



Future Workforce Housing

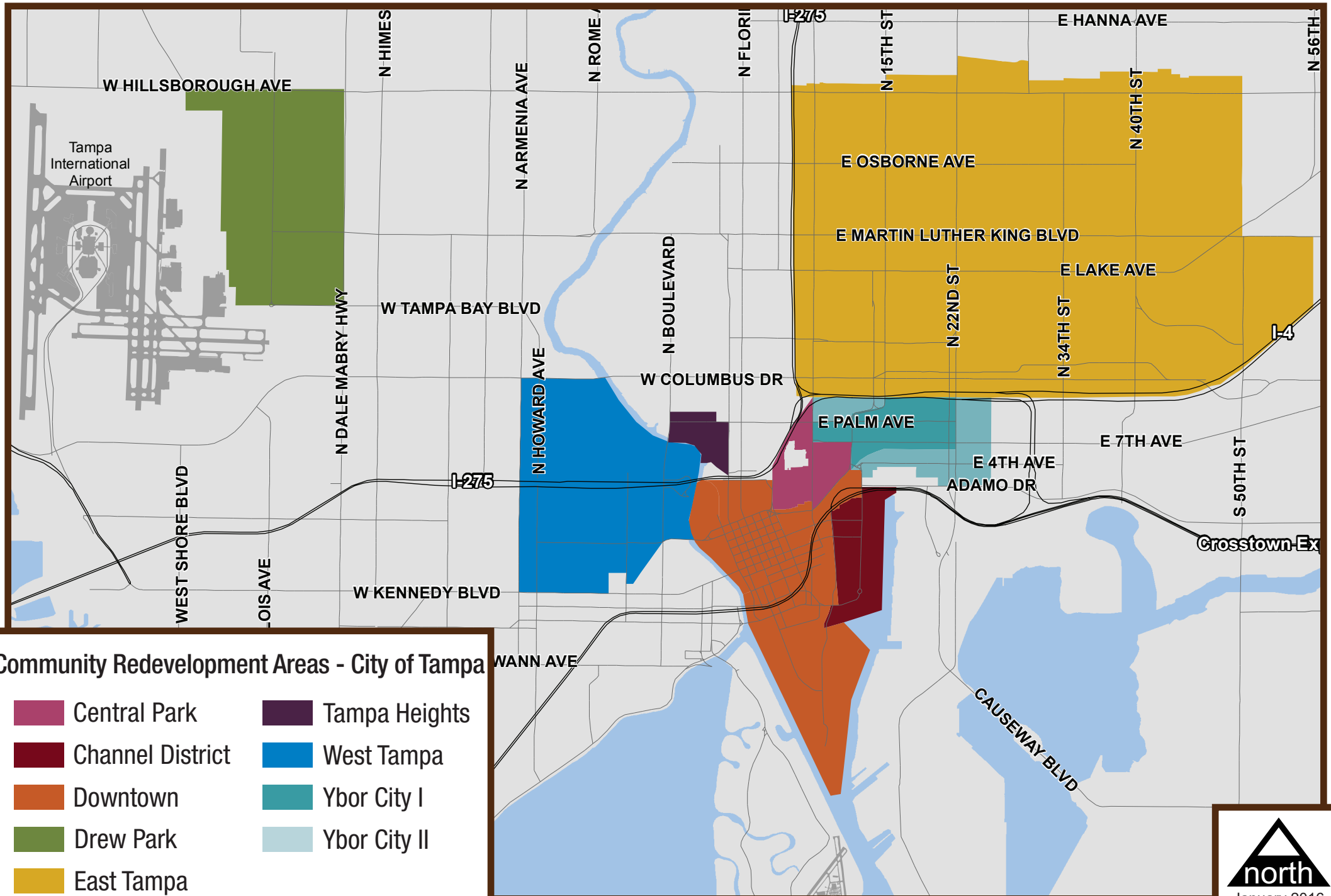


CITY OF TAMPA COMMUNITY REDEVELOPMENT AGENCY

2021 ANNUAL ACTIVITY REPORT

FOR THE YEAR ENDING SEPTEMBER 30, 2021





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

As chair of the CRA Board, I see firsthand a great year for accomplishments in our Tampa CRAs through growth and community collaboration. Every CRA is an opportunity for each of its residents to build and nurture a community that works for everyone. We are proud of our continued efforts to rise to meet the needs of our neighborhoods. Housing affordability, workforce development, smart sustainable growth, and a City where everyone has the opportunity to succeed.

Our communities and neighborhoods are only made stronger through community driven involvement and are essential in our CRAs. The progress made in each one of our CRAs speaks to the hard work of the members, the staff and our residents. And we see this hard work paying off in every CRA.

We see some amazing private sector investments such as construction on the Foundry NoHo in **West Tampa**, a multifamily community creating 198 units expected to be complete in early 2022. Or in **Drew Park**, the Stadium Center Project brought a new Radisson Country Inn and Suites, Econo Lodge and Tyvy Pet hospital and clinic. In **Ybor**, the Columbia Restaurant Group opened Casa Santo Stefano restaurant & Santo's Drinkeria in the former historic Ferlita Macaroni Factory spurring economic growth on the east side of the district.

The CAC **East Tampa** developed new programs such as the Youth Leadership Academy, Neighborhood Amenities Grant Program, and the Owner-Occupied Residential Roof and Exterior Grant Program. And **Tampa Heights Riverfront** continues to activate Water Works Parks and the Riverwalk, through the Jazz Reborn Festival, Riverwalk Halloween Hunt, and the Riverwalk Holiday Hunt.

In **Downtown**, our Cultural Assets COVID-19 Retrofit Program supported many facilities to open safely to the public, including the Straz Center for Performing Arts, Tampa Theatre, Tampa Museum of Art, and the Tampa Bay History Center. In **Central Park**, there recently opened 7,500 square feet of learning space at the ENCORE Community Job Training Center. And In the **Channel District**, we are planning for district wide infrastructure improvements for Whiting, Cumberland, Twiggs, and N 12th Street. And will be phased with community safety and accessibility as priority.

These are just a few reasons we have to celebrate this year. They are made possible because our CRAs, their great staff and community leaders continue to create opportunities for our neighborhoods and for our great City.



Joseph Citro
Chairman

- Joseph Citro



Bill Carlson
Vice Chair



John Dingfelder



Orlando Gudes



Guido Maniscalco



Charlie Miranda



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.

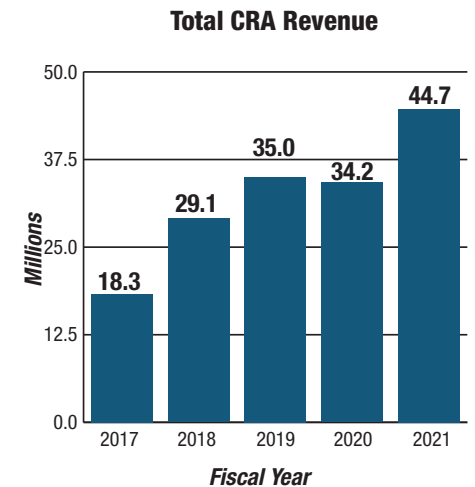
Financial Stewardship - ensure that sufficient public returns exist to support the required public investment.

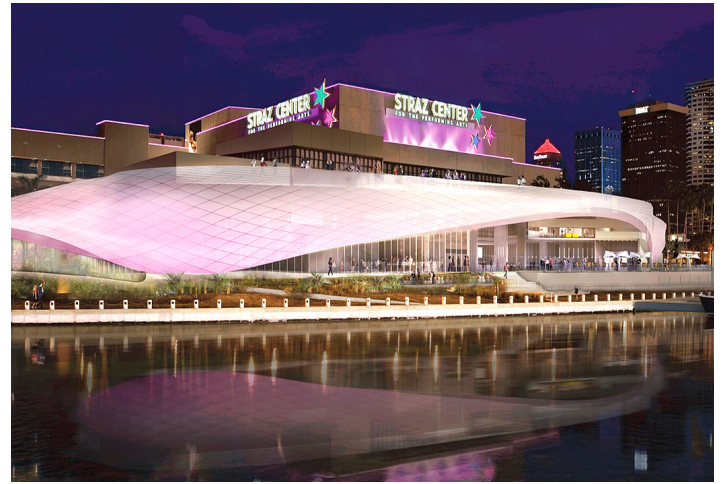
Inspiration - utilize the best talent possible for urban planning and design review efforts to inspire and create attractive, livable areas.

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.







As we remain laser-focused on Transforming Tampa's Tomorrow, we have much to celebrate together. The City of Tampa's outstanding achievements in our Community Redevelopment Areas reflect the unprecedented growth in both development and population.

From a surge in small businesses, to important corporate relocations, we continue to improve the livability and economic health in Central Park, Channel District, Downtown, Drew Park, East Tampa, Tampa Heights Riverfront, West Tampa and Ybor City. This report highlights just a few of this year's exciting achievements, including:

- Channel District: Construction began on the district's major corridor, Channelside Drive, which will include lane elimination, increased public realm and sidewalk spaces and landscaping to improve the gateway to the district. Completion is scheduled for mid-2022.
- Downtown: Design for renovation and expansion of Kid Mason Community Center is now underway.
- Tampa Heights Riverfront: The Heights Union Building has been finalized and we a signed major lease with tenant Pfizer for 105,000 square feet. This will house an enabling-functions hub, only one of six for the company worldwide.
- Central Park: The CRA and Tampa Housing Authority partnered with Meachum Urban Farm LLC to create an urban farm for education and awareness in the district.
- Drew Park: A sidewalk project along North Hesperides was completed in FY2021 to fill the gap in connectivity and provide a safe walking path.
- West Tampa: We chose an incredible developer for the Rome Yard project, an 18-acre mixed-use property that will provide housing with a wide range of affordability. Community input meetings have started for the Community Benefits Agreement that is part of the project.
- East Tampa: Completion the N. 34th Safety Enhancement Project, which includes three roundabouts designed to reduce intersection crashes.
- Ybor City: We've approved the TPD Pilot Enhanced Security Plan. This includes a squad of six additional officers, including one lieutenant, who will assist on weekend nights in the district.

As we look to the future, I know great things are ahead. Our CRAs show Tampa leading the way – proving that private sector investments follow public sector investments. Together, we can make a real difference in the lives of our residents, ensuring that our neighborhoods continue to grow and thrive.

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
FY21 Taxable Assessment	\$3,208,299,530
Property Profile	2020 Tax Base
<ul style="list-style-type: none"> • Single Family Residential \$297,707,259 • Multi-Family \$609,755,086 • Condos/Co-ops \$569,289,447 • Improved Commercial \$1,638,067,618 • Improved Industrial \$18,202,203 • Institutional/Gov't/Agri \$20,255,311 • Miscellaneous \$15,669,358 • Vacant \$39,353,248 	

	Downtown CRA	
	Core	Non-Core
	(in thousands)	
REVENUES		
Increment revenues from taxing authorities	\$ 5,338	\$11,163
Investment earnings	77	453
Other	<u>1,319</u>	<u>2,664</u>
Total Revenues	6,734	14,280
EXPENDITURES		
Operating - staff, contracts and professional services	562	417
Capital Outlay	6,043	12,554
Debt Service	<u>499</u>	<u>1,579</u>
Total Expenditures	7,104	14,550
REVENUES LESS EXPENDITURES	(370)	(270)
BEGINNING FUND BALANCE	<u>8,266</u>	<u>20,079</u>
ENDING FUND BALANCE	\$ 7,896	\$19,809

Ybor City CRA

CRA Area	409 Acres
CRA Base Year	1987 (Ybor 1) 2003 (Ybor 2)
Base Year Taxable Assessment	\$59,123,090
FY21 Taxable Assessment	\$385,751,118
Property Profile	2020 Tax Base
<ul style="list-style-type: none"> • Single Family Residential \$22,734,712 • Multi-Family \$45,047,505 • Condos/Co-ops \$64,205,872 • Improved Commercial \$209,226,924 • Improved Industrial \$18,372,536 • Institutional/Gov't/Agri \$5,518,678 • Miscellaneous \$12,759,079 • Vacant \$7,885,812 	

	Ybor City CRA	
	Ybor I	Ybor II
	(in thousands)	
REVENUES		
Increment revenues from taxing authorities	\$ 2,519	\$ 721
Investment earnings	29	14
Total Revenues	<u>2,548</u>	<u>735</u>
EXPENDITURES		
Operating - staff, contracts and professional services	1,620	127
Capital Outlay	<u>111</u>	<u>0</u>
Total Expenditures	1,731	127
REVENUES LESS EXPENDITURES	817	608
BEGINNING FUND BALANCE	<u>2,492</u>	<u>1,270</u>
ENDING FUND BALANCE	\$ 3,309	\$ 1,878

East Tampa CRA

CRA Area	4,817 Acres
CRA Base Year	2003
Base Year Taxable Assessment	\$492,472,827
FY21 Taxable Assessment	\$993,299,358
Property Profile	2020 Tax Base
<ul style="list-style-type: none"> • Single Family Residential \$514,637,644 • Multi-Family \$84,616,090 • Condos/Co-ops \$0 • Improved Commercial \$234,904,445 • Improved Industrial \$97,258,917 • Institutional/Gov't/Agri \$23,559,610 • Miscellaneous \$1,918,832 • Vacant \$36,403,820 	

	East Tampa CRA
	<i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 5,182
Investment earnings	74
Other	<u>17</u>
Total Revenues	5,273
EXPENDITURES	
Operating - staff, contracts and professional services	2,382
Capital Outlay	<u>874</u>
Total Expenditures	3,256
REVENUES LESS EXPENDITURES	2,017
BEGINNING FUND BALANCE	<u>7,050</u>
ENDING FUND BALANCE	\$ 9,067

Tampa Heights Riverfront CRA

CRA Area	77 Acres
CRA Base Year	2005
Base Year Taxable Assessment	\$8,464,415
FY21 Taxable Assessment	\$91,293,302
Property Profile	2020 Tax Base
<ul style="list-style-type: none"> • Single Family Residential \$838,225 • Multi-Family \$61,236,773 • Condos/Co-ops \$0 • Improved Commercial \$19,676,075 • Improved Industrial \$0 • Institutional/Gov't/Agri \$0 • Miscellaneous \$0 • Vacant \$9,542,229 	

	Tampa Heights Riverfront CRA
	<i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 857
Investment earnings	<u>4</u>
Total Revenues	861
EXPENDITURES	
Operating - staff, contracts and professional services	30
Capital Outlay	<u>634</u>
Total Expenditures	664
REVENUES LESS EXPENDITURES	197
BEGINNING FUND BALANCE	<u>353</u>
ENDING FUND BALANCE	\$ 550

Channel District CRA

CRA Area	221 Acres
CRA Base Year	2003
Base Year Taxable Assessment	\$39,869,871
FY21 Taxable Assessment	\$856,897,620
Property Profile	2020 Tax Base

• Single Family Residential	\$6,644,064
• Multi-Family	\$403,336,074
• Condos/Co-ops	\$261,007,407
• Improved Commercial	\$104,018,250
• Improved Industrial	\$17,881,839
• Institutional/Gov't/Agri	\$6,542,197
• Miscellaneous	\$54,032,154
• Vacant	\$3,435,635

	Channel District CRA <i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 8,454
Investment earnings	547
Other	13
Total Revenues	<u>9,014</u>
EXPENDITURES	
Operating - staff, contracts and professional services	452
Capital Outlay	5,007
Total Expenditures	<u>5,459</u>
REVENUES LESS EXPENDITURES	3,555
BEGINNING FUND BALANCE	19,159
ENDING FUND BALANCE	\$22,714

Drew Park CRA

CRA Area	829 Acres
CRA Base Year	2003
Base Year Taxable Assessment	\$168,033,380
FY21 Taxable Assessment	\$331,613,010
Property Profile	2020 Tax Base

• Single Family Residential	\$15,010,735
• Multi-Family	\$14,620,986
• Condos/Co-ops	\$495,072
• Improved Commercial	\$188,594,230
• Improved Industrial	\$101,467,308
• Institutional/Gov't/Agri	\$1,818,124
• Miscellaneous	\$2,526,705
• Vacant	\$7,079,850

	Drew Park CRA <i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 1,692
Investment earnings	40
Total Revenues	<u>1,732</u>
EXPENDITURES	
Operating - staff, contracts and professional services	169
Capital Outlay	39
Total Expenditures	<u>208</u>
REVENUES LESS EXPENDITURES	1,524
BEGINNING FUND BALANCE	3,959
ENDING FUND BALANCE	\$ 5,483

Central Park CRA

CRA Area	143 Acres
CRA Base Year	2006
Base Year Taxable Assessment	\$6,701,795
FY21 Taxable Assessment	\$18,504,142
Property Profile	2020 Tax Base

• Single Family Residential	\$935,826
• Multi-Family	\$5,497,009
• Condos/Co-ops	\$0
• Improved Commercial	\$4,568,448
• Improved Industrial	\$223,600
• Institutional/Gov't/Agri	\$2,865,043
• Miscellaneous	\$733,467
• Vacant	\$3,680,749

	Central Park CRA <i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 116
Investment earnings	2
Total Revenues	<u>118</u>
EXPENDITURES	
Operating - staff, contracts and professional services	11
Capital Outlay	0
Total Expenditures	<u>11</u>
REVENUES LESS EXPENDITURES	107
BEGINNING FUND BALANCE	206
ENDING FUND BALANCE	\$ 313

West Tampa CRA

CRA Area	964 Acres
CRA Base Year	2015
Base Year Taxable Assessment	\$274,135,648
FY21 Taxable Assessment	\$567,378,555
Property Profile	2020 Tax Base

• Single Family Residential	\$185,056,044
• Multi-Family	\$189,657,855
• Condos/Co-ops	\$2,493,442
• Improved Commercial	\$116,730,886
• Improved Industrial	\$47,991,618
• Institutional/Gov't/Agri	\$7,038,183
• Miscellaneous	\$671,642
• Vacant	\$17,738,885

	West Tampa CRA <i>(in thousands)</i>
REVENUES	
Increment revenues from taxing authorities	\$ 3,353
Investment earnings	64
Total Revenues	<u>3,417</u>
EXPENDITURES	
Operating - staff, contracts and professional services	357
Capital Outlay	3
Total Expenditures	<u>360</u>
REVENUES LESS EXPENDITURES	3,057
BEGINNING FUND BALANCE	5,768
ENDING FUND BALANCE	\$ 8,825

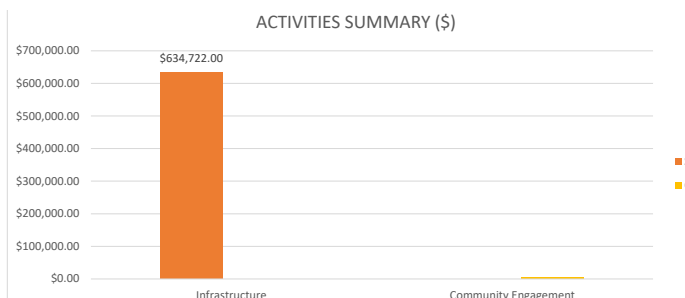
City of Tampa Community Redevelopment Agency	
Florida Department of Economic Opportunity Special District Accountability Program ID	207
Registered Agent	Gina Grimes
Mailing Address	315 E. Kennedy Boulevard, 8th Floor
Office Address	Tampa Florida 33602
Telephone	813-274-7312
Fax	813-274-8777
Email	gina.grimes@tampagov.net
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

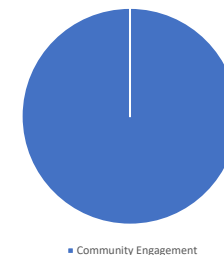
Total number of Activities started	1
Total number of Activities completed	1
Total amount for low and middle income affordable housing	\$0

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

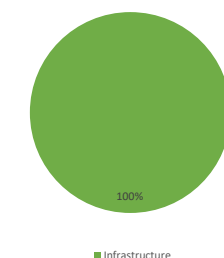
ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	14
Infrastructure	11



COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT



Ybor City CRA

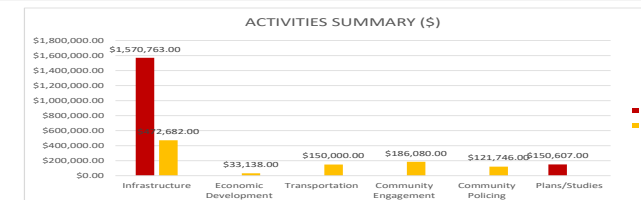
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	19
Plans/Studies	18
Plans/Studies	18
Infrastructure	22
Infrastructure	20
Infrastructure	19
Infrastructure	19
Community Engagement	19
Community Engagement	19
Transportation	19
Infrastructure	21
Economic Development	20
Infrastructure	26

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

ACHIEVEMENT	CRA PLAN PAGE
Community Policing	20
Infrastructure	19
Infrastructure	19
Infrastructure	19
Infrastructure	21
Community Policing	20
Community Policing	20
Infrastructure	19
Infrastructure	19

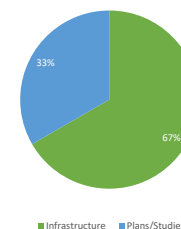
Total number of Activities started	6
Total number of Activities completed	16
Total amount for low and middle income affordable housing	\$0



COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT



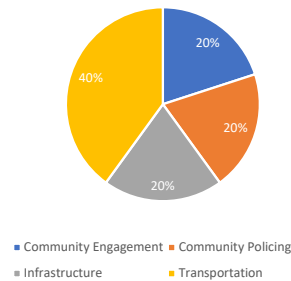
Downtown CRA

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

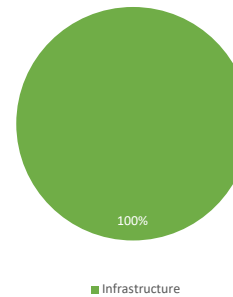
ACHIEVEMENT	CRA PLAN PAGE
Transportation	22
Transportation	38
Infrastructure	38
Community Engagement	11
Community Policing	10
Infrastructure	63
Infrastructure	12
Infrastructure	63
Infrastructure	42

Total number of Activities started	4
Total number of Activities completed	5
Total amount for low and middle income affordable housing	\$0

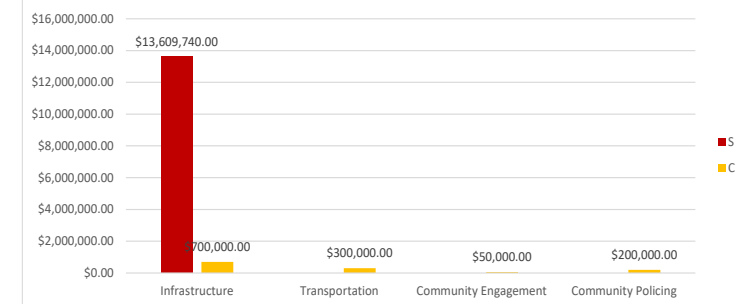
COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT



ACTIVITIES SUMMARY (\$)



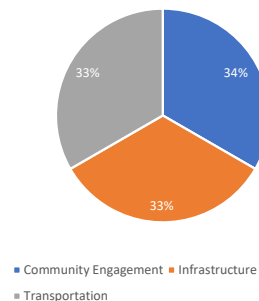
Channel District CRA

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

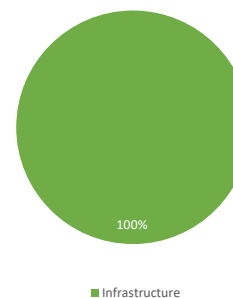
ACHIEVEMENT	CRA PLAN PAGE
Infrastructure	20
Infrastructure	20
Infrastructure	20
Transportation	19
Community Engagement	16

Total number of Activities started	2
Total number of Activities completed	3
Total amount for low and middle income affordable housing	\$0

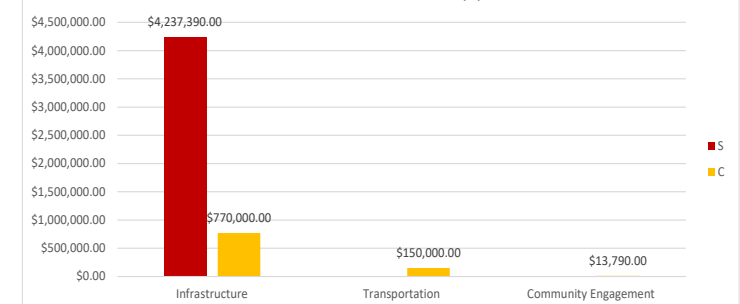
COMPLETED (C) ACTIVITIES BY COUNT



STARTED (S) ACTIVITIES BY COUNT



ACTIVITIES SUMMARY (\$)

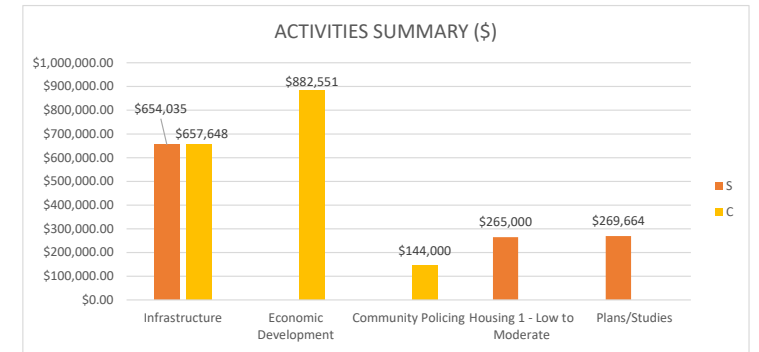
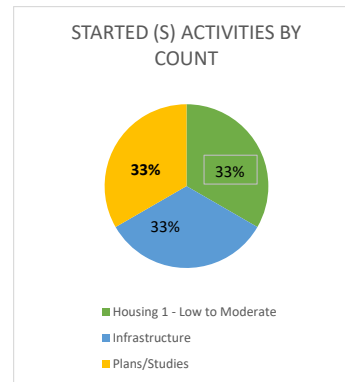
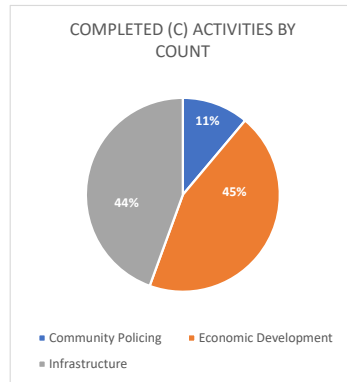


East Tampa CRA

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

Total number of Activities started	3
Total number of Activities completed	9
Total amount for low and middle income affordable housing	\$265,000

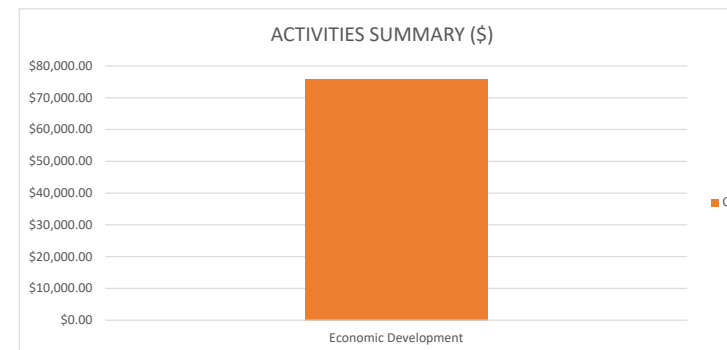
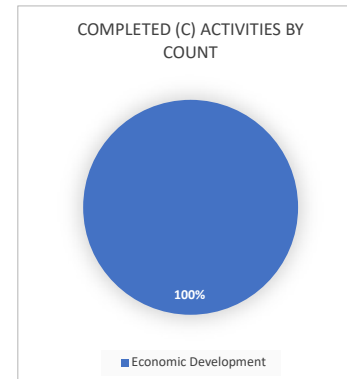


Drew Park CRA

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
Economic Development	19
Economic Development	19

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

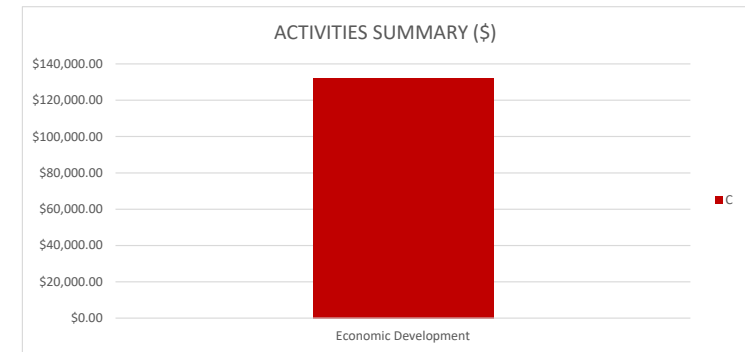
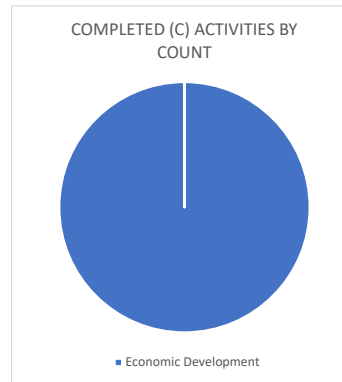


West Tampa CRA

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	0
Total number of Activities completed	3
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

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

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 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.

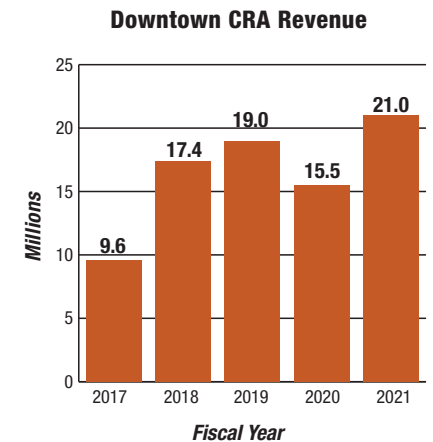
Highlights 2021

Private Sector Investments

- AER Tower – Completed construction of realignment of Cass/Tyler Streets, new addition of MacInnes Place around Straz Performing Arts Center (also including Riverwalk improvements and cross connection), resulting in the creation of a new parcel for the residential Tower.
- JW Marriott on Water Street opened in November 2020, adding 500 hotel rooms to the urban core.
- Lykes Gaslight Square Park project, by the Tampa Downtown Partnership, activated the park with creative food options and lighting.
- Heron at Water Street opened the last week of March to its first residents.
- Relocation of Historic Monuments Trail at Riverwalk to the east tower of Heron at Water Street (Beneficial Drive/Sparkman Wharf).
- Major development announcements and progress:
 - o The Modera Tampa
 - o The Henry
 - o One Ashley Tower
 - o Spring Hill Suites
 - o Cotanchobee Fort Brooke Park sanitary service upgrade for Harbor Island
 - o Water Street:
 - The Heron, with Publix Greenwise Market
 - One Thousand One, Reliaquest HQ
 - Cumberland Parking
 - Ardent Mills site preliminary plat submitted, Phase 3B of master plan

TIF and Non-TIF Funded Capital Improvements

- Redesign of Herman Massey Park with dog park is underway.
- Design for renovation and expansion of Kid Mason Community Center is underway.
- Cross Bay Ferry service to St. Petersburg renewed.
- Cultural Assets Capital Campaigns:
 - o Straz Center for the Performing Arts was approved for \$25 million renovation funding at \$5 million per year beginning in FY23.
 - o Tampa Museum of Art redesign and construction of Riverwalk, dog park, and Cass intersection, \$12.5 million.
 - o Tampa Convention Center expansion: \$17.3 million CRA TIF support and additional \$16 million commitment from Tourist Development taxes with Hillsborough County.



Notable Events, Programs and Services

- Cultural Assets COVID-19 Retrofit Program allocated \$1.8 million to support facilities opening safely to the public.
 - o Straz Center for Performing Arts
 - o Tampa Theater
 - o Tampa Museum of Art
 - o Tampa Bay History Center
- Lights on Tampa Lights launched in 2006 with permanent and temporary light-based installations. It has been named one of the best Public Art programs in the country over the past 50 years, by Americans for the Arts. In years past, the program would produce a large-scale, family-friendly event. This year, due to COVID-19, the program was promoted as a self-guided tour.
- 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).
- Lift Up Local Economic Recovery Plan received Executive Director's Award of Special Recognition from the Hillsborough Planning Commission.
- HART SMART AV is underway in Downtown Tampa. The program offers free shuttle services of first/last mile connection between the Streetcar and Marion Transit Center. A second shuttle was recently added.

Looking Forward

- 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.
- Collaborate with SPP and other developers on the redevelopment of the eastern and northeastern portions of the Downtown CRA.

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 & Cultural Assets
- 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.
- \$4,576,131 in 2020 to acquire land for affordable mixed-use redevelopment in north end of Downtown.
- Disbursed approximately \$986,000 towards Master Infrastructure Agreement with Strategic Planning Partners.
- Assisted numerous developers with development and permitting processes.

CRA Affordable Housing Spending to Date	\$4,576,131
FY2021 Affordable Housing Spending	\$0

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 2021

Private Sector Investments

- Several new development projects and business expansions occurred in FY2021 including several new retail, restaurant/lounge locations; one brewery; two corporate headquarters; one boutique hotel; several office locations, plus several infill mixed-use developments.
- New businesses included: Cereaholic; Foundation Coffee; Daddios Patio; Civil Axe; The Gimmick; Bulge Apparel and Gifts; LVH Law Group; and Casa Santo Stefano and Santo's Drinkeria.

TIF and non-TIF Funded Capital Improvements

- CRA district improvement projects totaled approximately \$650,000: Ybor sign and sidewalk repairs/replacements; city surface parking lot landscaping; high-intensity pressure washing; parking garage restroom repairs; parking lot and garage restroom security; 7th Avenue amenity and paver repairs and replacements; funding of 10 additional TPD security cameras; brick street repairs; tree grates purchase, painting and maintenance; historic lamppost and litter basket painting; and enhanced landscape and irrigation to Palm Avenue medians.
- The CRA approved one Ybor CRA Façade Grant for historic properties resulting in \$124,000 of private investment leveraged with \$50,000 in Tax Increment Finance dollars.
- TIF investment of \$1,400,000 for the Ybor Archway Lights Project Streetscape Rehabilitation project and \$1,329,804 to award the E. 7th Avenue Streetscape and Gateway Monument Project.
- TPD Pilot Enhanced Security Plan approved that included a squad of six additional officers, including one Lieutenant, to assist on weekend nights in the district.

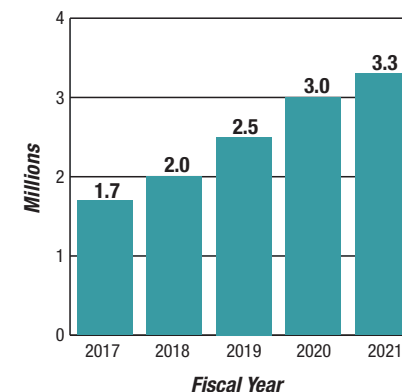
Notable Events, Programs and Services

- Gas Worx, a 52-acre master plan for the Ybor South area, was unveiled on July 26, 2021.
- Centro Ybor owners renovated the former Muvico theaters to office space and leased to Industrious (co-workspace) that will bring up to 300 new workers to Ybor City.
- The Columbia Restaurant Group opened Casa Santo Stefano restaurant & Santo's Drinkeria in the former historic Ferlita Macaroni Factory spurring economic growth on the east side.
- The Ambassador Program continued to provide positive experiences for visitors and distribution of important notices to businesses.
- The CRA continued the contract with Allied Armed Security Services Company to provide extra coverage in the city's surface parking lots and garage restrooms.
- The new Heart of Tampa campaign was launched along with a Community Art Contest named 'heART of Ybor.'
- The Ybor City Saturday Market, which operates every Saturday morning in Centennial Park, celebrated its 20th anniversary.

Looking Forward

- Continue execution of the first districtwide security plan developed in partnership with the Tampa Police Department, the Ybor CAC, and community to help address the influx of new businesses and residents, as well as deter adverse late-night entertainment activity.

Ybor CRA Revenue



- Implement an Environmental Detective Program, phase two of the TPD Enhanced Security Pilot Weekend Program, and many other new public safety improvement measures.
- Complete additional high priority items from the Ybor City Vision 2020 Plan five-year strategic action plan.
- Work with the Mobility Department to retain a consultant and fund a cost feasibility study to brick East 7th Avenue.
- Finalize the Arts and Culture Strategic Plan with involvement of the City's Art Department.
- Celebrate the completion of private development projects that include: A two-story office renovation project with rooftop access at 1619 E. 8th Avenue; Lector 85, a five-story mixed-use project at 26th Street and Adamo Drive providing retail and 237 apartments with a parking garage; infill project on 7th Avenue and 15th Street providing office, retail and residential; renovation of the former fire station in to apartments and commercial space; major renovations to former Naviera Coffee building to house a new butcher and coffee shop; and the grand opening of the Metro Inclusive Health Center in the recently renovated historic German American Club.



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:

- The CRA approved one Ybor CRA Façade Grant for historic properties resulting in \$124,000 of private investment leveraged with \$33,138 in Tax Increment Finance dollars.
- 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.
- Execution of the first districtwide security plan developed in partnership with the Tampa Police Department, the Ybor CAC and community.
- Weekend nighttime code enforcement to address illegal dumping and enforcement of Ybor City codes.
- Funded 10 additional security cameras for added TPD surveillance.
- Continued the contract with Allied Armed Security Services Company to provide extra coverage in the city's surface parking lots and garage restrooms.
- 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.
- Continued support of the TECO Line Streetcar with an annual financial contribution.

FY2021 Affordable Housing Spending

\$0

Channel District



The Channel District Community Redevelopment Area was established in 2004 as part of a larger effort to foster the redevelopment of Tampa's Urban Center. The Channel District was an aging industrial area with declining investment and few residents. Despite decades of rapid suburban growth in unincorporated Hillsborough County, the prescient redevelopment vision of a vibrant mixed-use Channel District was established.

Today more than 4,660 people call the Channel District home as it continues its evolution from a distribution district into an urban residential and arts and entertainment magnet. Significant public private partnership infrastructure improvements compliment the emerging neighborhood character through pedestrian-focused streetscapes.

Highlights 2021

Private Sector Investments

- Channel Club, anchored by Publix Super Markets Inc., sold for \$136 million or \$419,753 per apartment, which is the third-highest price ever paid for market rate apartment complex in the area.
- Daniel Corporation continues construction on their 19-story, mixed-use residential building with 324 units at the corner of N. 12th Street and Twiggs Street.
- The Courtyard at Grand Central received major renovations of \$1.7 million to create a safe, comfortable, and very popular outdoor gathering spot for the community.

TIF and non-TIF Funded Capital Improvements

- The CRA hired S&ME to conduct a vigorous public engagement campaign to update the Community Redevelopment Plan for the district as well as update its Strategic Action Plan. Adoption of the CRP is expected in early 2022, with the SAP to follow.
- Construction began on the district's major corridor, Channelside Drive, which will include lane elimination, increased public realm and sidewalk spaces, and intense landscaping to improve the gateway to the District. Completion is scheduled for mid-2022.
- Redevelopment of the Florida Aquarium parking lot and Port Tampa Bay cruise terminal to improve traffic flow to and within the site.
- Madison Street Park improvements were completed.
- Design consultant Penonni continued their work on the district wide infrastructure improvements planned for Whiting, Cumberland, Twiggs, and N. 12th Street. Construction will be phased with community safety and accessibility as priority.
- CRA awarded \$740,000 in grant assistance to District cultural assets as part of the COVID-19 Retrofit Grant Program.

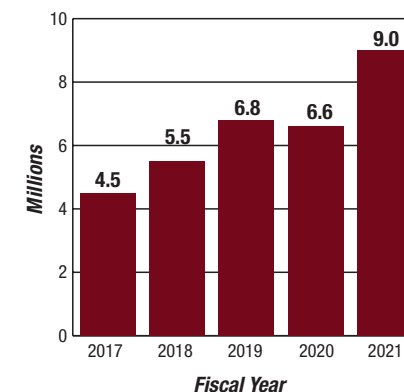
Notable Events, Programs and Services

- Grand opening for Madison Street Park after successful completion in partnership with the Parks & Recreation Department.
- The CRA financially supported a number of special events such as the Third Thursday Food Trucks.

Looking Forward

- Parc Madison, formally known as Channel Club II, will be a mixed-use 353-unit apartment complex at the corner of Twiggs Street and Channelside Drive and is expected to break ground early 2022.
- Eleve61, also by Mercury Advisors, is planned as a 33-story building and will have 61 high-end condominium units at the corner of Whiting Street and Channelside Drive. The project is expected to start construction in 2022.
- Continuation of district-wide improvement construction projects.
- Implementation of Community Redevelopment Plan and Strategic Action Plan adopted goals and objectives.
- Adoption of District grant incentives for businesses façade and tenant ready buildout opportunities.
- Continue pursuit for vacant land for additional parks and open space improvements.
- Issue request for proposals (RFP) for marketing and public relations consultant to provide promotional services for district activities, serve as liaison in creating District Brand, and assisting stakeholders in promoting events.

Channel District CRA Revenue



- Continue CRA financial support of recreational activities and cultural events that promote economic development.



Community Redevelopment Plan (CRP) Accomplishments Summary

The Channel District CRP prioritizes:

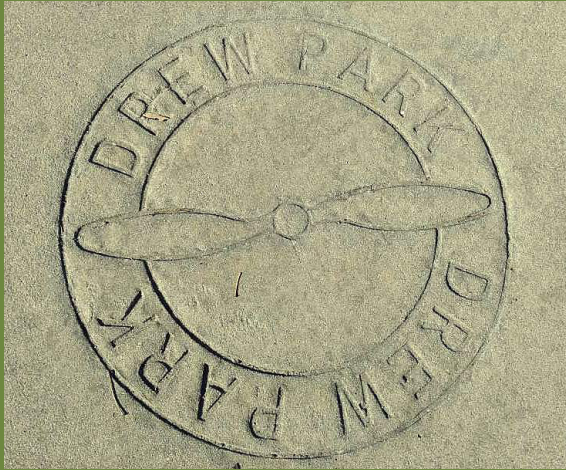
- Infrastructure: Improve Utilities, Street Lighting, Public Realm, and Streetscape
- Transportation & Walkability Improvements
- Improvement of Civic Open Spaces
- Improved Parks
- Land Acquisition
- Activation of District through Co-sponsorships

New priorities found in the updated 2022 CRP, Channel District will successfully fund projects and programs, such as:

- Increase cooperation with stakeholders and evaluate opportunities for coordination.
- Increase parks and open space.
- Establish and reinforce Channel District brand.
- Improvement connectivity:
 - Pedestrian and bike connections
 - Transit
 - Multimobility
 - Connection to the waterfront
- Accessibility and public safety.
- Improve infrastructure.
- Support local business development.
- Housing affordability.

FY2021 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 transformed the function and appearance of the major gateway through Drew Park. These improvements, in combination with the upcoming implementation of the Drew Park Strategic Action Plan update, are keeping redevelopment momentum moving forward.

Highlights 2021

Private Sector Investments

- The Stadium Center Project completed renovations 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. Tenets are still moving into the new space.
- 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.

TIF and non-TIF funded Capital Improvements

- A sidewalk project along N. Hesperides Street was completed in FY2021 to fill gap in connectivity and provide safe walking path.

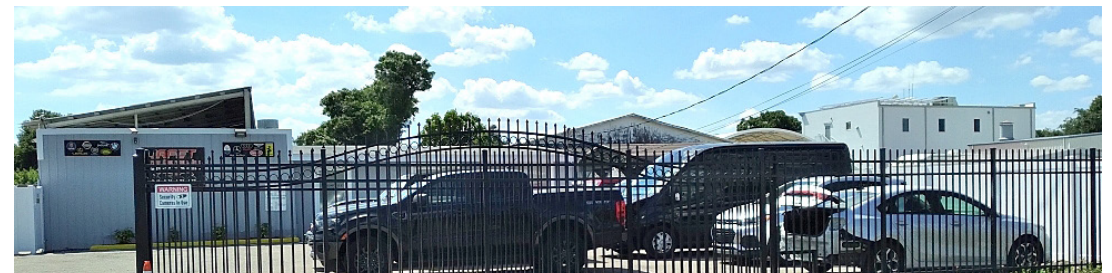
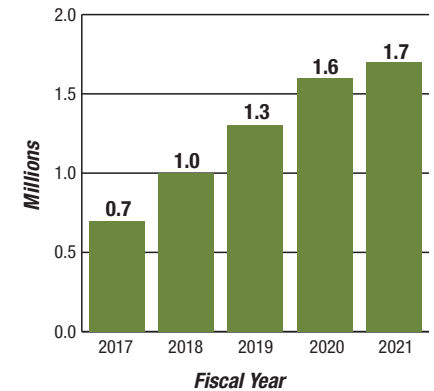
Notable Events, Programs and Services

- Drew Park CRA approved two fence grant projects. These grants represent \$8,683 in Drew Park TIF funds, leveraging an additional \$13,030 in private investment.
- Drew Park CRA Strategic Action Plan update was completed with VHB selected as the professional services firm to facilitate the project. The initiative included a market analysis, board and community interviews, and public meetings for input.

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 the public on the history of the Drew Park area.
- Implementation of the updated Strategic Action Plan, including sidewalk connectivity, street beautification, and disposal of properties for affordable housing and an additional community park.
- Design for Phase II of the Tampa Bay Linear Park to convert it from a passive park to a more active park.

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 Phase II.
- Drew Park Commercial Façade Grant Program.
- Drew Park Fence Grant Program.
- Drew Park Strategic Action Plan Update Implementation.

Drew Park made a commitment to improving the infrastructure and walkability of the district. FY2021 brought more success with the commercial Façade and Fence Grant Programs. We continue to see new private development throughout Drew Park with the Stadium Club along Dale Mabry Highway being the largest. The community-based Strategic Plan update was completed in FY2021. As part of the Strategic Plan Update, the Community Advisory Committee will be planning for the development of affordable/workforce housing options, along with more sidewalk connectivity, street beautification, an additional community park, and conversion of the Tampa Bay Linear Park from passive to active.

CRA Affordable Housing Spending to Date	\$637,800
FY2021 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. Our Environmental Detective, along with Code Enforcement continues to make a strong impact in the East Tampa area with the demolition of fifteen (15) dilapidated/vacant structures and the collection of over 2400 tons of trash and debris.

Highlights 2021

Private Sector Investments

- Habitat for Humanity Hillsborough (HFHHC) constructed thirteen single-family homes during their 2020-2021 fiscal year with another four homes slated to be built after June 2021.
- Opening of the Madison Highlands Senior Apartments on N. 37th Street. The Green Certified building serves low, moderate, and market rate Seniors and includes units for referred homeless and homeless with disabling conditions.
- New and expanding businesses include: American Surgical Mask; Massey Services, Inc. administrative offices; 7-11 Gas & Retail Center; WelDone Pharmacy; New East Side Deli & Grocery; Salon/Barbershop.
- JC Newman Cigar Factory, the last operating cigar factory and the Perfecto Garcia Cigar Factory buildings both underwent significant renovations. JC Newman included a museum and event space, while the Perfecto Garcia building is being converted to residential lofts.

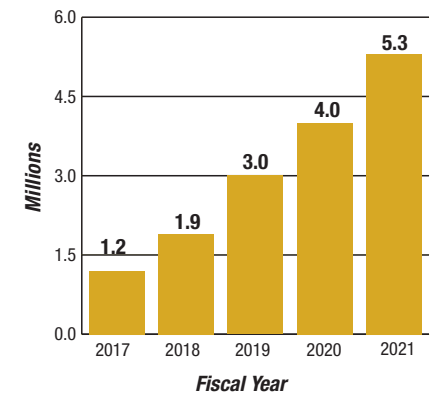
TIF and non-TIF Funded Capital Improvements

- Anti-Litter/Dumping campaign signage at HART bus stops created by Environmental Detective.
- Development of new programs such as the Youth Leadership Academy, Neighborhood Amenities Grant Program, and the Owner-Occupied Residential Roof and Exterior Grant Program. The Community Advisory Committee (CAC) continues to work on identifying opportunities for affordable infill housing, park and green space development, neighborhood beautification projects, and commercial redevelopment in key corridors.
- Completion of the \$3.7 million N. 34th Street Safety Enhancement Project including three round-a-bouts to reduce intersection accidents.
- The CRA approved three Façade Grants for commercial properties resulting in \$741,368 of private investment leveraged with \$112,114 Tax Increment Finance dollars. The total investment in East Tampa was \$863,482.

Notable Events, Programs and Services

- East Tampa welcomed Cedric McCray back to the City as the East Tampa CRA Manager.
- GAI worked with the East Tampa CAC and community to update the Strategic Action Plan conducting 12 neighborhood walking tours, stakeholder interviews, community surveys and creating the WeAreEastTampa.com website.

East Tampa CRA Revenue



- Implementation of the Residential tree trimming Grant to assist residents with their and their home's safety. Through this program, \$700,000 in TIF funding and 450+ applications have been processed.
- 22nd Street Community Garden opened in December 2020.
- The Neighborhood Enhancement Division completed its fifteenth year of the "Summer Youth Program", employing 42 East Tampa youths. In addition, the team welcomed five (5) part-time members to the team. The team provided routine maintenance to over 104 miles of major thoroughfares and residential corridors.

Looking Forward

- Implementation of the East Tampa Owner-Occupied Housing Rehabilitation Program, the Deteriorated Housing Rebuild Program, and the Affordable Housing Construction Program.
- Continue investment in real estate along the 21st and 22nd Street corridors for development of retail/commercial business expansion.
- Acquisition of residential and commercial properties for targeted redevelopment and affordable housing development.
- Complete construction of the Columbus Drive Safety & Enhancement Project.
- Complete design and begin construction of the Floribaska Avenue Safety & Enhancement Project.
- Continued construction of affordable housing through the City of Tampa infill housing initiatives.
- Construction of additional affordable single-family homes by non-profit builders.
- Continue to invest in neighborhood infrastructure projects selected by the Community Advisory Committee.
- Implementation of initiatives identified in the updated Strategic Action Plan.

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.
- Residential tree trimming.
- Stormwater pond and improvement maintenance.
- Partnering with Housing and Community Development Division to provide down-payment assistance and incentivize infill housing in East Tampa.

The East Tampa Community worked hard to develop additional programs in support of CRP priorities for funding in FY2021. 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	\$2,760,000
FY2021 Affordable Housing Budget	\$ 265,000

Tampa Heights Riverfront



Tampa Heights Riverfront's proximity to Downtown makes this CRA a prime location for redevelopment investment. A major partner in this effort, SoHo Capital, has already undertaken much investment in restoration of the historic brick structure of Armature Works, completion of the Pearl Apartments, Heights Union office, and addition of a Sprouts grocery store. Over time, the remaining properties are primed for urban mixed-use development that will create a cohesive transition between the existing neighborhoods to the north, and the bustling urban core of Downtown. Tampa Heights Riverfront is destined to become a premier waterfront community.

Highlights 2021

Private Sector Investments

- SoHo Capital Development:
 - o Infrastructure of two round-a-bouts complete on Palm Avenue and North Boulevard.
 - o Riverwalk connection north of Water Works Park completed.
 - o The Heights Union Building finalized and signed major lease with tenant Pfizer for 105,000 square feet to house an enabling functions hub, only one of six for the company worldwide.

TIF and non-TIF Funded Capital Improvements

- The CRA made the second annual reimbursement payments for public infrastructure improvements to the Tampa Heights Community Development District who holds the development agreement with the CRA. SoHo Capital addressed the public realm improvements by completing the Riverwalk from Water Works Park to the North Boulevard bridge.
- Coordination with TECO Energy continued in 2021 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 continues to fund new cultural events to activate Water Works Parks and the Riverwalk. These events included the Jazz Reborn Festival (January), Riverwalk Halloween Hunt, and the Riverwalk Holiday Hunt.

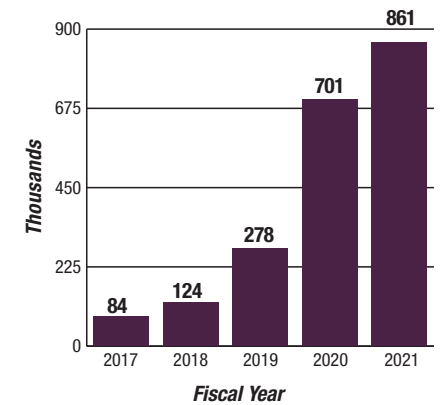
Notable Events, Programs and Services

- Armature Works hosted the NFL Pop-Up Shop as part of the 2021 Super Bowl. The official NFL Shop was set up in the Show + Tell event space within Armature Works with Game Day as well as Tampa Bay Buccaneers limited edition merchandise. Armature Works and the Heights Market continued to keep their food vendors engaged despite the COVID-19 restrictions in place.
- Tampa Heights Civic Association reconvened after a hiatus with the COVID-19 pandemic, electing new board members and becoming engaged. The THCA presented a list of recommended projects for CAC consideration.
- TECO installed 211 new streetlights within the district.
- The Parking and Curbside Management Study was completed by Kimley-Horn on behalf of the Tampa Downtown Partnership for the areas of Franklin, Tampa Street and Florida Avenue.

Looking Forward

- Support SoHo Capital's effort to reposition The Heights project property for redevelopment.
- Sprouts Farmers Market confirmed to open in The Heights in late 2021.
- Support additional private sector initiatives, including attracting office tenants and hoteliers.
- Continue participation with the streetcar expansion 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.

FY2021 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.

As ENCORE! Tampa continues to develop, the bustling 40-acre mixed-use community is thriving with the nearing completion of the Legacy and Independent, which will offer over 500 market rate multi-family apartments to the area.

The former site of Tampa Park Apartments will be Phase I of a new master plan, mixed-use project encompassing around 50 acres. The site is primed for redevelopment, connecting Ybor City, Tampa Heights, ENCORE!, and the Channel district.

Highlights 2021

Private Sector Investments

- Tampa Housing Authority construction progress within ENCORE! development: Transwestern construction of the Independent, and Legacy Partners constructing The Legacy. Each building offering market rate units to add to the mixed-income/mixed-use development vision for the area. The Adderly at ENCORE! was announced to have a grocery store, and more affordable/market rate units with frontage on Nebraska Avenue.
- Gas Worx/Ybor South Project purchased Tampa Park Apartments in conjunction with the Gas Worx in the Downtown CRA, with plans for a new urban neighborhood. Developer hired Kettler to master plan and co-develop new district adjoining Downtown, Central Park, and Ybor CRAs. Conceptual land use and planning efforts are underway. This project is 6 stories and includes 724 units and 20,000 s.f. of ground floor commercial space. 36 of the units (~5%) will be for those making 120% or less of area median income.
- Precinct Pizza opened on the ground floor of Ella at ENCORE!, bringing authentic New York food.

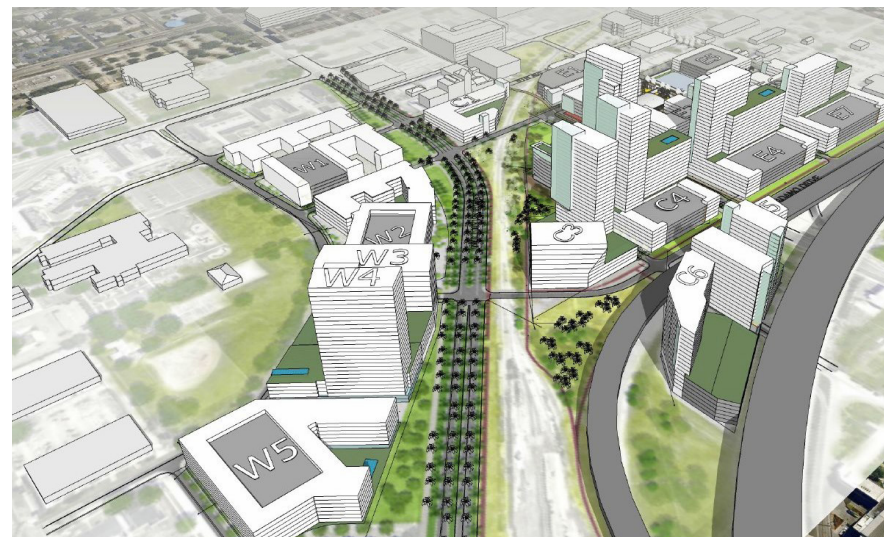
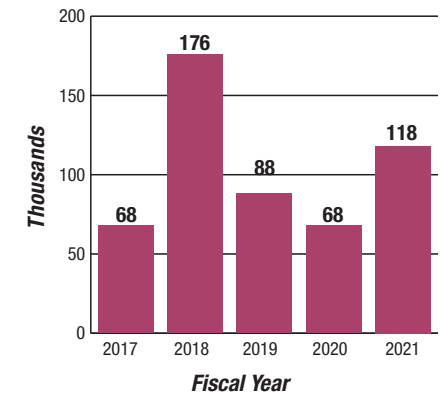
TIF and non-TIF Funded Capital Improvements

- 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

- CAC developed surveys for input on public involvement connecting the CRA to citizens and businesses.
- Meacham Urban Farm continues to be a success for the urban core of our community.

Central Park CRA Revenue



- ENCORE! Community Job Training Center opened providing 7,500 s.f. of learning space..
- The Butterfly Conservatory of Tampa Bay is a half-acre Butterfly Garden. The Garden offers a green oasis with 300 native species at ENCORE!'s Technology Park planted by a team of volunteers in hopes of educating locals about native Florida plants and pollinators. The garden will bring together all the best of Florida's native plants amid thousands of native and exotic free-flying butterflies when complete.

Looking Forward

- Support additional private sector initiatives that evolve.
- Support the planning and development of Ybor South.
- Support THA's effort to market and promote the ENCORE! 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

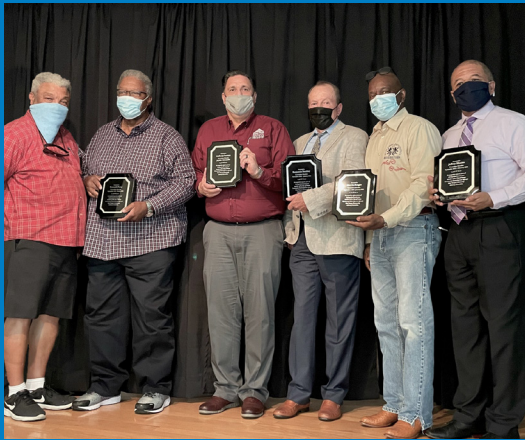
In furtherance of the CRP, Central Park continued funding its successful projects and programs, such as:

- The Meachum Urban Farm, 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.
- Tampa Housing Authority manages more than 14 acres of development, including apartment buildings dedicated to low-income and low-income senior residences.
- The Gas Worx redevelopment will push the CRA role from general support, coordination, and planning to a contributing partner.

FY2021 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 500+ multi-family residential units are currently being added and the west side of the Riverwalk north will be expanded with the help of the \$24 million BUILD grant from the US Department of Transportation to the City. 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 2021

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, the brand-new Renaissance at West River, a senior residential development, and buildings 1, 2, and 3 of the Boulevard have all opened as of Fall 2021.
- Construction continues on the Foundry NoHo, a multifamily community creating 198 units, located on the square block bounded by Armenia, Howard, State, and Lemon, and is expected to be complete in early 2022.
- The Goddard School is under construction on West Kennedy Boulevard and will provide high quality preschool once open in late 2021.
- A developer was chosen for the Rome Yard project, an 18-acre mixed-use property, and community input meetings have begun for the Community Benefits Agreement that is part of the project.

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.

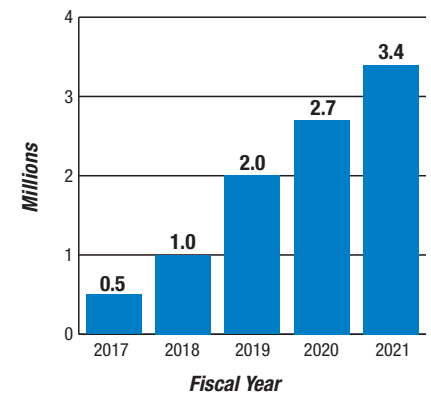
Notable Events, Programs and Services

- The West Tampa CRA awarded two Commercial Façade Grants to businesses totaling \$71,668 in TIF funds, leveraging an additional \$123,606 in private investment within the redevelopment area.
- The West Tampa CRA awarded the Tampa Heritage Initiative with a one-time grant for their Urban Community Garden project totaling \$45,011.
- The City was awarded \$24 million 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.
- Phase I of a CRA-wide alleyway clean-up project was completed, with Phase II to begin shortly.
- Revisions were made the West Tampa Overlay and were approved by City Council in early 2021.
- The Main Street Corridor study was completed by the City's Planning Department.

Looking Forward

- The West Tampa CRA will be hosting community workshops on home ownership, financing, and business development.

West Tampa CRA Revenue



- West Tampa CRA will continue to assist businesses, support job creation, and improve the appearance of West Tampa through the Commercial Façade Grant Program.
- The West Tampa CRA will promote and market six new grant programs that were approved by the CRA in 2021, including: Residential Exterior Improvement, Tenant Ready, Restaurant and Food Services, Upstairs Residential Conversion, Business Enhancement Micro Grant, and Neighborhood Group Special Projects.
- The West Tampa CAC and subcommittees will start implementing the Main Street Corridor Study.
- CAC will focus on developing public arts and cultural projects within the CRA.



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 Special Events Co-Sponsorship Grant.
- West Tampa Commercial Façade Grant Program.
- West Tampa Upstairs Residential Conversion Grant Program.
- West Tampa Business Enhancement Micro Grant Program.
- West Tampa Residential Exterior Improvement Grant Program.
- West Tampa Restaurant and Food Services Grant Program.
- West Tampa CRA Neighborhood Group Special Projects Grant Program.
- West Tampa Tenant Ready Grant Program.
- Partnered with Code Enforcement on West Tampa Alley Cleanup.
- Initiated West Tampa Main Street Clean Team.

FY2021 continued to see an increase in TIF revenue as redevelopment continues to flourish in the North Hyde Park area. West Tampa created a new Arts sub-committee to compliment the other 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 FY2021 and kicking off in FY2022 are update of the West Tampa Overlay District, Main Street Corridor Study implementation, and the West Tampa Parking Study, to name a few.

FY2021 Affordable Housing Budget	\$325,000
FY2021 Affordable Housing Spending	\$0

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
Community Redevelopment Department
306 East Jackson Street, 2N
Tampa, Florida 33602

(813) 274-8325

tampagov.net/CRA

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, 2021 (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	\$ 979	\$ -	\$ -	\$ 2,181	\$ 1,596	\$ 712	\$ 3,559	\$ 303	\$ 361	\$ 45	\$ 9,736
City of Tampa	1,516	5,254	10,988	2,954	1,729	965	4,818	411	488	70	29,193
Tampa Port Authority	24	84	175	47	28	15	77	7	8	1	466
INTERGOVERNMENTAL											
Local (2)	-	1,007	2,349	-	-	-	-	-	-	-	3,355
Charges for Services and User Fees	-	312	315	7	-	-	13	-	-	-	647
Fines and Forfeitures	-	-	-	10	-	-	-	-	-	-	10
Earnings on Investments	29	77	453	74	64	40	547	14	4	2	1,304
TOTAL REVENUES	<u>2,548</u>	<u>6,734</u>	<u>14,280</u>	<u>5,273</u>	<u>3,417</u>	<u>1,732</u>	<u>9,014</u>	<u>735</u>	<u>861</u>	<u>118</u>	<u>44,711</u>
EXPENDITURES											
Current:											
Contractual Services and Supplies	1,218	330	417	1,426	215	55	219	90	4	2	3,976
Capital Outlay:											
Land	-	-	4,571	216	3	-	23	-	-	-	4,813
Improvements Other Than Buildings	111	6,043 (3)	7,983 (3)	658	-	39	4,984	-	634	-	20,452
TOTAL EXPENDITURES	<u>1,329</u>	<u>6,373</u>	<u>12,971</u>	<u>2,300</u>	<u>218</u>	<u>94</u>	<u>5,226</u>	<u>90</u>	<u>638</u>	<u>2</u>	<u>29,241</u>
Excess of Revenues Over (Under) Expenditures	1,219	361	1,309	2,973	3,199	1,638	3,788	645	223	116	15,470
OTHER FINANCING SOURCES (USES)											
Transfers Out:											
City Staff	(402)	(232)	-	(956)	(142)	(114)	(233)	(37)	(26)	(9)	(2,151)
Debt Service	-	(499)	(1,579)	-	-	-	-	-	-	-	(2,078)
Total Other Financing Uses	(402)	(731)	(1,579)	(956)	(142)	(114)	(233)	(37)	(26)	(9)	(4,229)
Net Change in Fund Balances	817	(371)	(271)	2,017	3,057	1,524	3,555	608	197	107	11,241
BEGINNING FUND BALANCES-OCTOBER 1	2,492	8,266	20,079	7,050	5,768	3,959	19,159	1,270	353	206	68,602
ENDING FUND BALANCES-SEPTEMBER 30	<u>\$ 3,309</u>	<u>\$ 7,896</u>	<u>\$ 19,809</u>	<u>\$ 9,067</u>	<u>\$ 8,825</u>	<u>\$ 5,483</u>	<u>\$ 22,714</u>	<u>\$ 1,878</u>	<u>\$ 550</u>	<u>\$ 313</u>	<u>\$ 79,843</u>
Outstanding Encumbrances	<u>\$ 315</u>	<u>\$ 298</u>	<u>\$ 1,316</u>	<u>\$ 291</u>	<u>\$ 61</u>	<u>\$ 183</u>	<u>\$ 5,741</u>	<u>\$ 68</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,273</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 through to SPP



Jane Castor, Mayor
City of Tampa
306 East Jackson Street
Tampa, Florida 33602
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