



**A-G.U.I.D.E.  
Nonprofit Partner Logic Model Form**

**Program/Project:**   X   A           B

**Organization:** Delray Beach Community Land Trust Inc    **Contact Person:** Evelyn S. Dobson (CEO)

**Program/Project Name:** Affordable Housing    **Funding Period:** 10/1/2021-09/30/2022

**Program/Project Budget \$:** 727,200.00    **Request \$:** 282,460.00    **CRA Need Area:** Affordable Housing in Target Area

**Brief Description:** The Delray Beach Community Land Trust (DBCLT) program services provides for the expansion of moderately priced quality housing to meet the needs of very-low to moderate income households by a) creating healthy communities through the provision and preservation of affordable housing for very-low to moderate income households b) minimizing blight and the displacement of low-income residents and d) improving life opportunities related to family, employment, and education.

**Need for Program:**

The DBCLT addresses the Delray Beach CRA (DBCRA) goals to:

- Upgrading existing housing conditions, minimizing slum and blight within the DBCRA target
- Providing land to develop affordable housing units, improving quality of life and existing infrastructure
- Protecting the long-term use of public funds in the form of purchase assistance
- Protecting land use

The need to provide sustainable, affordable housing options within the DBCRA target area and city limits is an ongoing challenge. Blight remains an issue within the DBCRA target area. Quality affordable housing influences how residents interact with and influence one another. Across the country, researchers found that the location that you live in matters and the better you can live, on average the better households will thrive. We reiterate these factors associated with Upward Mobility:

- 1) Less segregation by income and race
- 2) Lower levels of income inequality
- 3) Better schools
- 4) Lower rates of violent crimes and
- 5) A larger share of two-parent households

**Target Audience:**

Our target audiences are very-low-, low- and moderate-income households. The households we serve for homeownership must meet the median income limits as established by West Palm Beach-Boca Raton MSA (Palm Beach County):

- 50% of AMI - Very Low (household of 4) at \$42,800
- 80% of AMI - Low (household of 4) at \$68,500
- 120% of AMI - Moderate (household of 4) at \$102,720
- 140% of AMI – High Moderate (household of 4) at \$119, 840

Rent income limits are by the number of bedrooms:

- 3Bdrms, 50% of AMI at \$1,113.00
- 3Bdrms, 80% of AMI at \$1,781.00
- 3Bdrms, 120% of AMI at 2,671.00
- 3Bdrms, 140% of AMI at \$3,116.00

**Uniqueness/Justification:**

The partnership between the Although the birthing of the Delray Beach Community Land Trust came from the DBCRA’s mission to create a program that preserves the use of public vacant land banked and funds, the impact is not as great as it could be with providing affordable housing options for low to moderate income households.

The DBCLT program services provide a sense of identity, belonging, shared circumstances, and common cause. “Place” is important when there is adequate housing, infrastructure improvements, facilities, goods, and services for the residents. The DBCLT program provide more than bricks and mortar; we create a sense of identity, belonging, and shared commitment. Our housing program serves as an extension of the DBCRA and City housing services to eliminate deteriorating neighborhoods, displacement, hopelessness, homelessness, and lack of pride. The CLT model is increasingly being utilized in communities across the country as the mechanism either to preserve long-term housing affordability or as a strategy to prevent the displacement of underserved households.

**GOAL:**  
**To provide and meet the affordable housing needs within the DBCRA target area and Improve Quality of Life for very low to moderate income households. To further the DBCLT's mission by sustaining the organizations capacity to increase affordable housing opportunities within the DBCRA target area and City limits**

Key Activities	Outputs	Outcomes	Impact(s)
<p><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.</p>	<ul style="list-style-type: none"> <li>▪ Increase homeowner pool from <b>84 to 94</b></li> <li>▪ New homebuyer applications processed (<b>10</b>)</li> <li>▪ Acquisitions or conveyance of vacant land for development or existing units (<b>3</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>▪ One-on-One homeownership orientations (<b>10</b>)</li> <li>▪ Quarterly Newsletters (<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>▪ Increased number of household members provided access to quality affordable housing (<b>30</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>16</b>)</li> <li>• Expand the number of available properties for future development (<b>3</b>)</li> <li>▪ Program revenue generated from developer fees and proceeds from sales \$112,500</li> </ul>	<ul style="list-style-type: none"> <li>▪ Enhancing and creating vibrant neighborhoods, minimizing slum and blight</li> <li>▪ Removal of barriers to affordable housing</li> <li>▪ Increase homeownership opportunities for population that cannot afford market rate housing</li> <li>▪ Improve housing stock within neighborhoods</li> <li>▪ Ensure long term affordability of housing stock</li> <li>▪ Increase community stakeholders</li> <li>▪ Ensure long-term support and awareness of affordable housing</li> <li>▪ Strengthen communities through individual wealth building</li> <li>▪ Preserving the use of public investment</li> <li>▪ A continuum of support services reducing the risk of displacement and foreclosures</li> </ul>

	<b>Outputs</b>	<b>Outcomes</b>	<b>Impact(s)</b>
	<ul style="list-style-type: none"> <li>▪ New rental applications processed <b>(10)</b></li> <li>▪ Screening (credit/background checks) off all household members 18yrs and older <b>(36)</b></li> <li>▪ Employment verification of new rental applicants and existing tenants <b>(23)</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Number of households approved for rental housing <b>(18)</b></li> <li>▪ Number of households' members provided access to rental housing <b>(54)</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Housing cost burden decreased</li> <li>▪ Preservation of affordable housing units</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Landlord verifications of new rental applicants <b>(10)</b></li> <li>▪ Execute lease agreements <b>(18)</b></li> <li>▪ Landlord license renewals excluding subsidized units <b>(16)</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Rental housing revenue generated approximately <b>\$197,100.00</b></li> <li>▪ Required reports submitted for non-owned rental units <b>(4)</b></li> </ul>	