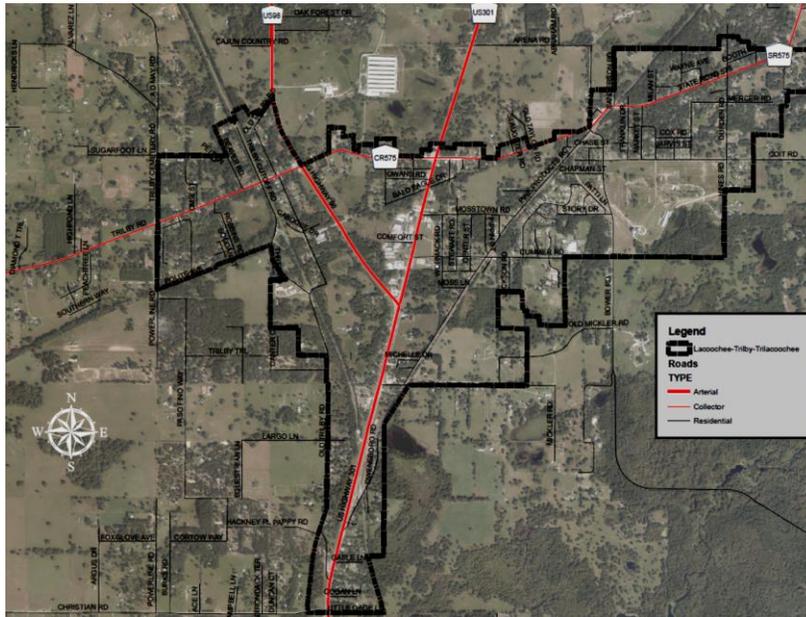


COMMUNITY SNAPSHOT

Community Location and Context



The Lacoochee-Trilby-Trilacoochee area is a 2.5 square-mile area, located in the northeastern most area of Pasco County. It consists of three small rural communities located in the northeast corner of Pasco County, centered on the intersection of U.S. 98 and U.S. 301. Lacoochee, located along the eastern boundary, has the largest population density of the three. Trilacoochee is located in the center with the north-south running U.S. 301 running through its center. Trilby is located on the western boundary with the north-south running U.S. 98 passing along its eastern edge. The

communities have direct access to the Withlacoochee River and the Green Swamp, as well as the Withlacoochee State Trail.

History and Background

The Lacoochee-Trilby-Trilacoochee area has a rich cultural heritage embedded in the old railroad towns and the mill towns associated with the railroads.

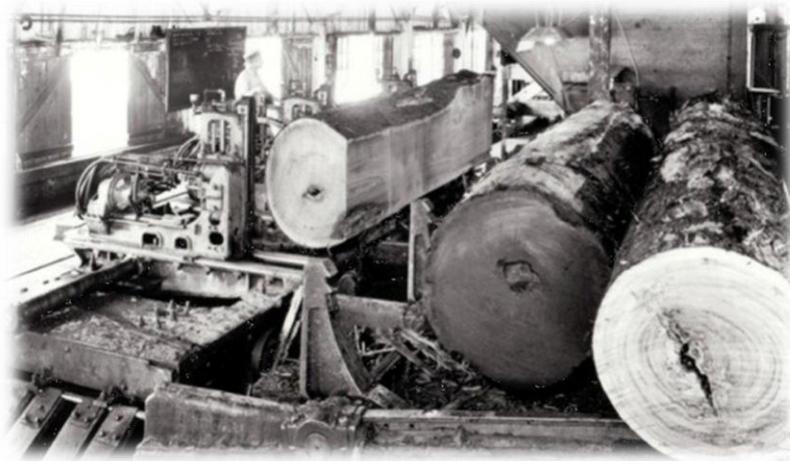
From 1922 to 1959, the Lacoochee-Trilby-Trilacoochee area was a thriving industrial area in Pasco County, with a major cypress saw mill. With the closing of the saw mill, the Lacoochee-Trilby-Trilacoochee area has witnessed a gradual decline in its economic and physical environment, becoming one of the most distressed areas in the entire Tampa Bay region.

While previous planning efforts have referred to the area as the Lacoochee-Trilby area (namely in the 2009 Lacoochee-Trilby Strategic Master Plan), each individual community has a unique identity, and the residents living in all three communities have requested that their individual history be regarded and that their individual needs be reflected in future planning efforts. The naming of this plan as the Lacoochee-Trilby-Trilacoochee Transformation Plan reflects the requests of residents and the commitment by stakeholders and partners alike to improve the quality of life for all of the residents in these communities.

Lacoochee

The history of Lacoochee is related closely to the arrival of the Cummer Sons Cypress Company sawmill from Michigan in 1922. Considered to be town's foundation, the sawmill brought prosperity to the area. Prior to the construction of the sawmill in 1922, the community's growth had been minimal. The area surrounding the sawmill had prospered for a while, growing citrus and strawberries; however, after the Big Freeze of 1898, the produce never recovered.

In 1922, Cummer Sons Cypress Company acquired the industrial site to construct a modern, completely electrified sawmill and box factory. During this time, the sawmill became the largest payroll in Pasco County. This operation continued until 1959.



After the Cummer Sons Cypress Company sawmill closed down, the location was purchased by Wood Mosaic Corporation of Louisville, Kentucky in 1960, and remained open until 1964. Lacoochee was never able to recover economically, and has seen a steady decline in prosperity since the sawmill was closed.



Trilby

Trilby was founded in 1925 by Henry B. Plant. Initially known as Macon, the town had no prosperity until its railroad station was given the name Trilby, based on Mr. Plant's fascination with a book by the same name, written by George du Maurier. The name Trilby sparked interest among real estate agents, winter tourists visiting Florida, newspaper writers, and even Florida maps referenced it as the most conspicuous names of towns and cities in the State. Many of the town's unique features reflect the book from which it was named, including a Svengali Square, which resembled the spider web emblem on the book's cover, and many of the streets are named for the women in the book.

In 1925, a fire started in the upstairs of Bradham's Dry Goods Store, and destroyed the west side of Trilby, including the train station depot and other commerce. Since the fire, many of the

town's residents have believed that, like the phoenix, Trilby would rise from the ashes and restore itself to historic prominence.

Trilacoochee

Trilacoochee was originally known as Owensboro Junction, where the Atlantic Coast Line Railroad and Seaboard Air Line Railroad crossed paths. A housing development known as Trilacoochee Gardens was begun in the 1920s, named such because it was between Lacoochee and Trilby. In 1967, the Seaboard Coast Line Railroad was formed, merging the two previously competing railroads together, and removing infrastructure that made the Owensboro Junction defunct. The right-of-way for the former Atlantic Coast Line Railroad segment later became the southern terminus for the Withlacoochee State Trail.



The Tri-Community Area Today

The Lacoochee-Trilby-Trilacoochee (LTT) area is a community of concentrated poverty, poor infrastructure, dilapidated housing, limited access to social services, and even further limited access to economic development.

Poverty - According to the 2013 Choice Neighborhoods Mapping Tool, 32.18 percent of households in the LTT area are estimated to be in poverty or have extremely low incomes.

Race/Ethnicity - According to the 2010 Census, the LTT area has a significant amount of racial segregation. At the block level, residents live in areas that primarily reflect their own race or ethnic background.

Educational Attainment - The LTT community is served by three schools: Lacoochee Elementary School, Pasco Middle School, and Pasco High School. Lacoochee Elementary School and Pasco Middle School have historically struggled with maintaining academic excellence. In 2014, both schools were ranked as a “C” according to the Florida Department of Education. At both schools, students that are at risk of failure or falling behind are identified by early learning indicators including: attendance, course failures, suspensions and behavioral issues, and Statewide assessment scores. Additionally, due to the lack of early learning opportunities in the tri-community area, Lacoochee Elementary School also struggles with students having varying degrees of kindergarten readiness and must provide specific instructional and interventional needs as appropriate. According to the Comprehensive Needs Assessment completed in 2013, only 60 percent of residents surveyed had completed high school.

Crime - According to the Pasco County Sheriff's Office, there were a total of 57 crimes committed between July 1, 2011, and June 30, 2013. These crimes included aggravated assault, burglary, larceny, robbery, and vehicle theft. The total population in the target area according to the 2010 US Census was 1,995 people.

This can be compared to the County-wide statistics, where 3,977 crimes were committed in the same time period. Due to the larger geographic area and population, there was a larger number of crime types reported County-wide. The County had 17 known homicides during this time period; there were no known homicides reported in the LTT area. The percentage per capita between the LTT areas and County-wide was compared to determine the delta between the two geographic areas. For all crimes reported both in the LTT area and County-wide, there was a higher percentage per capita in the LTT area. The most significant difference was burglary, which had a 5.227 percent per capita increase over the County-wide figure.

Elder Services Programs - Elder services were mostly rated as poor or fair; social programs received the lowest rating with 46 percent reporting the services were poor.

Youth Services - Although limited in scope, this area does have some youth development resources. However, they are currently not being fully utilized by the community residents. According to those who responded to the survey, the most common activities for youth included church youth services, Boys & Girls Clubs, and sports.

Neighborhood and Civic Involvement - About one in five (20.9 percent) of the residents surveyed indicated that they were involved with a neighborhood organization or group. The most

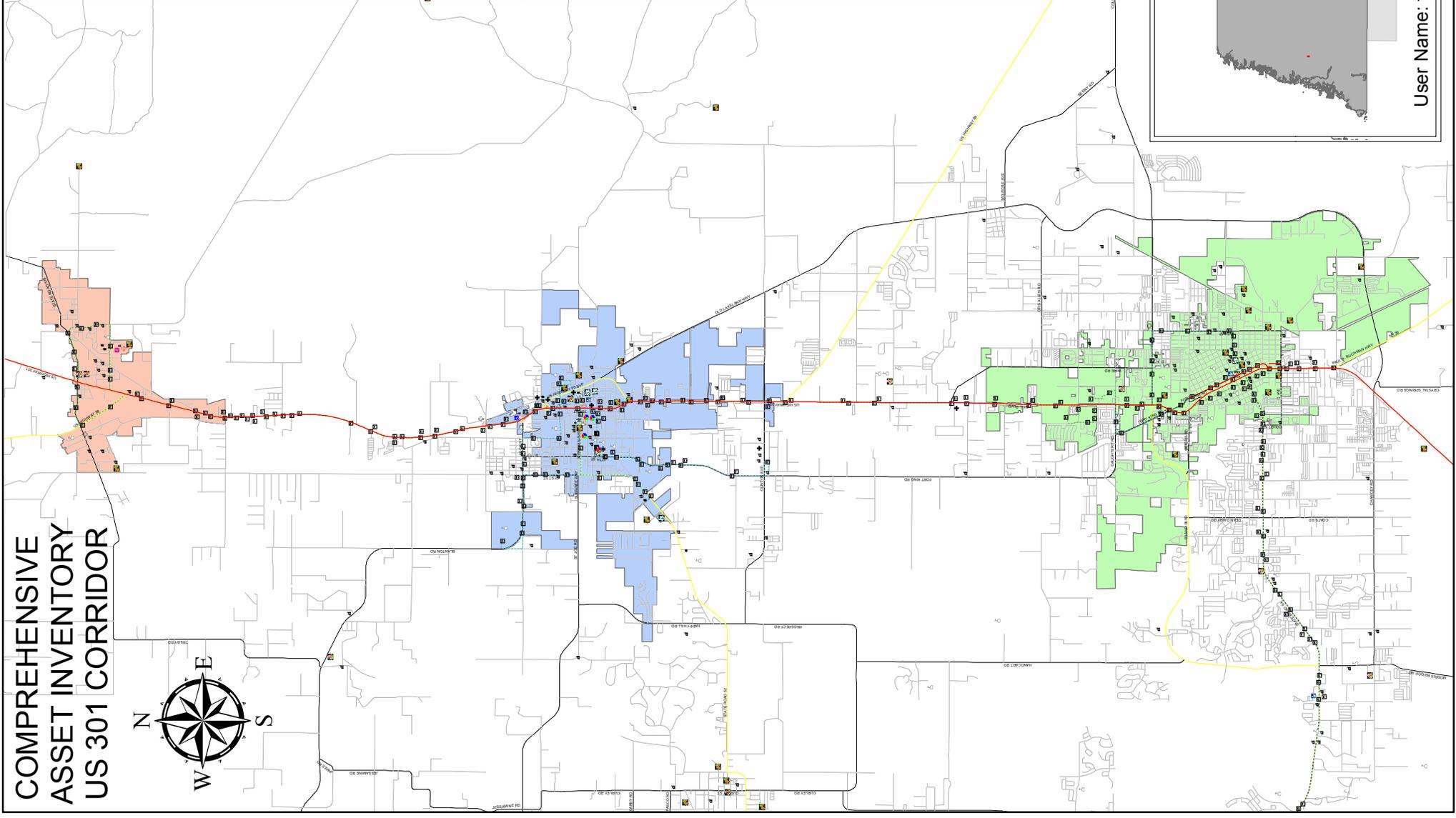
common groups included religious, volunteer, and civic organizations.

Government Assistance - Most of the residents (82.9 percent) reported receiving some form of government assistance, primarily in the form of Medicare, Medicaid, and food stamps/SNAP. More than half (52.4 percent) were also receiving USDA Housing assistance.¹



¹ Current conditions based on feedback to Comprehensive Needs Analysis, completed by residents and stakeholders, and evaluated by IGF, included as Exhibit A to this Transformation Plan.

COMPREHENSIVE ASSET INVENTORY US 301 CORRIDOR



Legend

US 301

Map Elements

- ADOPTION
- BUS STOP
- CLOTHING/FOOD BANKS/ MEAL SERVICES
- CHURCHES
- COMPUTERS/INTERNET
- COUNSELING/MENTAL HEALTH
- CHILD CARE
- CIVIC AND FRATERNAL ORGANIZATIONS
- DISABILITY SERVICES
- EMPLOYMENT/ SMALL BUSINESS DEVELOPMENT
- FIRE STATIONS
- HEALTHCARE
- HOUSING AND UTILITIES
- IMMIGRATION SERVICES
- LIBRARIES
- LEGAL SERVICES
- PARKS
- PHYSICAL FITNESS/RECREATION
- POLICE STATION
- PARENTING AND PREGNANCY
- SCHOOLS
- SUBSTANCE ABUSE

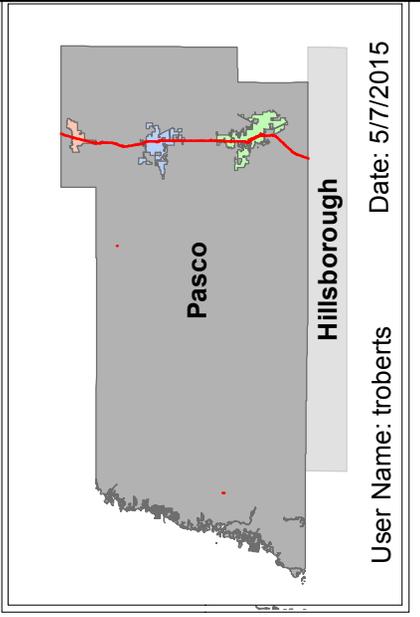
AREA

- Lacombe
- Dale City
- Zephyrhills

BUS ROUTES

Route Number

- 30
- 31
- 33
- 54



User Name: troberts

Date: 5/7/2015

Pasco County Housing Authority Communities



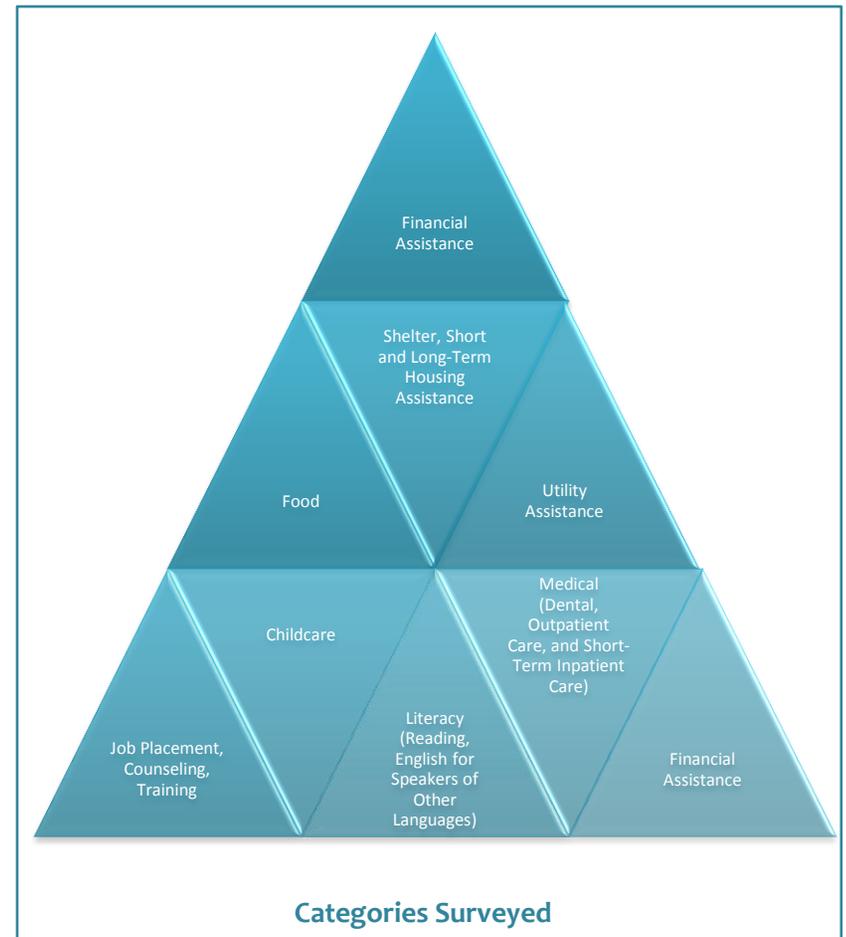
Residents living in the four Pasco County Housing Authority communities not only feel socially disconnected from the remainder of the Lacoochee-Trilby-Trilacoochee community; they also feel architecturally disconnected due to the lack of maintenance and renovations needed for many of the units.

PCHA Resident Climate Survey

In 2014, a climate survey was completed for Sunrise of Pasco County, Inc., in collaboration with the Pasco County Housing Authority resident outreach coordinator, and volunteers. This survey provided information specifically from residents living in

the four PCHA-owned communities related to the perceptions of services available in Lacoochee.

The next graphic reflects the types of services that were rated in the climate survey.



The survey findings reflected a need for basic services for many of the Pasco County Housing Authority residents. They included:

- Between 40-53 percent of all respondents indicated they had financial hardship and were in need of basic materials

such as: financial assistance, food, short-term shelter, clothing, furniture/household items, and utility-bill assistance.

- Between 37-49 percent of all respondents indicated that they needed assistance with short-term housing, long-term housing and housing repairs/maintenance.
- Between 51-55 percent of all respondents indicated that they needed employment related services such as: job counseling, placement, training, workshops, vocational rehabilitation or skill building.
- 53 percent of all respondents indicated they needed childcare.
- Between 47-50 percent of all respondents indicated that they needed educational programs for literacy proficiency, English-language training or other types of programs.
- Between 50-55 percent of all respondents indicated that they needed assistance with dental and in-patient or out-patient medical services.

Door to Door Resident Surveys

In addition to the general climate survey, a door to door survey was completed by the Pasco County Housing Authority resident outreach coordinator in late 2014, identifying the specific needs of the residents in each community, as well as gauging resident understanding of the Choice Neighborhood Initiative. In addition, many outreach efforts have continued since the initial survey

addressing educational programs, safety, and community engagement. While the four communities are all located together along Cummer Road, each of the communities has a unique identity as well as a specific set of challenges that must be addressed.

Cypress Villas I and II

Cypress Villas I and II were built in 1980 and consist of cinder block buildings with limited character or sense of place. The existing Cypress Villas I contains 14 one-bedroom units, 9 two-bedroom units, and 3 four-bedroom units; Cypress Villas II contains 2 two-bedroom units and 10 three-bedroom units. They are both designated family communities.

The Targeted Site – Cypress Villas II

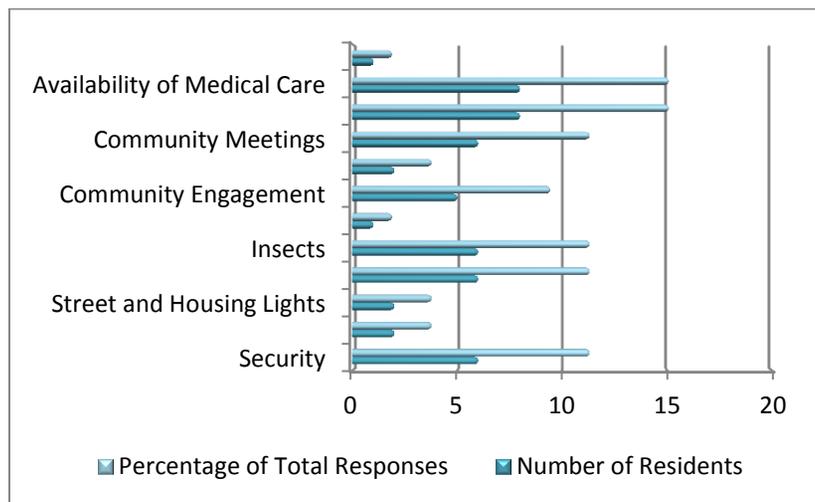
In 2012, a Physical Needs Assessment was completed of Cypress Villas II. According to the Physical Needs Assessment, the estimated cost to rehabilitate the units is \$535,637.34 or \$44,636.45 per unit. The primary structural deficiency in Cypress Villas II is bedroom size. One of the bedrooms in the three-bedroom unit measures only eight by nine feet. This size is inadequate for the placement of furniture, storage, and walkability within the room. Additionally, the community does not have a laundry facility on site, leaving residents to walk to Cypress Villas I to use that facility. Lastly, inadequate parking is an issue for the community, causing many residents park on the grass and deteriorating the visual appeal of the community.²

² Based on Physical Needs Assessment, summarized in Housing Lead/Developer Final Report produced by Gorman and Associates, included as Exhibit D to this Transformation Plan.

The survey data for this community identifies the security of the community, property maintenance, community engagement, insects, transportation, and availability of medical care to be the primary concerns for residents living in Cypress Villas II. Across the board, residents were concerned about the lack of information provided about community events; many residents were interested in voicing their opinions if given the opportunity.

Residents voiced concerns regarding limited transportation, especially on weekends. This lack of transportation makes it difficult for residents to take advantage of services available outside the Lacoochee-Trilby-Trilacoochee community.

Residents also sought ways to become more self-sufficient, inquiring about creating a community garden and having a central office location to handle utility and administrative concerns.³



³ Survey data based on door to door surveys completed by Pasco County Housing Authority contracted Resident Outreach Coordinator, Elena McCullough. Results are summarized by community for purposes of understanding the individual needs of each PCHA community.

Cypress Villas I

A second Physical Needs Assessment was completed by GLE Associates, Inc. (GLE) in 2013, addressing both Cypress Villas I and II. The second assessment identified specific concerns related to Cypress Villas I, and echoed the concerns originally addressed in 2012.

GLE’s estimate for the rehabilitation of the communities was \$2,129,045.84. This cost included \$1,208,161.71 for exterior work, and \$920,884.13 for interior work. This amount includes contingency and profit percentages.

GLE identified many structural deficiencies. There is no flashing at the gutters, which causes water to run between the gutter and the roof. Many of the existing gutters and downspouts, soffit and fascia are damaged and needed to be repaired. The windows in Cypress Villas I are in poor condition. Exterior doors, security screen doors, and interior doors have outlived their useful lives. On the interior, delamination, chipping and worn vinyl composition tile is observed on many floor surfaces. There is localized paint and interior wall damage. Much of the hardware used in the bathrooms is in disrepair, as are 20 percent of the appliances.

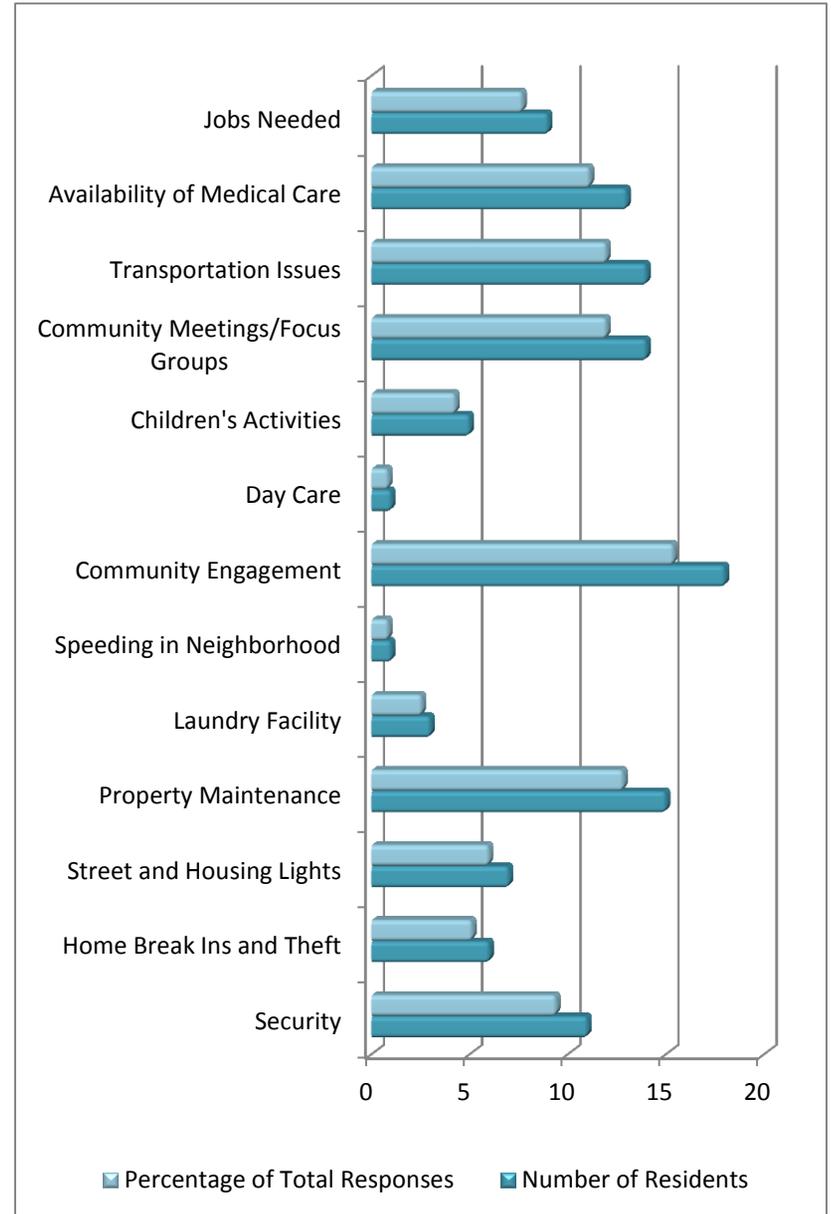
Design deficiencies also exist; some of the bedrooms are only eight by nine feet. These rooms are much too small and do not meet the market standards for the area. GLE stated that new kitchen and bathroom sinks need to be installed. Many sinks are mismatched from the rest of the unit, and many are delaminated and chipped. The same is true of the bathtubs and plumbing fixtures. The buildings are not attractive. Cinder block buildings have no style or character, and give a very institutionalized look to the community. The design is not in the Florida vernacular

architectural style of this turn of the century community, and it is obvious that it subsidized housing. Additionally, the site does not have enough parking, and residents are parking on the grass.⁴



The survey results identify property maintenance, community engagement, security, transportation, and access to medical care as the key concerns for residents living in Cypress Villas I. Residents were concerned with health issues that arise from the lack of preventative maintenance and the insects that inhabit many of the units in Cypress Villas I. Additionally, residents shared the concern from Cypress Villas II that utilities and

administrative issues need to be addressed in a central location.



⁴ Physical Needs Assessment results are summarized in the final report produced by Gorman and Associates, serving as housing lead/developer. This report is included as Exhibit D to this transformation plan.

Residents living in Cypress Villas I are very skeptical about voicing their concerns due to fear of repercussions. Many residents feel as though things will never change, although they are willing to participate if given the opportunity.⁵

Cypress Farms



Cypress Farms is the largest of the Pasco County Housing Authority communities, with 102 units. This community is funded by the US Department of Agriculture, Rural Development, and has a set aside requirement for Hispanic migrant farmworkers.

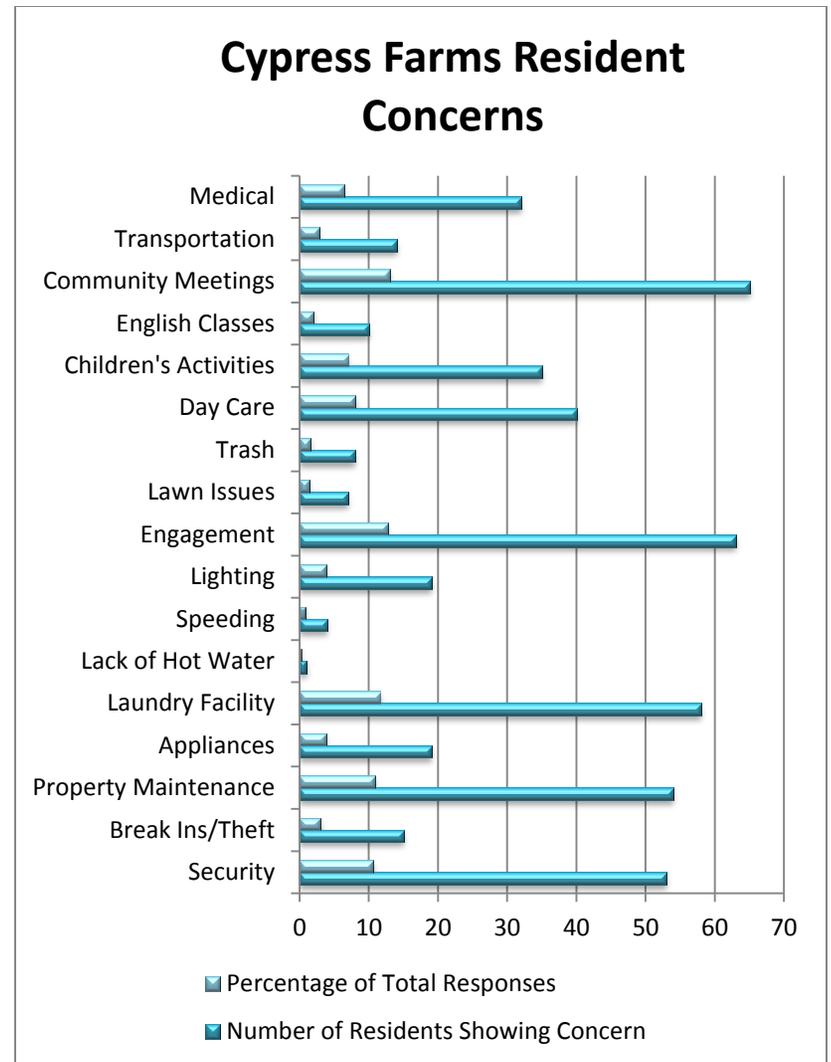
The Cypress Farms community has the most significant physical deficiencies, primarily due to the lack of deferred maintenance, leading to rehabilitation needs.⁶

Resident concerns in the Cypress Farms community can be grouped into multiple categories, with common themes that arise from these concerns. The themes are community engagement,

⁵ Survey data based on door to door surveys completed by Pasco County Housing Authority contracted Resident Outreach Coordinator, Elena McCullough. Results are summarized by community for purposes of understanding the individual needs of each PCHA community.

⁶ Physical Needs Assessment results are summarized in the final report produced by Gorman and Associates, serving as housing lead/developer. This report is included as Exhibit D to this transformation plan.

children’s activities, individual unit maintenance, property maintenance, and security.



Residents had significant concerns related to their security and safety; they voiced concerns over loitering at the now-vacant old Boys & Girls Club, many non-residents walking through the

neighborhood, as well as the need for additional patrol. Also, they voiced concerns that many reports made to law enforcement are never addressed.

Property maintenance concerns reflected through the physical needs assessment were confirmed through resident surveys as well. Issues regarding delays in handling maintenance requests, air conditioning units being out of order, and overall property maintenance issues were consistent concerns identified by residents.

The face to face surveys identified a significant issue that needs to be addressed holistically in order to truly involve the Pasco County Housing Authority residents: consistent and bilingual communication. According to the residents, none had heard of the Choice Neighborhoods Planning Grant Initiative until the resident outreach coordinator made individual contact. Since that time, routine communication (in both English and Spanish) has occurred, and residents feel as though their voice matters and that they are welcome to participate. Continuing this communication is essential for the continued implementation of these initiatives.⁷



⁷ Survey data based on door to door surveys completed by Pasco County Housing Authority contracted Resident Outreach Coordinator, Elena McCullough. Results are summarized by community for purposes of understanding the individual needs of each PCHA community.

Cypress Manor



The Cypress Manor Apartment community is located at the end of Evergreen Court. The community has 34 units in 10 one-story and two-story buildings. A physical needs assessment was completed on the property by GLE, determining a total rehabilitation cost of \$679,002.44 for the community, including exterior, interior, and green/sustainability improvements. The overall conditions of the property were fair, and improvements to the sidewalks and other public spaces are necessary. GLE recognized that the conditions of the individual buildings were in fair to poor condition, with siding, soffit, and fascia issues. Also, individual units were recognized as being in need of repair with wall and ceiling surface repairs needed in many units. Bathroom fixtures and HVAC systems are also in need of repair. Lastly, handicapped

modifications are necessary to make the community compliant with Section 504 of the Americans with Disabilities Act.⁸

Community Asset Inventory

Because of its rural nature, many services are not located immediately within the Lacoochee-Trilby-Trilacoochee area.

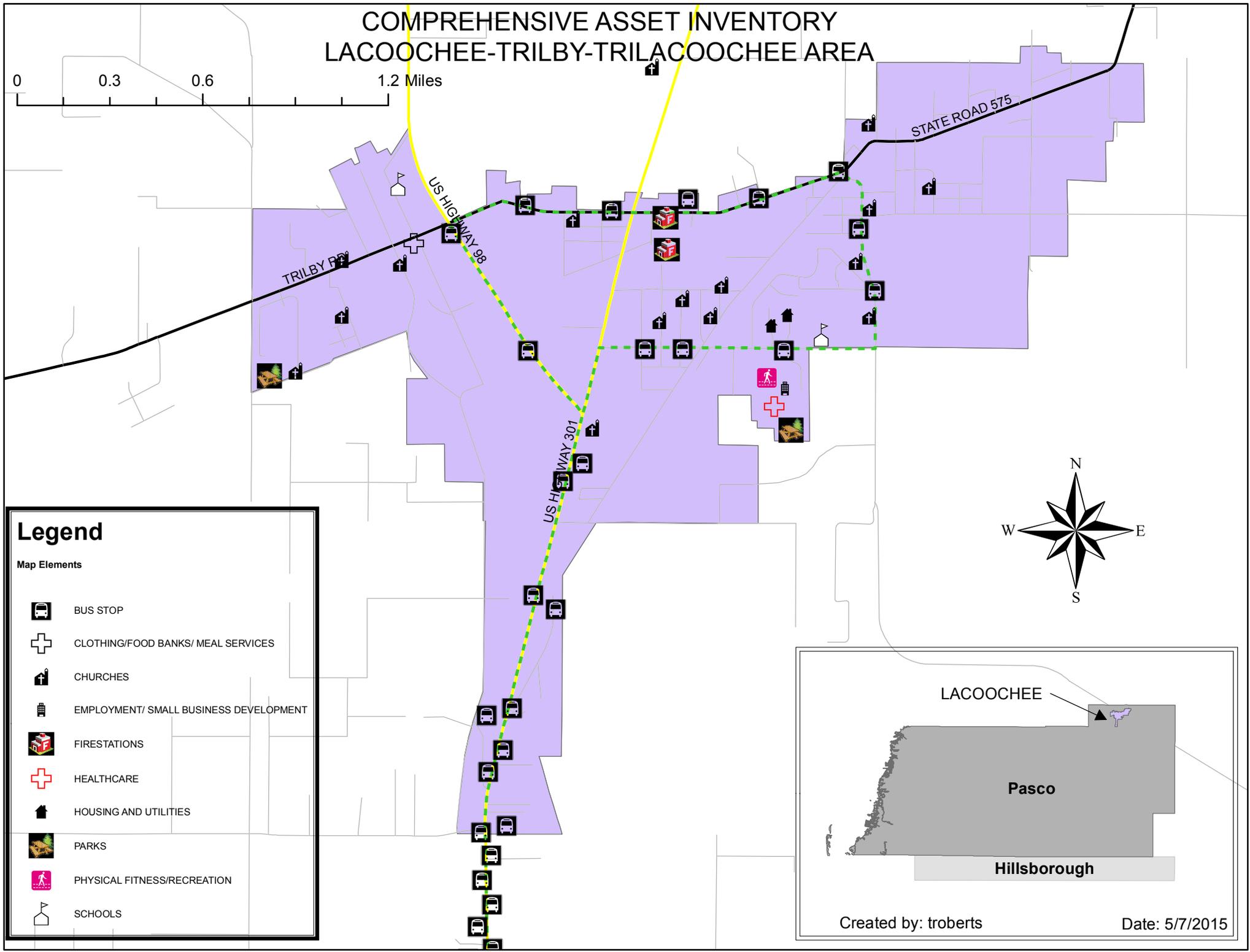
In the Lacoochee-Trilby-Trilacoochee area itself, the primary community assets include multiple bus stops for accessing the Pasco County Public Transportation system, Lacoochee Elementary School, Stanley Park (which houses the Lacoochee Community Center and Premier Community HealthCare Group, Inc.), multiple churches of various denominations, the Pasco County Housing Authority communities, local fire stations, and minor opportunities for economic and small business development.

The map on the following page shows the services available in the Lacoochee-Trilby-Trilacoochee area, including churches, employment and small business opportunities, fire stations, health care services, Pasco County Housing Authority communities, parks and recreation facilities, and schools.

⁸ Physical Needs Assessment results are summarized in the final report produced by Gorman and Associates, serving as housing lead/developer. This report is included as Exhibit D to this transformation plan.

COMPREHENSIVE ASSET INVENTORY LACOOCHEE-TRILBY-TRILACOOCHEE AREA

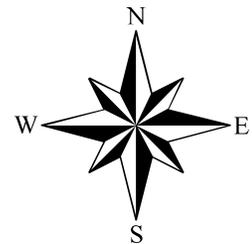
0 0.3 0.6 1.2 Miles

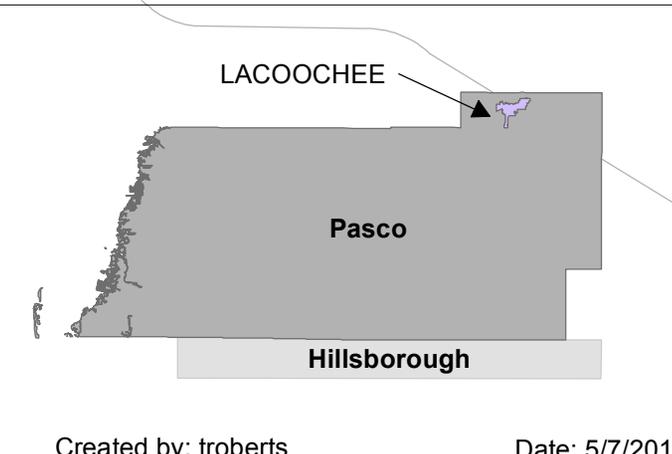


Legend

Map Elements

-  BUS STOP
-  CLOTHING/FOOD BANKS/ MEAL SERVICES
-  CHURCHES
-  EMPLOYMENT/ SMALL BUSINESS DEVELOPMENT
-  FIRESTATIONS
-  HEALTHCARE
-  HOUSING AND UTILITIES
-  PARKS
-  PHYSICAL FITNESS/RECREATION
-  SCHOOLS





LACOOCHEE

Pasco

Hillsborough

Created by: troberts
Date: 5/7/2015

Lacoochee Community Center

The most significant asset in the community has been the construction of the Lacoochee Community Center. This center was the “golden ticket” for the community, bringing together residents, funding opportunities, government agencies, local businesses, and not-for-profit agency partners to develop and construct the 16,000 square foot center. This center provides a home for the Boys & Girls Club, a primary medical home for Premier Community HealthCare Group, Inc., a library, a computer



lab, an office for the Pasco County Sheriff’s Officer Friendly, and other arts and cultural programs. Opened completely to the public in early 2015, multiple partnerships have already been developed to utilize the center.

With the construction of the community center came access to employment opportunities, social services, recreation, after school and summer programs, at risk youth intervention and

medical services to an area that has been historically underserved. More importantly the center solidified the common goal of increasing community identity and strengthening partnerships amongst multiple entities that shared common goals but different approaches.

While the Lacoochee-Trilby-Trilacoochee community area has many infrastructure and social issues to overcome, its greatest asset is its people. This community is one of heart and soul, with many residents and stakeholders volunteering their time for community events and fundraisers, educating children, and cleaning up their streets. Many of the residents that have lived in this community have lived here for years, and they consider it their home. The residents’ commitment to hard work, sacrifice, and volunteerism is the back bone of the Lacoochee-Trilby-Trilacoochee area, and is reflected in many of the strategies presented in the transformation plan.



Assets Available Outside the LTT Community

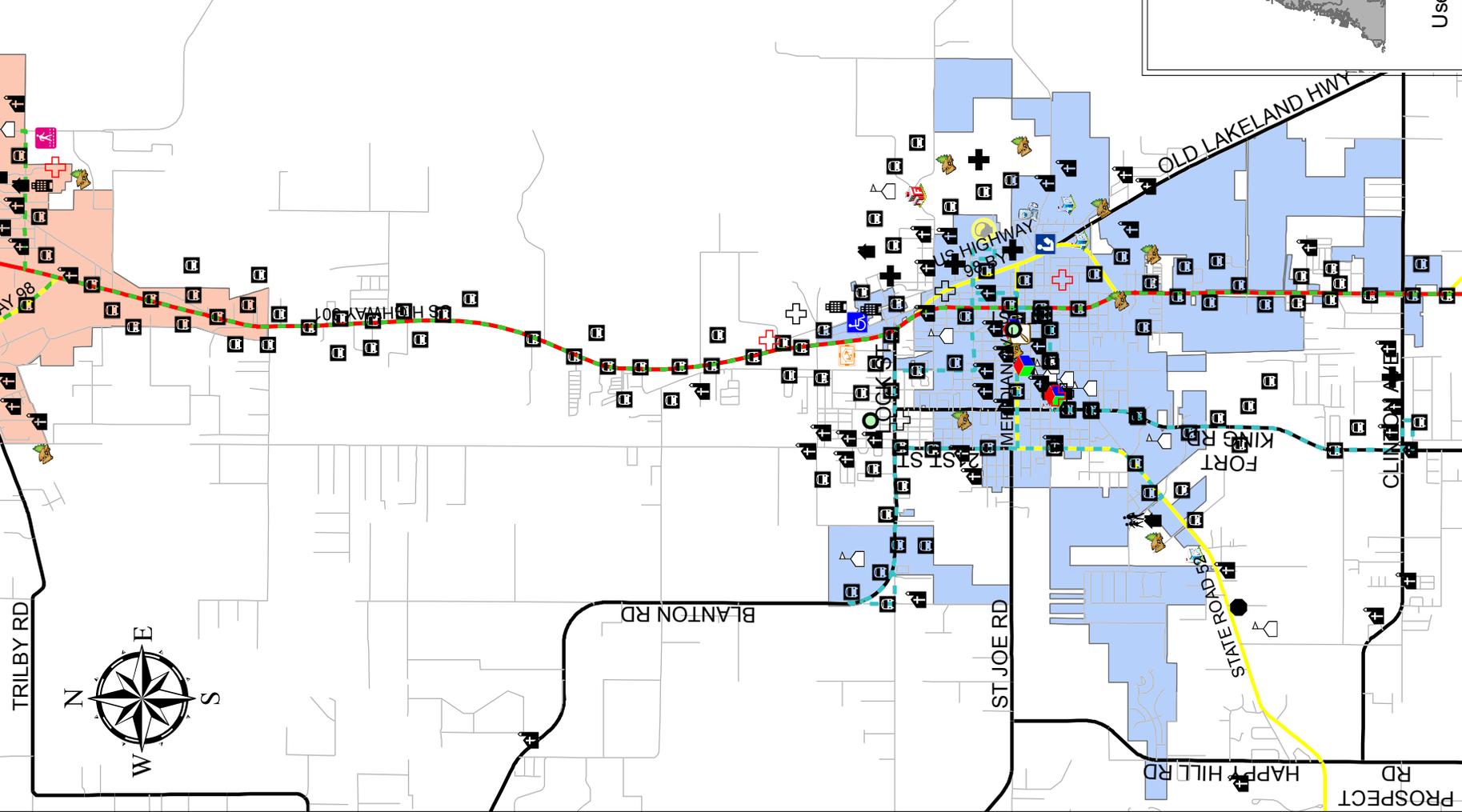
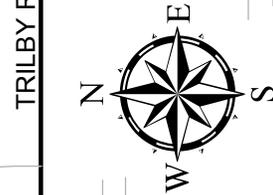
While many services are not available in the LTT area, Pasco County has a significant number of services available to residents in Dade City area, which would be accessible through Pasco County Public Transportation.

Services available include primary and specialty medical services through Premier Community Healthcare Group, Inc., and Catholic Charities; dental and behavioral health services; elder services through Pasco County Elderly Nutrition Division; multiple parks and libraries; food banks and meal services; pregnancy and nutrition education; and K-12 and higher educational institutions. These community assets are shown on the map on the following page.

It is important to note that while Pasco County does have a large array of community services; many residents are not familiar with the services that are available or their eligibility requirements. Because funding is inconsistent, residents are not sure when to contact agency partners for assistance. As part of the Lacoochee-Trilby-Trilacoochee Leadership Academy, a comprehensive service list in both English and Spanish was developed. This service list will be utilized to further market service offerings and partners and increase education for residents.



COMPREHENSIVE ASSET INVENTORY LACOOCHEE, DADE CITY

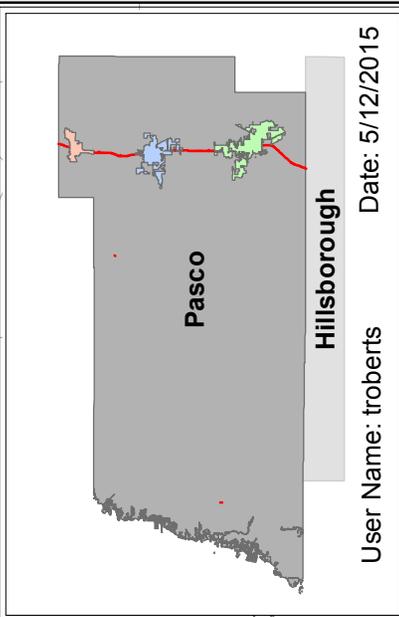


Map Elements Lacoochee, Dade City

- ADOPTION
- BUS STOP
- CLOTHING/FOOD BANKS/ MEAL SERVICES
- CHURCHES
- COMPUTERS/INTERNET
- COUNSELING/MENTAL HEALTH
- CHILD CARE
- CIVIC AND FRATERNAL ORGANIZATIONS
- DISABILITY SERVICES
- EMPLOYMENT/ SMALL BUSINESS DEVELOPMENT
- FIRE STATIONS
- HEALTHCARE
- HOUSING AND UTILITIES
- IMMIGRATION SERVICES
- LIBRARIES
- LEGAL SERVICES
- PARKS
- PHYSICAL FITNESS/RECREATION
- POLICE STATION
- PARENTING AND PREGNANCY
- SCHOOLS
- SUBSTANCE ABUSE

BUS ROUTES
Route Number
 - 30 (dashed green line)
 - 31 (dashed blue line)
 - US 301 (solid red line)

AREA
 - Lacoochee (orange shaded area)
 - Dade City (blue shaded area)
 - Zephyrhills (green shaded area)



Lacoochee-Trilby-Trilacoochee Strengths and Challenges⁹



Housing Strengths

- There is an active Habitat for Humanity affiliate that has targeted the Lacoochee-Trilby-Trilacoochee community for new home construction.
- Pasco County has provided down payment, tax, and rehabilitation assistance to eligible borrowers, providing

⁹ Strengths and Challenges reflect those identified through the Comprehensive Needs Assessment, included as Exhibit A to the Transformation Plan, the University of South Florida Final Report on the LTT Leadership Academy, included as Exhibit E and qualitative experiences from residents, Pasco County staff, and Pasco County Housing Authority staff.



access to housing opportunities and preserving existing homeowners.

Housing Challenges

- Pasco County Housing Authority communities are all in need of significant rehabilitation and maintenance, including necessary infrastructure improvements to support resident needs.
- There are many dilapidated and vacant structures.
- Poverty is concentrated among residents living in the Pasco County Housing Authority communities, which are surrounded by inadequate and rundown private housing.

People Strengths

- There is a strong network of agency partners and stakeholders that provide services for residents.
- Many residents provide volunteer services for Lacoochee Elementary School to assist children in meeting educational objectives.

- The opening of the Lacoochee Community Center has led to increased youth services and the location of a medical home for residents.
- There is a strong commitment by residents, stakeholders, and partners to increase grassroots leadership. There are some budding leaders in the community that can also step up and be the voice of their own families and the broader community.

People Challenges

- Residents are unaware of social services, or cannot easily access them.
- Pasco County Housing Authority residents feel alienated from community and from service offerings.

Neighborhood Strengths

- There is a rich historical heritage in the LTT community.
- There is a strong sense of “family” in the community.
- There has been significant investment in the community through County and State projects including: road resurfacing, sidewalk installation, the construction of the Lacoochee Community Center, rehabilitation and construction of homes owned by Habitat for Humanity of East & Central Pasco, and the condemnation and demolition program.
- There has been significant capital investment into programs for community members through the Lacoochee Community Center including: the Prodigy Cultural Arts Program, Officer Friendly, and Premier Community Healthcare Group, Inc.

Neighborhood Challenges

- Street lighting is inadequate and unavailable in many areas.
- Public services are either unavailable, or inadequate.
- Deteriorating structures have led to increased blight.
- The location is approximately seven miles from the closest town, with many services requiring vehicular travel.



Community Engagement Strengths

- The Lacoochee-Trilby-Trilacoochee Steering Committee has been in place since 2010, creating a reliable and consistent mechanism for residents to get involved
- The Pasco County Housing Authority created a resident coordinator position to serve as liaison between management and residents, to help identify resident issues and to increase resident involvement.

- The LTT Leadership Academy provided resources for residents to use and provided training sessions for interested residents and stakeholder groups.

Community Engagement Challenges

- Communication is difficult, as many residents do not have access to the internet. Traditional methods of communication, such as newsletters and community walkers are necessary, but are hard to spearhead.
- Many residents want to be involved, but they do not feel welcome.
- There is lack of unity in the community. The voices for a few individuals do not represent or advocate for all members of the community which leads to perceptions of exclusion.

Average people and the average community can change the world. You can do it just based on common sense, determination, persistence and patience."

~ Lois Gibbs