

# GRANT APPLICATION



## Town of Eatonville Community Redevelopment Agency

Orange County's Housing and Community Development  
Division (**HCD**) under the federal Community Development  
Block Grant (**CDBG**) program

### Multi-Purpose Community Facility Project

Eatonville Works  
Employment and Business Incubator  
located at

370 E Kennedy Blvd.

Submittal Date: 04/09/2024

# **Introduction**

**The Town of Eatonville Community Redevelopment Agency (TOECRA)** is the applicant for Orange County's Housing and Community Development Division (HCD) which invites applications for funding consideration under the federal Community Development Block Grant (CDBG) program administered by the United States Department of Housing and Urban Development (HUD) and authorized by Title I of the Housing and Community Development Act of 1974, as amended, and under HOME Investment Partnerships (HOME) Program. All activities proposed under CDBG must meet the following objectives of the CDBG program:

- Benefit low to moderate income persons;
- Prevent or eliminate slums or blight; or
- Meet urgent community development needs.

This application is for use by the TOECRA who wishes to apply for CDBG funds for capital improvements and public facilities projects. The TOECRA Executive Director will serve as the Project Manager for the Project and will oversee the implementation of the Project improvements.

Incorporated in 1887 by formerly enslaved persons, the Town of Eatonville is one of the oldest towns founded by Black people in America. The Town, located about 6 miles north of Orlando, was an outgrowth of the White municipality of Maitland. In 1997 by adoption of Orange County Ordinance number 97-M-14, the Town of Eatonville created the Community Redevelopment Agency whose charge was to prepare a redevelopment plan, implement planned projects and obtain the necessary funding. One of the redevelopment plan goals was to create an attractive and viable sense of place. In 2021, Eatonville had a **population of just over 2700 people with a median household income of \$31,226**. The poverty rate exceeds 20% and the **unemployment rate is at 16.1%** **100% of school age children are eligible for free or reduced lunch**. The Socioeconomic Status of the Social Vulnerability Index is at 75% and the **LMI is 68.15**. Today the Town's population is 73.5% black.

The community has the potential for workforce development and economic growth in the future, as evident in its relatively young population and comparable high school education rates to the county and state (USCB, 2023a). For employed residents, between 2010 and 2020, almost 90% of job gains were in the construction, wholesale trade, retail trade, finance and insurance, and professional, scientific, and technical services sectors.

The earnings for jobs held by Eatonville residents tend to be lower than the earnings of jobs offered within Eatonville. Only one-fifth of the jobs located in Eatonville pay \$1,250 per month or less, whereas one-third of the jobs held by Eatonville residents pay this amount. Conversely, while almost half of the jobs created in Eatonville pay more than \$3,333 per month, only one-third of the jobs held by Eatonville residents pay this much. Eatonville's residents hold less than 1% of the jobs created in the Town, and these jobs tend to pay higher than residents' jobs.

Although internet connectivity has become foundational for most activities of modern life, most Eatonville residents lack access to internet beyond their cell phones, or if there is internet, the costs are prohibitive and most residents do not have access to devices to maintain consistent, reliable service at speeds that are necessary to conduct remote learning, and work from home.

The primary objective of the CDBG Program is to provide funds for the construction of, or improvement to buildings designed to jointly and directly benefit low to moderate income persons, prevent or eliminate slums or blight; or meet urgent community development needs, which includes to enable work, education and health. These grant recipients should be located in eligible communities with an identified critical need for the project.

The Town of Eatonville meets the requirements of the grant as demonstrated in this proposal. The Town is not receiving funding from other programs funding similar projects in the community. The Town has worked diligently with Orange County's Housing and Community Development Division (HCD) to make sure that we are meeting the objectives of the grant.

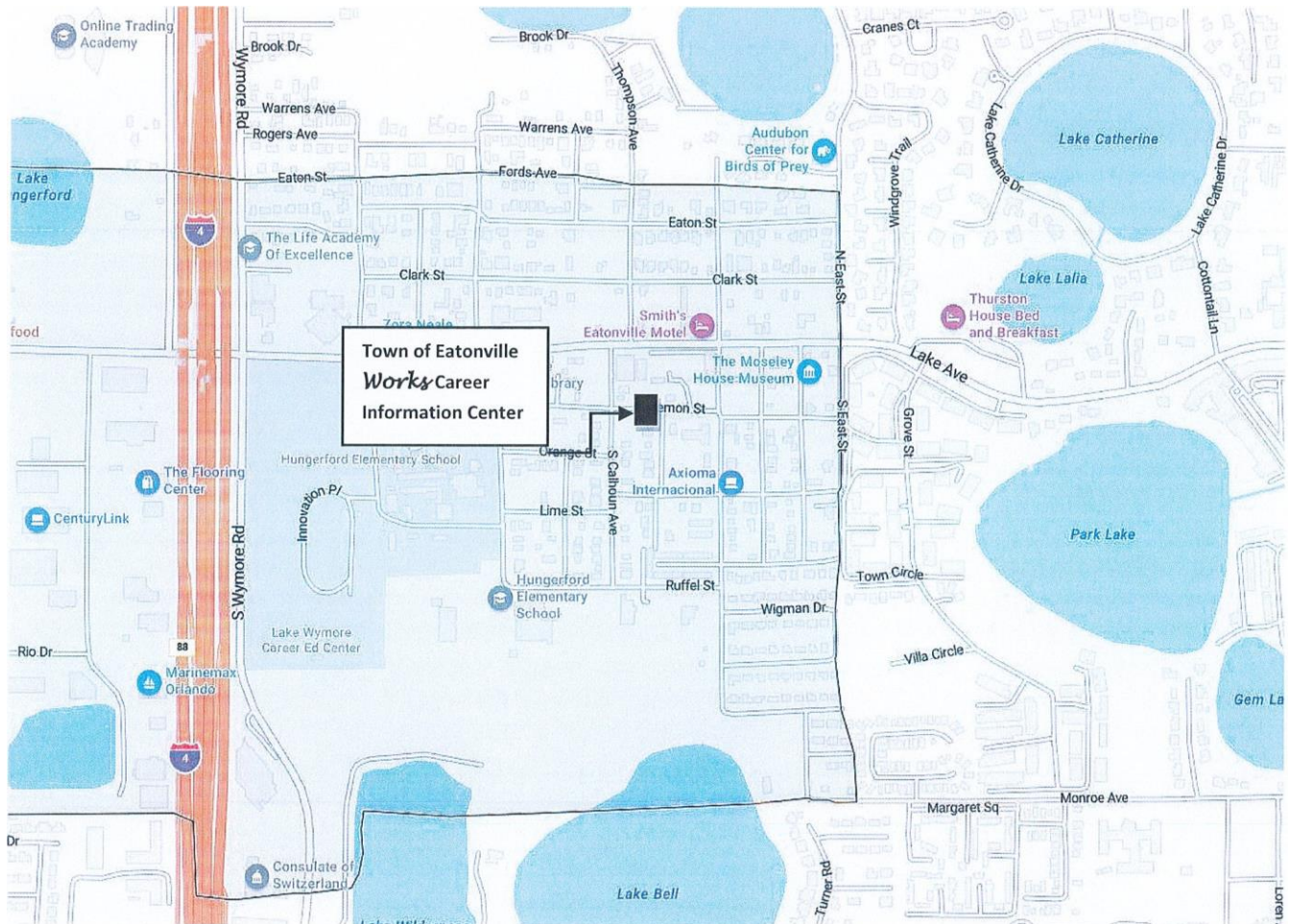
The Town meets the following objectives in this proposal:

<b>Objective</b>	<b>Solution</b>
<b>1) Program to enable work and workforce development</b>	<p><b>The Proposal includes a partnership with Career Source of Central Florida and an employment facility entitled "Eatonville Works" to be located at 370 E. Kennedy Blvd., Eatonville. This facility, utilizing an existing vacant building, will provide intake employment services and Career Source will provide personnel to work with Eatonville residents to identify employment opportunities and develop workforce skills.</b></p> <p><b>Two major technology employers have committed to work with residents and develop job opportunities. They include Spectrum and Host Dime data center.</b></p>

**All partners have provided supporting documentation which is included in this proposal.**

# Multi-Purpose Community Facilities Broadband Infrastructure - Site Location

- Eatonville Works Career Information Center - 370 E. Kennedy Blvd.



## Contents of Proposal

Document	Content
Volume I	General Information, Partnership Documentation, Budget and Schedule
Volume II	Eatonville Works Career Information Center - Detail/ Drawings

# **Project Budget**

## **Eatonville Works Employment Center and Business Incubator**

Architect/Engineering	\$	50,000.00
Building	\$	200,000.00
Network Rooms/cable	\$	25,000.00
1 Gb dedicated internet access	\$	34,164.00
Security/Access Control	\$	20,000.00
Furniture (indoor and outdoor)	\$	25,000.00
Sitework (fencing, pavers, lighting, signage)	\$	45,000.00
<u>Computers/ AV</u>	\$	8,000.00
<hr/>		
Total	\$	407,164.00

## **Description - Existing Conditions**

The existing building at 370 E. Kennedy Blvd. is the home of the Town of Eatonville Community Redevelopment Agency. It is currently outdated and lacks modern amenities to provide the best service for the residents of the Town of Eatonville and Orange County, FL. The building is approximately 1400 Square Feet and it is in a prominent location in the downtown corridor of Eatonville on East Kennedy Blvd. It sits between the Town of Eatonville Post Office and the Macedonia Missionary Baptist Church. The backdrop to the building is the Town's historic water tower. There is currently a cable modem providing internet service with approximately speeds of 300 up and 20 down.



## **Proposed Improvements**

With this grant, we are proposing to improve the facade to give a modern appeal, gut the interior of the building, then install new air conditioning, electrical and datacom+ and 1 gb of dedicated high speed internet service. The building is proposed to house Career Source and provide small business incubator space for residents who do not have the bandwidth to perform business from home. This will also accommodate work-from-home employers.

## Sample Storefront Image

Eatonville Wor<.,y

Employment and Business Incubator



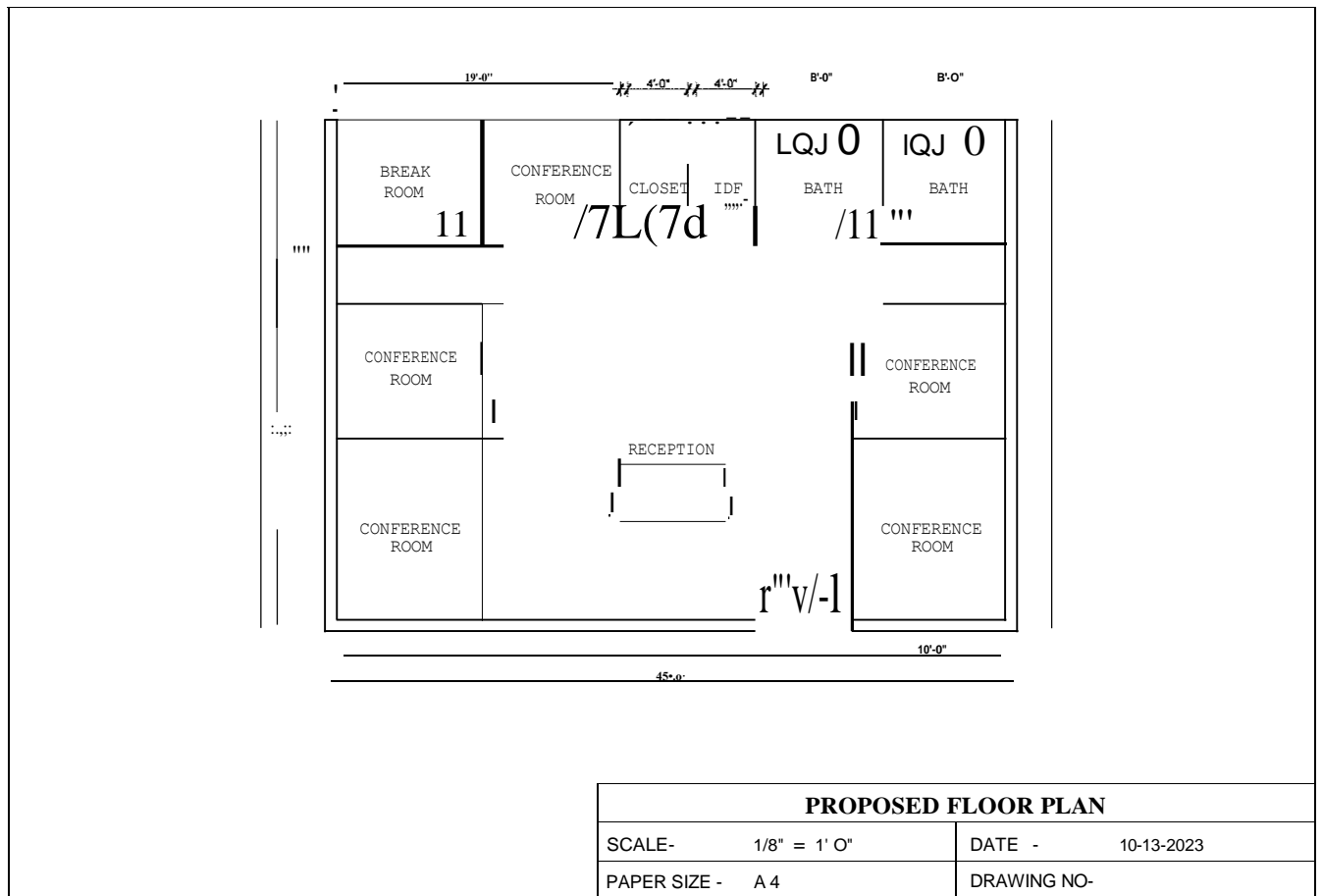
## Images of similar spaces



# Proposed Building Layout

## Floor Plan

The floor plan will be ADA compliant; it will include two conference rooms and an open space for individuals to prepare resumes and search for opportunities. An area will be dedicated for sole proprietors and small business owners to use computers, printers, and fax machines. A reception area will be included in the front of the building. A video communication camera will be connected to Town Hall to enable sharing of employees for the site.



## **Proposed Outdoor Internet Patio**

The outdoor patio for the building will have pavers and a seating area for anyone who wants to use internet outdoors. A wireless access point (WAP) will be installed along with power outlets for portable devices. Solar devices will be utilized where feasible. An outdoor 48" video screen will post jobs that are available from local employers. A 5 ft. high decorative iron fence will surround the site for access control and will include digital keypad locked entrance.

**Sample visuals of outside  
patio internet usage**



## **Project Schedule**

### **Eatonville Works Career Information Center Schedule**

<b>Activity</b>	<b>Date</b>
Orange County Announces Awards	October 2024
Start Design	January 2025
Complete Design	March 2025
Start Construction	May 2025
<b>Completion and Ribbon Cutting</b>	<b>August 2025</b>

# References

- U.S. Census Bureau (USCB). 2023a. American Community Survey 5-Year Data (2022). Washington, DC. <https://www.census.gov/programs-surveys/acs/data.html>
- U.S. Census Bureau (USCB). 2023b. Longitudinal-Employer Household Dynamic (LEHD) Origin-Destination Employment Statistics (2002-2020). Washington, DC. <https://onthemap.ces.census.gov>

# Partners/Supporters



March 25, 2024

Taylor Hall Miller Parker, P.A.  
Orange County Housing and Community Development Division (HCD)  
C/O CDBG Capital Improvements and Public Facilities Projects  
525 E. South Street  
Orlando, FL 32801

RE: Town of Eatonville Community Redevelopment Agency application for  
Multi-Purpose Community Facility Program

To Whom It May Concern,

CareerSource Central Florida (CSCF) is pleased to write this letter supporting the Town of Eatonville Community Redevelopment Agency Multi-Purpose Community Facility Program (MPCF) application submitted to the Orange County 2024-2025 Capital Improvements, Public Facilities and Housing Projects that will benefit low to moderate income persons; prevent or eliminate slums or blight; and meet urgent community development needs. CSCF strongly supports this grant application and the program's focus on advancing and enabling the state's and region's economy by increasing broadband access to citizens, businesses, and communities to stay connected and leverage digital technologies.

As an organization whose mission is to connect local talent with jobs in high demand industries, we understand the importance of building a robust and modern infrastructure throughout Florida, particularly in areas where broadband internet service is not widely available. Additionally, this project would support increased access to skills development, entrepreneurship, and employment opportunities for residents, while increasing local business access to broadband to increase the ability to innovate and remain competitive.

CSCF appreciates this important initiative and Orange County's funding for these projects, enabling work, education, and healthcare monitoring. CSCF will partner with the Town of Eatonville Community Redevelopment Agency by offering job placement services, hosting hiring events at the facility, and connections training services as applicable at a minimum of once per month.

CSCF looks forward to our continued partnership with the Town of Eatonville Community Redevelopment Agency to support increasing access to employment and training resources that lead to sustainable careers for all residents.

Sincerely,

A stylized, handwritten-style signature in dark grey ink, consisting of a large 'y' followed by a semicolon and an 'x'.

Nilda Blanco  
Senior Vice President of Workforce Operations

CareerSourceCentralFlorida.com  
390 North Orange Avenue, Suite 700 | Orlando, FL 32801  
p. 407.531.1222 | f. 407.708.1385 | TTY/TTD 711





April 5, 2024

Orange County Housing and Community Development Division (HCD)  
C/O CDBG Capital Improvements and Public Facilities Projects  
525 E. South Street  
Orlando, FL 32801

**RE: Town of Eatonville Community Redevelopment Agency application  
for Multi-Purpose Community Facility Program**

To Whom It May Concern,

I, Emmanuel Vivar, CEO of HostDime would like to express our support for the grant application by the Town of Eatonville Community Redevelopment Agency Multi-Purpose Community Facility Program (MPCF) application submitted to the Orange County 2024-2025 Capital Improvements, Public Facilities and Housing Projects that will benefit low to moderate income persons; prevent or eliminate slums or blight; and meet urgent community development needs.

The Capital Improvement Project will provide the necessary technology to increase access to high-speed broadband, digital literacy, workforce development, and telehealth services. Affordability and accessibility to critical services is a significant concern for the residents of Eatonville.

Funding will provide a centrally located facility and resources in the community through a Technology Hub. This multipurpose technology hub facility will be housed in the existing Town of Eatonville Community Redevelopment Agency building. The building is approximately 1400 Square Feet, and it is in a prominent location in the downtown corridor of Eatonville on East Kennedy Blvd. which will provide services for the residents of Eatonville.

HostDime as a technology business in Orange County fully supports this project - and fully understands the big positive impact on improving the community's quality of life through technology. Please do not hesitate to contact me.

Regards,



Manny Vivar  
Chief Executive Officer  
HostDime  
407.467.2053

[manny\\_v@hostdime.com](mailto:manny_v@hostdime.com)

189 S. Orange Ave. Suite 1500s Orlando, FL 32801