



## Eloise Community Redevelopment Agency (CRA) Goals & Objectives for Fiscal Year 2024-2025 (Fla. Stat. § 189.0694)

In 2000, the Eloise Community Redevelopment Plan was established to address slum and blight through rehabilitation, conservation, or redevelopment or a combination thereof and ensure the health, safety, and placement of the residents of the Eloise area. The Eloise CRA is in the unincorporated area of Polk County and is generally bounded by the CSX Railroad to the West, Lake Lulu to the North, Wahneta Canal to the South, and Shell Road and S.R. 655 to the East.



The goals and objectives in this plan are consistent with the Community Redevelopment Plan and are incorporated in the adopted FY 2024-2025 budget for the Eloise Community Redevelopment Agency.

## Adopted Spending Plan Budget FY 24/25

Priority	Project	Estimated Cost	Target number	Budgeted Total
Neighborhood Clean Up Initiatives Other Scenarios	Abatement /Lot clean-ups (demolition)	\$50,000	TBD	\$ 50,000
	KPCB Cleanup/Tire Collection Event	\$15,000	1	\$ 15,000
Home Minor Repairs	Roof Repairs (Homeowners only)	\$25,000	4	\$100,000
	Handicap Accessibility (Homeowners only)	\$4,000	6	\$ 24,000
Sewer Connections	Sewer Connections (Homeowners and renters)	\$12,000	8	\$ 96,000
Affordable Housing	Foreclosures/Heirs Properties Research	\$2,500	5/1	\$ 15,000

Total \$300,000

### Goal #1 – Neighborhood Clean-up

**\$65,000**

The objectives in Goal #1 will focus on public health and safety in the Eloise Community. The first objective will aim to reduce slum and blight through increased Code Enforcement presence. Eloise CRA funds will be used for abatements on parcels with excessive junk and debris and lot clean-ups as well as demolition of uninhabited, dilapidated structures. The target number is yet to be determined; a final number will be included in the FY 2024-25 Annual Report. The second objective will be a partnership between the Eloise CRA and Keep Polk County Beautiful to host one (1) community curbside cleanup/tire collection event currently scheduled for January 2025.



<span style="color: red;">▭</span>	CRA Boundary
<span style="background-color: yellow;">▭</span>	Lien & Nuisance Violation
<span style="background-color: orange;">▭</span>	Liens
<span style="background-color: blue;">▭</span>	Lien & Excessive Bulk Waste

## **Goal #2 – Home Minor Repairs & Sewer Connections**

**\$220,000**

The objectives of Goal #2 will focus on the decent, safe, and sanitary dwelling accommodations and prevent displacement of families in the Eloise Community. The first objective, Home Minor Repairs, includes roof repairs and handicap accessibility. The targeted number of home minor repairs in FY 2024-2025 is four (4) roof repairs and six (6) handicap accessibility projects. The second objective is Sewer Connections. During 2011-2013, Community Development Block Grant (CDBG) funds were allocated for sewer connections in the Eloise Community. There remain several parcels in the Eloise Community that are not currently connected to sewer. The targeted number of parcels to connect to sewer in FY 2024-2025 are eight (8) with plans to allocate funding for additional parcels in future years.



## **Goal #3 – Affordable Housing**

**\$15,000**

The objectives of Goal #3 are to address affordable housing issues. The first objective will focus on the foreclosure of uninhabited parcels with active Code Enforcement liens that exceed the value of the parcel. The CRA will take ownership of the parcel and dispose of the land to an affordable housing provider to construct single or multi-family housing. The foreclosure process will run through most of FY 2024-2025; additional funds will be allocated in future years to cover any administrative costs associated with the liens. The targeted number of foreclosures is four (4) parcels. The second objective is Heirs Properties Research.

Vacant or uninhabited parcels passed down through generations of family through no legal means such as a will or estate planning can hinder the sale or development of the property. The one-time cost of \$1,500 for FY 2024-2025 will cover the costs associated with time researching the properties title history and locating of the property owner(s).

### **Performance Measures and Standards**

The Eloise CRA will run the required expenditure reports on a quarterly basis to ensure the objectives remain in alignment with the targeted numbers as outlined in the adopted FY 2024-2025 Eloise CRA budget. Staff will make amendments to the budget as deemed necessary if one objective exceeds the targeted number and may be offset by another objective that falls below the targeted number. These measures will help determine the areas better served and a better understanding of future budgeting for the proposed goals and objectives.

By December 1, 2025, and by each December 1 thereafter, the Eloise CRA will publish an annual report on the CRA website at [www.polk-county.net/government/community-redevelopment/eloise/](http://www.polk-county.net/government/community-redevelopment/eloise/).



#### Eloise CRA Board Members:

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Commissioner Rick Wilson, Vice-Chair  
Commissioner George Lindsey, III  
Commissioner Martha Santiago, Ed.D.  
Commissioner Neil Combee