

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date: February 7, 2017       Consent       Regular  
    Ordinance       Public Hearing

Department: Department of Economic Sustainability

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) adopt a Resolution authorizing the conveyance of four (4) individual County owned residential properties to the Community Land Trust of Palm Beach County, Inc. (CLT), a Florida not for profit corporation, at no charge pursuant to Florida Statutes Section 125.38, and with reservation of mineral and petroleum rights, but without rights of entry and exploration;
- B) approve a County Deed in favor of the CLT conveying a residential property at 702 Latona Avenue, Lake Worth, Florida;
- C) approve a County Deed in favor of the CLT conveying a residential property at 8276 Blue Cypress Drive, Lake Worth, Florida;
- D) approve a County Deed in favor of the CLT conveying a residential property at 5030 Elmhurst Road, Unit E, West Palm Beach, Florida; and
- E) approve a County Deed in favor of the CLT conveying a residential property at 769 Imperial Lake Road, Greenacres, Florida.

**Summary:** By letter dated October 21, 2016, the CLT applied to the County for the conveyance of these four (4) properties. The former owners of these properties were provided financial assistance under the Universal Housing Trust Fund and the Neighborhood Stabilization Program. The financial assistance was secured by a mortgage on each of the properties. The County accepted a deed-in-lieu-of-foreclosure from each of the former owners after they defaulted on their mortgages. The individual properties and appraised values are as follows: 702 Latona Avenue, Lake Worth, \$115,000; 8276 Blue Cypress Drive, Lake Worth, \$235,000; 5030 Elmhurst Road, Unit E, West Palm Beach, \$63,500; and 769 Imperial Lake Road, Greenacres, \$165,000. Since 2006, the CLT has successfully implemented both single-family and multi-family housing projects and has an established track record in the affordable housing arena in Palm Beach County using the community land trust model for homeownership projects. Upon conveyance of title to the CLT, the four properties will be encumbered with affordability restrictions for no less than 30 years. The CLT will offer the homes for sale or lease/purchase whereby the homebuyer enters into a 99-year land lease and purchases the improvements to the property while the CLT holds title to the land in perpetuity for purposes of facilitating affordable housing. The CLT will also be permitted to lease the homes to provide affordable rental opportunities. Because the properties appraised values are under \$250,000, the Property Review Committee was not required to review the conveyances in accordance with PPM CW-L-23. Mineral and petroleum rights on the properties will be retained by the County in accordance with Florida Statutes Section 270.11, without rights of entry and exploration. **These conveyances must be approved by a Supermajority Vote (5 Commissioners) Districts 2, 3 and 7 (JB)**

Background and Justification: (Continued on Page 3)

Attachment(s):

- 1. Location Map
- 2. Resolution
- 3. County Deeds for: 702 Latona Avenue, Lake Worth; 8276 Blue Cypress Drive, Lake Worth; 5030 Elmhurst Road, Unit E, West Palm Beach; and 769 Imperial Lake Road, Greenacres
- 4. Letter from Community Land Trust of Palm Beach County, Inc.
- 5. Disclosure of Beneficial Interests

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Recommended By: [Signature]      1-9-17  
   Department Director      Date

Approved By: [Signature]      1/18/17  
   Assistant County Administrator      Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
<b>NET FISCAL IMPACT *</b>	0				

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Account No.:

Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_ Program Code/Period \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

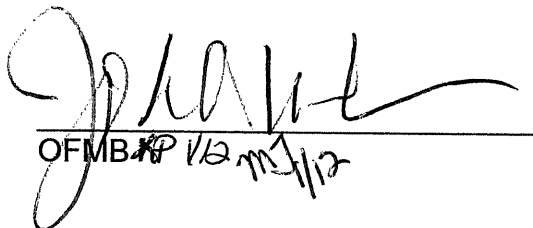
\*No fiscal impact.

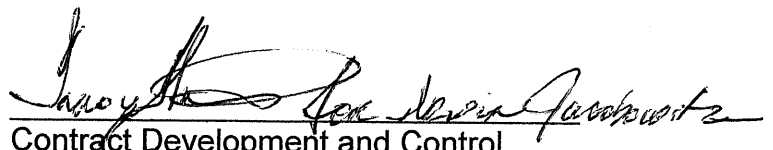
**C. Departmental Fiscal Review:**

  
 \_\_\_\_\_  
 Shairette Major, Fiscal Manager II

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development and Control Comments:**

  
 \_\_\_\_\_  
 OFMB # 12 m/17

  
 \_\_\_\_\_  
 Contract Development and Control  
 1/17/17

**B. Legal Sufficiency:**

  
 \_\_\_\_\_  
 Assistant County Attorney  
 1/18/17

**C. Other Department Review:**

\_\_\_\_\_  
Department Director

**Background and Justification:** (Continued from Page 1)

On October 25, 2005, as part of their efforts to develop and maintain a permanent stock of safe, decent, and sanitary affordable housing in Palm Beach County, the Board of County Commissioners (BCC) agreed to play the lead role in establishing a countywide Community Land Trust. The CLT was founded in 2006. On January 9, 2007, the BCC committed to two years of funding for the CLT's salaries and operations. In March of 2007, the CLT received their tax exempt designation from the IRS. During the CLT's initial years, several projects were undertaken through the County's Neighborhood Stabilization Programs 1 and 2, resulting in the successful acquisition and rehabilitation of 20 foreclosed single family homes, and the new construction of Davis Landings I, a 25 unit apartment complex.

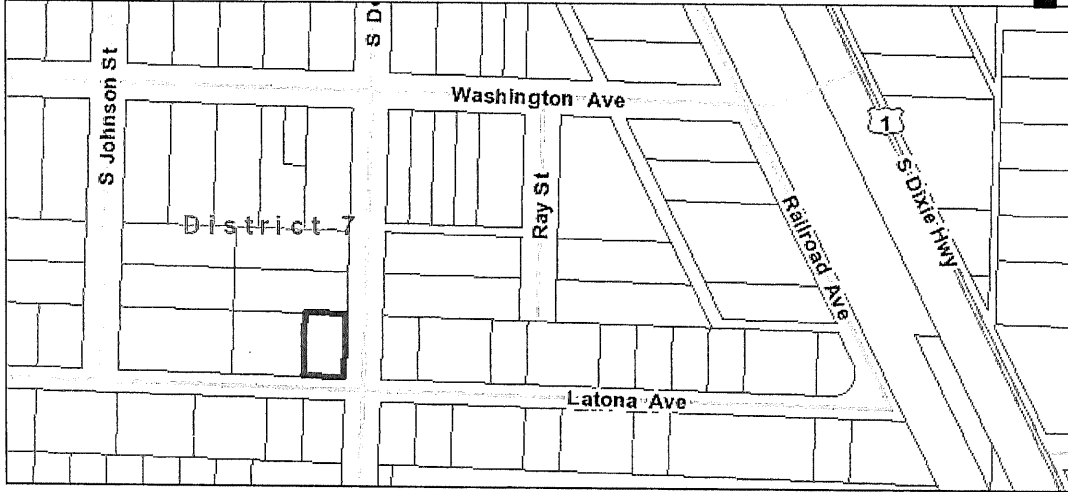
Under the community land trust homeownership model, the CLT sells homes to homebuyers and leases the land for 99 years. By leasing the land and only selling the homes, homeownership is made more affordable because of the dual ownership. Staff recommends approval of the conveyance of these four (4) properties to the CLT at no charge pursuant to Florida Statutes Section 125.38 which allows County property that is not needed for County purposes to be conveyed to a not for profit corporation organized for the purpose of promoting community interest and welfare. The properties will become assets of the CLT. The CLT has provided the attached Disclosure of Beneficial Interests which identifies it as a 501(c)(3) organization with no individuals or entities having a beneficial interest in its assets.

**LOCATION MAP**

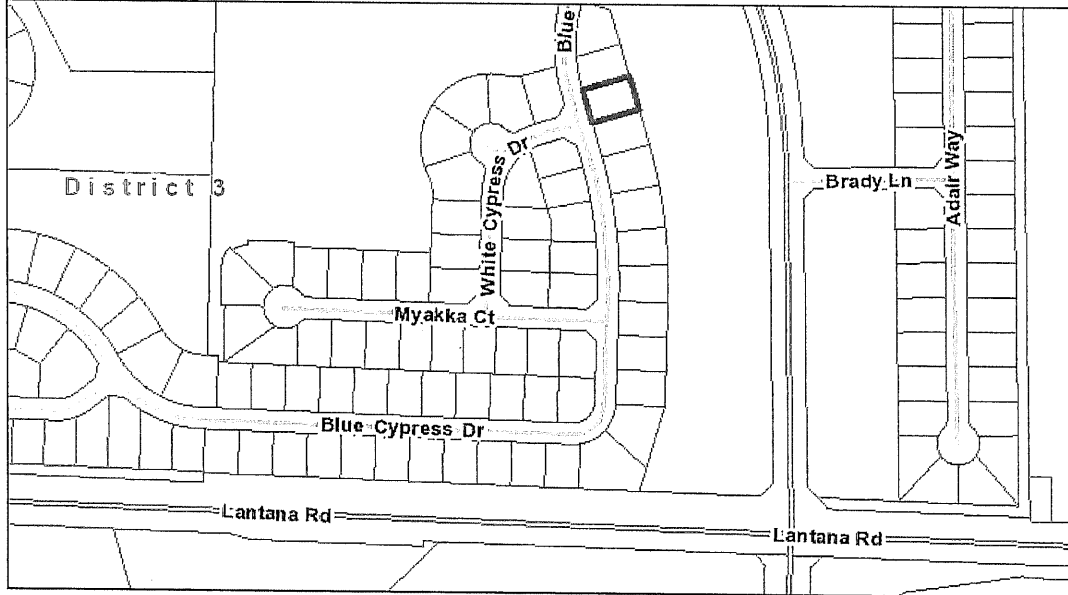


**702 Latona Avenue, Lake Worth**

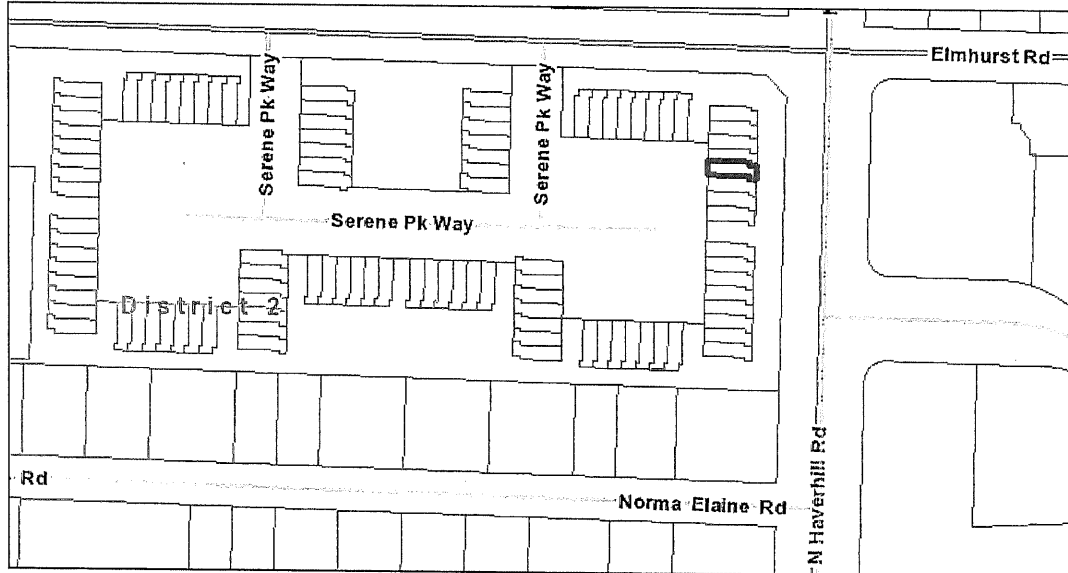
North



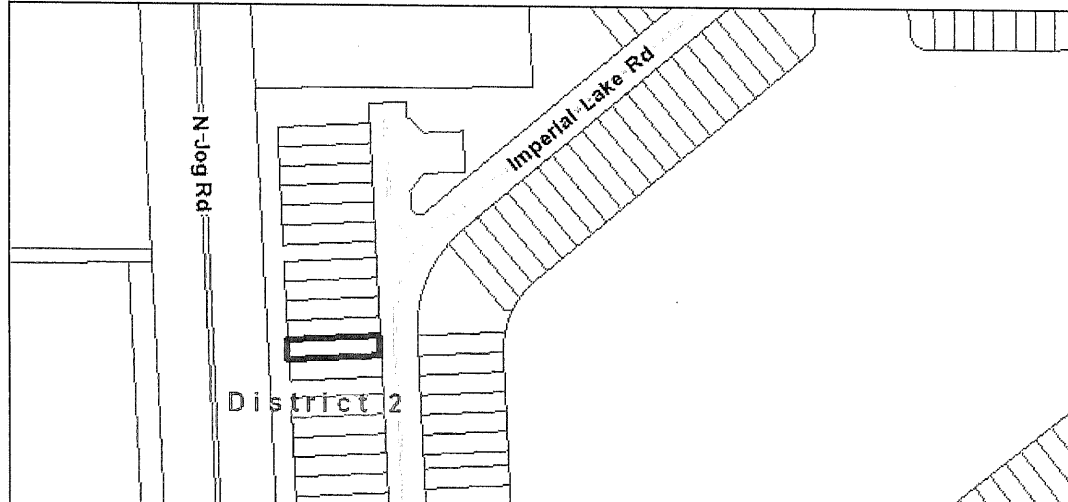
**8276 Blue Cypress Drive, Lake Worth**



**5030 Elmhurst Road, Unit E, West Palm Beach**



**769 Imperial Lake Road, Greenacres**



RESOLUTION NO. 2016-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO COMMUNITY LAND TRUST OF PALM BEACH COUNTY, INC., PURSUANT TO FLORIDA STATUTE SECTION 125.38, WITHOUT CHARGE AND WITH MINERAL AND PETROLEUM RIGHTS RESERVATION WITHOUT RIGHTS OF ENTRY AND EXPLORATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Community Land Trust of Palm Beach County, Inc., a Florida not for profit corporation (the "CLT"), has made application to the Board of County Commissioners of Palm Beach County requesting that Palm Beach County convey four (4) improved residential properties to the CLT for use by the CLT for affordable housing purposes; and

**WHEREAS**, the CLT was founded in 2006 and initially funded by the Board of County Commissioners for the purpose of developing and maintaining a permanent stock of affordable housing available for either sale or lease in Palm Beach County; and

**WHEREAS**, the CLT has successfully implemented both single-family and multi-family housing projects since its inception and has an established track record in the affordable housing arena in Palm Beach County; and

**WHEREAS**, under the community land trust model, the CLT retains title to the underlying land and enters into 99-year land leases with homebuyers when the CLT sells the homes, therefore making homeownership more affordable using the community land trust model for homeownership projects; and

**WHEREAS**, the CLT also offers affordable homes for lease and lease/purchase; and

**WHEREAS**, the Board of County Commissioners of Palm Beach County hereby finds that Community Land Trust of Palm Beach County, Inc., a Florida, non-profit organization, is organized for the purpose of promoting community interest and welfare by making affordable housing available to the community, the aforementioned use constitutes a use for the community interest and welfare, such real property is required for such use and such real property is not needed for County purposes; and

**WHEREAS**, pursuant to Florida Statute Section 270.11, Community Land Trust of Palm Beach County, Inc., has requested that such property be conveyed without reservation of and to release the rights of entry and exploration relating to phosphate, mineral, metals and petroleum rights; and

**WHEREAS**, the Board of County Commissioners of Palm Beach County hereby agrees to convey such property reserving phosphate, mineral, metals and petroleum rights but releasing any and all rights of entry and exploration relating to such rights.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

**Section 1. Recitals**

The foregoing recitals are true and correct and incorporated herein by reference.

**Section 2. Authorization to Convey Real Property**

The Board of County Commissioners of Palm Beach County shall convey to Community Land Trust of Palm Beach County, Inc., without charge and by the four (4) County Deeds attached hereto as Exhibit "A" and incorporated herein by reference, the real

property legally described in such Deeds, subject to a restrictive covenant limiting the use of such real property to use as affordable housing through December 31, 2046.

**Section 3. Conflict with Federal or State Law or County Charter**

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

**Section 4. Effective Date.**

The provisions of this Resolution shall be effective immediately upon adoption hereof.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and being put to a vote, the vote was as follows:

<b>Commissioner Paulette Burdick, Mayor</b>	- _____
<b>Commissioner Melissa McKinlay, Vice Mayor</b>	- _____
<b>Commissioner Hal R. Valeche</b>	- _____
<b>Commissioner Dave Kerner</b>	- _____
<b>Commissioner Steven L. Abrams</b>	- _____
<b>Commissioner Mary Lou Berger</b>	- _____
<b>Commissioner Mack Bernard</b>	- _____

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS**

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

**ATTEST: SHARON R. BOCK  
CLERK & COMPTROLLER**

By: \_\_\_\_\_  
James Brako,  
Assistant County Attorney

By: \_\_\_\_\_  
Deputy Clerk

PREPARED BY:  
Betsy Barr, PBC Dept. of Economic Sustainability

RETURN TO:  
PALM BEACH COUNTY  
PROPERTY & REAL ESTATE MANAGEMENT DIVISION  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605

PCN: 38-43-44-34-02-000-0150  
Closing Date: \_\_\_\_\_  
Purchase Price: \$0.00

Property Address: 702 Latona Avenue, Lake Worth, Florida

## COUNTY DEED

**This COUNTY DEED**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and Community Land Trust of Palm Beach County, Inc., a Florida not for profit corporation, whose legal mailing address is 4398 Davis Road, Lake Worth, FL 33461, "Grantee".

### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

Lot 15, AMENDED PLAT OF LATONA COURT, according to the Plat thereof, as recorded in Plat Book 11, Page 26, Public Records of Palm Beach County, Florida (the "Property").

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ( $\frac{3}{4}$ ) interest in, and title in and to an undivided three-fourths ( $\frac{3}{4}$ ) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ( $\frac{1}{2}$ ) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include, and County hereby expressly releases, any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

This County Deed is given subject to the following conditions and restrictions which are imposed by County upon Grantee as follows:

1. The Property is hereby restricted to use as a single family residential home occupied by, and affordable to, a person or family earning no more than one hundred twenty percent (120%) of the "Area Median Income" for Palm Beach

County as defined by the United States Department of Housing and Urban Development, or any successor agency responsible for such definition (the "Housing Use Restriction").

2. Any conveyance of the Property by the Grantee before December 31, 2047, shall specifically recite the Housing Use Restriction in any deed conveying the Property and shall include a reference to this County Deed by referencing the official record book and page number in which it is recorded. The Grantee shall obtain written approval of any subsequent purchaser from the Palm Beach County Department of Economic Sustainability prior to conveyance.
3. The conditions and restrictions imposed by this County Deed shall constitute covenants running with the land and shall be binding upon and burden the Grantee, its successors and assigns, having or hereafter acquiring any right, title, or interest in or to all or any portions of the real property described in this County Deed through December 31, 2047.

**IN WITNESS WHEREOF**, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

**ATTEST:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida**

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Paulette Burdick, Mayor

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

(OFFICIAL SEAL)

By: \_\_\_\_\_  
Assistant County Attorney



PREPARED BY  
Betsy Barr, PBC Dept. of Economic Sustainability

RETURN TO:  
PALM BEACH COUNTY  
PROPERTY & REAL ESTATE MANAGEMENT DIVISION  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605

PCN: 00-42-43-26-19-000-0025

Closing Date: \_\_\_\_\_

Purchase Price: \$0.00

Property Address: 5030 Elmhurst Rd, Apt. E, West Palm Beach, Florida

## COUNTY DEED

**This COUNTY DEED**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and Community Land Trust of Palm Beach County, Inc., a Florida not for profit corporation, whose legal mailing address is 4398 Davis Road, Lake Worth, FL 33461, "Grantee".

### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

LOT E, BLOCK 2, PARK PLACE TOWNHOMES, according to the plat recorded in PLAT BOOK 39, Page 70, as recorded in the Public Records of Palm Beach County, Florida (the "Property").

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ( $\frac{3}{4}$ ) interest in, and title in and to an undivided three-fourths ( $\frac{3}{4}$ ) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ( $\frac{1}{2}$ ) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include, and County hereby expressly releases, any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

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County as defined by the United States Department of Housing and Urban Development, or any successor agency responsible for such definition (the "Housing Use Restriction").

2. Any conveyance of the Property by the Grantee before December 31, 2047, shall specifically recite the Housing Use Restriction in any deed conveying the Property and shall include a reference to this County Deed by referencing the official record book and page number in which it is recorded. The Grantee shall obtain written approval of any subsequent purchaser from the Palm Beach County Department of Economic Sustainability prior to conveyance.
3. The conditions and restrictions imposed by this County Deed shall constitute covenants running with the land and shall be binding upon and burden the Grantee, its successors and assigns, having or hereafter acquiring any right, title, or interest in or to all or any portions of the real property described in this County Deed through December 31, 2047.

**IN WITNESS WHEREOF**, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

**ATTEST:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida**

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Paulette Burdick, Mayor

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

(OFFICIAL SEAL)

By: \_\_\_\_\_  
Assistant County Attorney

PREPARED BY:  
Betsy Barr, PBC Dept. of Economic Sustainability

RETURN TO:  
PALM BEACH COUNTY  
PROPERTY & REAL ESTATE MANAGEMENT DIVISION  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605

PCN: 00-42-43-34-04-000-3670  
Closing Date: \_\_\_\_\_  
Purchase Price: \$0.00

Property Address: 769 Imperial Lake Road, West Palm Beach, Florida

## COUNTY DEED

**This COUNTY DEED**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and Community Land Trust of Palm Beach County, Inc., a Florida not for profit corporation, whose legal mailing address is 4398 Davis Road, Lake Worth, FL 33461, "Grantee".

### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

Lot 367, of WATERWAYS TAHERI PUD, according to the Plat thereof, as recorded in the Public Records of Palm Beach County, Florida, in Plat Book 101, pages 40-49 (the "Property").

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ( $\frac{3}{4}$ ) interest in, and title in and to an undivided three-fourths ( $\frac{3}{4}$ ) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ( $\frac{1}{2}$ ) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include, and County hereby expressly releases, any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

This County Deed is given subject to the following conditions and restrictions which are imposed by County upon Grantee as follows:

1. The Property is hereby restricted to use as a single family residential home occupied by, and affordable to, a person or family earning no more than one hundred twenty percent (120%) of the "Area Median Income" for Palm Beach

County as defined by the United States Department of Housing and Urban Development, or any successor agency responsible for such definition (the "Housing Use Restriction").

2. Any conveyance of the Property by the Grantee before December 31, 2047, shall specifically recite the Housing Use Restriction in any deed conveying the Property and shall include a reference to this County Deed by referencing the official record book and page number in which it is recorded. The Grantee shall obtain written approval of any subsequent purchaser from the Palm Beach County Department of Economic Sustainability prior to conveyance.
3. The conditions and restrictions imposed by this County Deed shall constitute covenants running with the land and shall be binding upon and burden the Grantee, its successors and assigns, having or hereafter acquiring any right, title, or interest in or to all or any portions of the real property described in this County Deed through December 31, 2047.

**IN WITNESS WHEREOF**, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

**ATTEST:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida**

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Paulette Burdick, Mayor

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

(OFFICIAL SEAL)

By: \_\_\_\_\_  
Assistant County Attorney

PREPARED BY  
Betsy Barr, PBC Dept. of Economic Sustainability

RETURN TO:  
PALM BEACH COUNTY  
PROPERTY & REAL ESTATE MANAGEMENT DIVISION  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605

PCN: 00-42-44-32-05-001-0030

Closing Date: \_\_\_\_\_

Purchase Price: \$0.00

Property Address: 8276 Blue Cypress Drive, Lake Worth, Florida

## COUNTY DEED

**This COUNTY DEED**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and Community Land Trust of Palm Beach County, Inc., a Florida not for profit corporation, whose legal mailing address is 4398 Davis Road, Lake Worth, FL 33461, "Grantee".

### WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

LOT 3, BLOCK 1, LAKE OF LANTANA PHASE 1-B, according to the Plat thereof as recorded in Plat Book 38, Page 122-124, of the Public Records of Palm Beach County, Florida (the "Property").

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ( $\frac{3}{4}$ ) interest in, and title in and to an undivided three-fourths ( $\frac{3}{4}$ ) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ( $\frac{1}{2}$ ) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include, and County hereby expressly releases, any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

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County as defined by the United States Department of Housing and Urban Development, or any successor agency responsible for such definition (the "Housing Use Restriction").

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**IN WITNESS WHEREOF**, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

**ATTEST:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida**

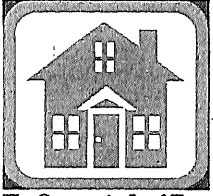
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Paulette Burdick, Mayor

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

(OFFICIAL SEAL)

By: \_\_\_\_\_  
Assistant County Attorney



The Community Land Trust  
of Palm Beach County, Inc.

## ***Community Land Trust of Palm Beach County, Inc.***

4938 Davis Rd  
Lake Worth, Florida 33461

### **OFFICERS:**

*Hazel Lucas*  
President – Florida  
Rural Legal  
Services

*Tim Wheat,*  
Vice President  
Pinnacle Housing  
Group

*Andrew E. Zeeman,*  
Treasurer  
Peninsular Elec.

*Angela Usher*  
Secretary -  
School District of  
Palm Beach County

### **DIRECTORS:**

*Shemerria Burgess*  
CLT Lessee Member

*Dorothy Ellington*  
Delray Beach  
Housing Authority

*Tangenica Henry*  
CLT Lessee Member

*Vice Mayor Scott*  
Maxwell, City of  
Lake Worth

*Tammy McDonald-*  
Anderson  
Urban League of  
Palm Beach County

*Semantha*  
Santangelo  
CLT General  
Member

*Randy S. Wertepny,*  
P.E.  
Kesahavarz and  
Assoc.

October 21, 2016

Edward Lowery, Director  
Housing and Community Development  
100 Australian Avenue, Suite 500  
West palm Beach, Florida 33406

Dear Mr. Lowery:

The Community Land Trust of Palm Beach County, Inc. (CLT of PBC) is requesting Palm Beach County donate the following 4 properties to the CLT of PBC, to be redeveloped to meet code compliance and energy efficiency and resold, or leased with an option to purchase, at an affordable price to income eligible households under the community land trust model of homeownership:

1. 5030 Elmhurst Rd, Unit E, West Palm Beach 33417
2. 769 Imperial Lake Rd, West Palm Beach 33413
3. 702 Latona Ave, Lake Worth 33460
4. 8276 Blue Cypress Dr, Lake Worth 33467

The high cost housing market in Palm Beach County has been severely affecting the quality of life for a large portion of families in the County for over a decade. Sadly, this trend continues despite one of the worst real estate market declines in history. In June of 2016, the Palm Beach Post reported that the median price of a house sold in Palm Beach County was \$320,000, the highest level since 2008. According to the 2015 Palm Beach County Home Matters Report published by the Florida Housing Coalition, 28% of all households in Palm Beach County are cost burdened, meaning they pay between 30-50% of their monthly income in housing costs. Of these households, 36% are headed by elderly persons and 28% have a member with disabilities. Ninety-four thousand households in Palm Beach County are severely cost burdened where they pay more than 50% percent of their income in housing costs, leaving very little for other essential costs such as food, medical treatment, and transportation

The Community Land Trust model of homeownership takes a unique approach in providing affordable homeownership. This model is based on dual ownership. The land is owned and preserved by the nonprofit, and the homebuyer owns the home, including the building and all of the improvements on the land. This separation reduces the purchase price for buyers, allowing more families to afford a home, while providing the permanence and security of traditional homeownership.

ATTACHMENT 4


**Ph: (561)318.8430**

A ground lease executed at closing between the homebuyer and the land trust ensures that when the house is sold, it goes to another income eligible household for an affordable price. The market appreciation that goes to the seller is capped by the resale formula in the ground lease. Through this shared appreciation model of homeownership, CLT's allow residents to build equity while preserving affordability. It also gives residents the ability to pass on the same opportunity they received to the next household and ensure that housing remains affordable for future generations.

I hope you will support this request and assist the CLT of PBC in our mission to build up a permanent affordable housing infrastructure that will be available to current and future residents of Palm Beach County.

Please call me at (561)318-8430 to discuss this request and/or provide additional information.

Sincerely,



Cindee LaCourse-Blum, Executive Director  
Community Land Trust of Palm Beach County



GRANTEE'S DISCLOSURE OF BENEFICIAL INTERESTS

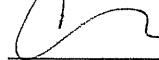
TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

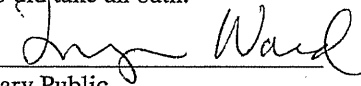
BEFORE ME, the undersigned authority, this day personally appeared, Cindee LaCourse-Blum, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Executive Director of Community Land Trust of Palm Beach County, Inc., a Florida not for profit corporation, (the "Grantee") which entity is the Grantee in the donation of the real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is: 4938 Davis Road, Lake Worth, Florida 33461.
3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the Grantee and the percentage interest of each such person or entity.
4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its conveyance of the Property.

FURTHER AFFIANT SAYETH NAUGHT.

  
\_\_\_\_\_, Affiant  
Print Affiant Name: Cindee LaCourse-Blum

The foregoing instrument was sworn to, subscribed and acknowledged before me this 9<sup>th</sup> day of January, 2017, by Cindee LaCourse-Blum [ ] who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.

  
\_\_\_\_\_  
Notary Public

TANYA WARD  
\_\_\_\_\_  
(Print Notary Name)



NOTARY PUBLIC  
State of Florida at Large

My Commission Expires: Feb 10 2019

**EXHIBIT "A"**

**PROPERTY**

**702 Latona Avenue, Lake Worth, Florida:**

Lot 15; AMENDED PLAT OF LATONA COURT, according to the Plat thereof, as recorded in Plat Book 11, Page 26, Public Records of Palm Beach County, Florida.

**769 Imperial Lake Road, West Palm Beach, Florida:**

Lot 367, of WATERWAYS TAHERI PUD, according to the Plat thereof, as recorded in the Public Records of Palm Beach County, Florida, in Plat Book 101, pages 40-49.

**5030 Elmhurst Rd, Apt. E, West Palm Beach, Florida:**

LOT E, BLOCK 2, PARK PLACE TOWNHOMES, according to the plat recorded in PLAT BOOK 39, Page 70, as recorded in the Public Records of Palm Beach County, Florida.

**8276 Blue Cypress Drive, Lake Worth, Florida:**

LOT 3, BLOCK 1, LAKE OF LANTANA PHASE 1-B, according to the Plat thereof as recorded in Plat Book 38, Page 122-124, of the Public Records of Palm Beach County, Florida.

