

Delray Beach Community Land Trust

**Creating Healthy Communities
Through The Provision
and
Preservation of Affordable
Housing**



November 13, 2018





FAU/FIU
JOINTCENTER
for Environmental & Urban Problems

Development Without Displacement Community Handbook

**August 2001
City of Delray Beach**

Affordable Housing-People and Place

SLUM and **BLIGHT** is a detriment to the health, safety and welfare of the area residents. The major charge of the CRA is the consistent removal of slum and blighted conditions within their target area.

The CRA explored the Community Land Trust concept in order to provide and maintain an adequate supply of permanently affordable housing. In 2003, the CRA and City of Delray engaged consultants for a complete feasibility analysis to determine if the CLT model would be a fit for the City of Delray Beach.

A pro-active approach was taken to reduce the decline within the SW/NW target area. In 2005 a Steering Committee was established to create the governance structure of the Delray Beach Community Land Trust (DBCLT), staffing and funding.

The DBCLT was incorporated in January 2006 as a private 501 (c) (3) nonprofit organization. The CRA provides operating funds to the DBCLT, and both the CRA and City have donated land to the program for new, long-term affordable housing. Additionally, the Work Force Housing Ordinance has afforded the DBCLT the opportunity to work with the private sector to expand the development of quality affordable housing units.

The DBCLT, City of Delray Beach and DBCRA are recognized for what it does best, **Stewardship**. In partnership we continue to assertively provide housing opportunities that best serve primarily the very-low to moderate income households within the CRA target area and city limits.




AFFORDABLE HOUSING

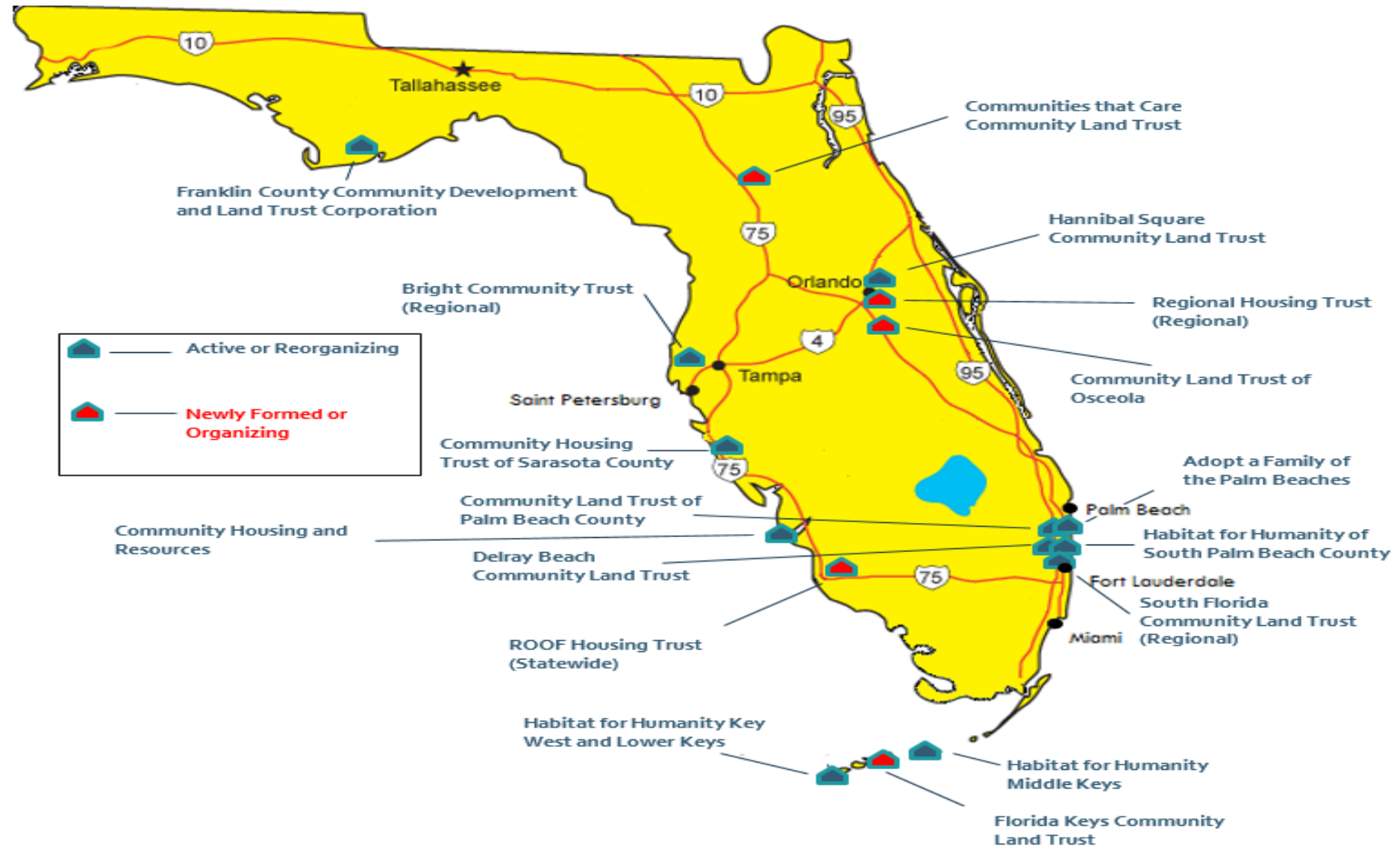
In today's economic climate, a major problem for local government is the provision of sufficient affordable housing to meet the needs of its current and projected population. In general, the housing delivery system is driven by the private sector, which is a market driven system.

The South Florida area has become an increasingly popular destination and the strong demand for housing has driven prices significantly upward, so that every city in Palm Beach County is struggling with the affordability issue. While the market has softened in recent years, prices are still beyond the reach of many households. Pressure remains on government to ensure that there is an adequate supply of housing to serve people of limited means.

Local government can have an effect on the housing delivery process in a number of ways, through the ongoing support to nonprofit housing developers, expedited processes, incentives for partnerships with private builders to create affordable housing, infrastructure improvements, and reducing impact and other fees.



Community Land Trusts in South Florida



DBCLT GOVERNANCE



The board and staff team possess the professional skill sets and knowledge and other tangible assets needed to effectively operate, ensure delivery of services as defined by the organizations mission and goals.

The **GOVERNANCE** is in place to protect the public's investment and ensure the sustainability of the organization.

The **BOARD MEMBERS** are volunteer leaders that work together dutifully by mutual cooperation, dedication, and commitment in an effort to ensure that quality, affordable housing is a reality for very low to moderate income households.

They understand that the challenge of leadership is to be **STRONG, KIND, BOLD, CONSIDERATE, HUMBLE, PROUD**, and lastly **CONFIDENT**.

Our board **ATTORNEY** acts as the legal advisory ensuring adherence to all policies and practices.

COMMUNITY LAND TRUST BENEFITS

- ☐ Preserves the public investment in development of affordable housing
- ☐ Prevents displacement-preserves neighbor character
- ☐ Provides a PERMANENT, stock of quality housing with the minimizing slum and blight
- ☐ Provides Safe and Secure mortgage financing
- ☐ Create Financial Stability - homes remain affordable
- ☐ Create a sense of place where residents can grow through the stages of life, building individual wealth
- ☐ Build relationships - nurture homeowners by providing pre-post purchase education
- ☐ Providing - or arranging for - additional support services
- ☐ Boost the economics of our city though the creation of JOBS



AFFORDABLE HOUSING BENEFITS

- ❑ **SALES** – \$10,579,000
- ❑ **MORTGAGES** - \$7,503,000
- ❑ **NUMBER OF JOBS CREATED** – every home approx. 7 jobs
- ❑ **LOCAL COMMODITIES** – supplies, electric service, water & sewage, transit, hospitals
- ❑ **LOCAL TAX BASE**– more than \$1,000,000
- ❑ **HOUSEHOLDS SERVED** – 190
(owners, renters, new clients)

HOMEOWNER BASE BY AREA MEDIAN INCOME

- **29% Very Low** up to \$38,450
- **38% Low** up to \$61,500
- **33% Moderate** up to \$92,280

SOCIAL CHARACTERISTICS

- **Single** 44%
- **Married** 51%
- **Seniors** 4%
- **Veterans** 1%



- **Number of units within the DBCRA target area 94%**
- **Number of units within the city limits 6%**

AFFORDABLE HOUSING PROGRAM

TARGET AUDIENCES

Working Families

Essential Service Workers

Empty Nesters & Retirees

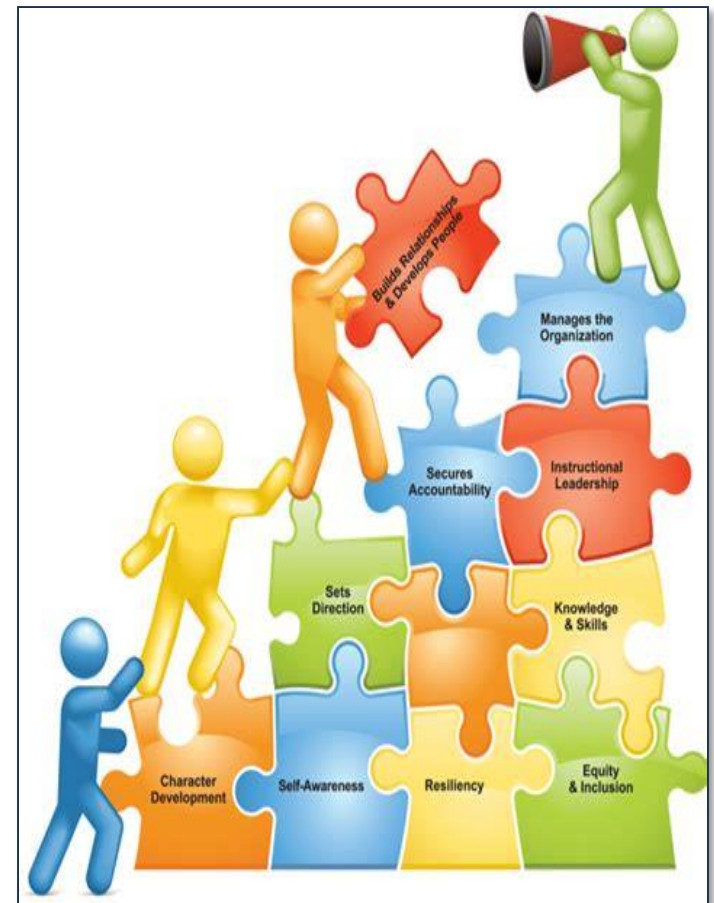
Multigenerational Households

The DBCLT property portfolio currently consists of ninety-three (93) properties:

- **Seventy three (73) Units** owner occupied
- **One (1)** pending sale
- **Three (3) New Units** under construction
- **Five (5)** single family home rentals
- **One (1) duplex** two (2) rental units
- **Ten (10) properties** - dedicated for the future development of single family units, 3 not buildable

DEVELOPMENT TEAM

***ARCHITECTS
ENGINEERS
ENVIRONMENTAL CONSULTANTS
SURVEYORS
GENERAL CONTRACTORS
PLANNING & ZONING
LENDERS
APPRAISERS
ATTORNEYS
TITLE AGENTS
ACCOUNTANTS***



SINGLE FAMILY HOME DEVELOPMENT

QUALITY DESIGN & CONSTRUCTION

Standard features in our homes :

- 1400-2100 Square Feet (total)
- Impact windows and doors
- Living areas tiled
- Energy Star Appliances
- Garages with openers
- Ceiling Fans
- Wireless Alarms
- High Hat Lighting
- Granite counter tops
- Automatic Sprinkler Systems

Homeowner Warranties:

1/2yr mechanical, electrical and plumbing
10yr structural



CREATING CHANGE

Removal of Slum and Blight

Acquiring contiguous vacant lots allows for the development of quality housing on a larger scale that is impactful, removing slum and blight in accordance to the City and CRA's redevelopment and neighborhood revitalization plans.

SW 14th Avenue



SW 14th Avenue





Atlantic Park Square Project

SW 14th Avenue NOW

24 Single Family Units

3-4BR/2-3Baths

1400-1720 sq ft.

Rear /Side Load Garages

Porches

WORK FORCE HOUSING



SCATTERED SITE DEVELOPMENT

BEFORE-241 & 245 NW 5th Ave



BEFORE-231 NW 5th Ave





FUTURE

© Can Stock Photo

GOALS



- *Secure funding sources to assist with the cost of new construction*
- *Acquire additional lots to develop housing to scale*
- *Explore deed restricted purchase options and new housing types*
- *Increase number of rental units – owned and/or managed*
- *Explore potential for expanding program services outside of Delray Beach city limits*
- *Participate with the implementation of the Carver Isles and Carver Square Projects*
- *Evaluate commercial program services*
- *Continue beneficial collaboration with partners, peers and affiliates*

Making Dreams Come True





*Thank
you for your
attention!*

**Building a STRONGER Community
one home at a time**

www.delraylandtrust.org