

The cover features a background of a city skyline with various buildings and streets, overlaid with a complex geometric pattern of overlapping triangles in shades of teal, blue, and green. The text is prominently displayed in white, bold, sans-serif fonts.

# TAMPACRA

## 2023 ANNUAL REPORT

STRENGTHENING COMMUNITIES,  
IT IS WHAT WE DO!





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# MESSAGE FROM THE CHAIR

Dear Community Members,

I'm thrilled to share with you the annual report of the Tampa Community Redevelopment Agency (CRA), which outlines our vision of strengthening communities with major achievements over the past year. As the Chair of the Board, I take immense pride in the progress we've made towards enhancing and developing our community.

One of our key accomplishments this year was the successful restructuring of the CRA. We realized the importance of aligning our staff, policies, and procedures to better serve you, the community. This restructuring has allowed us to streamline our operations, improve communication, and focus our efforts on addressing the most pressing needs of our neighborhoods.

Through planning, collaboration, and innovation throughout the year, the Tampa CRA has been actively involved in a variety of infrastructure, housing, economic development, and improvement projects. These projects have played a crucial role in improving the quality of life for our residents and fostering economic growth.

In terms of infrastructure, we've undertaken several projects to enhance our public spaces, making them more accessible and pedestrian-friendly while adding to their beauty. Housing remains a significant focus, and we've worked hard to provide affordable housing options through partnerships with developers and community organizations. Our goal is to ensure that every member of our community has access to safe and affordable housing.

We have also been dedicated to economic development by attracting new businesses and supporting existing ones. Through various programs and initiatives, we've successfully brought diverse businesses to our area, creating job opportunities, and fostering entrepreneurship.

Lastly, our improvement projects have focused on enhancing the overall aesthetics and functionality of our community. From public art installations to park renovations, we have aimed to create spaces that fill our residents with pride and a sense of belonging.

Together, we've made significant strides in revitalizing our community and making it a vibrant and inclusive place to live, work, and play. I encourage you to explore this annual report to learn more about the various projects and initiatives undertaken by the Tampa CRA.

We're excited about the future and remain dedicated to serving our community with passion and commitment.

Thank you for your continued support.

Sincerely,

*Gwendolyn Henderson*

Gwendolyn Henderson  
Tampa Community Redevelopment Agency  
Board Chair



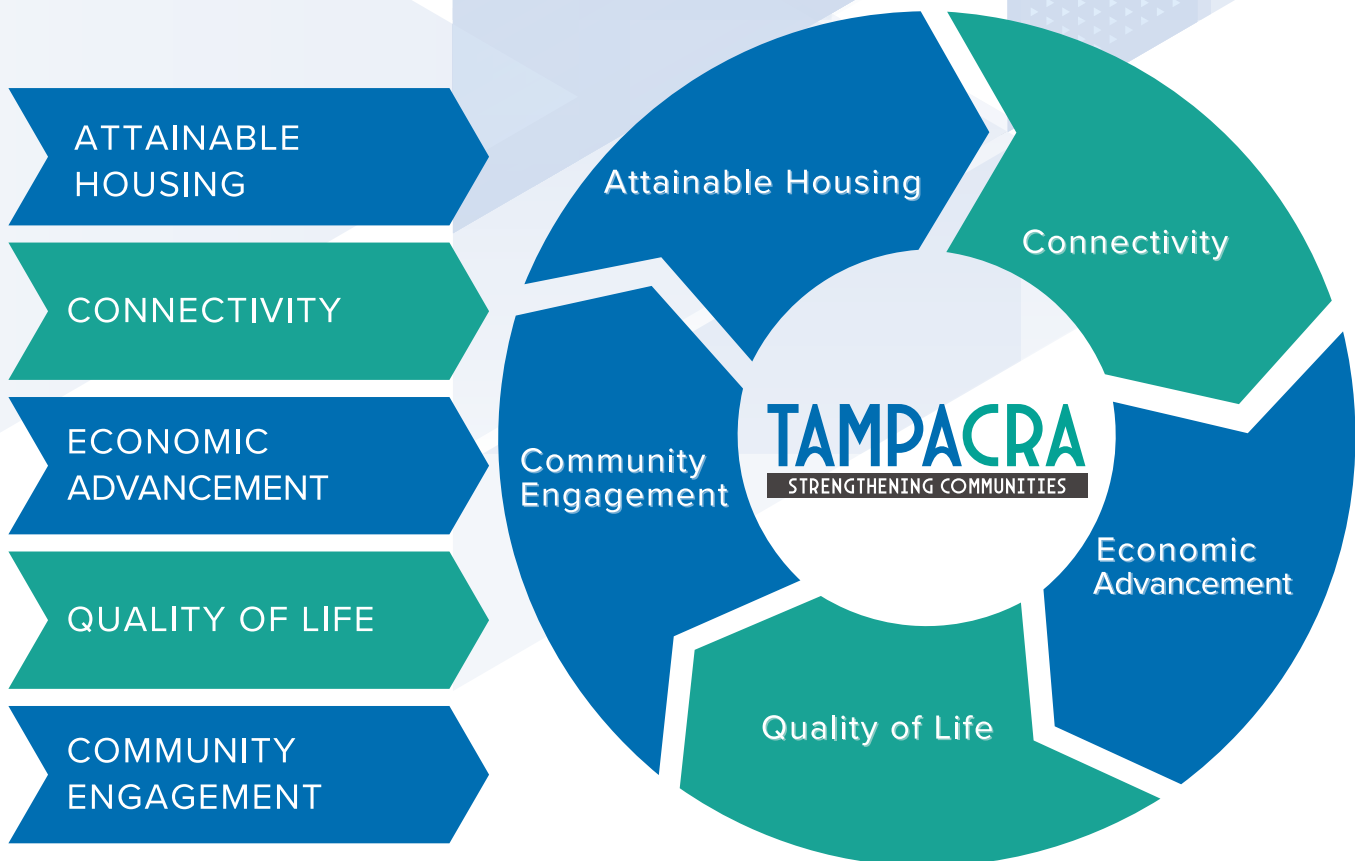
**Gwendolyn Henderson**  
Tampa Community  
Redevelopment Agency  
Board Chair

# CRA OVERVIEW

## THE TAMPA 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 or Districts. Tampa’s Community Redevelopment Areas or Districts include Central Park, Channel District, Downtown, Drew Park, East Tampa, Tampa Heights, West Tampa and Ybor City. Members of Tampa City Council serve as the Community Redevelopment Agency board and work closely with CRA Staff to manage projects, programs and redevelopment funding. The Tampa Community Redevelopment Agency board, along with their Community Advisory Committees (CAC), work together to improve the quality of life within these areas or districts.

### Tampa Community Redevelopment Agency Key Objectives



“

Together, we have made significant progress in revitalizing our community and creating a vibrant and inclusive place to live, work, and play.

Gwendolyn Henderson  
Tampa Community Redevelopment  
Agency Board Chair

## MISSION

Through planning, collaboration, and innovation, Tampa's Community Redevelopment Agency (CRA) aims to enhance and develop communities by creating thriving and inclusive neighborhoods that foster economic growth, enhance quality of life, and preserve their unique character.

## VISION

Tampa CRA champions a future where vibrant neighborhoods and businesses flourish through proactive preservation and redevelopment efforts that strengthen communities in an equitable, diverse, and sustainable way.



# CRA DISTRICTS



CENTRAL PARK



CHANNEL DISTRICT



DOWNTOWN



TAMPA HEIGHTS RIVERFRONT



YBOR CITY



EAST TAMPA



WEST TAMPA



DREW PARK

# CRA BOARD



**Alan Clendenin**  
Chair Pro Tem  
District 1 At-Large



**Guido Maniscalco**  
City Council Chairman  
District 2 At-Large



**Lynn Hurtak**  
District 3 At-Large



**Bill Carlson**  
District 4



**Gwendolyn Henderson**  
CRA Chair  
District 5



**Charlie Miranda**  
District 6



**Luis Viera**  
CRA Vice Chair  
District 7



## NEIGHBORHOOD. INVESTMENT. QUALITY OF LIFE.

Investing in neighborhood redevelopment is a high priority in each of Tampa's eight Community Redevelopment Areas. From Downtown to Drew Park, redevelopment activity is helping to make Tampa's neighborhoods more attractive, safe, convenient, environmentally healthy, and economically strong.



# OUR TEAM



**Erica Moody**  
CRA Director



**Brett Burks**  
Economic  
Development  
Specialist II



**Luz Combe**  
Office Support  
Specialist IV



**Mia Dorton**  
Office Support  
Specialist III



**Corine Linebrink**  
Urban Planner III



**Melisa Martinez**  
Urban  
Development  
Project  
Coordinator



**Cedric McCray**  
East Tampa  
CRA Manager



**Courtney Orr**  
Downtown, Channel  
District, Central Park,  
Tampa Heights,  
CRA Manager



**Be Parks**  
CRA Communications  
& Senior Project  
Manager



**Dee Reed**  
Economic  
Development  
Coordinator



**Andrea Roshaven**  
Economic  
Development  
Specialist II



**Vanassa Ross**  
Economic  
Development  
Specialist II



**Brenda Thrower**  
Ybor City  
CRA Manager



DISTRICT  
**SNAPSHOTS**

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# 2023 SNAPSHOT

**39** Projects initiated

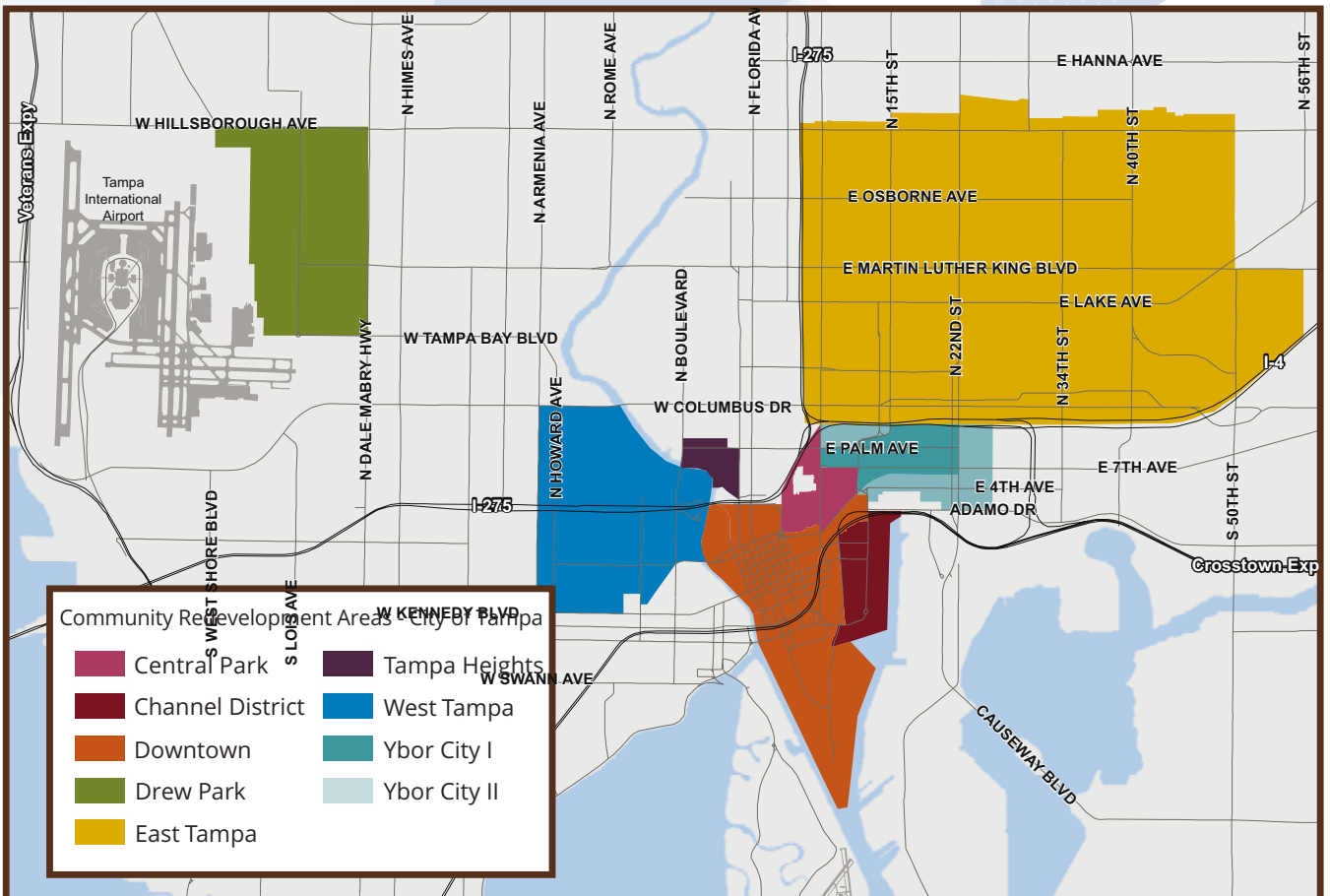
In the Community Redevelopment Areas of Tampa, a dynamic transformation is underway. With 39 projects spanning improvements, upgrades, and the creation of public spaces, this community is poised for revitalization and growth.

**39** Projects in progress

39 ongoing projects are reshaping the urban landscape, promising a vibrant future for residents and visitors alike.

**53** Projects completed

53 redevelopment projects have been successfully completed across various Community Redevelopment Areas (CRAs). Contributing to the overall revitalization of the region.



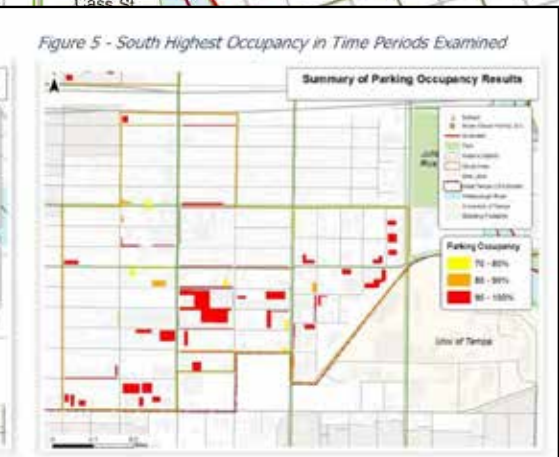
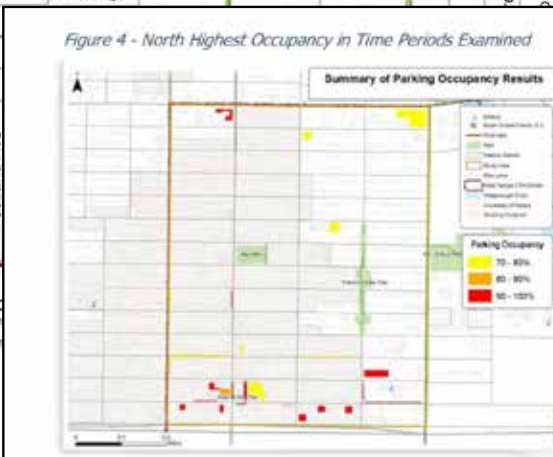
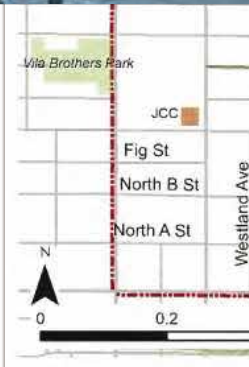
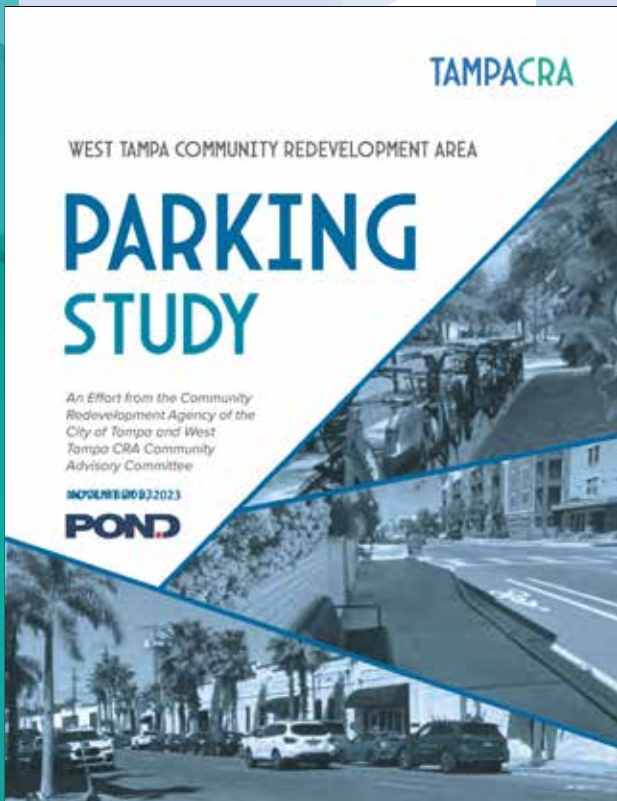


STRENGTHENING  
COMMUNITIES THROUGH  
**PLANNING**

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# WEST TAMPA PARKING STUDY

The West Tampa CRA Parking Study used various methods, such as workshops, public outreach, and field surveys, to evaluate existing parking conditions within the district and provide recommendations to improve parking management options for businesses, residents, and visitors. The study highlighted the community's preference for alternative transportation options and that there remains sufficient parking capacity during peak hours in most areas of the district. However, as the district grows, more parking will be required to accommodate increased traffic. Recommendations are structured into four primary concepts: operational management, parking demand reduction, park once strategies, and increased supply. These four concepts will allow the CRA and the City of Tampa to efficiently leverage current parking capabilities, enhance future parking options, and promote alternative transportation options to enhance the quality of the district through a multi-phased plan.



# YBOR CITY FLOOD STUDY

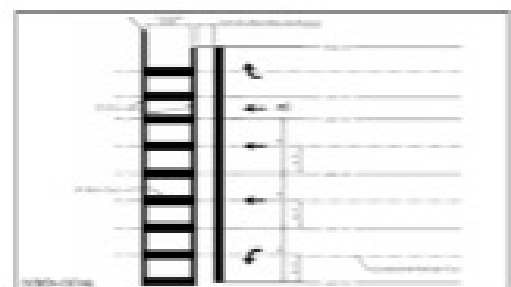
The CRA, in partnership with the City of Tampa Stormwater Department contracted Stantec Consulting Services to provide civil engineering services for evaluating possible flood relief projects within the Ybor City area of the City of Tampa. The firm will prepare an existing stormwater mode for pipes in the area of interest. Based on the information collected, Stantec will prepare a stormwater report that will include background, methodology results of the analysis, and recommended alternatives.



# DREW PARK MOBILITY, CONNECTIVITY, AND SAFETY IMPROVEMENTS



The CRA hired Terra Tectonics Design Group to identify and recommend potential mobility, connectivity, and safety projects and their estimates. The firm will also identify and recommend quick build options for improvements within the public right-of-ways throughout the Drew Park Community Redevelopment Area (CRA).



STRENGTHENING  
COMMUNITIES THROUGH  
**INVESTMENT**

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# THE OPEN CAFÉ RESTAURANT

The Open Café has served the East Tampa community for over a decade and is a cherished community hub. In addition to serving great food, The Open Café provides individuals with past convictions a second chance to earn a living, gain valuable skills, and contribute to their community through a partnership with Noah Community Outreach. However, the facility needed several renovations to ensure it could continue operating properly. The Tampa CRA provided \$68,750 through a restaurant and food services grant to help the owners upgrade electrical and mechanical systems while also providing aesthetic improvements to the building.

**\$68,750**  
CRA Investment  
3 to 1 ROI



**100%**  
COMPLETE

**CRA DISTRICT**  
East Tampa  
**GRANT TYPE**  
Restaurant and Food Services  
**APPLICANT NAME**  
St. John Cathedral, Inc. and Noah Community Outreach, Inc.



# HEALTH MATTERS (THE WELL) SPECIAL PROJECT GRANT

# \$350,000

CRA Investment

**CRA DISTRICT**

East Tampa

**GRANT TYPE**

Special Grant Request

**APPLICANT NAME**

Health Matters Pharmacy  
West, LLC

Originally a nightclub, The Well provides East Tampa with a comprehensive healthcare facility that addresses critical healthcare gaps in the community. The new facility offers a pharmacy, family health services, and health education services to the community. Tampa CRA provided \$350,000 through a special project grant that allowed the owner to redesign the interior of the building, add new doors and windows to the structure, and outdoor streetscape enhancements. This investment provides accessible and affordable healthcare services and education in a welcoming space to the underserved population in East Tampa.

# 100%

COMPLETE



# CAYUGA HALE LLC



The commercial property owner replaced deteriorated chain link fencing and gates in front of an existing warehouse with more than 200 linear feet of upgraded decorative black aluminum fence, including a rolling gate. The matching grant project improved the property and overall community appearance.

A Façade Grant approval is in process for FY2024 to support a \$166,000 exterior rehabilitation of this building and an adjacent warehouse property operated together as a large vehicle repair facility.



# \$5,000

CRA Investment

# 100%

COMPLETE

**CRA DISTRICT**  
Drew Park

**GRANT TYPE**  
Fence Grant

**APPLICANT NAME**  
Cayuga Hale LLC



# YBOR MARTI, LLC

Tampa CRA provided a façade grant to Ybor City’s first Fire Station Building which was vacant for many years. The building renovation is for a reuse project that includes commercial space on the 1st floor and professional office space on the 2nd floor. In addition to interior rehabilitation, the renovations also included removing existing stucco on the front of the building to reveal the original brick façade. The brick façade was restored, and additional decorative façade elements were added to restore the historic look and feel of the building. The CRA investment was \$47,501 with owner equity totaling \$72,499.

## \$47,501

CRA Investment

**100%**  
COMPLETE

**CRA DISTRICT**  
Ybor City

**GRANT TYPE**  
Façade Grant

**APPLICANT NAME**  
Ybor Marti, LLC



# PIPELINE 40TH, LLC



Pipeline 40th, LLC was awarded an application for a façade grant through the East Tampa CRA. The property is located at 4319 North 40th Street, Tampa, Florida, and will operate as commercial use. The overall scope of work for the façade enhancements involved refacing the deteriorating walls of the metal building, painting, and parking lot resurfacing. The overall owner investment is \$106,271 for the property.



# \$44,885

CRA Investment

**100%**  
COMPLETE

**CRA DISTRICT**  
East Tampa  
**GRANT TYPE**  
Façade Grant  
**APPLICANT NAME**  
Pipeline 40th, LLC



STRENGTHENING  
COMMUNITIES THROUGH  
**ENGAGEMENT**

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# 7TH AVENUE ARCHWAY LIGHTS

## Ybor City



The original archways that were installed more than 30 years ago for the National Historic Landmark District's centennial celebration, had slowly deteriorated over time. The success of this project hinged on the strong partnerships forged between the Tampa CRA, Tampa Electric, and KCI Industries that worked together to fabricate environmentally sustainable lighted structures to span Ybor's premier commercial corridor. More than just aesthetic enhancements, they incorporate soft LED lights equipped with daylight sensors, ensuring energy and cost efficiency by automatically illuminating at dusk and dimming at dawn. To withstand hurricane-force winds, wind-resistant iron poles were installed. This strong partnership allowed the project to be completed months ahead of schedule.





The project received both local and regional recognition for blending history, resiliency, and innovation. The project received the Ybor City Business Impact Award from the Ybor Chamber of Commerce. The project also received two awards from the Hillsborough County Planning Commission. The first award was the Award of Outstanding Contribution to the Community in the Lighting Category and the second award was the Jan Abell Award for Outstanding Contribution in Historic Preservation. These awards stand as a testament to the impact that private-public partnerships can have on local communities and the importance of preserving history in our communities.

## YBOR TREE GRATE PAINTING AND IMPROVEMENT PROJECT

### Ybor City



The Ybor Tree Grate Painting and Improvement Project helps beautify the Ybor City Historic Landmark District by cleaning out over 500 Ybor City district tree wells to include the removal of gum, debris, glass, and cigarette butts from tree grates and wells along East 7th Avenue and the district core. This includes painting, and installation of pea gravel, and leveling tree grates that will reduce tripping hazards and help maintain the district cleanliness and ensure that 7th Avenue remains named one the top 10 Best Streets in America!

# KID MASON COMMUNITY CENTER RENOVATIONS

## Downtown

The center is named after Mason “Kid” Fendall, a community activist and Black business owner, who helped establish Hillsborough County Industrial Home and raised money for a playground. The Kid Mason Community Center is also a stop on the Tampa Soulwalk, which honors Black history throughout the city.

Construction will add an additional 411 sq. ft. to the center. Improvements include new restrooms, an upgraded kitchen, completely upgraded water, sewer, and electrical utilities, a new enclosed entrance with a safety check-in point for guests, and much more. This reflects our dedication to creating a vibrant and inclusive community that values the importance of recreational opportunities for all.

**CRA Investment:  
\$2,329,626**





# UNION STATION RENOVATIONS

## Downtown



The century-old historic Tampa Union Station currently serves more than 100,000 Amtrak passengers annually coming into the city. However, the historic train station sits in a prime location to also be a community hub for Downtown Tampa. The Tampa CRA provided \$3,500,000 for the restoration, rehabilitation, and repair of the structure.



**CRA Investment:  
\$3,500,000**  
**Private Investment:  
\$408,000**



# TAMPA THEATRE

## Downtown

The Tampa Community Redevelopment Agency unanimously supported \$14 million in funding for the second phase of the restoration of the historic Tampa Theatre. This includes constructing a small micro-cinema, adding an elevator to improve accessibility, upgrading electricity, HVAC systems, plumbing, and more. These enhancements will not only allow the theater to offer a greater variety of programming to the public, but will also ensure that the historic theater is preserved and maintained for generations, while remaining a landmark of downtown Tampa’s landscape. The goal for phase two is to have all renovations completed by the 100th anniversary of the Tampa Theatre.



**CRA Investment:  
\$14 million  
Private Investment:  
\$47,844,666**



# CRA EMERGENCY ROOF REPAIR PROGRAM

## East Tampa

In the continued efforts of providing safe and decent housing options, the East Tampa CRA developed an Emergency Roof Repair program to assist with critical roofing issues for the residents within the CRA boundaries. The program used five roofing contractors to repair 47 roofs, investing over \$553,247.57. Participants of this program had been facing many challenges, including increased energy costs and risk of home insurance cancellation due to the conditions of the roofs. The need for repairs still exists in the East Tampa Community, with that in mind, the CRA Board and CAC members continue to allocate funding for this program.



**Investment:**  
**\$553,247**  
**Number of Roofs:**  
**Repaired: 47**



# YBOR YES! COMMUNITY AMBASSADORS

The Ybor YES! Team makes sure that visitors receive helpful information while also making sure the historic district remains a clean and safe place for all who enjoy Ybor City.

During Hurricane Idalia, Ybor YES! Team stayed in the district and removed tree limbs and opened-up streets to promote access. Community Ambassadors assisted patrons with parking locations, alternative transportation options, and escorts to district destinations. Community Ambassadors performed a first line of communication to law enforcement and city officials to enforce right-of-way and emergency situations. Ybor YES! has been providing business and visitor assistance, district cleaning, and ROW landscaping services in Ybor City since the inception, and from November 2022 to November 2023, they have provided the following cleaning and assistance stats:



**15,365**

Hospitality Assists

**3,276**

Stickers Removed

**1,005**

Safety Escorts

**858**

Biohazard Removal



# EAST TAMPA CLEAN TEAM COMMUNITY AMBASSADORS

The Clean Team services the main thoroughfares and residential corridors in East Tampa.

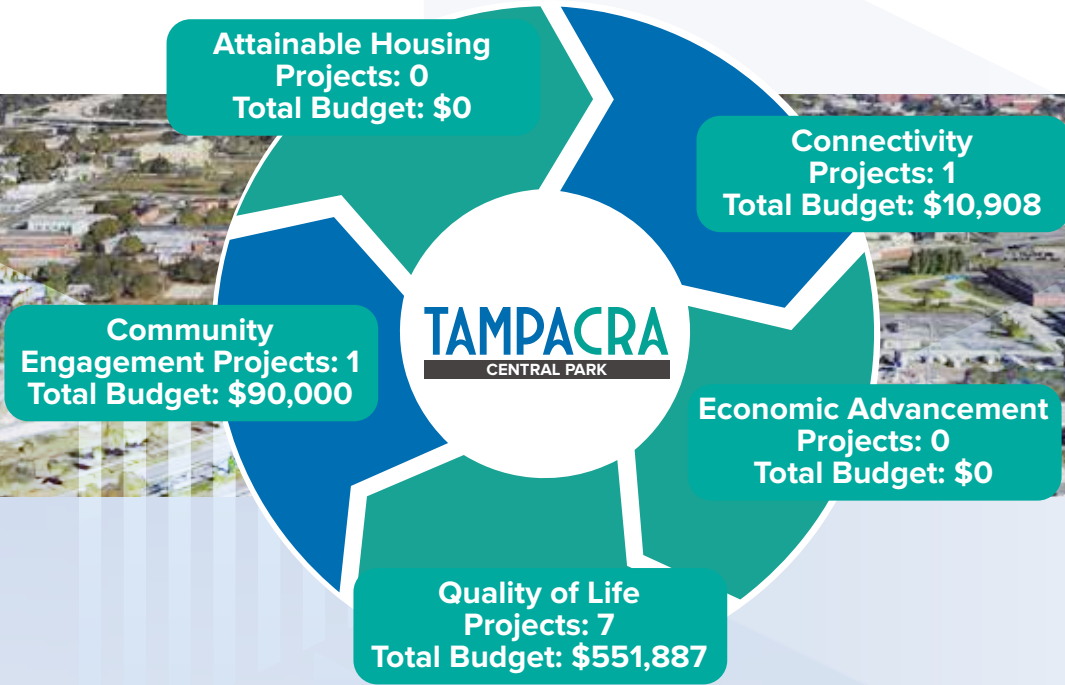
The Clean Team is a three person maintenance crew that services the main thoroughfares and residential corridors in East Tampa, during the slow growth months, for grounds maintenance, litter control, and illegal dumping activities. By utilizing the Lightning Loader empty the East Tampa dumpster at the E. Ellicott lot and only special pick ups for TPD, operational costs will be further reduced. During the summer, East Tampa youth will be employed for eight weeks to assist the crews with their responsibilities.



COMMUNITY  
REDEVELOPMENT AREA  
**BUDGET  
OVERVIEW**

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# CENTRAL PARK



### Property Profile 2022 Tax Base

Single Family Residential	\$1,325,252
Multi-Family	\$2,356,927
Condos/Coops	\$0
Improved Commercial	\$6,854,999
Improved Industrial	\$270,490
Institut/Govt/Agricul	\$6,232,784
Miscellaneous	\$1,101,300
Vacant	\$14,014,785

### Revenues (In Thousands)

Increment Revenues (Taxing Authorities)	\$249
Investment Earnings (Loss)	\$15
<b>Total Revenues</b>	<b>\$264</b>

### Expenditures

Operating — Staff, Contracts and Professional Services	\$19
Capital Outlay	\$0
<b>Total Expenditures</b>	<b>\$19</b>

Revenues Less Expenditures	\$245
Beginning Fund Balance	\$476
<b>Ending Fund Balance</b>	<b>\$721</b>



**143** ACRES

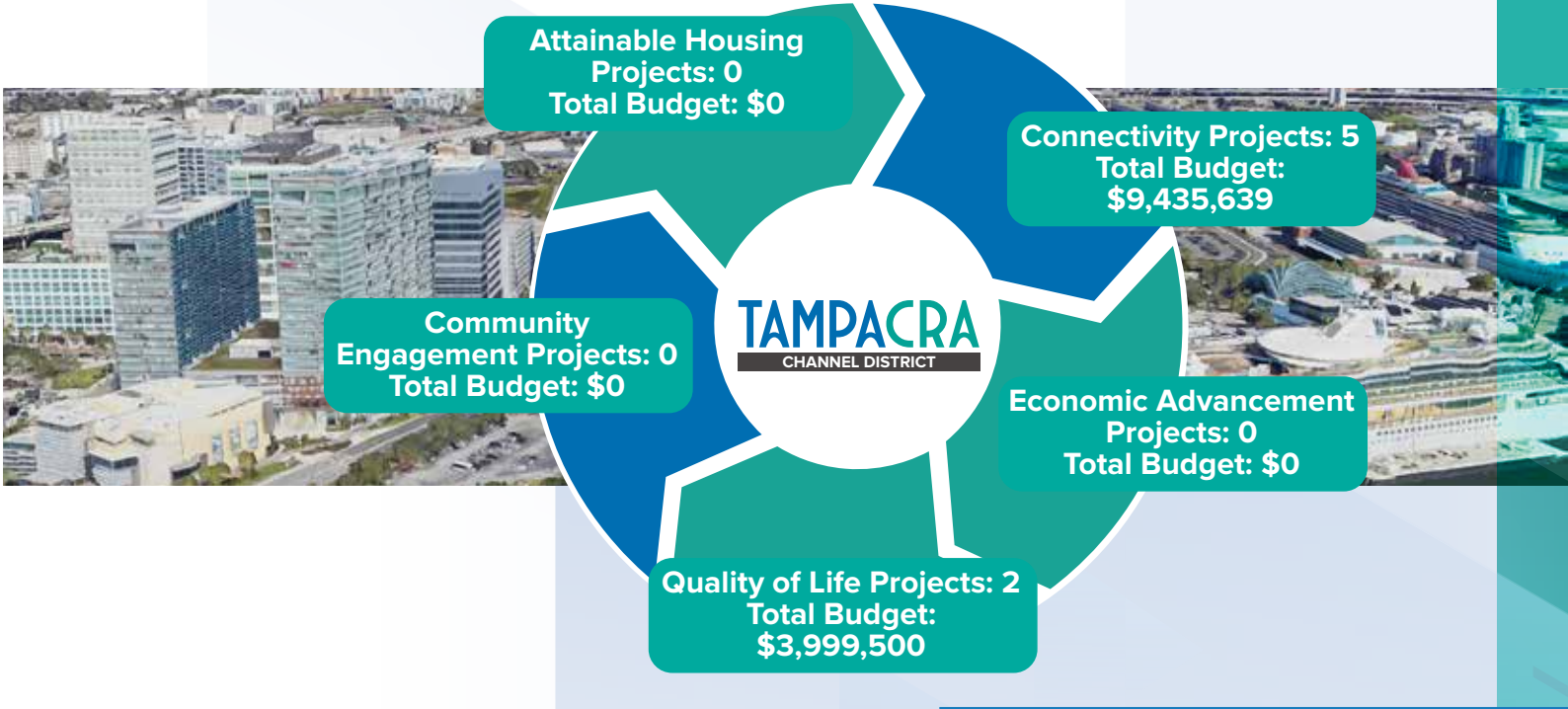
**2006**

CRA BASE YEAR

BASE YEAR TAXABLE ASSESSMENT  
\$6,701,795

FY23 TAXABLE ASSESSMENT  
\$32,156,537

# CHANNEL DISTRICT



### Property Profile 2022 Tax Base

Single Family Residential	\$9,289,154
Multi-Family	\$511,671,608
Condos/Coops	\$315,337,064
Improved Commercial	\$125,613,365
Improved Industrial	\$13,053,613
Institut/Govt/Agricul	\$100
Miscellaneous	\$38,713,067
Vacant	\$19,718,609

### Revenues (In Thousands)

Increment Revenues (Taxing Authorities)	\$10,265
Investment Earnings (Loss)	\$956
Other	\$210
<b>Total Revenues</b>	<b>\$11,431</b>

### Expenditures (In Thousands)

Operating – Staff, contracts, and Professional Services	\$818
Capital Outlay	\$8,513
<b>Total Expenditures</b>	<b>\$9,331</b>

Revenues Less Expenditures	\$2,100
Beginning Fund Balance	\$21,379
<b>Ending Fund Balance</b>	<b>\$23,479</b>



**221** ACRES

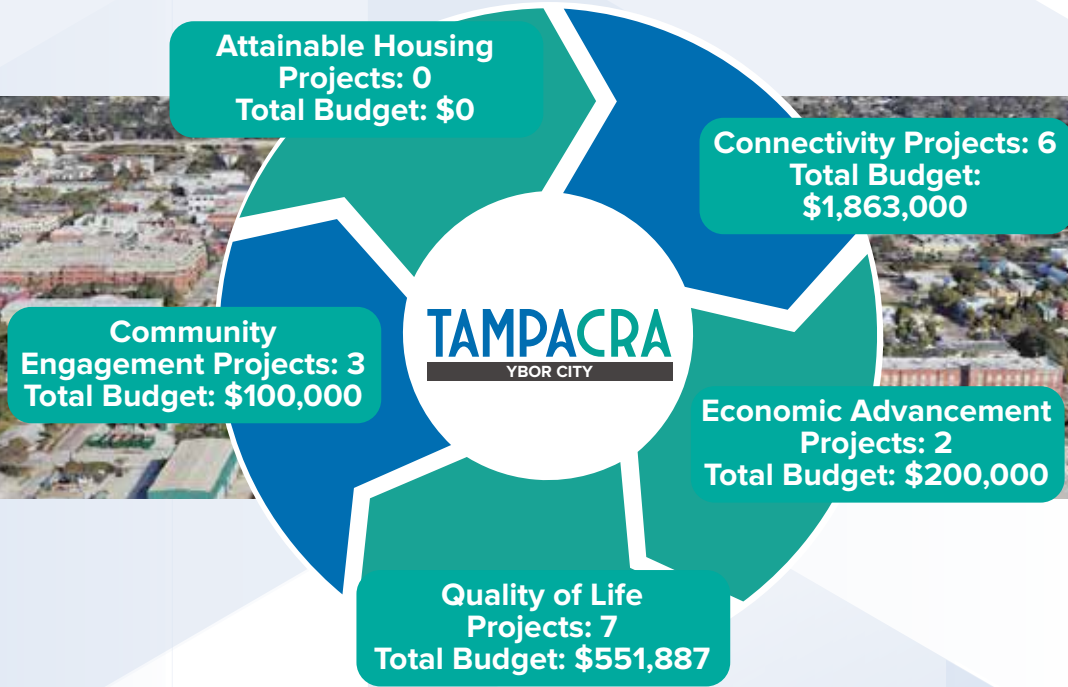
**2003**  
CRA BASE YEAR

Base Year Taxable Assessment  
\$39,869,871

FY23 Taxable Assessment  
\$1,033,396,580



# YBOR CITY 1



## Property Profile 2022 Tax Base

Single Family Residential	\$33,069,660
Multi-Family	\$104,645,527
Condos/Coops	\$85,130,552
Improved Commercial	\$262,715,579
Improved Industrial	\$22,996,275
Institut/Govt/Agricul	\$2,163,075
Miscellaneous	\$13,892,566
Vacant	\$9,670,029

## Revenues (In Thousands)

Increment Revenues (Taxing Authorities)	\$3,279
Investment Earnings (Loss)	\$166
<b>Total Revenues</b>	<b>\$3,445</b>

## Expenditures

Operating — Staff, Contracts and Professional Services	\$1,859
Capital Outlay	\$817
<b>Total Expenditures</b>	<b>\$2,676</b>

Revenues Less Expenditures	\$769
Beginning Fund Balance	\$4,411
<b>Ending Fund Balance</b>	<b>\$5,180</b>



**409** ACRES

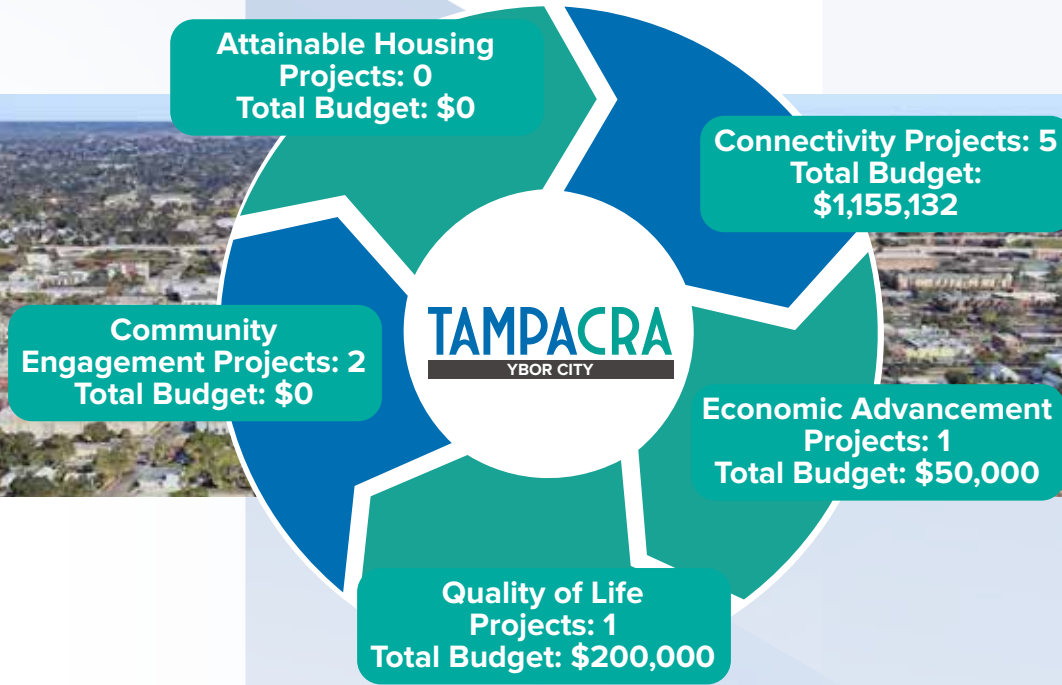
**1987**

**CRA BASE YEAR**

BASE YEAR TAXABLE ASSESSMENT  
\$59,123,090

FY23 TAXABLE ASSESSMENT  
\$534,283,263

# YBOR CITY 2



### Property Profile 2022 Tax Base

Single Family Residential	\$33,069,660
Multi-Family	\$104,645,527
Condos/Coops	\$85,130,552
Improved Commercial	\$262,715,579
Improved Industrial	\$22,996,275
Institut/Govt/Agricul	\$2,163,075
Miscellaneous	\$13,892,566
Vacant	\$9,670,029

### Revenues (In Thousands)

Increment Revenues (Taxing Authorities)	\$1,449
Investment Earnings (Loss)	\$49
<b>Total Revenues</b>	<b>\$1,498</b>

### Expenditures

Operating — Staff, Contracts and Professional Services	\$240
Capital Outlay	\$262
<b>Total Expenditures</b>	<b>\$502</b>

Revenues Less Expenditures	\$996
Beginning Fund Balance	\$1,322
<b>Ending Fund Balance</b>	<b>\$2,318</b>



**409** ACRES

**2003**

CRA BASE YEAR

BASE YEAR TAXABLE ASSESSMENT  
\$59,123,090

FY23 TAXABLE ASSESSMENT  
\$534,283,263

# TAMPA HEIGHTS RIVERFRONT



### Property Profile 2022 Tax Base

Single Family Residential	\$914,895
Multi-Family	\$74,244,350
Condos/Coops	\$0
Improved Commercial	\$98,557,919
Improved Industrial	\$0
Institut/Govt/Agricul	\$0
Miscellaneous	\$100
Vacant	\$9,119,388

### Revenues (In Thousands)

Increment Revenues (Taxing Authorities)	\$1,801
Investment Earnings (Loss)	\$32
<b>Total Revenues</b>	<b>\$1,833</b>

### Expenditures

Operating — Staff, Contracts and Professional Services	\$81
Capital Outlay	\$1,333
<b>Total Expenditures</b>	<b>\$1,414</b>

Revenues Less Expenditures	\$419
Beginning Fund Balance	\$944
<b>Ending Fund Balance</b>	<b>\$1,363</b>



**77** ACRES

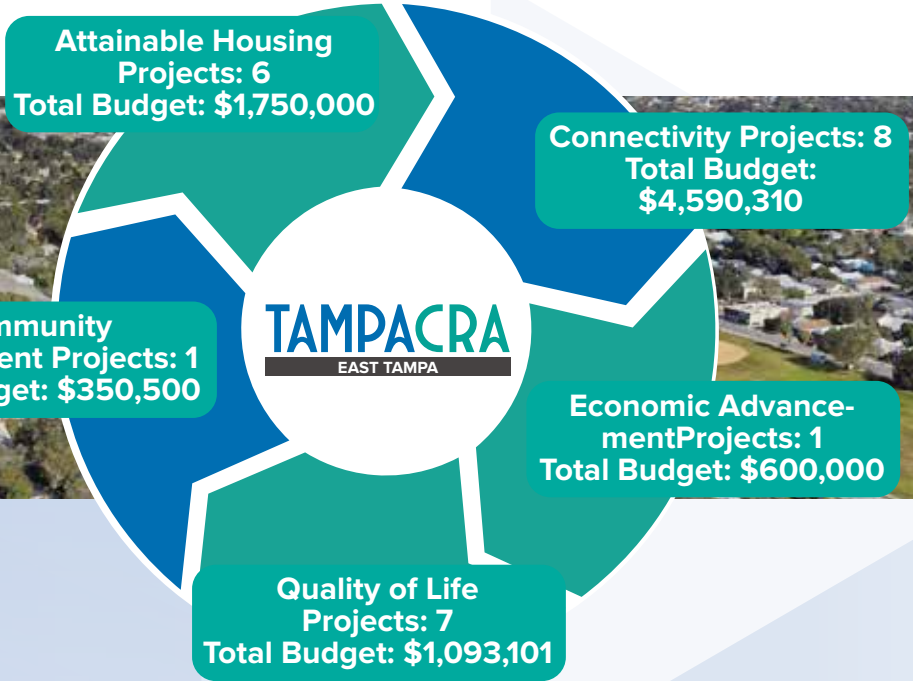
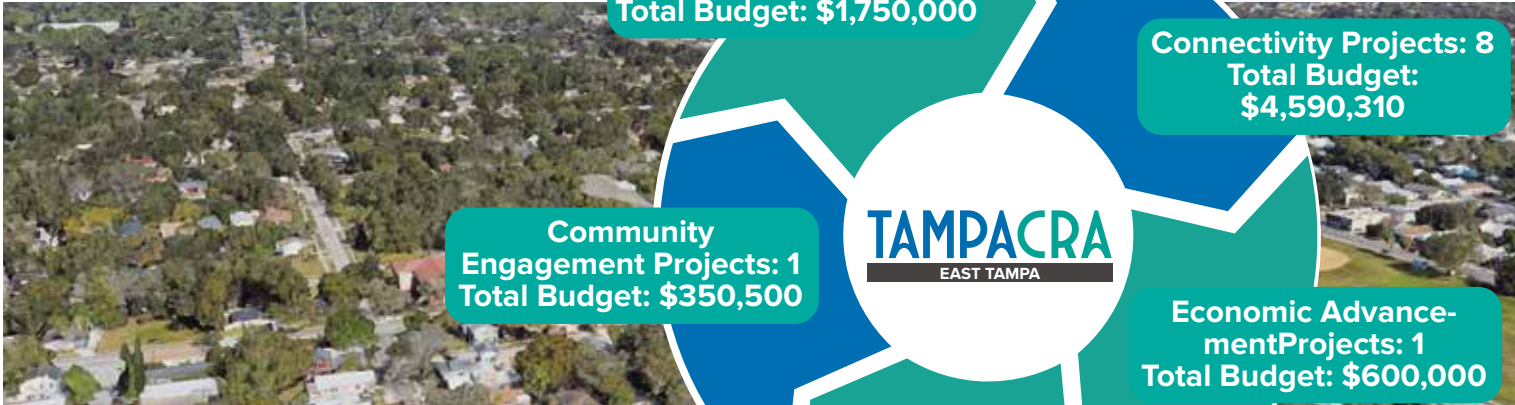
**2005**

**CRA BASE YEAR**

BASE YEAR TAXABLE ASSESSMENT  
\$8,464,415

FY23 TAXABLE ASSESSMENT  
\$182,836,652

# EAST TAMPA



### Property Profile 2022 Tax Base

Single Family Residential	\$800,792,454
Multi-Family	\$97,680,821
Condos/Coops	\$0
Improved Commercial	\$265,104,504
Improved Industrial	\$115,793,521
Institut/Govt/Agricul	\$24,584,802
Miscellaneous	\$2,434,188
Vacant	\$51,618,087

### Revenues

Increment Revenues (Taxing Authorities)	\$8,943
Investment Earnings (Loss)	\$409
Other	0
<b>Total Revenues</b>	<b>\$9,352</b>

### Expenditures

Operating — Staff, Contracts, and Professional Services	\$3,435
Capital Outlay	\$3,015
<b>Total Expenditures</b>	<b>\$6,450</b>

Revenues Less Expenditures	\$2,902
Beginning Fund Balance	\$12,043
<b>Ending Fund Balance</b>	<b>\$14,945</b>



**4,817** ACRES

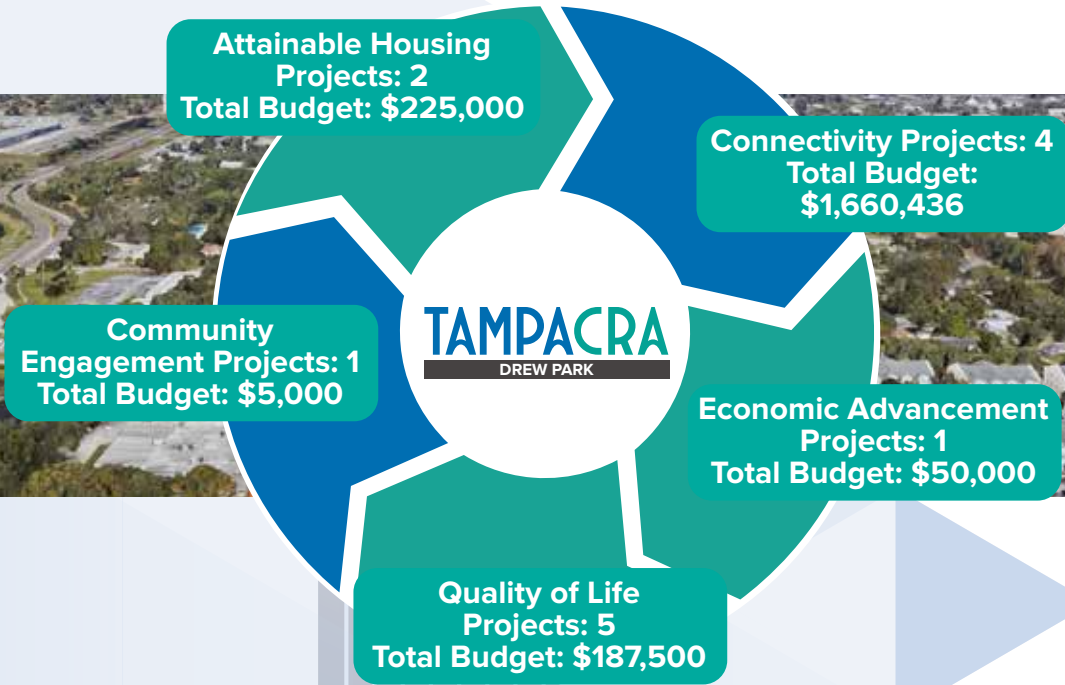
**2003**

CRA BASE YEAR

Base Year Taxable Assessment  
\$492,472,827

FY23 Taxable Assessment  
\$1,358,008,377

# DREW PARK



## Property Profile 2022 Tax Base

Single Family Residential	\$18,619,724
Multi-Family	\$20,116,898
Condos/Coops	\$697,172
Improved Commercial	\$211,226,331
Improved Industrial	\$127,293,673
Institut/Govt/Agricul	\$3,232,240
Miscellaneous	\$3,050,724
Vacant	\$7,434,222

## Revenues (In Thousands)

Increment Revenues (Taxing Authorities)	\$2,311
Other	\$255
Investment Earnings (Loss)	\$220
<b>Total Revenues</b>	<b>\$2,786</b>

## Expenditures

Operating — Staff, Contracts and Professional Services	\$133
Capital Outlay	\$130
<b>Total Expenditures</b>	<b>\$263</b>

Revenues Less Expenditures	\$2,523
Beginning Fund Balance	\$6,942
<b>Ending Fund Balance</b>	<b>\$9,465</b>



**829** ACRES

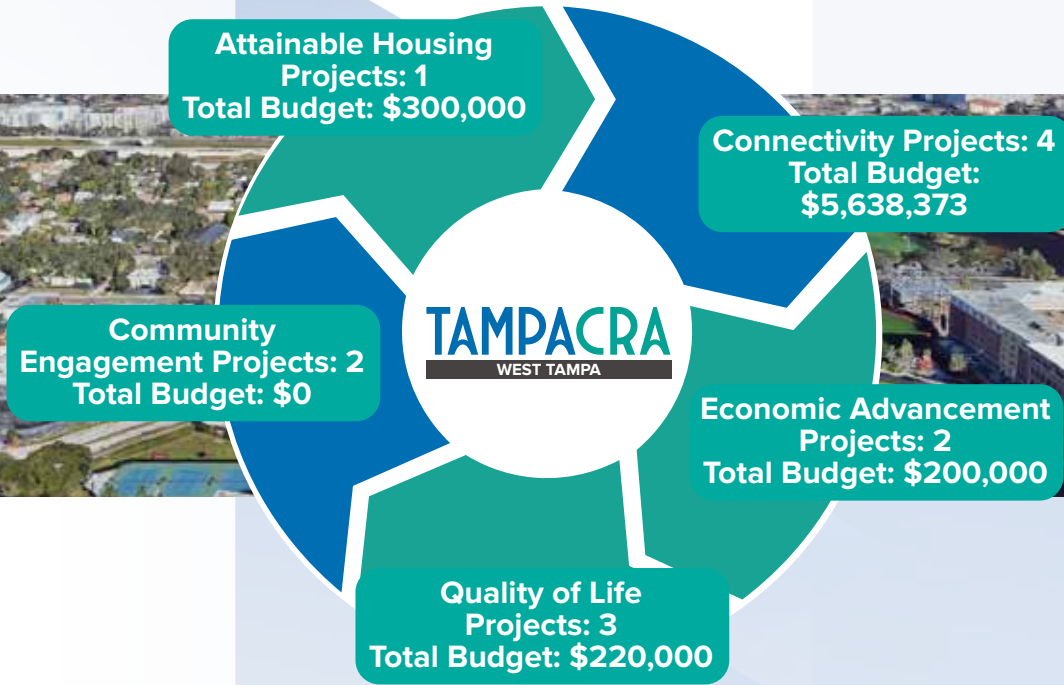
**2003**

**CRA BASE YEAR**

BASE YEAR TAXABLE ASSESSMENT  
\$168,033,380

FY23 TAXABLE ASSESSMENT  
\$391,670,984

# WEST TAMPA



### Property Profile 2022 Tax Base

Single Family Residential	\$280,411,704
Multi-Family	\$341,840,256
Condos/Coops	\$3,167,815
Improved Commercial	\$140,880,689
Improved Industrial	\$55,719,334
Institut/Govt/Agricul	\$9,380,578
Miscellaneous	\$782,714
Vacant	\$24,270,598

### Revenues (In Thousands)

Increment Revenues (Taxing Authorities)	\$6,650
Investment Earnings (Loss)	\$356
<b>Total Revenues</b>	<b>\$7,006</b>

### Expenditures

Operating — Staff, Contracts and Professional Services	\$671
Capital Outlay	\$529
<b>Total Expenditures</b>	<b>\$1,200</b>

Revenues Less Expenditures	\$5,806
Beginning Fund Balance	\$12,132
<b>Ending Fund Balance</b>	<b>\$17,938</b>



**964** ACRES

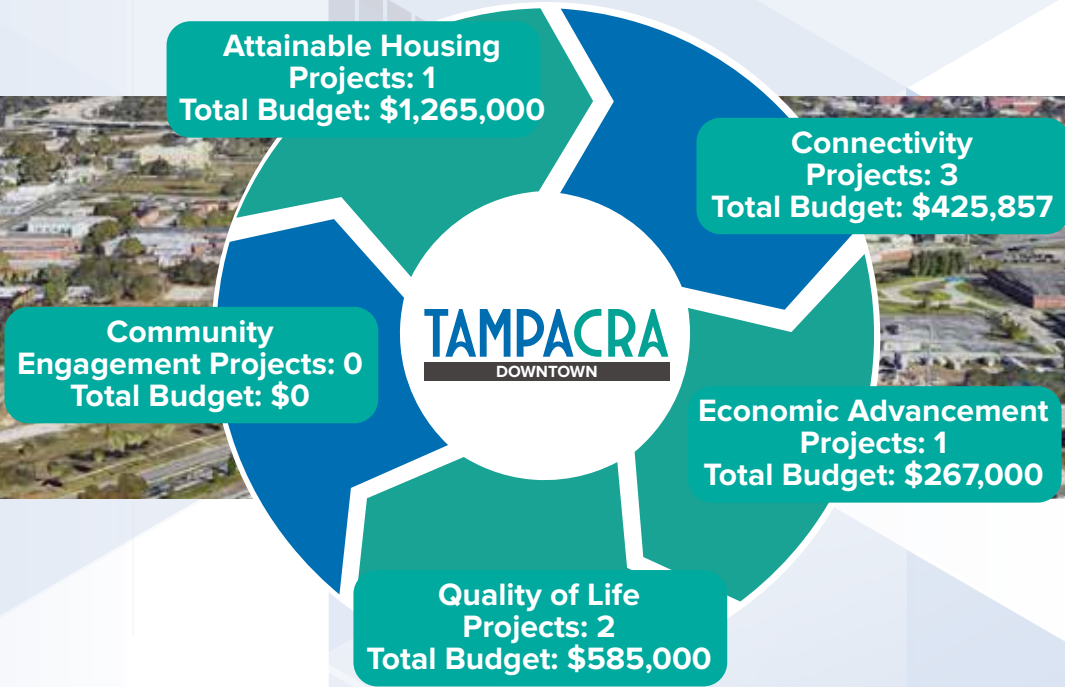
**2015**

**CRA BASE YEAR**

BASE YEAR TAXABLE ASSESSMENT  
\$274,135,648

FY23 TAXABLE ASSESSMENT  
\$856,453,688

# DOWNTOWN



## Property Profile 2022 Tax Base

Single Family Residential	\$336,364,700
Multi-Family	\$998,870,341
Condos/Coops	\$699,976,906
Improved Commercial	\$2,068,940,523
Improved Industrial	\$21,215,642
Institut/Govt/Agricul	\$114,934,289
Miscellaneous	\$19,171,802
Vacant	\$26,026,532

Revenues	Core	Non- Core
Increments Revenues (Taxing Authorities)	\$6,408	\$16,493
Investment Earnings	\$317	\$782
Other	\$1,462	\$3,261
<b>Total Revenues</b>	<b>\$8,187</b>	<b>\$20,536</b>

Expenditures	Core	Non- Core
Operating—Staff, Contracts and Professional Services	\$1,390	\$543
Capital Outlay	\$3,322	\$6,978
Debt Service	\$672	\$1,497
<b>Total Expenditures</b>	<b>\$5,384</b>	<b>\$9,018</b>

Revenues Less Expenditures	\$2,803	\$11,518
Beginning Fund Balance	\$8,611	\$23,344
<b>Ending Fund Balance</b>	<b>\$11,414</b>	<b>\$34,862</b>



**870** ACRES  
**1983**

## CRA BASE YEAR

NEW CORE AMENDMENT 1988

BASE YEAR TAXABLE ASSESSMENT  
\$454,090,045

FY23 TAXABLE ASSESSMENT  
\$4,285,500,735

**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, 2023 (in thousands)**

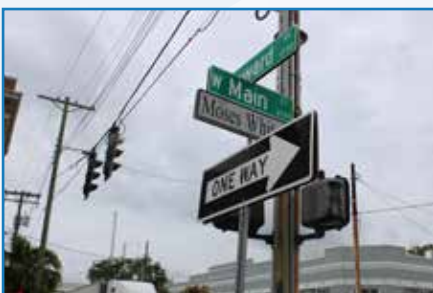
	Ybor I	Downtown		East Tampa	West Tampa	Drew Park	Channel District	Ybor II	Tampa Heights Riverfront	Central Park	CRA Total
		Core	Non Core								
<b>REVENUES</b>											
Tax Increment Revenues:											
Hillsborough County	\$ 1,277	\$ -	\$ -	\$ 3,770	\$ 3,170	\$ 974	\$ 4,327	\$ 611	\$ 759	\$ 97	\$ 14,985
City of Tampa	1,975	6,322	16,273	5,104	3,434	1,319	5,859	827	1,028	150	42,291
Tampa Port Authority	27	86	220	69	46	18	79	11	14	2	572
<b>INTERGOVERNMENTAL</b>											
Local (1)	-	1,387	3,238	-	-	-	-	-	-	-	4,625
Charges for Services and User Fees	-	75	23	-	-	255	210	-	-	-	563
Earnings (Loss) on Investments	166	317	782	409	356	220	956	49	32	15	3,302
<b>TOTAL REVENUES</b>	<b>3,445</b>	<b>8,187</b>	<b>20,536</b>	<b>9,352</b>	<b>7,006</b>	<b>2,786</b>	<b>11,431</b>	<b>1,498</b>	<b>1,833</b>	<b>264</b>	<b>66,338</b>
<b>EXPENDITURES</b>											
Current:											
Contractual Services and Supplies	1,721	551	515	2,489	419	46	429	185	13	10	6,378
Capital Outlay:											
Land	-	546	1,318	2,783	425	-	3,834	-	-	-	8,906
Improvements Other Than Buildings	817	2,776 (2)	5,427 (2)	232	104	130	4,679	184	-	-	14,349
Infrastructure	-	-	-	-	-	-	-	78	1,333	-	1,411
Buildings and Improvements	-	-	233	-	-	-	-	-	-	-	233
<b>TOTAL EXPENDITURES</b>	<b>2,538</b>	<b>3,873</b>	<b>7,493</b>	<b>5,504</b>	<b>948</b>	<b>176</b>	<b>8,942</b>	<b>447</b>	<b>1,346</b>	<b>10</b>	<b>31,277</b>
Excess of Revenues Over (Under) Expenditures	907	4,314	13,043	3,848	6,058	2,610	2,489	1,051	487	254	35,061
<b>OTHER FINANCING (USES)</b>											
Transfers Out:											
City Staff	(138)	(839)	(28)	(946)	(252)	(87)	(389)	(55)	(66)	(9)	(2,811)
<b>Debt Service</b>	<b>(138)</b>	<b>(672)</b>	<b>(1,497)</b>	<b>(946)</b>	<b>(252)</b>	<b>(87)</b>	<b>(389)</b>	<b>(55)</b>	<b>(66)</b>	<b>(9)</b>	<b>(2,169)</b>
Total Other Financing Uses											
Net Change in Fund Balances	769	2,803	11,518	2,902	5,806	2,523	2,100	996	419	245	30,081
<b>BEGINNING FUND BALANCES-OCTOBER 1</b>	<b>4,411</b>	<b>8,611</b>	<b>23,344</b>	<b>12,043</b>	<b>12,132</b>	<b>6,942</b>	<b>21,379</b>	<b>1,322</b>	<b>944</b>	<b>476</b>	<b>91,604</b>
<b>ENDING FUND BALANCES-SEPTEMBER 30</b>	<b>\$ 5,180</b>	<b>\$ 11,414</b>	<b>\$ 34,862</b>	<b>\$ 14,945</b>	<b>\$ 17,938</b>	<b>\$ 9,465</b>	<b>\$ 23,479</b>	<b>\$ 2,318</b>	<b>\$ 1,363</b>	<b>\$ 721</b>	<b>\$ 121,685</b>
Outstanding Encumbrances	\$ 845	\$ 5,040	\$ 9,815	\$ 630	\$ 619	\$ 370	\$ 8,115	\$ 454	\$ 100	\$ 94	\$ 26,082

(1) Local Revenue consists of Hillsborough County's portion of the reimbursement to Strategic Property Partners (SPP), under the Roadway Construction Improvement Agreement.  
(2) Expenditures include Hillsborough County's portion of the reimbursement to Strategic Property Partners (SPP), under the Roadway Construction Improvement Agreement, passed through to SPP.



# THANK YOU TO OUR BOARD, PARTNERS, AND RESIDENTS FOR STRENGTHENING TAMPA'S COMMUNITIES









# 2023 ANNUAL REPORT

## CONTACT US

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Tampa, FL 33602

[TAMPA.GOV/CRAS](https://tampa.gov/cras)



TAMPACRA



@TAMPACRAS

REQUEST A  
CONSULTATION



**TAMPACRA**  
STRENGTHENING COMMUNITIES

ERICA MOODY  
COMMUNITY REDEVELOPMENT AGENCY DIRECTOR