

Sandra Wilson, Director of Housing

The City of Leesburg created the Carver Heights/ Montclair Area Community Redevelopment Agency (CHCRA) on December 10, 2001 (Ordinance 01-61). The trust fund is effective for 15 years expiring on September 30, 2016 pursuant to Section 163.512 Florida Statutes. The trust generates the majority of its annual income from tax increment revenues. The base year was established in 2001 with an assessed taxable value of \$57,980,259. The purpose of creating the CRA was to identify and address blighted conditions and to enable the City to establish a mechanism to finance redevelopment projects through Tax Increment Financing (TIF). The boundaries of the CHCRA are generally County Road 468 to the east, the West Fork Road to the west, the Leesburg city limits to the north, and Center Street/ Montclair Road to the south.

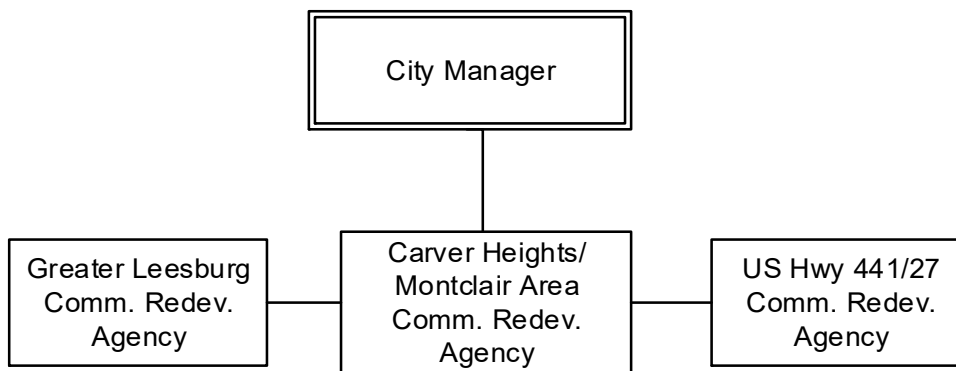
The Carver Heights/ Montclair Area CRA was expanded in July 2015 by 327 acres and 83 properties. In addition the CHCRA was extended by 30 years to 2045. The base year for the properties that were added is 2015. The base year for the original properties remained at 2001.

The Carver Heights Redevelopment Plan identified the following five (5) most crucial projects:

- Develop Senior Housing
- Develop infrastructure and pedestrian support (sidewalk) facilities
- Develop a comprehensive recreation program and facilities
- Commercial and single home development
- Develop gateways into the community

The Carver Heights/ Montclair Area Community Redevelopment Agency works with assistance from the Community Development Corporation. All projects/fund disbursements must be in accordance with the Carver Heights Redevelopment Plan and approved by the CRA.

Organization Chart:



Description

**Total
Department
Budget**

\$ 756,731

**Carver Heights/
Montclair Area
CRA Fund**

**Revenue
Sources &
Appropriations**

Revenue Sources and Appropriations

	ACTUAL 2020-21	ACTUAL 2021-22	ADOPTED 2022-23	PROPOSED 2023-24
<u>REVENUE SOURCES</u>				
Taxes	170,358	206,254	264,838	281,051
Intergovernmental Revenue	240,567	298,617	384,730	469,680
Miscellaneous Revenues	3,419	9,551	4,500	6,000
Other Sources	0	0	0	0
TOTAL REVENUE SOURCES	414,344	514,422	654,068	756,731
<u>APPROPRIATIONS</u>				
Operations	110,755	464,531	576,175	695,251
Resource Center	62,126	69,909	77,893	61,480
TOTAL APPROPRIATIONS	172,881	534,440	654,068	756,731

Revenue Detail

**Carver Heights/
Montclair Area
CRA Fund**

**Revenue
Detail**

	ACTUAL 2020-21	ACTUAL 2021-22	ADOPTED 2022-23	PROPOSED 2023-24
<u>TAXES</u>				
33101 Current Property Taxes	170,358	206,254	264,838	281,051
TOTAL TAXES	170,358	206,254	264,838	281,051
<u>INTERGOVERNMENTAL REVENUES</u>				
33731 Lake County/Redevelopment	240,567	298,617	384,730	469,680
TOTAL INTERGOVERNMENTAL	240,567	298,617	384,730	469,680
<u>MISCELLANEOUS REVENUES</u>				
36110 Interest on Investments	2,519	1,789	2,500	2,500
36130 Gain/Loss Investments	(590)	(2,841)	0	0
36201 Resource Center	1,490	3,603	2,000	3,500
36429 Sale of Real Estate	0	7,000	0	0
TOTAL MISCELLANEOUS REVENUES	3,419	9,551	4,500	6,000
<u>OTHER SOURCES</u>				
38891 Fund Balance Appropriated	0	0	0	0
TOTAL OTHER SOURCES	0	0	0	0
TOTAL RESOURCES	414,344	514,422	654,068	756,731

**Carver Heights/
Montclair Area
CRA Fund**

Operations

Goals & Tasks

Goals & Tasks

Goal: Eliminate blight and stimulate growth by investing in neighborhood redevelopment, while also pursuing new economic opportunities.

Task:

- ◆ Revise and continue in-fill Lot Housing Program
- ◆ Seek funding to acquire additional lots in the Carver Heights CRA
- ◆ Improve the housing conditions in the Carver Heights CRA
- ◆ Increase single family and multi family home development

Goal: Foster an environment where local governance is collaborative, transparent and fiscally sound.

Task:

- ◆ Partner with non-profit organizations, government agencies, churches and civic groups to offer classes/programs at the Leesburg Resource Center to increase the education and employability skills of our residents
- ◆ Coordinate with commercial developers to expand and build new construction in the area
- ◆ Develop partnerships for redevelopment of residential and commercial properties
- ◆ Hold meetings to discuss needs, concerns and issues affecting the Carver Heights/Montclair Community
- ◆ Provide information to CRA community on potential redevelopment project/programs
- ◆ Develop partnerships for rehabilitation of existing housing stock

Major Accomplishments:

- Created a partnership with non-profit organizations to provide educational workshops for seniors
- Established job training network with Career Source and Kids Central
- Created a partnership with West Leesburg CDC to increase homeownership opportunities

Performance Measures:

	2021-22	2022-23	2023-24
Land Acquired (lots/homes/units)	2	5	3
Community Meetings	16	35	30
Community Cleanup projects	2	5	3
Conducted Workshops/Conferences for community	48	96	50
Resource Center Programs/Classes	64	144	50

Personnel Schedule

**Carver Heights/
Montclair Area
CRA Fund**

Classification	2023	Change	2024	Amount
Housing & Redevelopment Manager	1.00	0.00	1.00	68,328
Total	1.00	0.00	1.00	68,328

Operations

**Personnel
Schedule**

**Carver Heights/
Montclair Area
CRA Fund**

Appropriations Detail

Account # 017-6190-559

Operations

**Appropriations
Detail**

	ACTUAL 2020-21	ACTUAL 2021-22	ADOPTED 2022-23	PROPOSED 2023-24
<u>PERSONAL SERVICES</u>				
1210 Regular Salaries & Wages	0	0	55,000	68,328
2110 FICA	0	0	4,207	5,131
221x Retirement	0	0	2,750	3,416
23xx Insurance	0	0	14,623	8,784
2410 Workers' Compensation	0	0	237	294
262x Other Payroll Benefits	0	0	126	0
TOTAL PERSONAL SERVICES	0	0	76,943	85,953
<u>OPERATING EXPENSES</u>				
3110 Professional Services	11,633	14,766	12,600	51,200
3210 Auditing	0	0	3,000	3,000
4010 Travel	0	2,077	1,000	2,000
4210 Postage	0	0	50	50
4310 Utilities	446	0	1,500	0
4410 Rentals	0	944	300	0
4510 Insurance	3,172	3,330	3,500	3,330
4620 Repairs & Maint/Building	1,398	3,989	1,500	1,500
4625 Repairs & Maint/Non Buildings	17,161	27,290	9,000	20,000
4631 Repairs & Maint/Internal IS Maint	622	1,220	900	900
4710 Printing & Binding	0	0	200	150
4810 Promotional Activities	5,000	5,000	5,000	10,900
4920 Other Current Charges	175	245	175	175
4980 Taxes	621	30	0	0
5210 Operating Supplies	0	0	350	350
5410 Publications & Memberships	0	0	1,500	620
5520 Training	0	5,383	2,000	2,000
TOTAL OPERATING EXPENSES	40,228	64,274	42,575	96,175
<u>CAPITAL OUTLAY</u>				
6110 Land Costs	15,408	175,269	0	0
6310 Improvements other than Bldgs	19,277	0	0	0
6410 Machinery & Equipment	0	901	0	0
TOTAL CAPITAL OUTLAY	34,685	176,170	0	0
<u>DEBT SERVICE</u>				
71xx 2016 Debt	0	0	73,729	75,572
7214 Debt Service\Other	25,842	24,087	22,289	20,446
TOTAL DEBT SERVICE	25,842	24,087	96,018	96,018
<u>GRANTS AND AIDS</u>				
8210 Local Contributions	0	0	0	120,000
8213 Home Grant Program	10,000	0	0	229,724
8214 Matching Landscape/Façade	0	0	0	0
TOTAL GRANTS & AIDS	10,000	0	0	349,724
<u>OTHER USES</u>				
9101 Transfer to General Fund	0	0	0	0
9132 Transfer to Capital Projects	0	200,000	0	0
9910 Reserve for Future	0	0	360,639	67,381
TOTAL OTHER USES	0	200,000	360,639	67,381
TOTAL APPROPRIATIONS	110,755	464,531	576,175	695,251

Appropriations Summary

	ADOPTED 2022-23	PROPOSED 2023-24	INCREASE/ (DECREASE)	PERCENTAGE
Personal Services	76,943	85,953	9,010	11.71%
Operating Expenses	42,575	96,175	53,600	125.90%
Debt Service	96,018	96,018	0	0.00%
Grants and Aids	0	349,724	349,724	100.00%
Other Uses	360,639	67,381	(293,258)	-81.32%
TOTALS	576,175	695,251	119,076	20.67%

Significant Budget Changes:

The change in Operating Expenses is due to adding a Blight Study \$50,000 (3110). The increase in Grants and Aids is attributable to a Local Contribution (8210) to the Boys and Girls Club for tuition \$120,000 and increased Home Grant Program Funds (8213). The change in Other Uses is due a reduced Reserve for Future for FY 24.

Carver Heights/ Montclair Area CRA Fund

Operations

Appropriations Summary

**Carver Heights/
Montclair Area
CRA Fund**

Appropriations Detail

Account # 017-6192-559

**Resource
Center**

**Appropriations
Detail**

		ACTUAL 2020-21	ACTUAL 2021-22	ADOPTED 2022-23	PROPOSED 2023-24
<u>OPERATING EXPENSES</u>					
31xx	Professional Services	150	0	3,500	0
3410	Contract Services	13,652	15,415	9,694	11,380
4110	Communication	1,474	1,789	1,800	1,680
4310	Utilities	14,035	13,302	15,000	15,000
4410	Rentals	0	0	330	0
4620	Repairs & Maintenance/Buildings	7,170	4,587	17,129	7,500
4625	Repairs & Maintenance/Non Build	12,957	19,721	12,000	15,000
463x	Repairs & Maint/Internal IS Maint	2,020	1,873	2,700	2,520
4710	Printing & Binding	195	42	200	100
4810	Promotional Activities	0	1,092	1,500	1,000
4920	Other Current Charges	0	115	0	300
5180	Minor Furniture & Equipment	145	1,216	2,500	1,000
5210	Operating Supplies	8,330	9,734	10,040	5,000
5410	Publications & Memberships	1,208	982	1,000	1,000
5520	Training	790	41	500	0
TOTAL OPERATING EXPENSES		62,126	69,909	77,893	61,480
TOTAL APPROPRIATIONS		62,126	69,909	77,893	61,480

Appropriations Summary

	ADOPTED 2022-23	PROPOSED 2023-24	INCREASE/ (DECREASE)	PERCENTAGE
Operating Expenses	77,893	61,480	(16,413)	-21.07%
TOTALS	<u>77,893</u>	<u>61,480</u>	<u>(16,413)</u>	<u>-21.07%</u>

Carver Heights/
Montclair Area
CRA Fund

Resource
Center

Appropriations
Summary