

City of Leesburg

City Hall, 107 N Walnut Avenue, Leesburg, GA 31763
229-759-6465 fax 229-759-6249

City Councilmembers

Billy Breeden, Mayor
David Daughtry, Mayor Pro Tem
Judy Powell Rufus Sherman
Jamie Baggett Amanda White

City Staff

Robert R. Alexander, City Manager
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June 19, 2025

City of Leesburg Awarded \$2.5 Million Rural Workforce Housing Grant to Support Middle-Class Homeownership

The City of Leesburg is proud to announce that it has been awarded a \$2.5 million grant from the One Georgia Authority's Rural Workforce Housing Initiative (RWHI) to support a public-private partnership for the development of 32 Crossing, a new residential neighborhood designed to meet the growing demand for quality housing for the area's working families.

This critical state investment will be used exclusively for public infrastructure, including water, sewer, roadways, and storm drainage, to support the construction of 66 new residential homes and townhomes in Phase I of the project. The funding ensures that the City can deliver essential infrastructure improvements without burdening existing taxpayers, while enabling the private sector to invest in middle-income housing.

"This project represents our commitment to providing affordable, quality housing for the professionals who serve our community: our teachers, healthcare workers, and first responders," said Mayor Billy Breeden. "We're not just building homes; we're building a stronger future for Leesburg."

The new 32 Crossing neighborhood will feature:

- 46 single-family detached homes priced between \$250,000–\$290,000
- 20 townhome units priced at approximately \$235,000
- Sidewalks, walking trails, greenspace, and a playground
- Modern finishes include granite countertops, LVP flooring, and landscaped yards
- Establishment of a Homeowners Association with neighborhood covenants

To protect the integrity and purpose of the development, rental properties and investor purchases will be strictly prohibited. All homes must be owner-occupied, and a minimum two-year ownership commitment is required before resale, ensuring the neighborhood remains focused on long-term homeownership and community stability.

This development directly responds to the findings of the 2025 Lee County Housing Study, which identified a shortage of affordable workforce housing within the City of Leesburg. The lack of available modern housing has caused many young professionals and families to seek homes outside the city limits, despite Leesburg's high-performing school district and desirable location.

Public investment in this project will pay dividends for years to come, with an estimated \$225,000 in new annual property tax revenue expected from Phase I alone. This increase in tax base will allow the City to invest in services and infrastructure that benefit all residents, while helping attract and retain the professionals needed to support a thriving local economy.

The housing will be built by The Lamon Company, LLC, a local contractor with over 20 years of experience. The project is a public-private partnership between the City of Leesburg, The Lamon Company, and other regional partners.

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Construction on the infrastructure is expected to begin by the end of 2025, with homes available for purchase beginning in 2026.

For more information about the 32 Crossing development or the City's housing initiatives, contact **Bob Alexander, City Manager**, at (229) 759-6465 or Bob.Alexander@cityofleesburgga.com