00	0%	5,000.00	1%	3,500.00
Loan Interest	5,000.00	1%	9,000.00	1%	-
Travel/Mileage/Meals	5,250.00	1%	4,250.00	0%	5,250.00
Training/Conferences/Workshops	7,000.00	1%	5,000.00	1%	7,000.00
Salaries/Wages/Taxes/Benefits	317,000.00	33%	323,130.00	35%	-
Fringe Benefits (employees)	93,000.00	10%	85,000.00	9%	-
Workers Compensation Insurance	6,000.00	1%	8,000.00	1%	6,000.00
Occupancy-Office In-kind	36,000.00	4%	24,000.00	3%	
Professional Services	42,500.00	4%	44,500.00	5%	42,500.00
Insurance	27,300.00	3%	24,400.00	3%	15,300.00
Program Services	110,375.00	12%	103,950.00	11%	46,175.00
Program Services-Palm Manor	137,550.00	14%	136,750.00	15%	-
Program Services-SW 12th Avenue	84,800.00	9%	78,800.00	9%	-
Program Services-808 SW 3rd Ct	14,500.00	2%	10,000.00	1%	-
Contingency	6,000.00	1%	6,000.00	1%	1,275.00
Program Services-121 SW 10th Ave	16,600.00	2%	14,650.00	2%	-
Program Services-47 SW 8th Ave	9,955.00	1%	8,975.00	1%	-
<b>Total Expenses</b>	<b>956,830.00</b>	<b>100%</b>	<b>923,905.00</b>	<b>100%</b>	<b>161,000.00</b>





*We Thank  
You For Your  
Ongoing Support!*