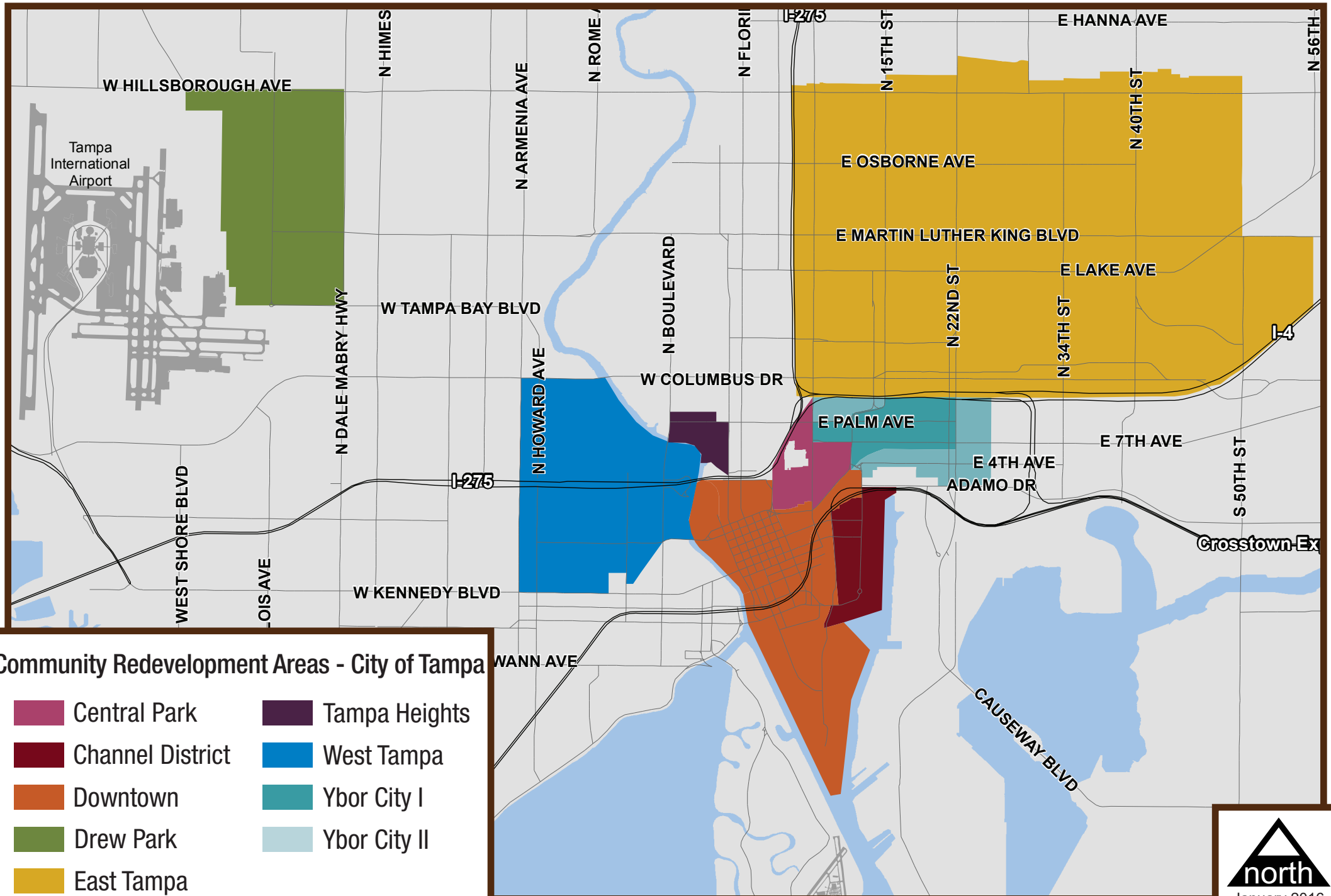


CITY OF TAMPA COMMUNITY REDEVELOPMENT AGENCY

2020 ANNUAL ACTIVITY REPORT

FOR THE YEAR ENDING SEPTEMBER 30, 2020





Community Redevelopment Areas - City of Tampa










- | | |
|--|---|
|  Central Park |  Tampa Heights |
|  Channel District |  West Tampa |
|  Downtown |  Ybor City I |
|  Drew Park |  Ybor City II |
|  East Tampa | |

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An Overview: Community Redevelopment Agency

The Tampa Community Redevelopment Agency is a public entity established under the guidelines of the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) to implement community redevelopment activities within designated Community Redevelopment Areas.

Tampa's Community Redevelopment Areas include Central Park, Channel District, Downtown, Drew Park, East Tampa, Tampa Heights Riverfront, West Tampa, and Ybor 1 and 2. The Community Redevelopment Agency Board works to improve the quality of life and economic vitality in these districts. Under the direction of the Board, seven volunteer advisory committees comprised of private citizens, help provide community insight to challenges in their districts.

Members of Tampa City Council serve as the Community Redevelopment Agency. Dedicated City staff provide support services to the Agency and advisory committees including the management of redevelopment funding.

Message from the Chair

In partnership with our many dedicated community stakeholders and the private sector, we will continue to expand equitable housing choices, effective development, and more economic opportunities for our citizens, while enhancing the quality of life in our redeveloping communities through the strategic investment of our resources.

Many significant achievements were accomplished in Fiscal Year 2020. Residential and commercial developments are on the rise in all CRAs. We saw meaningful neighborhood enhancements and infrastructure impacts in the wake of a worldwide pandemic.

- Ybor welcomed Masonite's National Headquarters and its 300 employees in their renovated 56,000 s.f. office building along with Casa Socarras, a four-story 25,300 s.f. commercial office addition.
- West Tampa housing opportunities are improving with the remodeled Mary McLeod Bethune senior housing development as well as the new Renaissance at West River, a senior residential development.
- SoHo Capital completed the first phase of The Heights Union Buildings at Tampa Street and Palm Avenue with a parking garage, a Sprouts Farmers Market grocery store, and a Moxy Hotel.
- East Tampa allocated \$900,000 to two housing assistance programs to increase home ownership and assist residents in remaining safely in older homes.
- The CRA acquired land in the NW area of downtown to ensure future workforce housing opportunities for our residents working in and around our central business district.
- Drew Park completed the Tampa Bay Boulevard Park, adjacent to HCC student housing and celebrated new businesses renovating properties and moving in along Dale Mabry.
- In 2020 we completed construction of Madison Street Park and a segment of 12th Street. With the completion of the redesign of Channelside Drive, we expect construction to be completed in the next year providing safer and a more pedestrian-friendly spaces for our residents and visitors.
- Lastly, in Central Park, the Encore! Development began construction of two mixed-use, mixed-income residential buildings adding additional affordable and workforce housing.

Looking ahead, we are excited about investing our resources in ways that will enhance the quality of life for all that live, work and play in the City of Tampa.



Orlando Gudes
Chairman

- Orlando Gudes



Bill Carlson
Vice Chair



Charlie Miranda



Joseph Citro



John Dingfelder



Guido Maniscalco



Luis Viera

To support the work associated with the improvement of Tampa's urban communities, every person participating in CRA activities operates under five guiding principles:

Community Collaboration - proactively engage the talents and energies of citizens and key stakeholders throughout the revitalization process.

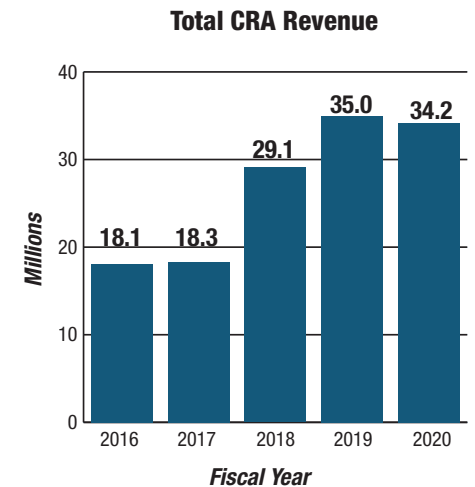
Financial Stewardship - ensure that sufficient public returns exist to support the required public investment.

Inspiration - utilize the best talent possible for urban planning and design review efforts to inspire and create attractive, livable areas.

Market Perspective - allow the private sector to gainfully respond to market demands with reasonable risk.

Outcome Accountability - measure success based on achieving results such as improved community aesthetics, quality of life, and tax revenues.

Our Community Redevelopment Areas utilize Tax Increment Financing (TIF) to help fund redevelopment activities. TIF is a unique tool available to cities and counties for the redevelopment of urban areas, and is used to help stimulate private sector investment in targeted communities.







This past year, our City has demonstrated one-of-a-kind resilience while making major progress on our journey to Transform Tampa's Tomorrow. We celebrated exciting redevelopment achievements that are changing the way our residents live and do business in our great City, from opening new housing developments to welcoming new businesses. This report highlights just a few of this year's exciting achievements including:

- The 178-room boutique Hotel Haya on 7th Avenue, incorporating the restoration of two historic buildings, is a celebration of historic Ybor and continued growth as a vibrant destination community.
- The City staff and West Tampa community spent 2020 planning for the future mixed-use housing development for the West River 13-acre parcel culminating in an RFP. The new development will provide ample housing options at affordable price points, make the river accessible to local residents and create a true West Tampa gem with vibrant commercial, cultural, and community green space.
- Tampa Heights kept the excitement going despite the pandemic and hosted the Urban Land Institute Trends Conference at Armature Works and held CRA-sponsored events along the newly completed sections of the Riverwalk and at Water Works Park.
- In East Tampa, affordable housing remains a priority and Habitat Homes Hillsborough built and sold 8 homes. CDC of Tampa built and sold 3 homes. Domain Homes purchased 41 lots to provide affordable housing.
- In Downtown, we welcomed the opening of the JW Marriott Hotel, continued construction on the Hyatt House & Hyatt Place Hotel, and the construction of The Henry Tower, providing 188 student residential units.
- 2020 saw construction start on CAE USA's 250,000 s.f. office building on the edge of the Drew Park CRA which will bring 500+ employees to and through Drew Park, eating at our local restaurants and utilizing Drew Park's service providers.
- Construction and new businesses continue in the Channel District with new restaurants at Sparkman Wharf and the Daniel Corporation beginning construction on a 19-story Tampa Channelside Apartments.

I am excited about the many opportunities that await us as we continue taking steps to support economic growth and enhance the quality of life throughout our great city. Together, we can make a real difference in the lives of our residents and foster healthy businesses that become staples in our community. I look forward to working with the CRA board to continue the important work of building strong public-private partnerships, collaborating with our dedicated community stakeholders, and enhancing our CRA areas into vibrant, better-connected, and thriving focal points in our City.

Sincerely,

A handwritten signature in cursive script that reads "Jane Castor".

Jane Castor



Downtown CRA

CRA Area	870 Acres
CRA Base Year	1983
(New Core Amendment 1988)	
Base Year Taxable Assessment	\$454,090,045
FY20 Taxable Assessment	\$2,950,654,408
Property Profile	2019 Tax Base

• Single Family Residential	\$286,794,207
• Multi-Family	\$464,786,689
• Condos/Co-ops	\$542,000,794
• Improved Commercial	\$1,573,523,738
• Improved Industrial	\$19,874,467
• Institutional/Gov't/Agri	\$19,134,828
• Miscellaneous	\$14,257,144
• Vacant	\$30,282,541

	Downtown CRA	
	Core	Non-Core
	<i>(in thousands)</i>	
REVENUES		
Increment revenues from taxing authorities	\$ 4,717	\$10,748
Investment earnings	101	(23)
Total Revenues	<u>4,818</u>	<u>10,725</u>
EXPENDITURES		
Operating - staff, contracts and professional services	349	327
Capital Outlay	647	1,932
Debt Service	522	1,654
Total Expenditures	<u>1,518</u>	<u>3,913</u>
REVENUES LESS EXPENDITURES	3,300	6,812
BEGINNING FUND BALANCE	4,966	13,267
ENDING FUND BALANCE	\$ 8,266	\$20,079

Ybor City CRA

CRA Area	409 Acres
CRA Base Year	1987 (Ybor 1) 2003 (Ybor 2)
Base Year Taxable Assessment	\$59,123,090
FY20 Taxable Assessment	\$354,828,227
Property Profile	2019 Tax Base

• Single Family Residential	\$19,606,279
• Multi-Family	\$41,485,749
• Condos/Co-ops	\$59,572,749
• Improved Commercial	\$193,774,165
• Improved Industrial	\$19,491,117
• Institutional/Gov't/Agri	\$2,238,216
• Miscellaneous	\$11,599,209
• Vacant	\$7,060,743

	Ybor City CRA	
	Ybor I	Ybor II
	<i>(in thousands)</i>	
REVENUES		
Increment revenues from taxing authorities	\$ 2,321	\$ 616
Investment earnings	39	17
Total Revenues	<u>2,360</u>	<u>633</u>
EXPENDITURES		
Operating - staff, contracts and professional services	1,618	201
Capital Outlay	30	0
Total Expenditures	<u>1,648</u>	<u>201</u>
REVENUES LESS EXPENDITURES	712	432
BEGINNING FUND BALANCE	1,780	838
ENDING FUND BALANCE	\$ 2,492	\$ 1,270

East Tampa CRA

CRA Area	4,817 Acres
CRA Base Year	2003
Base Year Taxable Assessment	\$492,472,827
FY20 Taxable Assessment	\$871,778,818
Property Profile	2019 Tax Base

• Single Family Residential	\$440,093,687
• Multi-Family	\$75,715,746
• Condos/Co-ops	\$0
• Improved Commercial	\$213,122,321
• Improved Industrial	\$90,576,578
• Institutional/Gov't/Agri	\$16,717,739
• Miscellaneous	\$4,322,418
• Vacant	\$31,230,329

	East Tampa CRA
	<i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 3,927
Investment earnings	96
Total Revenues	<u>4,023</u>
EXPENDITURES	
Operating - staff, contracts and professional services	1,067
Capital Outlay	418
Total Expenditures	<u>1,485</u>
REVENUES LESS EXPENDITURES	2,538
BEGINNING FUND BALANCE	4,512
ENDING FUND BALANCE	\$ 7,050

Tampa Heights Riverfront CRA

CRA Area	77 Acres
CRA Base Year	2005
Base Year Taxable Assessment	\$8,464,415
FY20 Taxable Assessment	\$74,752,154
Property Profile	2019 Tax Base

• Single Family Residential	\$814,871
• Multi-Family	\$48,866,300
• Condos/Co-ops	\$0
• Improved Commercial	\$17,176,672
• Improved Industrial	\$0
• Institutional/Gov't/Agri	\$0
• Miscellaneous	\$0
• Vacant	\$7,894,311

	Tampa Heights Riverfront CRA
	<i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 686
Investment earnings	15
Total Revenues	<u>701</u>
EXPENDITURES	
Operating - staff, contracts and professional services	32
Capital Outlay	1,044
Total Expenditures	<u>1076</u>
REVENUES LESS EXPENDITURES	(375)
BEGINNING FUND BALANCE	728
ENDING FUND BALANCE	\$ 353

Channel District CRA

CRA Area	221 Acres
CRA Base Year	2003
Base Year Taxable Assessment	\$39,869,871
FY20 Taxable Assessment	\$688,276,202
Property Profile	2019 Tax Base

• Single Family Residential	\$5,580,976
• Multi-Family	\$264,115,540
• Condos/Co-ops	\$302,054,108
• Improved Commercial	\$68,955,388
• Improved Industrial	\$15,541,837
• Institutional/Gov't/Agri	\$6,168,372
• Miscellaneous	\$17,119,788
• Vacant	\$8,740,193

	Channel District CRA <i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 6,713
Investment earnings	<u>(70)</u>
Total Revenues	6,643
EXPENDITURES	
Operating - staff, contracts and professional services	776
Capital Outlay	<u>4,409</u>
Total Expenditures	5,185
REVENUES LESS EXPENDITURES	1,458
BEGINNING FUND BALANCE	<u>17,701</u>
ENDING FUND BALANCE	<u>\$19,159</u>

Drew Park CRA

CRA Area	829 Acres
CRA Base Year	2003
Base Year Taxable Assessment	\$168,033,380
FY20 Taxable Assessment	\$313,147,103
Property Profile	2019 Tax Base

• Single Family Residential	\$13,492,145
• Multi-Family	\$13,937,131
• Condos/Co-ops	\$468,353
• Improved Commercial	\$176,308,982
• Improved Industrial	\$98,379,492
• Institutional/Gov't/Agri	\$1,652,840
• Miscellaneous	\$2,312,426
• Vacant	\$6,595,734

	Drew Park CRA <i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 1,502
Investment earnings	<u>64</u>
Total Revenues	1,566
EXPENDITURES	
Operating - staff, contracts and professional services	218
Capital Outlay	<u>1,335</u>
Total Expenditures	1,553
REVENUES LESS EXPENDITURES	13
BEGINNING FUND BALANCE	<u>3,946</u>
ENDING FUND BALANCE	<u>\$ 3,959</u>

Central Park CRA

CRA Area	143 Acres
CRA Base Year	2006
Base Year Taxable Assessment	\$6,701,795
FY20 Taxable Assessment	\$13,338,029
Property Profile	2019 Tax Base

• Single Family Residential	\$861,539
• Multi-Family	\$304,425
• Condos/Co-ops	\$0
• Improved Commercial	\$3,897,032
• Improved Industrial	\$221,100
• Institutional/Gov't/Agri	\$4,530,683
• Miscellaneous	\$666,806
• Vacant	\$2,856,444

	Central Park CRA <i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 65
Investment earnings	<u>3</u>
Total Revenues	68
EXPENDITURES	
Operating - staff, contracts and professional services	37
Capital Outlay	<u>0</u>
Total Expenditures	37
REVENUES LESS EXPENDITURES	31
BEGINNING FUND BALANCE	<u>175</u>
ENDING FUND BALANCE	<u>\$ 206</u>

West Tampa CRA

CRA Area	964 Acres
CRA Base Year	2015
Base Year Taxable Assessment	\$274,135,648
FY20 Taxable Assessment	\$503,444,156
Property Profile	2019 Tax Base

• Single Family Residential	\$157,797,738
• Multi-Family	\$175,048,367
• Condos/Co-ops	\$2,407,970
• Improved Commercial	\$103,710,876
• Improved Industrial	\$45,405,660
• Institutional/Gov't/Agri	\$4,526,743
• Miscellaneous	\$638,370
• Vacant	\$13,908,432

	West Tampa CRA <i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 2,624
Investment earnings	<u>72</u>
Total Revenues	2,696
EXPENDITURES	
Operating - staff, contracts and professional services	148
Capital Outlay	<u>0</u>
Total Expenditures	148
REVENUES LESS EXPENDITURES	2,548
BEGINNING FUND BALANCE	<u>3,220</u>
ENDING FUND BALANCE	<u>\$ 5,768</u>

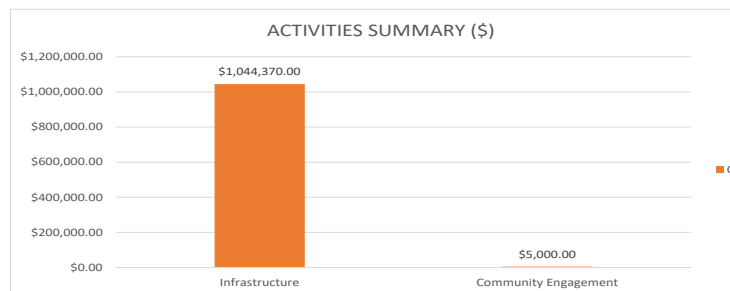
City of Tampa Community Redevelopment Agency	
Florida Department of Economic Opportunity Special District Accountability Program ID	207
Registered Agent	Gina Grimes
Mailing Address	315 E. Kennedy Boulevard, 8th Floor
Office Address	Tampa Florida 33602
Telephone	813-274-7312
Fax	813-274-8777
Email	gina.grimes@tampagov.net
Website	www.tampagov.net/cra
County	Hillsborough
Local Governing Authority	City of Tampa
Date Created / Established	Thursday, September 09, 1982
Creation Documents	City Ordinances 8483-A and 88-198
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	No
Revenue	Tax Increment Financing
Most Recent Update	Thursday, May 07, 2015

Tampa Heights Riverfront CRA

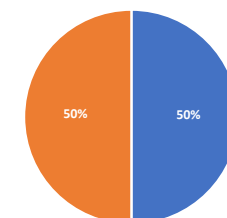
Total number of Activities started	0
Total number of Activities completed	2
Total amount for low and middle income affordable housing	\$0

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	14
Infrastructure	11



COMPLETED (C) ACTIVITIES BY COUNT



Community Engagement Infrastructure

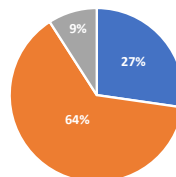
Ybor City CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	19
Plans/Studies	18
Plans/Studies	18
Infrastructure	22
Infrastructure	22
Infrastructure	20
Infrastructure	19
Infrastructure	19
Community Engagement	19
Community Engagement	19
Transportation	19
Infrastructure	21
Economic Development	20
Economic Development	20

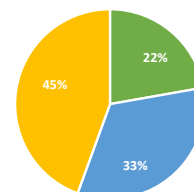
Total number of Activities started	12
Total number of Activities completed	11
Total amount for low and middle income affordable housing	\$0

COMPLETED (C) ACTIVITIES BY COUNT



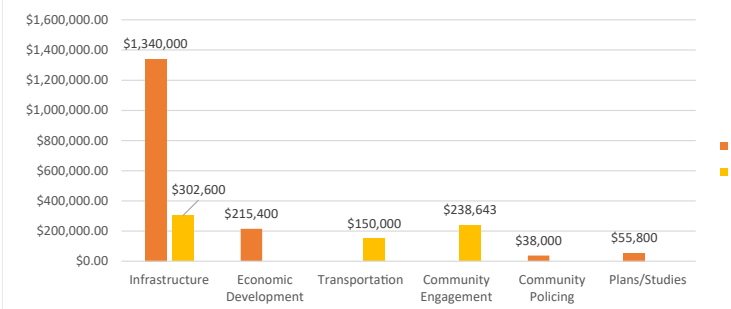
Community Engagement Infrastructure Transportation

STARTED (S) ACTIVITIES BY COUNT



Community Policing Economic Development Infrastructure

ACTIVITIES SUMMARY (\$)



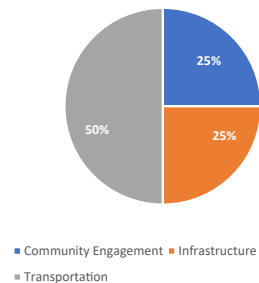
Downtown CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

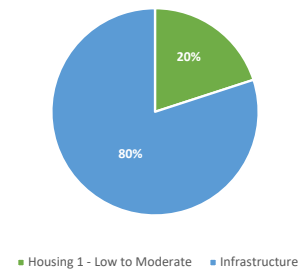
ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	11
Transportation	22
Transportation	38
Infrastructure	42
Infrastructure	63
Infrastructure	38
Infrastructure	10
Housing 1 - Low to Moderate	39
Infrastructure	42

Total number of Activities started	5
Total number of Activities completed	4
Total amount for low and middle income affordable housing	\$5,000,000

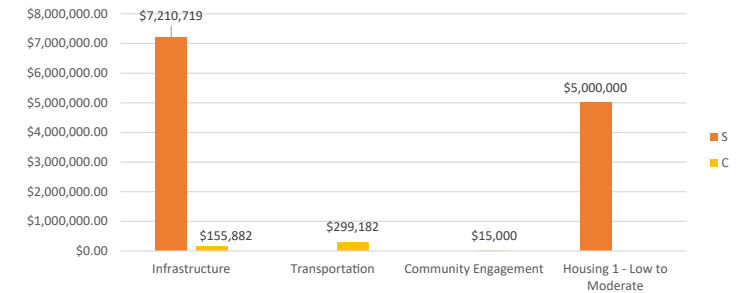
COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT



ACTIVITIES SUMMARY (\$)



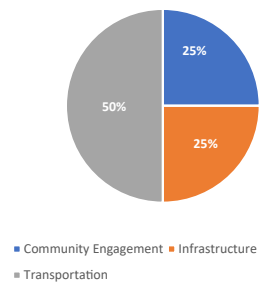
Channel District CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

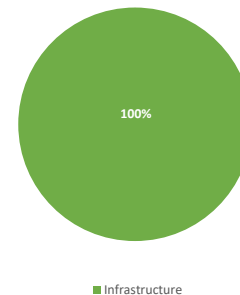
ACHIEVEMENT	CRA PLAN PAGE
Infrastructure	20
Transportation	19
Infrastructure	20
Community Engagement	16
Infrastructure	20

Total number of Activities started	2
Total number of Activities completed	4
Total amount for low and middle income affordable housing	\$0

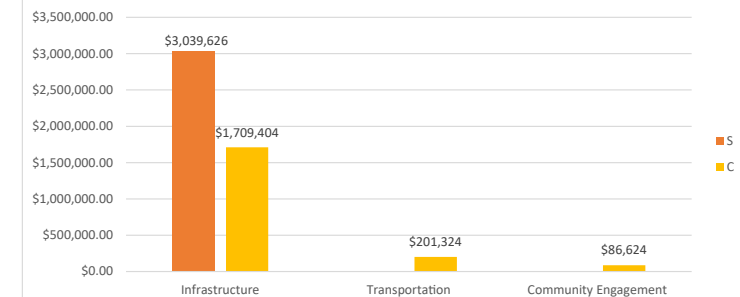
COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT



ACTIVITIES SUMMARY (\$)

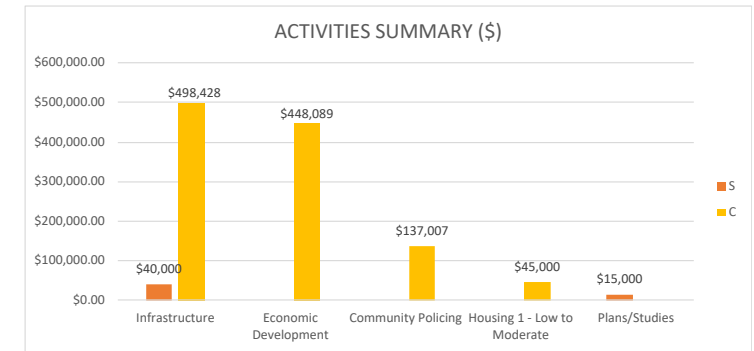
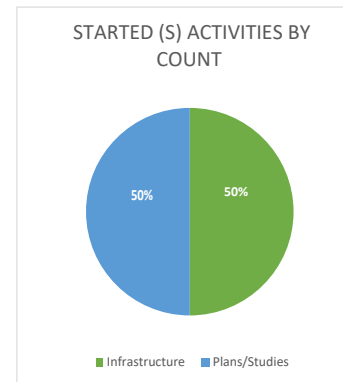
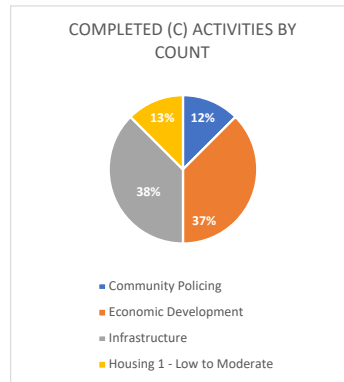


East Tampa CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Infrastructure	31
Infrastructure	31
Infrastructure	31
Infrastructure	31
Community Policing	33
Economic Development	26
Housing 1 - Low to Moderate	31
Economic Development	32
Economic Development	15
Plans/Studies	32

Total number of Activities started	2
Total number of Activities completed	8
Total amount for low and middle income affordable housing	\$0

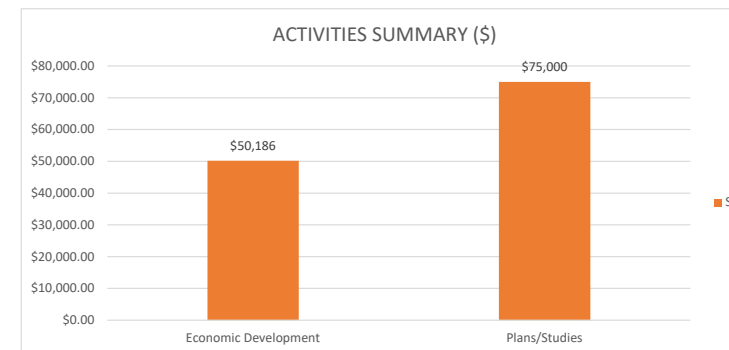
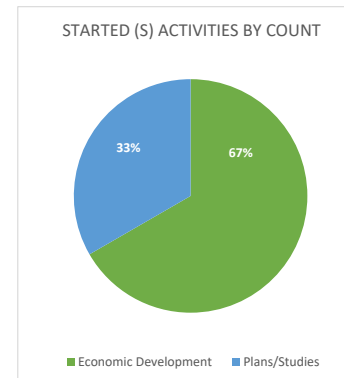


Drew Park CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Economic Development	20
Economic Development	20
Plans/Studies	19

Total number of Activities started	3
Total number of Activities completed	0
Total amount for low and middle income affordable housing	\$0

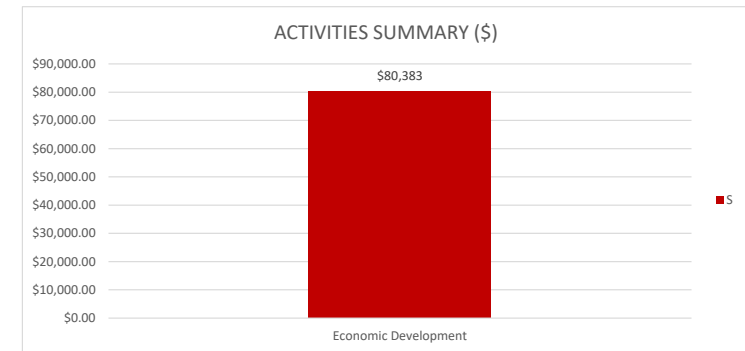
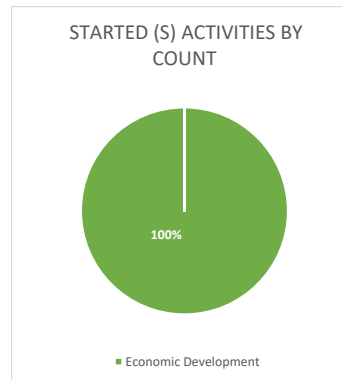


West Tampa CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Economic Development	15
Economic Development	15
Economic Development	15

Total number of Activities started	3
Total number of Activities completed	0
Total amount for low and middle income affordable housing	\$0

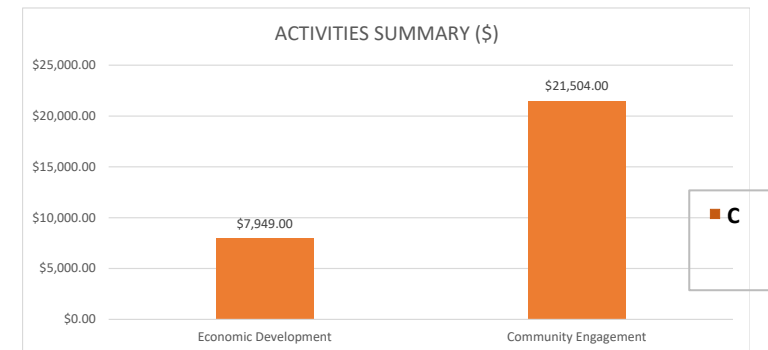
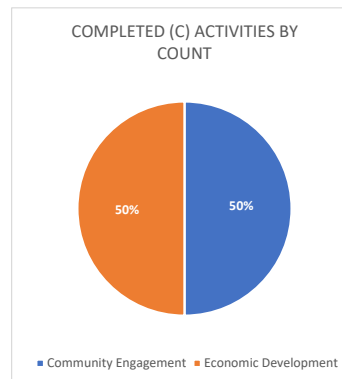


Central Park CRA

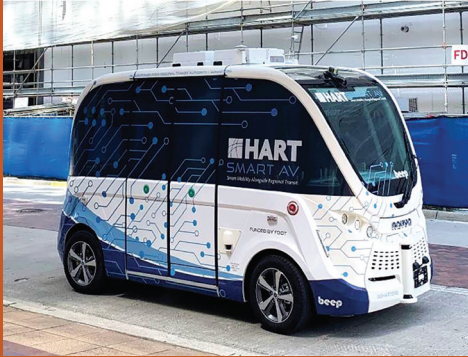
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Economic Development	26
Community Engagement	29

Total number of Activities started	0
Total number of Activities completed	2
Total amount for low and middle income affordable housing	\$7,949



Downtown



Downtown continues building its reputation as a high-caliber urban center that features quality residential, commercial, and recreational assets. Construction continues on three major mixed-use towers in northern Downtown, the The Henry student housing, Modera apartments, and infrastructure/right-of-way preparation for the new AER Tower site. Water Street Tampa currently has five buildings under construction in Phase I of its major investment in southeast downtown.

With the onset of the COVID-19 pandemic, retail and restaurant establishments struggled to maintain a viable customer base. The City of Tampa created Lift Up Local, enabling Tampa restaurants and bars to safely increase seating capacity through innovative outdoor options.

Highlights 2020

Private Sector Investments

- HRI Properties continued construction of the Hyatt House & Hyatt Place hotel.
- American Land Ventures substantially completed the construction of the realignment of Tyler Street and Cass Street to accommodate the new Arts & Entertainment Tower (AER).
- Mill Creek continues construction on Modera Tampa, a mixed-use development adjacent to the Straz Performing Arts Center.
- Development Ventures Groups continued construction of The Henry Tower, 188 student housing residential apartments at the corner of Tyler Street and Ashley Drive.
- The Heron Apartments, formerly known as 815 Water Street towers, are substantially complete. The buildings are installing final finishes and have begun pre-leasing for a move-in date by Spring 2021.
- 1001 Water Street Office building and the adjacent garage should be complete in FY21.

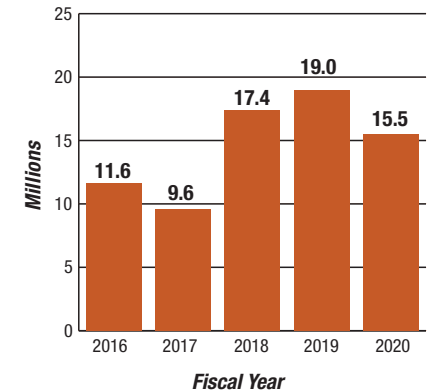
TIF and Non-TIF Funded Capital Improvements

- The CRA collaborated with the Tourist Development Council to fund a \$30 million renovation of the Tampa Convention Center to include multiple Riverwalk improvements, the redevelopment of The Sail Plaza, and upgrades to the elevators and air conditioning systems.
- Riverwalk improvements at the Straz Performing Arts Center are complete.
- HART launched an autonomous vehicle program, utilizing the Marion Transitway as a primary route through Downtown.
- The CRA purchased the Army/Navy store on Tampa Street for a future affordable housing/mixed-use redevelopment in the north end of Downtown.

Notable Events, Programs and Services

- The JW Marriott, a new 519-room hotel at Florida Avenue and Old Water Street was completed and opened to the public.
- The CRA financially supported many unique cultural events including: Downtown Holiday Lighted Boat Parade, Winter Village in Curtis Hixon Park, Riverwalk Halloween Hunt (Virtual) and Riverwalk Holiday Hunt (Virtual).

Downtown CRA Revenue



- In cooperation with the Mobility Department, the Lift Up Local Program combatted the negative effects of the COVID-19 pandemic through street closures and launching a parklet pilot program. The City responded to the social distancing requirements by suspending certain permitting requirements and allowed retail businesses and restaurants to use the adjacent sidewalks and street closures for spreading out tables and chairs to encourage business during the COVID-19 pandemic.

Looking Forward

- Support the construction of new residential, hotel, and commercial projects.
- Continue CRA financial support of downtown activities and cultural events that promote economic development.
- Begin next round of renovations to the Tampa Convention Center.
- Collaborate with the Tampa Hillsborough Expressway Authority on planning infrastructure improvements to roadways such as Whiting Street and Washington Street to connect to Meridian Avenue.



Community Redevelopment Plan (CRP) Accomplishments Summary

The Downtown CRP prioritizes:

- Infrastructure: Improve Utilities, Street Lighting, Public Realm, and Streetscape
- Riverwalk Improvements
- Transportation & Walkability Improvements
- Convention Center & Civic Open Spaces
- Improved Parks & Civic Open Spaces
- Community Policing
- Land Acquisition
- Job Creation
- Activation of District through Co-sponsorships

In furtherance of the CRP, Downtown continued funding its successful programs, such as:

- Continued promotion of Commercial Facade Grant Program.
- Completed improvements to Riverwalk at Cass Street Bridge near the Straz Performing Arts Center.
- Acquired Land for Affordable mixed-use redevelopment in north end of Downtown.
- Disbursed approx. \$986,000 towards Master Infrastructure Agreement with Strategic Planning Partners.
- Assisted numerous developers with development and permitting processes.

FY2020 Affordable Housing Spending

\$4,575,000

Ybor City

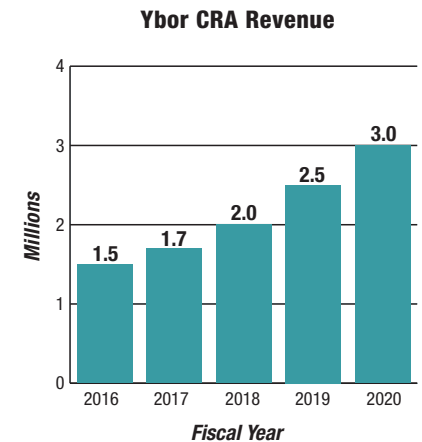


The traditions of Ybor City continue to attract millions of visitors to the national historic landmark district each year. Hand-rolled cigars, international cuisine, eclectic retail and distinctive special events – it's all here in Ybor City. Historic building preservation and façade improvement initiatives are helping to ensure that the area's integral architectural character remains a priority. Well-rounded new business ventures are growing the local economy. New residential options offer a wide variety of attractive amenities while continuous improvement projects enhance areas of the district to attract people and businesses alike. Whether it's food, entertainment, culture or business opportunities, Ybor City has ample options to suit everyone.

Highlights 2020

Private Sector Investments

- New development projects and business expansions include almost 10 new retail, restaurant/lounge locations; one brewery; two corporate headquarters; one boutique hotel and several office locations, plus several infill mixed-use developments.
- The CRA approved two Ybor CRA Façade Grants for historic properties resulting in \$156,700 of private investment leveraged with \$82,500 in Tax Increment Finance dollars.
- Two new economic development grant programs were approved. 1) Community Infrastructure Needs Grant Program to assist right-of-way infrastructure improvements, and 2) Ybor City Community Amenity Program that reimburses for city permit costs. The CRA approved two grant projects in CRA 2 for a Neighborhood Amenity Grant totaling \$9,984.74 and a Community Infrastructure Improvement Grant in the amount of \$31,423.00.
- Completed construction projects include: 1) Masonite's National Headquarters at 1309 E. 6th Avenue, a 56,000 s.f. office building for 300 employees; 2) Casa Socarras, a four-story 25,300 s.f. commercial office addition; and 3) A five-story, mixed-use project at 26th Street and Adamo Drive providing retail, 237 mid-rise apartments, and a parking garage.



TIF and non-TIF Funded Capital Improvements

- CRA district improvement projects totaled approximately \$425,000 that included the following projects: Ybor sign repairs/replacements; pedestrian and traffic system enhancements; Centennial Park and sidewalk tree replacements and trimming; city surface parking lot landscaping; high-intensity pressure washing; major parking garage restroom renovations; parking lot security; 7th Avenue street amenity and paver repairs and replacements; brick street repairs; tree grate purchase, painting and maintenance; litter basket lid purchase/replacements; enhanced landscape and irrigation to Palm Avenue medians; and repairs to the Palm Avenue Monument.
- The CRA continues to fund the Ambassador Program, district pressure washing with a focus on 7th Avenue, late evening security at the parking garage and lots, TECO Line Streetcar, and the YES Team.
- Approximately 8,000 pieces of hexagon and red pavers were purchased for installation along the south side of 7th Avenue between the 1400 and 1500 block.

Notable Events, Programs and Services

- Hotel Haya, incorporating the restoration of two historic buildings, celebrated its grand opening. The 178-room boutique hotel on the 1400 block of 7th Avenue, hosted a ribbon cutting in September.
- The updated Ybor City Vision 2020 Plan, with a five-year strategic action plan, was approved by both The Planning Commission and Community Redevelopment Agency.
- The three CAC subcommittees – Planning, Infrastructure and Economic Development; Public Safety and Transportation; and Culture, Arts and Special Events – prioritized the Vision 2020 Strategic Action Plan items to incorporate identified initiatives in the FY21 budget.
- The Centro Ybor renovated and leased the former Muvico's movie theatre to Industrious (co-work space).

- The More in Ybor marketing campaign received a statewide award from the Florida Redevelopment Association and a local award of excellence from the Hillsborough County Planning Commission.
- The CAC approved funding 10 additional security cameras placed along 7th Avenue and in Centennial Park for increased public safety.
- A scaled-down version of the Ybor City Saturday Market re-opened in September (with CDC protocols in place) and celebrated its 20th anniversary.
- The community requested a complete re-glaze of the 'American Journey' mural by the original artist located on Adamo Drive, which was completed.

Looking Forward

- Executing the top priorities of the Ybor City Vision 2020 Plan five-year strategic action plan items.
- Completion of the 7th Avenue streetscape from 24th to 26th streets with the inclusion of a new Ybor City entryway monument. The project will occur during the 7th Avenue Lighted Archway Project.
- Historic preservation is the cornerstone of several significant development projects in 2021: the German American Club renovation and addition; Santo Stefano Italian Restaurant (former historic Ferlita Macaroni Factory); Casa Socarras mixed-use historic project (former Cadrecha furniture store); and Casa Bombero on 8th Avenue (former historic firehouse).
- The educational sound installation project at Centennial Park that will recognize the sounds of Ybor from the 1800s to today.



Community Redevelopment Plan (CRP) Accomplishments Summary

The Ybor City CRP prioritizes:

- Affordable/Workforce Housing
- Historic Preservation, Planning & Zoning
- Infrastructure & Complete Streets
- Gateways & Signage
- Special Clean-up Services & Code Enforcement
- Community Policing & Lighting
- Parking: Residential & Non-residential
- Improved Parks/New Greenways
- Job Creation/Business Incentives/Facade
- Marketing & Support Sponsorships
- Transportation

In furtherance of the CRP, Ybor City continued funding its successful programs, such as:

- Established a homeowner rehabilitation program.
- Produce the Ybor City Vision 2020 Plan and SAP. Also, funded the City of Tampa Historic Preservation update to the Ybor City Barrio Latino Commission Guidelines.
- Streetscape improvements included streetscape amenities, historic Ybor five-globe light purchases, brick street repairs, and the 7th Avenue CRA 2 Streetscape completion with monument and Archway Light Project.
- Rehabilitation of the E. 7th Avenue Gateway and Palm Avenue Monument.
- Funded the Ybor City Environmental Services (YES) Clean Team, sidewalk intensive pressure-cleaning, and solid waste/YCDC pilot program for 17th-18th Street north alley.
- Weekend nighttime code enforcement to address illegal dumping and enforcement of Ybor City codes.
- Implementation of parking programs (residential, non-residential and rideshare) and funded parking garage and lot improvements.
- Centennial Park and Palm Avenue median improvements, district tree trimming and infill street trees.
- Funded the Commercial Façade Grant Program, Community Infrastructure Program, Neighborhood Amenity Program.
- Marketing and Special Events programs continue to drive traffic to Ybor and promote small business and economic development.

FY2020 Affordable Housing Spending

\$0

Channel District



The Channel District continues its evolution from a warehouse and distribution district into an urban residential and arts and entertainment magnet. Channelside Bay Plaza completed its transformation into a vibrant retail and office development, Sparkman Wharf.

Significant infrastructure improvements compliment the emerging neighborhood character through pedestrian-focused streetscapes and the recent completion of the Madison Street Park. These amenities and improvements are certain to attract additional investment to this exciting and dynamic urban neighborhood.

Highlights 2020

Private Sector Investments

- Mercury Advisors announced the Parc Madison, a new redevelopment project at the corner of Madison Street and Kennedy Boulevard.
- Daniel Corporation began construction on the Tampa Channelside Apartments, a 19-story, mixed-use residential building with 324 units.
- Tampa Hillsborough Expressway Authority (THEA) began preliminary studies to implement sidewalk and curb improvements along the east side of Meridian Avenue.

TIF and non-TIF Funded Capital Improvements

- Construction was completed on the 12th Street Segment C, from Washington Street to Kennedy Boulevard.
- Continued support of the Tampa Downtowner, which provides point-to-point transit stops within the urban core and Central Business District.
- Madison Street Park improvements completed.
- Greenman Pedersen, Inc (GPI) completed design and construction documents for the Channelside Drive Project. Channelside Drive construction will commence in early 2021.
- Penonni completed approximately 90% of the design and construction documents for improvements to Whiting, Cumberland, Twiggs, and N 12th Street. Construction will be phased with community safety and accessibility as priority.

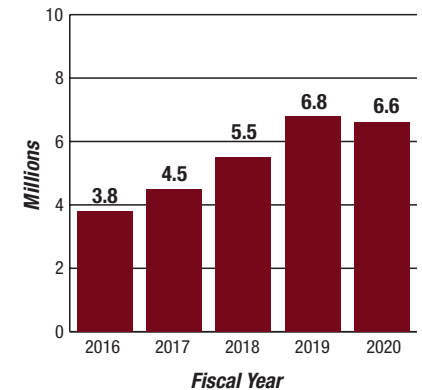
Notable Events, Programs and Services

- Strategic Property Partners (SPP) opened the restaurant portion of Sparkman Wharf. The remainder of the former Channelside Bay Plaza is expected to be completed in the first quarter of 2021.
- The CRA financially supported a number of special events such as the Third Thursday Food Trucks.

Looking Forward

- Continuation of district-wide improvement construction projects.
- Commencement of Community Redevelopment Plan and Strategic Action Plan updates for the district.
- Evaluate vacant land for public realm improvements and evaluate needs assessment with Parks & Recreation Department.
- Continue CRA financial support of recreational activities and cultural events that promote economic development.
- Mercury Advisors announced their upcoming development of Eleve61. The 33-story building will have 61 high-end condominium units at the corner of Whiting Street and Channelside Drive.
- Redevelopment of the Florida Aquarium parking lot and Port Tampa Bay cruise terminal access.

Channel District CRA Revenue





Community Redevelopment Plan (CRP) Accomplishments Summary

The Channel District CRP prioritizes:

- Infrastructure: Improve Utilities, Street Lighting, Public Realm, and Streetscape
- Transportation & Walkability Improvements
- Convention Center & Civic Open Spaces
- Improved Parks
- Land Acquisition
- Activation of District through Co-sponsorships

In furtherance of the CRP, Channel District continued funding its successful projects and programs, such as:

- Construction of 12th Street Improvements from Washington Street to Kennedy Boulevard.
- Construction of Madison Street Park.
- Design of the Projects within the District-Wide Improvements Projects.
- Assisted numerous developers with development and permitting processes.

FY2019 Affordable Housing Spending \$0

Drew Park



Drew Park's close proximity to Tampa International Airport, Hillsborough Community College, professional sports and recreational facilities, and major employers, ideally positions the area for private investment. As one of the few remaining areas in Tampa with affordable industrial land and space, the area continues to attract new residents and businesses. The \$15.9 million Lois Avenue infrastructure and streetscape project has transformed the function and appearance of the major gateway through Drew Park. These improvements, in combination with the upcoming completion of the Drew Park Strategic Action Plan update, are keeping redevelopment momentum moving forward.

Highlights 2020

Private Sector Investments

- The Stadium Center Project is in the final renovations stage along Dale Mabry Highway. The project consists of a new Radisson Country Inn and Suites (147 rooms), Econo Lodge (121 rooms), and a Tyvy pet hotel and veterinary clinic. The development also includes a renovated 23,000 s.f. building for restaurants and retail along with another 5,700 s.f. outparcel for retail lease with over 600 parking spaces throughout the development.
- Across the street from Drew Park on Air Cargo Road, CAE USA is building a new \$40 million 250,000 s.f. facility. This facility will include the relocation of 500 existing employees and the creation of 100 new jobs.
- A newly constructed craft brewery, Two Shepherds Tap Room, opened on Grady Avenue. This is Tampa's first and only indoor and outdoor dog park and bar.

TIF and non-TIF funded Capital Improvements

- The Tampa Bay Boulevard Linear Park construction was completed in FY2020.

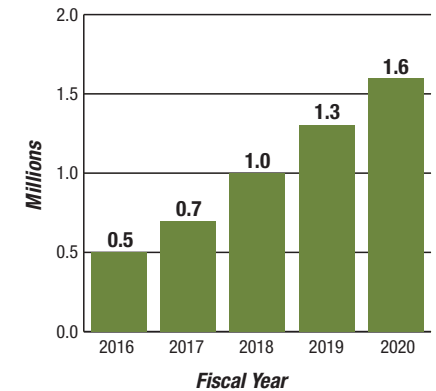
Notable Events, Programs and Services

- Drew Park CRA approved two Commercial Façade Grant projects. These grants represent \$50,186 in Drew Park TIF funds, leveraging an additional \$1,306,759 in private investment.
- Drew Park CRA Strategic Action Plan update began with VHB selected as the professional services firm to facilitate the project. The initiative kicked off to include the market analysis, board and community interviews, and public meetings for input. The report is in the final stages and will be completed in early FY21.

Looking Forward

- Continue the implementation of projects from the Drew Park Streetscape & Beautification Master Plan.
- Continue to assist businesses, support job creation, and improve the appearance of Drew Park through the Façade Improvement Grant Program and the Fence Grant Program.
- Two historic signs are being designed to publicly display and educate on the history of the Drew Park area.
- Adoption of the updated Strategic Action Plan.

Drew Park CRA Revenue





Community Redevelopment Plan (CRP) Accomplishments Summary

The Drew Park CRP prioritizes:

- Affordable/Workforce Housing
- Infrastructure & Complete Streets
- Safety, Lighting, Crime Reduction
- Illegal Dumping & Code Enforcement
- Improved Parks
- Sidewalks/Walkability/Pedestrian
- Business Incentives/Façade
- Gateways/Signage/Identifiers

The Drew Park CRA is a well-established redevelopment area. In accordance with the CRP, Drew Park has prioritized Infrastructure and Complete Streets along with Sidewalks/Walkability, and Park improvements:

- Implementation of the Drew Park Streetscape and Beautification Master Plan.
- Tampa Bay Blvd Linear Park Construction.
- Drew Park Commercial Façade Grant Program.
- Drew Park Strategic Action Plan Update Scope Preparation.

Drew Park made a commitment to improving the infrastructure and walkability of the district. FY2020 brought more success with the commercial Façade and Fence Grant Programs. The construction of Tampa Bay Linear Park was completed. We continue to see new private development throughout Drew Park with the Stadium Club along Dale Mabry Highway being the largest. A scope of work for the Strategic Action Plan update was created during FY2020 and the community based Strategic Plan update will be complete in FY2021.

CRA Affordable Housing Spending to Date	\$637,800
FY2020 Affordable Housing Spending	\$0

East Tampa



East Tampa is ideally situated between Downtown, the Port of Tampa and the University of South Florida and offers convenient access to three interstates and Tampa International Airport. The community continues to attract private investment throughout the 7.5 square-mile area, especially along Hillsborough Avenue. The CRA strengthened its commitment to affordable housing and resident safety with two new housing assistance programs and the Tree Trimming Grant.

Highlights 2020

Private Sector Investments

- New East Tampa businesses include: New East Side Deli, Grocery & Salon/Barbershop opened at N. 15th Street and E. 26th Avenue, WelDone Pharmacy, an independently owned African American business, opened at 1739 E. Hillsborough Avenue, a new 7-Eleven on Dr. Martin Luther King Jr. Boulevard.
- New single-family market rate housing being constructed by Infinity Construction and Gulf Bay Builders.
- Habitat Homes Hillsborough completed and sold 8 homes with 2 under construction. CDC of Tampa, non-profit partner completed and sold 3 homes with 2 under construction. Domain Homes purchased 41 properties to provide additional affordable housing.
- The CDC of Tampa received a \$200,000 Federal Environmental Protection Agency Grant for job training and placement in the environmental assessment field.

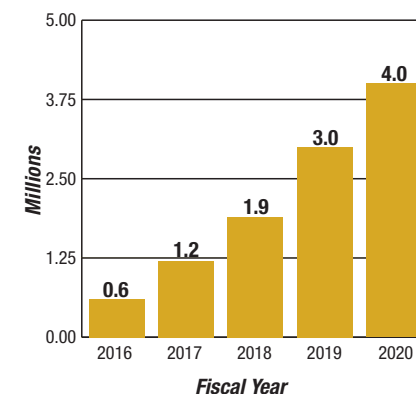
TIF and non-TIF Funded Capital Improvements

- Repaving in Southeast Seminole Heights, portions of Giddens and Lake Avenue.
- The CAC approved leveraging funding of \$500,000 in conjunction with the Housing & Community Development Division's Housing Rehabilitation Assistance Program to assist 30 individuals.
- Adopted Down Payment Assistance Program with \$400,000 funding to support East Tampa residents becoming homeowners.
- The CAC created a Residential Tree Trimming Grant Program to assist East Tampa residents with needed tree trimming and/or removal for safety reasons. The grant provides a maximum of \$2,500 per residential property.
- Consultant selected for the Strategic Plan Update and kickoff meetings were held with the community.

Notable Events, Programs and Services

- In 2020 The East Tampa Environmental Detective added a prevention and education component in the fight against illegal dumping. The Detective led a multi-function team to address all facets of abandoned and dilapidated structures, chronic dumping sites, assisting homeless in unsafe structures, animal control, and participating in community policing efforts.

East Tampa CRA Revenue



- The Neighborhood Enhancement Division completed its fourteenth year of the “Summer Youth Program,” employing 42 East Tampa youths. The team provided routine maintenance to over 104 miles of major thoroughfares and residential corridors. Additionally, they responded to 200 residential service calls.
- East Tampa CRA expanded the Summer Youth Program to include hiring five part-time employees from the Summer Youth participants.

Looking Forward

- Development of several new affordable and workforce housing initiatives.
- Continuation of the residential Tree Trimming Grant Program.
- Continue investment in real estate along the 21st and 22nd Streets corridor for development of retail/commercial business expansion.
- Update of the East Tampa CRA Strategic Action Plan.
- Completion of construction of the 34th Street Safety & Enhancement Project.
- Construction of the Columbus Drive Safety Improvement Project.
- Madison Highlands Affordable Housing Development of 102 Units for the elderly (55+) at Hillsborough Avenue and 37th Street closing on tax credits in October 2020.



Community Redevelopment Plan (CRP) Accomplishments Summary

The East Tampa CRP prioritizes:

- Affordable/Workforce Housing
 - Rehabilitation and New
- Infrastructure & Complete Streets
- Street Direction & Traffic Circulation
- Illegal Dumping & Code Enforcement
- Improved Parks
- Community Policing
- Land Acquisition
- Job Creation
- Stormwater Ponds

In furtherance of the CRP, East Tampa continued funding its successful programs, such as:

- Environmental detective addressing illegal dumping and assisting Code Enforcement,
- Neighborhood street resurfacing,
- East Tampa Clean Team and Summer Youth Employment,
- Commercial Façade Grant Program and Small Business Assistance Program,
- Dilapidated vacant structure demolition and removal,
- Stormwater pond and improvement maintenance, and
- Partnering with Housing and Community Development Division to incent infill housing.

The East Tampa Community worked hard to develop additional programs in support of CRP priorities for funding in FY2020. These programs will assist with housing down payment assistance, low-income homeowner rehabilitation grants, dilapidated/vacant structure demolition, residential tree trimming grants for safety, public art in new roundabout to address roadway safety challenges, land acquisition to promote the 22nd Street commercial corridor, and updating the 2009 Strategic Action Plan and East Tampa Overlay District.

CRA Affordable Housing Spending to Date	\$2,495,000
FY2020 Affordable Housing Budget	\$900,000

Tampa Heights Riverfront



Tampa Heights Riverfront's close proximity to Downtown makes this CRA a prime location for redevelopment investment. Two mixed-use projects under construction include The Height Union Office Building and a mixed-use structure with Marriott Moxy Hotel and a Sprouts Grocery store. Tampa Heights is located just a short distance along the Tampa Riverwalk from the David A. Straz Performing Arts Center, the Tampa Museum of Art, the Glazer Children's Museum, and the Curtis Hixon Waterfront Park. Tampa Heights Riverfront is destined to become a premier waterfront community.

Highlights 2020

Private Sector Investments

- SoHo Capital continues the construction of infrastructure and public realm improvements in the district. The first round-a-bout at Highland Avenue and Palm Avenue was completed in 2020. The second round-a-bout at Palm Avenue and North Boulevard began construction in 2020.
- SoHo Capital completed the first phase of The Heights Union Buildings at Tampa Street and Palm Avenue. Construction started on the garage and new grocery store, slated to be a Sprouts Grocery store.

TIF and non-TIF Funded Capital Improvements

- The CRA made the first of the annual reimbursement payments for public infrastructure improvements to the Tampa Heights Community Development District who holds the development agreement with the CRA. SoHo Capital made significant progress on the public realm improvements by completing the Riverwalk from Water Works Park to the North Boulevard bridge.
- Coordination with TECO Energy continued in 2020 as many of the tall overhead transmission lines were rerouted outside of the Palm Avenue corridor to improve the neighborhood and its resiliency.
- After adopting a new co-sponsorship program in late 2019, the CAC funded new cultural events to activate Water Works Parks and the Riverwalk. These events included the Jazz Reborn Festival (January 2020), Riverwalk Halloween Hunt (Virtual), and the Riverwalk Holiday Hunt (Virtual).

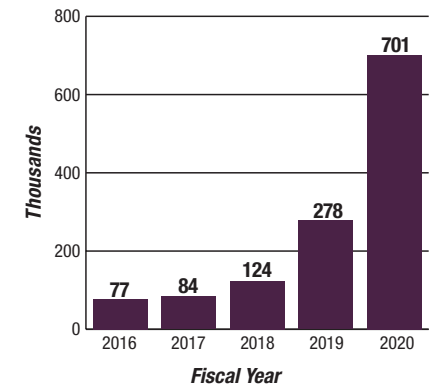
Notable Events, Programs and Services

- Armature Works hosted the Urban Land Institute (ULI) Trends Conference 2020 (January) in the Armature Works Event Facility. The event educated and updated business professionals on the trends in the market from housing, new business starts, employment, real estate reports, and other related topics.
- Armature Works and the Heights Market continued to keep their food vendors engaged despite the COVID-19 restrictions in place.

Looking Forward

- Support Soho Capital's effort to reposition The Heights project property for redevelopment.
- Support TECO installation of 211 new street lights within the district.
- Support additional private sector initiatives, including attracting office tenants and hoteliers.
- Continue participation with the streetcar study process.

Tampa Heights Riverfront CRA Revenue





Community Redevelopment Plan (CRP) Accomplishments Summary

The Tampa Heights Riverfront CRP prioritizes:

- Infrastructure: Improve Utilities, Street Lighting, Public Realm, and Streetscape
- Transportation & Walkability Improvements
- Riverwalk Improvements
- Activation of Water Works Park through Co-Sponsorships
- Open Space and Parks

In furtherance of the CRP, Tampa Heights Riverfront continued funding its successful programs, such as:

- Establishment of a Co-Sponsorship Program.
- Advocating for the redevelopment of parcels within the CRA Area.
- Supporting the permitting and planning functions of SoHo Capital in executing the infrastructure and public realm improvements.

FY2020 Affordable Housing Spending

\$0



Central Park



Boasting great views of the Downtown skyline and convenient access to Tampa's urban job center, Ybor City and the Channel District, Central Park is emerging with new residences, business opportunities and great recreational amenities. At the mixed-use Encore development, the Independent, Legacy and Adderly are poised to bring market rate apartments and a grocery store to the area. The Tampa Park Apartments are being redeveloped into a much larger, mixed-use community that will encompass multiple CRA districts, including Central Park, Ybor and Downtown. By blending the neighborhood's incredibly rich cultural history with the best principles of sustainable urban design, Encore's distinctive character is igniting the rebirth of the Central Park neighborhood.

Highlights 2020

Private Sector Investments

- The Tampa Housing Authority (THA) continued to invest in the construction of the Encore! Development and is currently planning and designing The Adderly at Encore, a composite structure of retail, grocery, and 106 residential units, and the Phase 1 of T4 multifamily development consisting of 112 units.
- The Tampa Housing Authority sold Lot #9 to a Houston developer, Transwestern Development. The lot was purchased for \$4.66 million to develop a new residential building with 288 market rate residential units, known as the Independent at Encore! which is currently under construction.
- Another developer, Legacy Partners, began construction of a mixed-income apartment building, known as The Legacy with 224 residential units on Lot #11.
- Real estate developer Darryl Shaw purchased Tampa Park Apartments in conjunction with the Gas Worx in the Downtown CRA, with plans for a new urban neighborhood to be known as Ybor South.

TIF and non-TIF Funded Capital Improvements

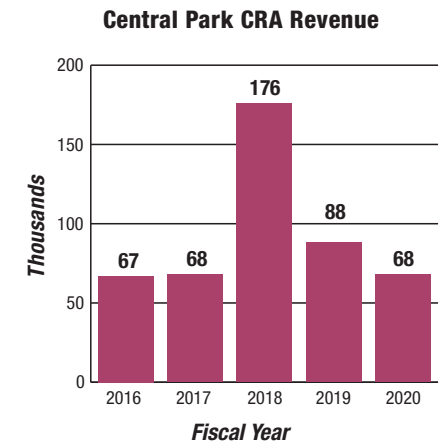
- The CRA and Tampa Housing Authority partnered with Meachum Urban Farm LLC to create an urban farm for education and awareness in the district. The farm is organized and operated by farmers, who created the non-profit to grow fresh, seasonal fruits and vegetables, host a classroom space, and provide an on-site market stand.

Notable Events, Programs and Services

- Completion of Meachum Urban Farm and soft opening.

Looking Forward

- Recruitment of additional retailers for the retail spaces at the Encore! Development.
- Support additional private sector initiatives that evolve.
- Continue to recruit members for the Community Advisory Committee.
- Support the planning and development of Ybor South.
- Support THA's effort to market and promote the Encore! Development property for redevelopment.



Community Redevelopment Plan (CRP) Accomplishments Summary

The Central Park CRP prioritizes:

- Infrastructure: Improve Utilities, Street Lighting, Public Realm, and Streetscape
- Transportation & Walkability Improvements
- Affordable Housing
- Transit
- Land Acquisition
- Open Space and Parks

In furtherance of the CRP, Central Park continued funding its successful projects and programs, such as:

- Supported the Meachum Urban Farm construction, which provides education and community engagement in the local food system and instills a commitment to organic, healthy, environmentally conscious farming in an urban area.

Continued market demand for a more diverse urban environment for residents and businesses has been realized, and the partnership with the Tampa Housing Authority (THA) is actively engaged in meeting that demand. With the encouragement of the City and THA, the development environment in the Central Park Area is promising, particularly for residential and retail commercial uses that serve regional demand. The Tampa Housing Authority has developed a master plan for the redevelopment of former Central Park Village, which is now Encore! Tampa.

Tampa Housing Authority is the primary landowner in the CRA. Initial housing developments focused on low-income and affordable housing units, providing minimal property tax revenue. The CRA role has generally been one of support, coordination, and planning assistance. As more mixed-rate units and commercial/retail developments come on line, the CRA will be able to contribute more in support of the CRA Financially.

Mostly recently, Encore! Tampa continues to develop with 3 new buildings underway with 2 private partnerships. The CRA looks forward to completion of The Independent, The Legacy and The Adderly in FY 2021.

FY2020 Affordable Housing Spending

\$0



West Tampa

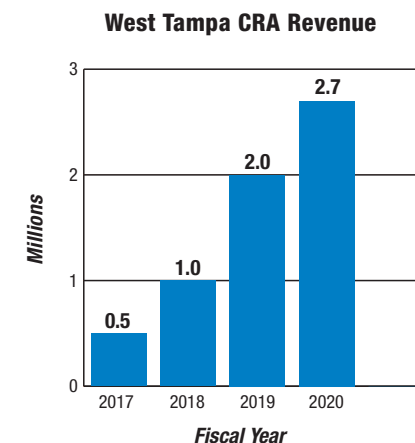


West Tampa is the city's newest Community Redevelopment Area, created in 2015. With its central location in the heart of the city between Downtown and the Westshore business district, West Tampa is experiencing major redevelopment activity as 1000+ multi-family residential units are currently being added. The west side of the Riverwalk will be expanded with funding support of a \$24 million BUILD grant from the US Department of Transportation. The implementation of the West River Plan will transition the surrounding area into a vibrant, diverse, urban community open to the Hillsborough River. Historic West Tampa's combination of the old and the new, residential and commercial, and easy access to I-275 make it a prime location for investment.

Highlights 2020

Private Sector Investments

- Tampa Housing Authority (THA) is continuing with the development of the West River Development. THA reports five fully funded projects. The remodeled Mary McLeod Bethune senior housing development as well as the brand new Renaissance at West River, a senior residential development, opened in the Fall of 2020.
- The West River Development project also includes ongoing construction of three seven-story apartment buildings, with the first phase of development including 371 apartments and 6,300 s.f. of retail space.
- Site preparation work and construction began on the Foundry NoHo, a multifamily community creating 198 units, located on the square block bounded by Armenia, Howard, State, and Lemon.
- A Goddard School is under construction on West Kennedy Boulevard, and will provide high quality preschool once open in mid-2021.



TIF and non-TIF Funded Capital Improvements

- The City of Tampa Stormwater Department continues construction on the Cypress Street Outfall. The project consists of the construction of a dual box culvert from the existing stub at Cass Street and North Boulevard to Rome Avenue. A second box culvert will connect at Cass Street and Rome Avenue and run south towards Kennedy Boulevard to help eliminate flooding in the area.
- The City of Tampa is currently under construction on phase two of the East-West Green Spine Cycle track. The project consists of an urban trail/cycle track along Cass Street to connect North Hyde Park from Howard to the Hillsborough River.
- Tampa Electric Company is extending power to the West River development in two phases, including an underground distribution line and the replacement of other necessary lines and poles.

Notable Events, Programs and Services

- The West Tampa CRA awarded three Commercial Façade Grants to businesses totaling \$80,383 in TIF funds, leveraging an additional \$1,618,601 in private investment within the redevelopment area.
- The West Tampa CRA Special Events Subcommittee sent out the first ever West Tampa CRA newsletter, which was distributed both electronically and via hard copy.
- The City was awarded \$24,000,000 in federal funding from the US Department of Transportation as part of their Better Utilizing Investment to Leverage Development (BUILD) grant to extend the west side of the Riverwalk north, which is partially located within the West Tampa CRA.

Looking Forward

- The West Tampa CRA will be hosting community workshops on home ownership, financing, and business development.
- West Tampa CAC will continue to provide recommendations on programs and projects to the CRA Board.
- West Tampa CRA will continue to assist businesses, support job creation, and improve the appearance of West Tampa through the Commercial Façade Grant Program.

Community Redevelopment Plan (CRP) Accomplishments Summary

The West Tampa CRP prioritizes:

- Affordable/Workforce Housing
 - Rehabilitation and New
- Infrastructure & Complete Streets
- Safety, Lighting, Crime Reduction
- Illegal Dumping & Code Enforcement
- Improved Parks
- Land Assemblage/Site preparation/RFP
- Land Acquisition
- Business Incentives/Façade
- Programming Support/Co-Sponsorships

In furtherance of the CRP, West Tampa continues to plan and implement programs and projects such as:

- West Tampa Historical and Cultural Festival.
- West Tampa Special Events Co-Sponsorship Grant.
- West Tampa Commercial Façade Grant Program.
- Partnered with Code Enforcement on West Tampa Alley Cleanup.
- Partnered with Housing and Community Development Division to incent infill housing.

FY2020 continued to see an increase in TIF revenue as redevelopment continues to flourish in the North Hyde Park area. West Tampa created four sub-committees tasked to create programs and projects for submittal to the Community Advisory Committee. These committees include Housing, Infrastructure, Economic Development, and Special Events. The committees' recommendations support both the CRP and area's Strategic Action Plan. Some of the programs/projects developed in FY2020 and kicking off in FY2021 are update of the West Tampa Overlay District, Down Payment Assistance Grant Program, Owner-Occupied Rehabilitation Grant Program, West Tampa Parking Study, and Non-Profit Housing Rehabilitation Partnership, to name a few.

FY2020 Affordable Housing Budget

\$325,000



Frequently Asked Questions About Community Redevelopment Areas

What is a Community Redevelopment Area?

A Community Redevelopment Area (“CRA”) is a geographic area in which the physical and economic conditions meet the definition of slum or blight as provided in the State’s Community Redevelopment Act of 1969 (“Act”) that the local government formally designates for redevelopment. It is a powerful tool that Tampa and municipalities throughout Florida use to help persistently struggling commercial districts and neighborhoods.

What is the purpose of creating a Community Redevelopment Area?

The basic purpose of creating a CRA is to formally recognize that the designated area deserves dedicated resources to reduce and/or eliminate the conditions of slum/blight and to stimulate community and economic revitalization. A CRA is a long-term, 30-year commitment.

How is a CRA created?

The Act outlines the process for creating a CRA. First, a field study is conducted to document the slum/blight conditions in the area. If legally sufficient documentation is produced, the local government approves a resolution declaring that the area is appropriate for redevelopment under the Act. From there, the local government works with the community’s residents and stakeholders to create a CRA Plan for adoption by the local government.

Are there any special funding sources associated with a CRA?

Yes. The Act allows for the creation of a Tax Increment Financing (“TIF”) district within a CRA. When a CRA/TIF is created, the Property Appraiser “freezes” the

value of the property in the CRA at its current level (often called the “base value”). Annually thereafter, increases in property taxes collected above the base year amount (“increment”) are deposited in a trust fund and invested in CRA Plan initiatives. Increment revenues must be spent within the CRA in which they are generated.

Who governs CRA’s and TIF expenditures?

A Community Redevelopment Agency, as provided in the Act, governs community redevelopment areas. In Tampa, City Council serves as the Agency. The Council and Agency are separate and distinct governments with different functions and powers. The primary functions of the Agency are to oversee the implementation of CRA Plans and to administer TIF expenditures.

Are community members involved in the redevelopment process?

Yes. The Agency appoints community advisory committees to serve each redevelopment area. The committees meet regularly with city staff and other stakeholders to help prioritize redevelopment initiatives. Committee recommendations are then presented to the Agency for consideration.

For additional information, please contact

City of Tampa
Economic and Urban Development
306 East Jackson Street, 2N
Tampa, Florida 33602

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CITY OF TAMPA, FLORIDA
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
COMMUNITY REDEVELOPMENT AGENCY (CRA) - TAX INCREMENT FINANCING
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020 (in thousands)

	Ybor I	Downtown (1)		East Tampa	West Tampa	Drew Park	Channel District	Ybor II	Tampa Heights Riverfront	Central Park	CRA Total
		Core	Non Core								
REVENUES											
Tax Increment Revenues:											
Hillsborough County	\$ 900	\$ -	\$ -	\$ 1,652	\$ 1,249	\$ 632	\$ 2,824	\$ 259	\$ 289	\$ 25	\$ 7,830
City of Tampa	1,393	4,493	10,229	2,237	1,352	856	3,824	351	391	39	25,165
Tampa Port Authority	24	76	173	38	23	14	65	6	6	1	426
INTERGOVERNMENTAL											
Local (2)	-	148	346	-	-	-	-	-	-	-	494
Licenses and Permits	4	-	-	-	-	-	-	-	-	-	4
Earnings on Investments	39	101	(23)	96	72	64	(70)	17	15	3	314
TOTAL REVENUES	<u>2,360</u>	<u>4,818</u>	<u>10,725</u>	<u>4,023</u>	<u>2,696</u>	<u>1,566</u>	<u>6,643</u>	<u>633</u>	<u>701</u>	<u>68</u>	<u>34,233</u>
EXPENDITURES											
Current:											
Contractual Services and Supplies	1,278	203	327	302	56	142	630	175	6	30	3,149
Capital Outlay:											
Land	-	59	3	276	-	-	-	-	-	-	338
Improvements Other Than Buildings	30	588 (3)	1,929 (3)	142	-	1,335	4,409	-	1,044	-	9,477
TOTAL EXPENDITURES	<u>1,308</u>	<u>850</u>	<u>2,259</u>	<u>720</u>	<u>56</u>	<u>1,477</u>	<u>5,039</u>	<u>175</u>	<u>1,050</u>	<u>30</u>	<u>12,964</u>
Excess of Revenues Over (Under) Expenditures	1,052	3,968	8,466	3,303	2,640	89	1,604	458	(349)	38	21,269
OTHER FINANCING SOURCES (USES)											
Transfers Out:											
City Staff	(340)	(146)	-	(765)	(92)	(76)	(146)	(26)	(26)	(7)	(1,624)
Debt Service	-	(522)	(1,654)	-	-	-	-	-	-	-	(2,176)
Total Other Financing Uses	(340)	(668)	(1,654)	(765)	(92)	(76)	(146)	(26)	(26)	(7)	(3,800)
Net Change in Fund Balances	712	3,300	6,812	2,538	2,548	13	1,458	432	(375)	31	17,469
BEGINNING FUND BALANCES-OCTOBER 1	1,780	4,966	13,267	4,512	3,220	3,946	17,701	838	728	175	51,133
ENDING FUND BALANCES-SEPTEMBER 30	<u>\$ 2,492</u>	<u>\$ 8,266</u>	<u>\$ 20,079</u>	<u>\$ 7,050</u>	<u>\$ 5,768</u>	<u>\$ 3,959</u>	<u>\$ 19,159</u>	<u>\$ 1,270</u>	<u>\$ 353</u>	<u>\$ 206</u>	<u>\$ 68,602</u>
Outstanding Encumbrances	<u>\$ 90</u>	<u>\$ 625</u>	<u>\$ 147</u>	<u>\$ 322</u>	<u>\$ 2</u>	<u>\$ 205</u>	<u>\$ 9,099</u>	<u>\$ 33</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,523</u>

- (1) Since FY2017, the Downtown Community Redevelopment Areas no longer receives contributions from the Hillsborough Area Transit Authority and the Children's Board
(2) Local Revenue consists of Hillsborough County's portion of the reimbursement to Strategic Property Partners (SPP), under the Roadway Construction Improvement Agreement
(3) Expenditures include Hillsborough County's portion of the reimbursement to Strategic Property Partners (SPP), under the Roadway Construction Improvement Agreement, passed thru to SPP



Jane Castor, Mayor
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