

**CARVER HEIGHTS / MONTCLAIR AREA CRA
AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, DECEMBER 16, 2024 5:00 PM**

1. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. APPROVAL OF MINUTES:

A. Regular meeting held October 28, 2024

3. DISCUSSION:

A. COMMISSIONER BERRY - ADDITIONAL CONSIDERATIONS FOR LOT DONATIONS

4. RESOLUTIONS:

A. Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency of the City of Leesburg, Florida, approving donation of surplus lots identified as Parcel ID numbers 22-19-24-1000-00D-01500 AND 22-19-24-1000-00D-01400 on Beecher Street in Leesburg, Florida, to the Community Development Corporation of Leesburg, Inc; authorizing the Mayor and City Clerk to execute a Special Warranty Deed conveying the lots; and providing an effective date.

5. ROLL CALL:

6. ADJOURN:

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the

proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.

AGENDA MINUTES
CARVER HEIGHTS/MONTCLAIR AREA CRA MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, OCTOBER 28, 2024 5:00 PM

1. CALL TO ORDER

The City of Leesburg Carver Heights/Montclair Area Community Redevelopment Agency held a regular meeting on Monday, October 28, 2024, at Leesburg City Hall. Chairperson Burry called the meeting to order at 5:00 p.m. with the following members present:

Commissioner Robert Alderman (5:06 p.m.)
Commissioner Allyson Berry
Commissioner Jay Connell
Commissioner Theresa Conner
Commissioner Mike Pederson
Commissioner Alan Reisman
Chairperson Jimmy Burry

Also present, were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, Deputy City Clerk (DCC) Anna Rottermond, the news media, and others.

INVOCATION

Chairperson Burry gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. APPROVAL OF MINUTES:

A. Regular meeting held September 12, 2024

Commissioner Reisman made a motion to approve the regular meeting minutes of September 12, 2024, and Commissioner Pederson seconded the motion.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Berry	Yes
Commissioner Conner	Yes
Commissioner Connell	Yes
Commissioner Reisman	Yes
Chairperson Burry	Yes

Six yeas, no nays, the Commission approved the regular meeting minutes.

3. RESOLUTIONS:

- A. **Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency of the City of Leesburg, Florida, terminating an existing lease agreement for property located at 902 Talladega Street, Leesburg, Florida 34748, and conveying the property to the tenant subject to temporary covenants and restrictions on transfer; and providing an effective date.**

ADOPTED RESOLUTION 110

Commissioner Reisman introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Reisman made a motion to adopt the resolution and Commissioner Berry seconded the motion.

Chairperson Burry requested comments from the Commission and the audience.

Chairperson Burry asked the city manager to provide a quick overview of both agenda items. **CM Minner** explained that the city owns three houses/properties. From the audience, the **Housing Director (HD) Sandra Wilson** mentioned that the CRA owns the properties. **CM Minner** continued to say that the CRA owns three houses. Two of the homes are on this agenda and the third house is located next to the Resource Center. The purpose of these items is to unload the homes the city currently owns. That way, the city will no longer be responsible for maintenance of the homes. We have also received most of the money back on the investment. We would be walking away from a couple of dollars, but in exchange, and more specifically with the Talladega house, we will not be responsible for any further maintenance issues because the current resident will be taking the house as is. This will help us and them and the same goes for the Woodland Street house. Just recently, the city put some money into that house, but there are other issues that the house has and the city's position is that we will do our contractual obligations with the lease and give them the house. That way, the tenant will become the homeowner instead of the renter, and they will handle the necessary repairs. Essentially, all we are doing is transferring ownership of the homes to the tenants. **HD Wilson** wanted to correct her statement. The city attorney informed her that the City of Leesburg is the owner of the homes; however, they are located in this CRA, which is why they had to come to Carver Heights CRA for disposition. **Chairperson Burry** asked if there were any questions. **Commissioner Connell** wanted to know if these were being given to them or were the homes being purchased. **CM Minner** responded that these were leases to purchase and there are a few years left on them. However, the answer would be that we are giving them the house. We would walk away from the last couple of years of the lease. **Commissioner Connell** asked about the length of the leases. **CM Minner** answered that each house had a fifteen-year lease, and they had about five years left. **Commissioner Pederson** pointed out that the first lease was in year fifteen, and the second one was in year eleven. **CM Minner** continued to say that we would walk away from a couple of months on the first lease and four years on the second lease. **Commissioner Berry** wanted to verify whether the house on Woodland was in year eleven or was that the Talladega house? **Commissioner Pederson** mentioned it was the second resolution in the packet, which was the Woodland house. **Chairperson Burry** asked if there were any other comments? **Commissioner Berry** congratulated the homeowner of the Talladega

house.

The roll call vote was:

Commissioner Berry	Yes
Commissioner Conner	Yes
Commissioner Connell	Yes
Commissioner Reisman	Yes
Commissioner Pederson	Yes
Chairperson Burry	Yes

Six yeas, no nays, the Commission adopted the resolution.

B. Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency of the City of Leesburg, Florida, terminating an existing lease agreement for property located at 2142 Woodland Boulevard, Leesburg, Florida 34748, and conveying the property to the tenant subject to temporary covenants and restrictions on transfer; and providing an effective date.

ADOPTED RESOLUTION 111

Commissioner Reisman introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Reisman made a motion to adopt the resolution and Commissioner Berry seconded the motion.

Chairperson Burry requested comments from the Commission and the audience.

Commissioner Pederson commented that the city was being generous by giving this up in year eleven, but as houses get older there is more deferred maintenance. He was more than happy to let somebody who had paid for eleven years exercise their right, under the circumstances, to purchase the home.

Commissioner Berry asked if there was major work needed at this house. **CM Minner** replied that recently the city did some roof repairs along with some door and window repairs. Some of the other repairs were more cosmetic stuff which was outside the lease. **HD Wilson** mentioned that she did not bring the list with her, but her recollection was that it was more interior work. The city did the electrical and plumbing that needed to be done, but there were some windows and doors and things like that that needed to be done. However, they told the tenant that it would be her responsibility to do it.

Commissioner Berry wanted to know if the HVAC work was done. **HD Wilson** responded yes. They installed a new HVAC system. **Commissioner Reisman** questioned the number of homes that the city would still own after this. **HD Wilson** replied one. **Commissioner Reisman** wanted to know how far out they were on that one. **CM Minner** responded it was the house next to the Resource Center. That house is empty, and the city is doing some repairs to it. Once the repairs are done, we will need to get it into inventory to either sell or lease. **Commissioner Alderman** wanted to verify if the lease would continue for a few more years, and if they were obligated to finish making monthly payments to the city? **CM Minner** responded that the lease would be over. **Chairperson Burry** said approving this would make the home theirs. They would then be responsible for it.

The roll call vote was:

Commissioner Conner	Yes
Commissioner Alderman	Yes

Commissioner Connell	Yes
Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Chairperson Burry	Yes

Seven yeas, no nays, the Commission adopted the resolution.

4. ROLL CALL:

Commissioner Pederson had no further comment.

Commissioner Berry wanted to know how these homes became city property. **CM Minner** responded that each home is different, but overall they are acquired through code enforcement. The houses were banged up, and they had a lot of liens against it. Ultimately, the city foreclosed on them and the ownership of the homes became the city's. Typically, they are empty properties or abandoned properties where, at the end of the day, the city foreclosed on them. **Commissioner Berry** asked if he knew how the people knew the homes were available for renting. How did the city get these tenants? Was it publicized? **CM Minner** stated both these homes were done prior to him coming aboard. These were leased out prior to him, so he was unaware of how the tenants were selected. The only area the city leases is the Mispah Simmons Apartments.

Commissioner Conner asked if the CRA Commission could sit down with the city manager to discuss updating the CRA plan. She would like to review what has been done because there may be new ideas for the plan. She would like to discuss ideas for next fiscal year. **CM Minner** said they had those discussions, and ultimately they opted not to update. The Carver Heights CRA plan is slightly generic because it covers blight, redevelopment and different aspects of removal. Most of the projects that were considered still fit underneath the plan. For example, if they invested in the Susan Street Recreational Complex project, that plan would fit underneath the existing plan. The CRA plan still functions, and they had talks about doing a couple of different things. We also talked about updating the Carver Heights plan, but it costs anywhere between \$50,000 and \$75,000 to bring in a consultant. It is important to have a consultant when talking and going over different projects and priorities. If there are specific projects or issues she would like a discussion on, she should let him know, and he could set up a meeting.

Commissioner Conner wanted to know how she could utilize the city's communications department. If there was an event happening, how would she get that information to the communication department? More specifically, there is a city-wide cleanup coming up, and she would like to have that advertised. **CM Minner** informed her that she should send that information to his office or him directly. The city does not have a communications department because we use Lakefront TV, and that is handled through his office. The three biggest delivery points are Lakefront TV, social media, and the website.

Commissioner Alderman commented that at some point he would like to have a workshop meeting where nothing is voted on, so they can sit down to discuss ideas for the area. There may be new ideas they want to incorporate into the community.

Commissioner Connell had no comment.

Commissioner Reisman congratulated the two new homeowners. He was glad to get these off the city books. He does not think the city should be a landlord; it should be left to the private/nonprofit sector.

Chairperson Burry had nothing to discuss.

5. **ADJOURN:**
PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.

With a motion by Commissioner Reisman and a second by Commissioner Connell, the meeting adjourned at 5:16 p.m.

Process for Disposing of Vacant Lots

City of Leesburg and Community Redevelopment Agency (CRA)

Purpose:

This process establishes a clear and transparent method for the disposition of vacant lots in the City of Leesburg, Florida, through the Community Redevelopment Agency (CRA). The primary goal is to support the development of affordable single-family homes by partnering with nonprofit organizations.

Step 1: Clearing Titles

1. The City of Leesburg will clear titles for all vacant lots intended for disposition.
2. Once cleared, these lots will be reviewed with the Housing Department and CRA via a formal resolution to allow for more flexible disposition practices. (Convey lots to CRA)

Step 2: Advertising Available Lots

1. Public Notice/Awareness of Surplus Availability
 - Publish a public notice listing the available lots that have clear title.
 - City/Housing and CRA will advertise the available lots using the following methods:
 - City website.
 - Inserts in utility bills.
 - Community Development Corporations (CDC) websites.
 - Daily Commercial newspaper ad or others
 - Chamber); social media.
 - Recommend 45 days of advertising.
 - Advertising must include the date the application process opens and ends. Recommend 30-45 days to submit application.
 - Advertising must include how to obtain an application.

Step 3: Application Process

1. Applications available via online portal only. The portal must have ability to not accept application after the deadline. This allows fairness of application submission.
2. Complete application includes detailed project proposal, development plans, project timeline, budget, proof of financial capacity, evidence of experience in affordable housing development.
3. Applications downloaded and vetted by Housing Director, CRA Board, City Staff, Community Stakeholder. (Committee members may not be affiliated with the applicant in any way.) Recommend 30 days to review and vet applications.
4. Interview applicant (If someone outside of the Leesburg area, unfamiliar with the agency.)
5. Recommendations will come before the City Commission for final approval.
6. A typical application period will open **January 1** and close on **January 31**. As subsequent lots are cleared, the process will repeat with 2 and 3 as a new application cycle.
7. A \$25 application fee will be required with each submission. These funds will go to the CRA.
8. Developers/Non-Profit Agencies must complete separate applications for each lot.

Step 4: Allocation Process

1. Scoring Process with Rubric:

- Scoring Rubric based on: (scoring weights TBD)
- affordability impact (i.e. number of units/houses.
- AMI (average median income)
- applicant's track record in affordable housing
- Project feasibility
- Financial feasibility
- alignment with community needs
- project timeline
- developer experience and capacity; previous projects
- Allotments announced at public meeting.

Each applicant is reviewed and scored independently by a vetting committee using a standard scoring sheet. Applicants must achieve a minimum score (ex: 70) to qualify for allocation.

If two or more applicants receive the same score, tiebreaker can be based on the highest score achieved in a particular area(s) i.e. Community needs alignment; timeline for completion; affordability impact; collaboration with local partnerships.

2. Process of Allocation by Drawing

- Lots with cleared titles placed into a pool for selection.
- Applicant pulls a number to determine the order for drawing.
- Drawing continues based on the order of numerical order.
- Drawing is held at a CRA/Commission meeting.
- Applicants must be present for drawing.

Unassigned lots due to lack of eligible applicants or rejections, conduct a second random drawing or hold the lots for a future allocation cycle.

1. All applications will be reviewed and vetted by the Housing Department to ensure they meet eligibility requirements.
2. Vetted applications will be forwarded to the CRA for final review and inclusion in the lot disposition process.

Step 5: Agreements and Follow-Up

- Housing affordability requirements.
 - Compliance with city and CRA guidelines.
2. The CRA will monitor progress to ensure compliance with contract terms and timely project completion.
-

Things to review/discuss to the current Surplus Lot Disposition Criteria, Policies & Procedures

- Determine the number of allocation cycles per year or held as lots are cleared.
- Review language in Section B&C under Non-Profit Partners.
 - Under section B, if the developer cannot complete the project, in 3 years we need to include a reversion clause that the lots are given back and put back into the inventory.
 - Shorten the time for construction to begin. Change from 24 months to 18 months.
 - Shorten the time for project completion. Change from 36 months to 24 months.
(contingent on the project) i.e. single-family home should not take 3 years.

As currently written, 5 years is a long time to complete a project, particularly if building a single-family home.

- First come first served under the current process does not allow for a fair process because there isn't a process for notifying the public of lot availability.
- Section D: donations limited to 3 parcels per year/per partner. **(May need to change this if a partner is applying again, if they have not completed the first project.)**
 - Should consider a repeat agency to apply every year and not have completed a previous project.
 - Also consider the possibility of agencies monopolizing the surplus. Perhaps 3 lots should be reduced to 2; and/or can't apply for additional lots until the first project is completed or at 85% completion.
 - Add language regarding defaulting on project and a reversion process. Want to avoid a project starting and not finishing. Possibly impose a penalty.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 4.A.

Meeting Date: December 16, 2024

From: Al Minner, (City Manager)

Subject: Resolution of the Carver Heights / Montclair Area Community Redevelopment Agency of the City of Leesburg, Florida, approving donation of surplus lots identified as Parcel ID numbers 22-19-24-1000-00D-01500 AND 22-19-24-1000-00D-01400 on Beecher Street in Leesburg, Florida, to the Community Development Corporation of Leesburg, Inc; authorizing the Mayor and City Clerk to execute a Special Warranty Deed conveying the lots; and providing an effective date.

Staff Recommendation:

Staff recommends approval of the donation request and such lots have been properly vetted/advertised.

Analysis:

The lots being requested for donation have been researched and properly advertised pursuant to State law and the newly adopted Lot Donation Policy. Clear title through a warranty deed that references the requirements of the Lot Donation Policy has been assembled.

However, in the previous agenda item, if the CRA Board decides to make modifications to the Lot Donation Policy, then the Board may want to consider not hearing this matter on Monday, December 16, 2024 and rehear it after modifications to the Lot Donation Program are made.

Procurement Analysis:

N/A

Options:

1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

RESOLUTION NO. _____

RESOLUTION OF THE CARVER HEIGHTS / MONTCLAIR AREA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LEESBURG, FLORIDA, APPROVING DONATION OF SURPLUS LOTS IDENTIFIED AS PARCEL ID NUMBERS 22-19-24-1000-00D-01500 AND 22-19-24-1000-00D-01400 ON BEECHER STREET IN LEESBURG, FLORIDA, TO THE COMMUNITY DEVELOPMENT CORPORATION OF LEESBURG, INC; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING THE LOTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Carver Heights / Montclair Area Community Redevelopment Agency of the City of Leesburg, Florida, is the owner of certain parcels of real property which have been designated as surplus lots for disposal in accordance with the City of Leesburg's Surplus Lot Donation Criteria, Policies, and Procedures, Resolution 11,372 (the "Program");

WHEREAS, the parcels located on Beecher Street and identified as Parcel Identification Numbers 22-19-24-1000-00D-01500 and 22-19-24-1000-00D-01400 (the "Property"), are among the surplus lots identified for disposal;

WHEREAS, pursuant to Section 163.380(3)(a), Florida Statutes, public notice of the intention to dispose of the Property has been given by newspaper publication and applications and proposals were invited for a period of thirty (30) days;

WHEREAS, the Community Development Corporation of Leesburg, Inc. ("CDC") submitted an application and proposal requesting donation of the Property; and

WHEREAS, the Community Redevelopment Agency for the Carver Heights/Montclair Area has reviewed and considered the application and proposal of the CDC, and finds the same to be consistent with the Program.

NOW, THEREFORE, BE IT RESOLVED BY THE CARVER HEIGHTS / MONTCLAIR AREA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LEESBURG, FLORIDA:

THAT conveyance of the Property to the CDC is approved and the Mayor and City Clerk are authorized to execute a special warranty deed conveying the Property to the CDC together with any such incidental related documents necessary to ensure transfer of the Property to the CDC.

THAT the conveyance shall be made subject to the terms, conditions, criteria, policies, and procedures of the Program, as amended from time to time, and subject to retention of a utility easement benefiting the City.

PASSED AND ADOPTED by the Carver Heights / Montclair Area Community Redevelopment Agency of the City Of Leesburg, Florida, at a regular meeting held on the 16th day of December, 2024.

James A. Burry, Jr., Mayor

ATTEST:

J. Andi Purvis, City Clerk

9Prepared by and return to:
William Grant Watson, Esq.
Stone & Gerken, P.A.
4850 N. Highway 19A
Mount Dora, FL 32757
352-357-0330

Parcel ID Numbers 22-19-24-1000-00D-01400
22-19-24-1000-00D-01500

_____[Space Above This Line For Recording Data]_____

Special Warranty Deed

This Special Warranty Deed made this ____ day of _____, 2024 between **The Community Redevelopment Agency for the Carver Heights/Montclair Area**, whose post office address is Post Office Box 490630, Leesburg, Florida 34749, of the County of Lake, State of Florida (“Grantor”), and **Community Development Corporation of Leesburg, Inc.**, a Florida not for profit corporation, whose post office address is 314 S. Canal Street, Leesburg, Florida 34748 (“Grantee”):

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida**, to-wit:

Lots 14 and 15, Block D, WILKIN’S Number Six Subdivision, according to the plat thereof, as recorded in Plat Book 9, Page 67, of the Public Records of Lake County, Florida.

Subject to the terms, conditions, criteria, policies, and procedures of the Leesburg Surplus Lot Donation Program as approved and established by City of Leesburg Resolution 11,372, as amended from time to time, and subject to a utility easement hereby reserved and retained by Grantor on, upon, through, over, under, and across the above-described property. Subject also to taxes and other easements, restrictions, and reservations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**COMMUNITY REDEVELOPMENT
AGENCY FOR THE CARVER
HEIGHTS/MONTCLAIR AREA,**

Witness Name: _____
Postal Address: _____

By: _____
James A. Burry, Jr., Chairman

Witness Name: _____
Postal Address: _____

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2024 by James A. Burry, Jr., as Chairman of Community Redevelopment Agency for the Carver Heights/Montclair Area, who [] is personally known or [] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



COMMUNITY DEVELOPMENT CORPORATION of LEESBURG

Keeping Our Promise to Help You Succeed

November 19th 2024

Honorable Mayor and City Commissioners
City of Leesburg, FL
501 W Meadow Street
Leesburg, FL 34748

RE: Disposition of City-owned Lots for Affordable Housing Development

Dear Honorable Mayor and City Commissioners:

The purpose of this letter is to request formal consideration for the donation of five (5) City-owned lots in the Carver Heights community. The specific lots are as follows:

- 1) AK# 1174571
- 3) AK# 1267447
- 4) AK# ~~1232678~~ 1267455

CONF. w/ JC
12/4/24 VIA TEXT

As you may be aware, there is great momentum occurring in Carver Heights which is consistent not only with the Carver Heights/Montclair Redevelopment Plan, but also the City's #1 goal to eliminate blight and stimulate growth by investing in neighborhood redevelopment, while pursuing new economic opportunities.

In accordance with Florida Statutes 166.0451, municipal properties identified as appropriate for use as affordable housing on the inventory list may be: 1) offered for sale and the proceeds used to purchase additional land for the development of affordable housing; 2) sold with a restriction that requires the development of the property as permanent affordable housing, or 3) donated to a nonprofit housing organization for the construction of permanent affordable housing. The Community Development Corporation of Leesburg, Inc. is recognized as a nonprofit affordable housing organization; therefore, this request is consistent with Florida Statutes on the disposition of these requested lots.

In addition, the City of Leesburg holds a commitment to support the Community Development Corporation of Leesburg, Florida, in pursuing affordable housing opportunities, and the donation of these lots reflects consistency with that commitment.

Studies have shown and experience illustrates that any community involved in creating housing and homeownership programs, in neighborhoods struggling to maintain or restore their viability, knows that the ripple effects extend far beyond

Rev. John Christian
Chairman

Carolyn Samuel
Vice Chairman

Bettye Coney
Secretary

Frazier Marshall
Treasurer

Pastor
Constance Christian

Randy Hepburn

Dr. Erika Jasper

Martines McDuffie

Wanakee Miller

Shayla Mobley

Rev. Dr. Tony Person

Daniel Richardson

Sonja Sanders

the initial construction or rehabilitation of housing. Affordable housing and homeownership initiatives can stabilize a neighborhood, increase real estate values, stimulate local business development, and reduce crime. These are all value propositions that the CDC of Leesburg is striving to further carry out in the Carver Heights Redevelopment area.

The CDC of Leesburg appreciates the support of the city commission in continuing these efforts to make Leesburg a place for all to have an opportunity to realize the American Dream of homeownership.

Sincerely

John H. Christian II

Rev. John H. Christian II
Chairman of Board
CDC of Leesburg Inc.



314 S. CANAL STREET | LEESBURG, FL 34748

