



2024 ANNUAL REPORT

STRENGTHENING COMMUNITIES,
IT'S WHAT WE DO!

CHANNEL DISTRICT, CENTRAL PARK, DOWNTOWN, DREW
PARK, EAST TAMPA, TAMPA HEIGHTS RIVERFRONT, WEST
TAMPA, AND YBOR CITY.

TAMPACRA
STRENGTHENING COMMUNITIES



CONTENTS

Message from the Chair	4	Strengthening Communities Through:	
CRA Overview	6	Attainable Housing	16
Mission and Vision	8	Connectivity	18
Community Redevelopment Areas	9	Economic Advancement	22
CRA Board	10	Quality of Life	26
CRA Staff/Our Team	11	Community Engagement	30
District Snapshot	12	Celebrating our Successes	34
		Budget Overviews	36

MESSAGE FROM THE CHAIR



Gwendolyn Henderson


Tampa Community Redevelopment Agency
Board Chair

Dear Community Members,

I am honored to share with you the annual report of the Tampa Community Redevelopment Agency (CRA), which highlights our continued progress in strengthening our communities. As the Chair of the Board, I am proud of the milestones we have achieved over the past year and the impact these initiatives have had on our communities.

In 2024, we set out with bold ambitions to enhance the well-being of our residents and strengthen opportunities for local businesses. One of our most significant accomplishments this year was the expansion of our housing programs across all redevelopment areas. By broadening access to affordable housing opportunities, we are ensuring that residents throughout Tampa have access to safe, high-quality homes. This initiative underscores our commitment to fostering sustainable and inclusive communities for all.

Additionally, we launched an improved commercial grants inventory program designed to support local businesses and entrepreneurs, along with a new Grant Policy. The new grants, which include an FRA award-winning legacy credit component, aim to strengthen our economic landscape by encouraging business growth and stability. By providing financial support to new and existing businesses, we foster a more dynamic and resilient local economy.



To enhance our ability to serve the community, we expanded our team across all areas, including projects, grants, and housing. These new team members bring fresh expertise and energy to our mission. We are also excited to introduce a new arts coordinator who will play a pivotal role in enriching our public spaces with creative and cultural initiatives that celebrate the vibrancy of our communities.

We are also incredibly proud of the recognition our programs and projects have received. Several initiatives have earned prestigious awards, including:

- The Hillsborough City-County Planning Commission's Planning and Design Award for the West Tampa Parking Study, recognized for its outstanding contribution to the community.
- The Florida Redevelopment Association (FRA) Award for the Commercial Grant Legacy Credit in the "Out of the Box" category.
- The FRA Award for The Well, honored for outstanding rehabilitation, renovation, or reuse.

These accolades reinforce our dedication to excellence and innovation in redevelopment efforts. They also serve as a testament to the hard work and dedication of our staff, partners, and community members who make these successes possible.

Together, we have made great strides in enhancing the quality of life in our neighborhoods, and we remain steadfast in our commitment to serving our community with passion and dedication. I encourage you to explore this report to learn more about the transformative projects and initiatives undertaken by the Tampa CRA.

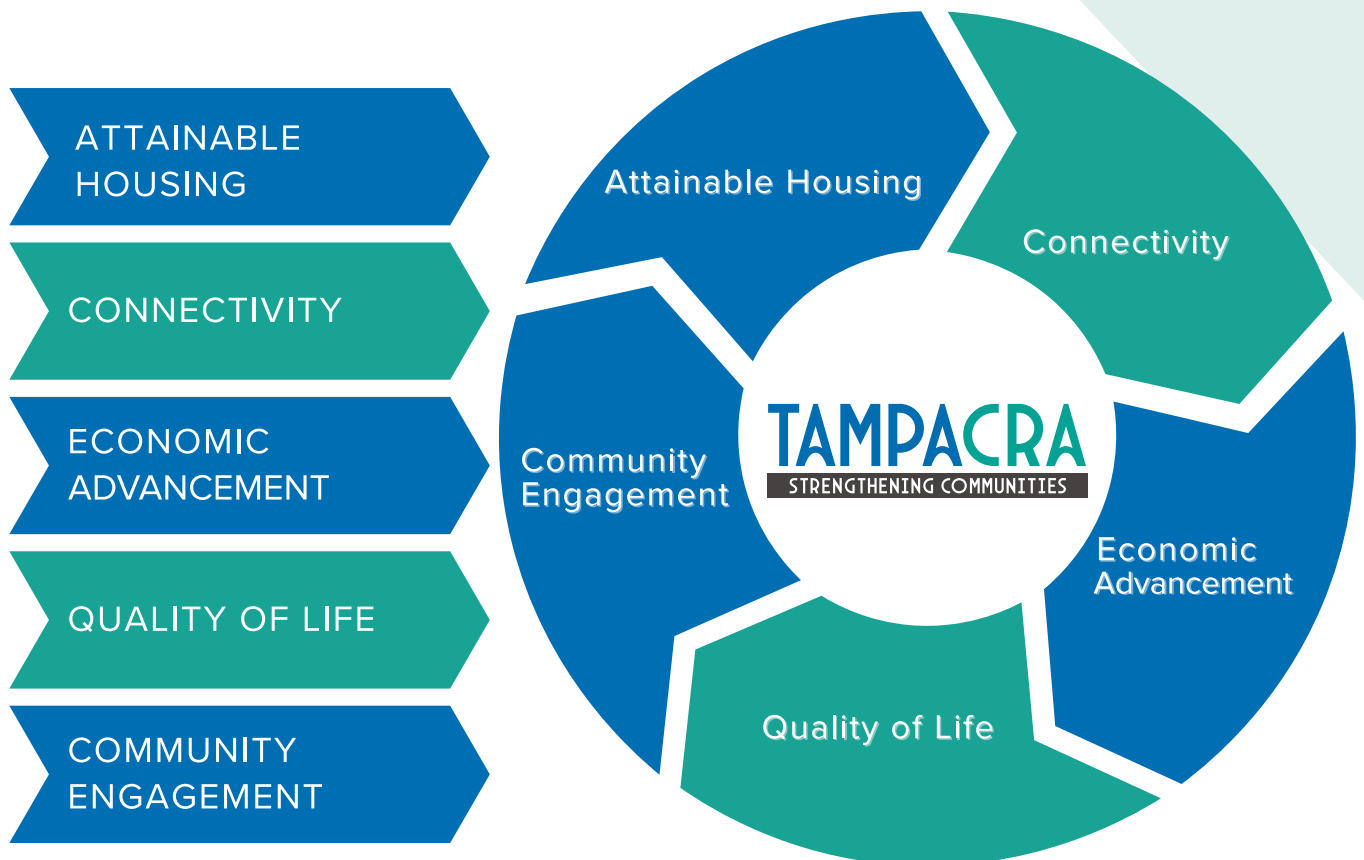
Gwendolyn Henderson

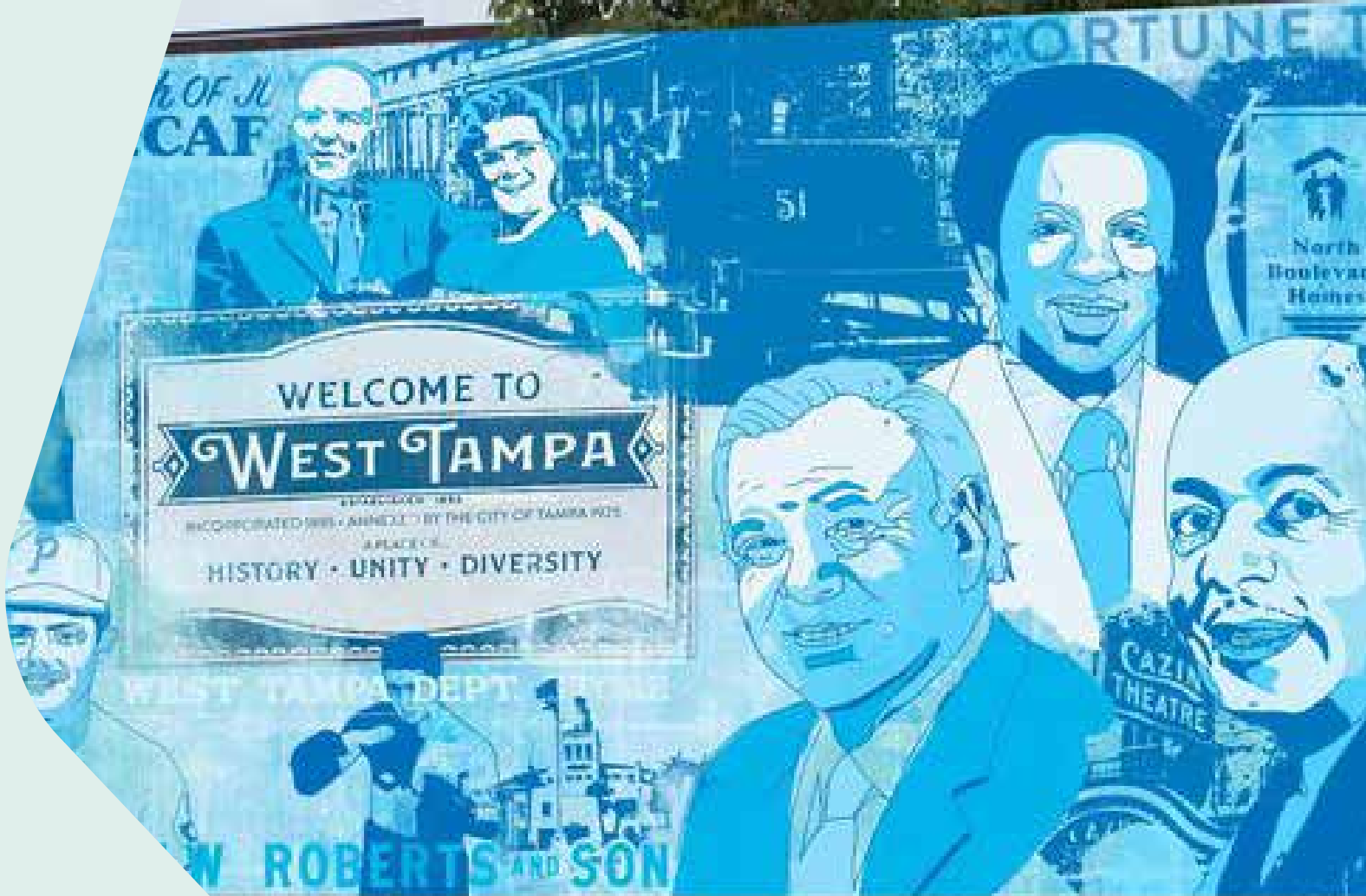
Gwendolyn Henderson
Tampa Community Redevelopment Agency
Board Chair

CRA OVERVIEW

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 Riverfront, West Tampa, and Ybor City. Members of Tampa City Council serve as the Community Redevelopment Agency board and work closely with city 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 GREAT STRIDES IN ENHANCING THE QUALITY OF LIFE IN OUR NEIGHBORHOODS, AND WE REMAIN STEADFAST IN OUR COMMITMENT TO SERVING OUR COMMUNITY WITH PASSION AND DEDICATION.

The background image shows a multi-story brick building with large, dark-framed windows. In the foreground, there is a trolley system. A green trolley with the number 436 is visible on the left, and a blue trolley with the number 434 is on the right. A pedestrian crossing sign is on the far left. The text 'MISSION' is overlaid on the left side of the image.

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.

The background image shows a multi-story brick building with large, dark-framed windows. In the foreground, there is a trolley system. A green trolley with the number 436 is visible on the left, and a blue trolley with the number 434 is on the right. A pedestrian crossing sign is on the far left. The text 'VISION' is overlaid on the left side of the image.

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.

COMMUNITY REDEVELOPMENT AREAS



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



Bill Carlson
District 4



Luis Viera
CRA Vice Chair
District 7



Guido Maniscalco
City Council Chairman
District 2 At-Large



Gwendolyn Henderson
CRA Chair
District 5



Lynn Hurtak
District 3 At-Large



Charlie Miranda
District 6



NEIGHBORHOOD. INVESTMENT. QUALITY OF LIFE.

CRA TEAM



Cedric McCray
CRA Director &
CRA Manager
(East Tampa/
Drew Park)



Courtney Orr
CRA Manager
(Downtown/
Channel/Central
Park/Tampa
Heights Districts)



Brenda Thrower
CRA Manager
(Ybor City/West
Tampa)



Melisa Martinez
CRA Senior
Project Supervisor



Cory Robinson
CRA Arts and
Cultural Project
Coordinator



Keacia Newson
Project
Coordinator



Nick Bennett
Project
Coordinator



Bryce Fehringer
Urban Planner II



Be Parks
Community
Development
Coordinator



Rahel Berhanu
Community
Development
Technician



Dee Reed
Economic
Development
Coordinator



Andrea Roshaven
Economic
Development
Specialist III



Katrina House
Economic
Development
Specialist II



Vanassa Ross
Economic
Development
Specialist II



Tiffany Mitchell
Economic
Development
Specialist II



Celeste Lau
Economic
Development
Specialist II



Luz Combe
Office Support
Specialist IV



Mia Dorton
Office Support
Specialist III

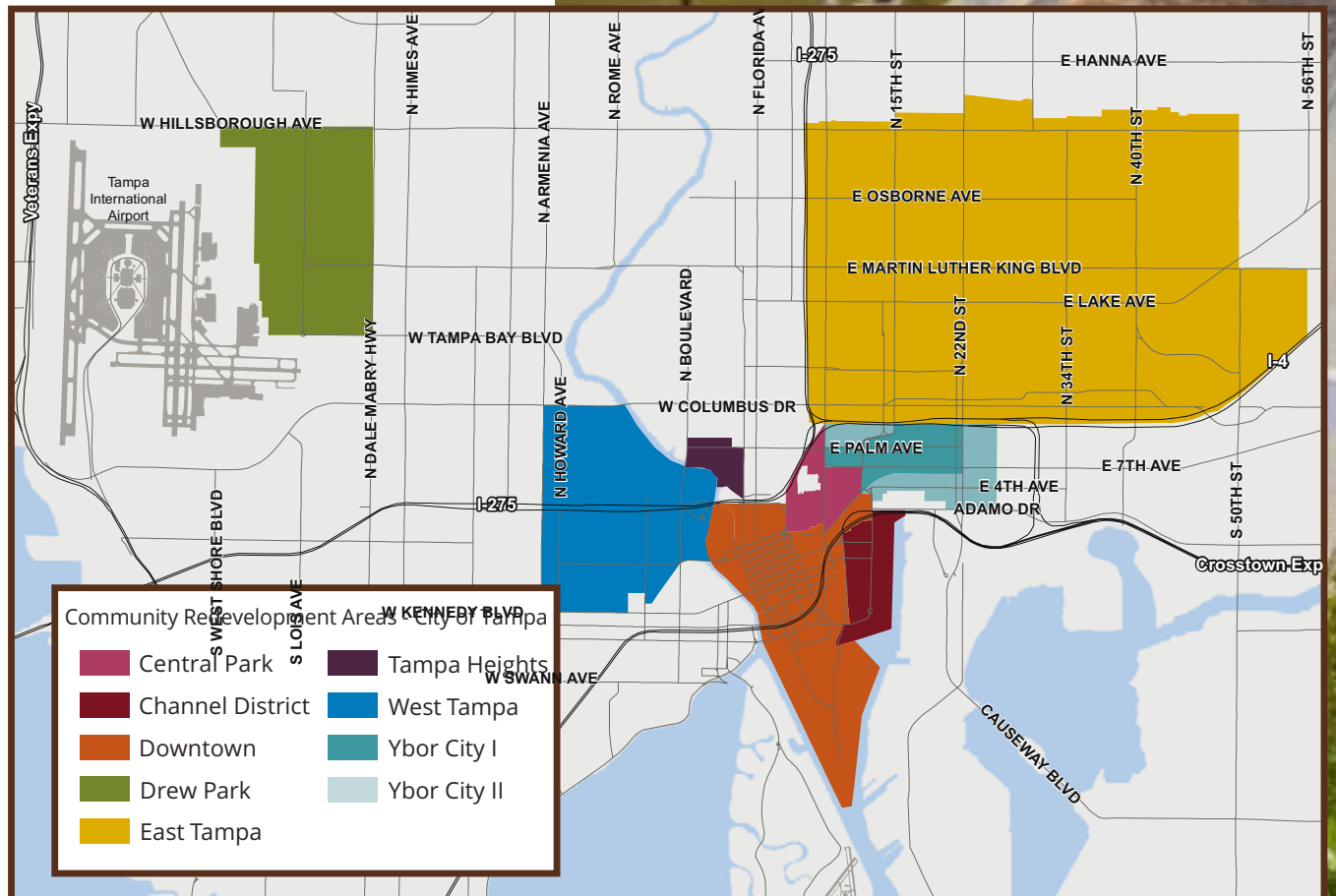


Sherri Scott
Administrative
Assistant III

DISTRICT SNAPSHOTS

Tampa's Community Redevelopment Areas are experiencing significant transformation with 44 redevelopment projects. Currently, eight projects are in progress, reshaping the landscape for residents and visitors.

Additionally, 16 projects have been successfully completed, contributing to the revitalization and growth of these communities.





44

Projects initiated

In the Community Redevelopment Areas of Tampa, a dynamic transformation is underway. With 44 projects spanning improvements, upgrades, and the creation of public spaces, these communities are poised for revitalization and growth.

8

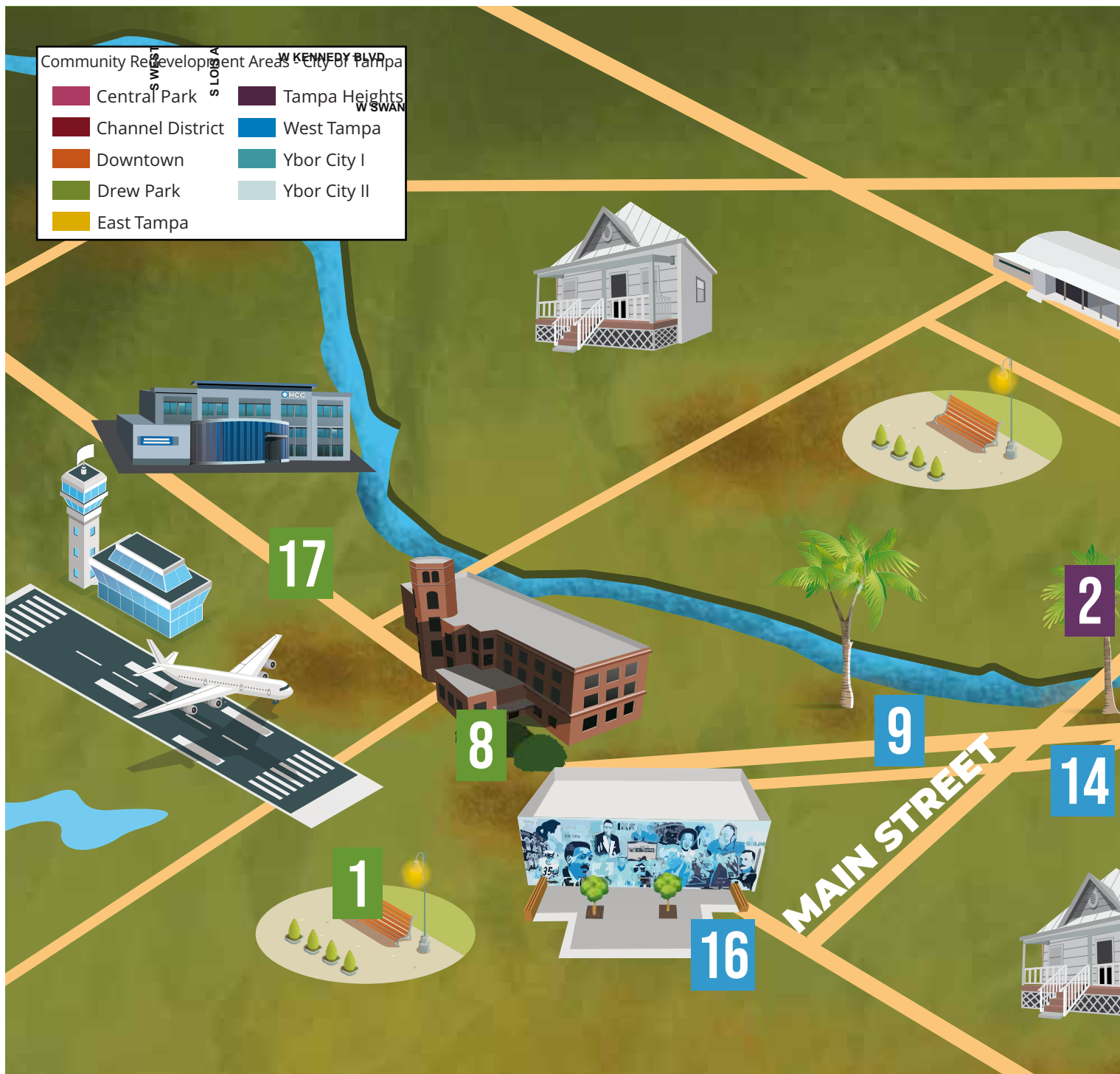
Projects in progress

Eight ongoing projects are reshaping the landscape of our communities, promising a vibrant future for residents and visitors.

16

Projects completed

Sixteen redevelopment projects have been successfully completed across Tampa's Community Redevelopment Areas, contributing to the overall revitalization of the region.



1 POCKET PARK HUBERT AND MANHATTAN

2 UPDATED COMMUNITY REDEVELOPMENT PLAN FOR TAMPA HEIGHTS RIVERFRONT

3 UPDATED COMMUNITY REDEVELOPMENT PLAN FOR CENTRAL PARK

4 UPDATED COMMUNITY REDEVELOPMENT PLAN FOR DOWNTOWN

5 UPDATED COMMUNITY REDEVELOPMENT PLAN FOR CHANNEL DISTRICT

6 THE SKILLS CENTER

7 THE TAMPA RIVERWALK

8 LANDSCAPE, STREETScape, AND SAFETY IMPROVEMENTS

9 MAIN STREET STREETScape IMPROVEMENTS

10 HISTORIC 7TH AVENUE BRICKING



11

THE FLORIDA AQUARIUM

12

ARTS: RIVERWALL ART WALL RELOCATION & ENHANCEMENT

13

THE TAMPA CONVENTION CENTER

14

WEST TAMPA ALLEYWAY STUDY

15

THE MEMORIAL PARK CEMETERY

16

SALCINES PARK IMPROVEMENT PROJECT

17

ADA PARK ENHANCEMENTS

18

HOUSING REHABILITATION & RENOVATION

19

EMERGENCY ROOF REPAIR

20

TAMPA UNION STATION RENOVATIONS



HOUSING

HOUSING REHABILITATION & RENOVATION PROGRAM (HRRP)



In FY2024, the Tampa CRA prioritized a new housing program that would offer a new program and standardize the process across all of Tampa's nine community redevelopment areas. This led to the creation of the Housing Rehabilitation & Renovation Program (HRRP), which was officially approved by the Tampa CRA Board in July 2024. The HRRP aims to provide financial assistance for the renovation and repair of homes within these redevelopment areas. This ensures that all residents can access safe and secure housing. Homeowners in Tampa's community redevelopment areas who earn up to 140% of the Area Median Income (AMI) are eligible to apply for assistance with eligible repairs, which can include:

- Roof system repair or replacement
- Failing or lacking plumbing
- Electrical systems
- Failed structural systems such as floors and structural walls
- Lack of working heat/air conditioning
- Exterior deterioration (walls, foundation, porches, siding, etc.)
- Window replacement
- Tree trimming
- ADA improvements



Applications for the HRRP were officially opened in August 2024, which immediately garnered significant interest across the eight communities before the end of the fiscal year. For example, in East Tampa, 48 applications were either in progress or completed in FY2024 while eight applications in West Tampa are in progress or completed.



DOWN PAYMENT ASSISTANCE

CRA: East Tampa

Tampa CRA offered up to \$50,000 in down payment assistance forgivable loans to eligible homebuyers with a household income at or below 140% AMI who purchased a home within the East Tampa Community Redevelopment Area boundaries.

For FY2024, the CRA provided \$715,000 in down payment assistance to 30 East Tampa residents with an average home sale price of \$275,000.

These home purchases resulted in a property tax revenue increase of \$13,672.87 for the East Tampa CRA compared to FY2023.

\$13,672.87

Increased Property Revenue

EMERGENCY ROOF REPAIR

The East Tampa Community Redevelopment Area Emergency Roof Repair program offers grants of up to \$15,000 for residents needing roof repairs, with contractors approved and trained by the City of Tampa. Its goal is to make homes safer and prevent families from having to move in today's challenging housing market.

In FY2024, \$600,951 in grants were provided to homeowners and residents, helping repair 26 homes.

TREE TRIMMING PROGRAM

CRA: East Tampa - \$133,208 Invested - 54 Safer Houses



The East Tampa Community Redevelopment Area offered a new Tree Trimming Grant program to help residential property owners and tenants improve the safety of their homes and properties. The purpose of the program is to assist residents in addressing overgrown and unsafe trees before storms and winds create a hazard. Eligible applicants can apply for up to \$2,500 for trimming trees on private, single-family residential property.

In FY2024, \$133,208 in grants were provided to East Tampa residents, which led to 54 houses being made safer.



CONNED

Project Cost:
\$149,999
Completion Status:
100%
CRA: Downtown

BENEFICIAL BRIDGE RIVERWALK STUDY

The Tampa Riverwalk is a 2.6-mile-long open-space pedestrian trail that runs along the Hillsborough River in Downtown Tampa. The popular attraction currently runs from Armature Works in Tampa Heights to the Garrison Channel. There has been a desire amongst the community to extend the Riverwalk east to connect to the Channel District and beyond. However, Beneficial Bridge currently does not allow the Riverwalk to seamlessly connect to the Channel District. The Tampa CRA commissioned a feasibility study and report with recommendations for the next steps to complete an extension.



Ybor City Street Name Signage Improvements

The Tampa CRA worked with a contractor to fabricate, deliver, and install updated street name signs throughout the Ybor City Community Redevelopment Area. The signs help maintain and enhance the historic charm and character of the area while also improving navigation for visitors and residents.

Project Cost: \$300,000
Completion Status: 100%
CRA: Ybor City

ACTIVITY

DREW PARK LANDSCAPE, STREETScape, AND SAFETY IMPROVEMENTS



To enhance the quality of life and appearance of highly visible corridors in Drew Park, the Tampa CRA invested funds to collect data on the tree inventory along Lois and Grady avenues. This process also included recommendations for needed landscape modifications and new construction areas for irrigation, pavers, and concrete. The project prioritizes safety, aesthetics, and overall infrastructure enhancements, benefiting residents through improved public spaces and economic growth opportunities. When completed, the addition of trees and greenery will help not only improve air quality and reduce pollution in the community but will also improve the economic appeal of the area.

Project Cost: \$300,000
Design Completion: 100%
CRA: Drew Park

WEST TAMPA MAIN STREET STREETScape IMPROVEMENTS

The Tampa CRA provided \$300,000 to support the Main Street Quick Build Project, a streetscape improvement project. These projects are specially designed to be implemented in a shorter timeframe and at a lower cost compared to traditional methods. This project included resurfacing a portion of Main Street, improved crosswalks, painted curb extensions, and a new four-way stop to improve traffic flow and enhance the area for pedestrian traffic.

Project Cost: \$300,000
Completion Status: 100%
CRA: West Tampa





Project Cost: \$434,639.50
Phase 1 Completion Status: 100%
CRA: Ybor City 1

HISTORIC 7TH AVENUE BRICKING

Historic East 7th Avenue, named by The American Planning Association as one of America's 10 Great Streets, is the main commercial thoroughfare of Ybor City. The Tampa CRA hired an outside contractor to brick East 7th Avenue between North 15th and 17th Streets. The bricking of 7th Avenue helps calm traffic on a road that sees a significant amount of pedestrian traffic throughout the year. This project will also promote alternative modes of transportation, connectivity, boost local businesses, and contribute to the economic growth of Ybor City, creating new opportunities for entrepreneurs and job seekers. Using authentic historic bricks, this project will further enhance the authenticity of the National Historic Landmark District and allow residents and visitors to better connect to the city's past.

This first phase is part of a larger vision to brick the entirety of 7th Avenue in Ybor City, between Nick Nuccio Parkway and North 26th Street. The next phase is scheduled to take place in FY2025.





ADVANC

TAMPA CRA'S ENHANCED COMMERCIAL GRANT PROGRAM

During FY2024, the Tampa CRA undertook the process of streamlining and enhancing the commercial grants offered to the city's community redevelopment areas. Prior to this effort, each of the redevelopment areas had a variety of different grants offered to their respective communities. The new commercial grants model allows the CRA to better utilize the talent and resources of staff by consolidating the number of grants available while also increasing the maximum award to better meet the growing needs of businesses in the community.

The new structure resulted in four grants available to commercial properties in Tampa's nine community redevelopment areas: **Commercial Exterior Grant**, **Commercial Interior Grant**, **Pre-Development Grant**, and **Special Project Grant**.

New Legacy Grant

In addition to the new grant structure, commercial property owners may be able to avoid large upfront costs with the new Legacy Credit. The credit works alongside the Commercial Exterior and Interior Grants. While those grants require a 50 percent owner match and are provided as a reimbursement, based on the length of ownership, the Legacy Credit can reduce the match from 35 percent down to zero. Property owners begin Legacy Credit eligibility at five years of ownership, but the greatest benefits are reserved for those with 20 years or more.

This innovative credit was recognized with the 2024 Florida Redevelopment Association's Award as the top submission in the out-of-the-box category for large cities.



CEMENT

FLORIDA AQUARIUM



The Florida Aquarium has been a must-see attraction since it first opened its doors in 1995, bringing over 1 million visitors to the Channel District in 2024. The Tampa CRA approved \$15 million to help the Florida Aquarium in expanding its facilities and amenities. Expansion and renovation capital projects include the Mosaic Exhibit Hall renovations with rotating exhibits; a new second-floor gallery experience; a new outdoor exhibit; an expanded and public-facing animal habitat; and guest amenity and infrastructure improvements and additions, including ADA accessible upgrades. The expansion, which will take place in three separate phases, is expected to be completed by 2026. The Florida Aquarium is providing \$30 million in private investment, representing a 2 to 1 return on investment for the CRA.

Project Cost: \$45 million
CRA Contribution: \$15 million
ROI : 50%
CRA: Channel District

ARTS: RIVERWALL ART WALL RELOCATION & ENHANCEMENT

To enhance public art installations in the Downtown Community Redevelopment Area, the Tampa CRA provided \$469,000 to relocate the Riverwall Art Wall near the Tampa Convention Center. The project involved dismantling the old plaza, constructing a new plaza which included new supports and a canopy for relocated artwork, site furnishings, sidewalk, enhanced crosswalks paving, and lighting.

Project Cost: \$469,000
CRA: Downtown

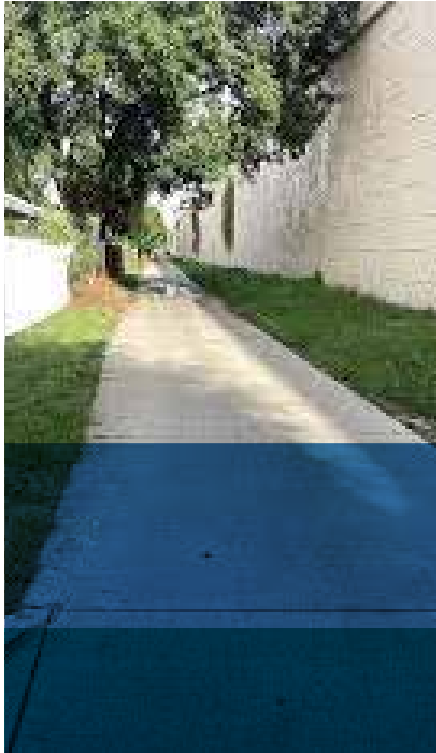


DOWNTOWN TAMPA CONVENTION CENTER

The Tampa Convention Center is an integral space in Downtown Tampa, which hosted almost 100 events and generated nearly \$136 million in economic impact for the City of Tampa in 2024. To ensure that the facility remains a cutting-edge convention and meeting space in the country, the Tampa CRA provides annual funding to support improvements and renovations to facilities throughout the convention center such as restrooms, meeting rooms, HVAC, signage, lighting, carpets, riverwalk ramps, crosswalks, drop-off areas, elevators, chillers, painting, and technology upgrades. In FY2024, the Tampa CRA provided \$2,178,507 to enhance the facility. These continued investments elevate the Tampa Convention Center, the local economy, businesses, and general tourism to the City of Tampa.

FY24 Project Cost: \$2,178,507
CRA: Downtown





QUALITY

WEST TAMPA ALLEYWAY STUDY & ADDITIONAL SERVICES

The West Tampa Alleyway Study was conducted to obtain public input, recommendations to activate, and how to best improve public alleyways in the community. This study will allow the CRA to improve these areas, enhancing the walkability and safety in these areas of West Tampa. Moreover, the enhanced alleyways will provide additional space for public art installations and more community space, encouraging community members to activate these spaces for public events and future engagement opportunities.

Project Cost: \$500,000
Completion Status: 100%
CRA: West Tampa



Y OF LIFE

MEMORIAL PARK CEMETERY FENCE INSTALLATION



The Memorial Park Cemetery, located in the Belmont Heights neighborhood of East Tampa, is a 104-year-old historic Black cemetery. The cemetery, purchased by the City of Tampa in May 2023, is notable as the burial site of several World War I veterans. An improved fence was installed around the property with brick pillars to better secure the property, enhance the look of the surrounding community, and ensure the area remains clean for visitors.

Project Cost: \$500,000
CRA: East Tampa





SALCINES PARK IMPROVEMENT PROJECT

Salcines Park, located in the heart of West Tampa, is an important community park and gathering space. However, the park needed various enhancements to improve the space for West Tampa residents and visitors. The Tampa CRA contributed \$1,200,000 to fund exterior enhancements and key structural elements, such as new fencing, lighting, shading, landscaping, recreational furniture, signage, and public access points. When completed, these enhancements will provide easier access from other areas of the city, improve local sense of place and community pride, and help stimulate small businesses in the surrounding area.

Project Cost: \$1,200,000
CRA: West Tampa



ADA PARK ENHANCEMENTS

The Tampa CRA made it a priority to improve access to neighborhood parks by enhancing facilities in these spaces to meet ADA specifications. In an effort with the City's Parks and Recreation Department, the parks in eight of Tampa's Community Redevelopment Areas will receive enhancements to park accessibility within the redevelopment areas compliant with ADA Guidelines. In general, the projects will provide an inclusive environment for all and increase the quality of life for residents in these communities.



Community Redevelopment Area	FY2024 Investment
Central Park	\$178,629
Channel District	\$30,629
Downtown	\$21,258
East Tampa	\$315,129
Tampa Heights Riverfront	\$10,629
West Tampa	\$396,129
Ybor City I	\$20,629
Ybor City II	\$10,629



ENGAGE

COMMUNITY REDEVELOPMENT PLAN UPDATES

Community Redevelopment Plans (CRPs) are essential in identifying the needs of the community and allow for needed projects and grants to be implemented in the community. However, several of the CRPs for redevelopment areas in the City of Tampa had not been updated for several years and did not fully reflect the current needs of these areas or the changes to the Tampa CRA's objectives. The CRA completed updates to the CRPs for Central Park, Channel District, Downtown, and Tampa Heights Riverfront in FY2024. This process included a series of community outreach and engagement opportunities to ensure public input throughout the process. Through planning, collaboration, and innovation, the CRA aims to continue to revitalize and strengthen these communities.



COMMUNITY ADVISORY COMMITTEES

Tampa CRA has eight Community Advisory Committees (CACs) servicing their nine redevelopment areas. These CACs hold monthly meetings, except for July and December, to solicit input from the community on redevelopment activities in their respective Community Redevelopment Plans (CRP). There are generally 90 CAC meetings scheduled on an annual basis.

MENT

NEW NEIGHBORHOOD PARK PROJECT

Drew Park has very few public spaces located within the redevelopment area boundaries. In FY2024, the Tampa CRA invested \$177,550 to design a new neighborhood park that will be located on North Hubert Avenue. This included conceptual planning for an existing parcel that will be home to additional playgrounds, recreational spaces, lighting installations, restroom improvements, and right-of-way improvements.

When completed, the new neighborhood park will provide improved community safety and appeal through streetscape beautification for improved business interests and economic advancement opportunities in the Drew Park community. Moreover, this future park will create a new community space that encourages health and well-being, social connection, and community cohesion.



Project Cost: \$177,550
CRA: Drew Park





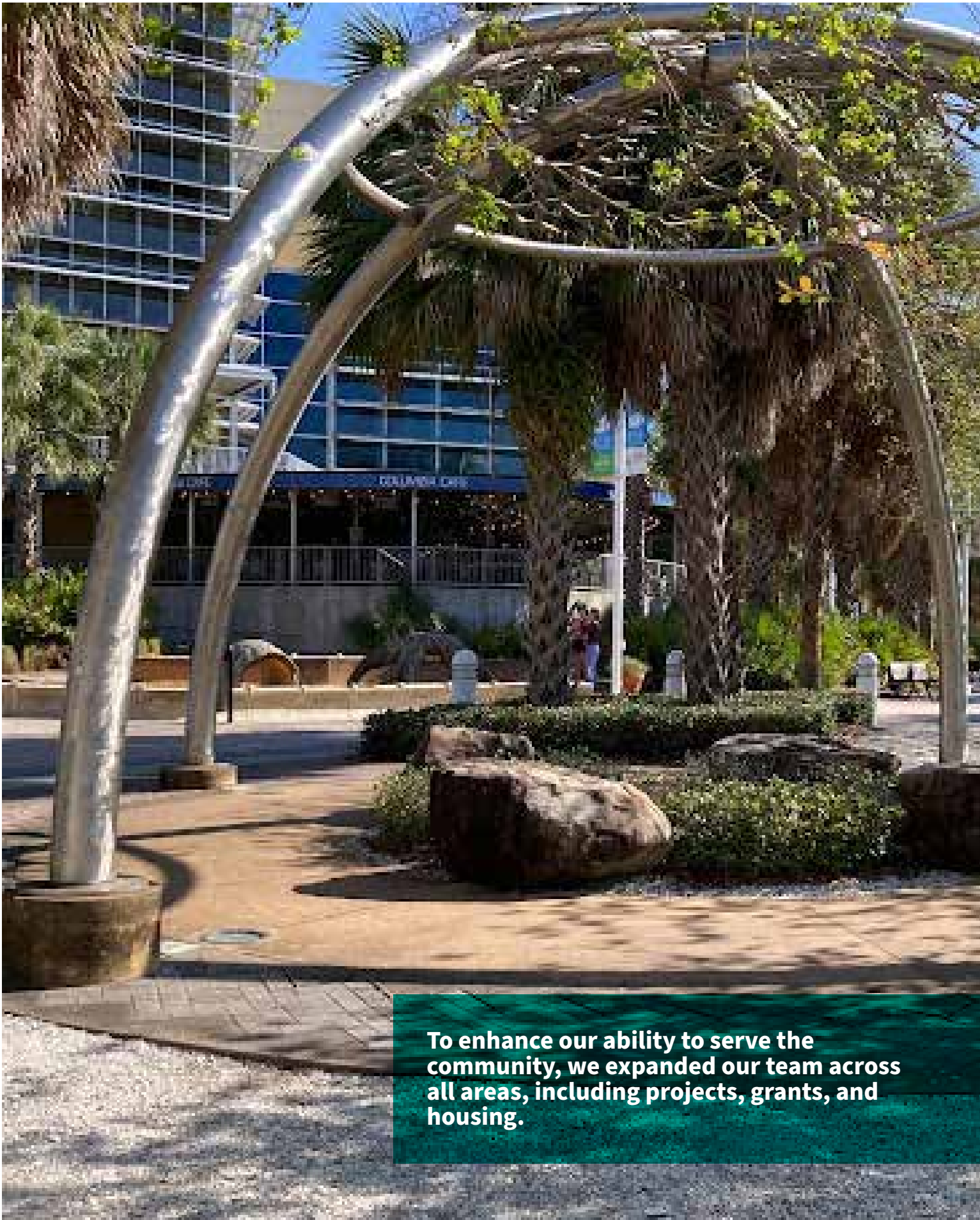
THE SKILLS CENTER

The Skills Center, located in the East Tampa Community Redevelopment Area, is a new state-of-the-art facility that provides comprehensive youth development services to the community. The Skills Center offers a variety of recreational opportunities and educational support services. Some of the services provided include tutoring, college test preparation, technology training, career coaching, vocational training, and sports programming. This center provides an array of services to youth in a historically underserved community. The Tampa CRA provided \$500,000 to the \$25.5 million facility, which officially opened in March 2024.



Project Cost: \$25.5 million
CRA Contribution: \$500,000
CRA: East Tampa





To enhance our ability to serve the community, we expanded our team across all areas, including projects, grants, and housing.

SUCCESS



The Tampa CRA received several regional and state accolades for a variety of projects, programs, and studies. At the Hillsborough City-County Planning Commission's 42nd Annual

Planning and Design Awards, the West Tampa Parking Study was recognized for its outstanding contribution to the community. The study 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.



SSSES



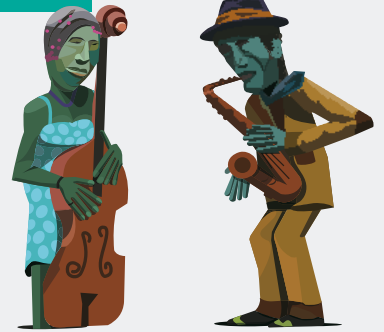
The Tampa CRA's work was also recognized at the 2024 Florida Redevelopment Association's annual awards with two different honors. The first award, for Out of the Box for Large Cities, was received for the enhanced commercial grant's legacy credit. This credit is designed to help lessen upfront funds that longstanding businesses in the community redevelopment areas need to be awarded either a Commercial Exterior or Interior Grant. In addition, The Well, a comprehensive healthcare facility in East Tampa, received the award for outstanding rehabilitation, renovation, or reuse.



By providing financial support to new and existing businesses, we foster a more dynamic and resilient local economy

CENTRAL PARK

OVERVIEW



143 ACRES 2006 CRA BASE YEAR

BASE YEAR
TAXABLE ASSESSMENT \$6,701,795

FY24 TAXABLE
ASSESSMENT \$136,834,264

PROPERTY PROFILE 2023 TAX BASE

Single Family Residential	\$1,625,160
Multi-Family	\$109,888,241
Condos/Coops	\$0
IMPROVED COMMERCIAL	\$8,921,577
Improved Industrial	\$297,539
Institut/Govt/Agricul	\$6,073,450
Miscellaneous	\$1,211,300
Vacant	\$8,816,997

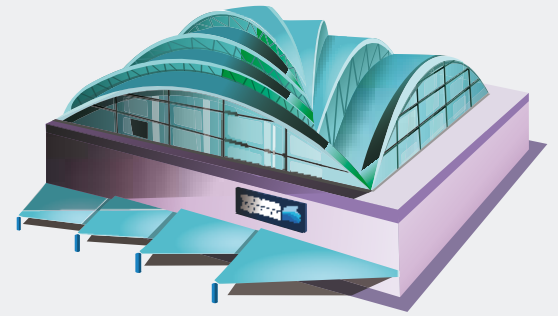
REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$1,273
Investment Earnings (Loss)	\$47
TOTAL REVENUES	\$1,320

EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$110
Capital Outlay	\$0
TOTAL EXPENDITURES	\$110
Revenues Less Expenditures	\$1,210
Beginning Fund Balance	\$721
Ending Fund Balance	\$1,931

CHANNEL DISTRICT



OVERVIEW

221 ACRES 2003 CRA BASE YEAR

BASE YEAR
TAXABLE ASSESSMENT \$39,869,871

FY24 TAXABLE
ASSESSMENT \$1,151,495,897

PROPERTY PROFILE 2023 TAX BASE

Single Family Residential	\$10,698,035
Multi-Family	\$596,853,054
Condos/Coops	\$340,149,429
IMPROVED COMMERCIAL	\$133,921,311
Improved Industrial	\$14,154,566
Institut/Govt/Agricul	\$100
Miscellaneous	\$39,434,183
Vacant	\$16,285,219

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$11,479
Investment Earnings (Loss)	\$1,694
Other	\$51
TOTAL REVENUES	\$13,224

EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$988
Capital Outlay	\$2,724
TOTAL EXPENDITURES	\$3,712
Revenues Less Expenditures	\$9,512
Beginning Fund Balance	\$23,479
Ending Fund Balance	\$32,991

YBOR CITY 1

OVERVIEW



193 ACRES **1987** CRA BASE YEAR

BASE YEAR

TAXABLE ASSESSMENT \$17,606,555

FY24 TAXABLE

ASSESSMENT \$401,994,126

PROPERTY PROFILE 2023 TAX BASE

Single Family Residential

\$0

Multi-Family

\$76,051,557

Condos/Coops

\$65,452,571

IMPROVED COMMERCIAL

\$235,005,492

Improved Industrial

\$7,956,656

Institut/Govt/Agricul

\$1,432,699

Miscellaneous

\$13,223,090

Vacant

\$2,872,061

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)

\$3,760

Investment Earnings (Loss)

\$427

TOTAL REVENUES

\$4,187

EXPENDITURES

Operating — Staff, Contracts
and Professional Services

\$1,513

Capital Outlay

\$452

TOTAL EXPENDITURES

\$1,965

Revenues Less Expenditures

\$2,222

Beginning Fund Balance

\$5,180

Ending Fund Balance

\$7,402

YBOR CITY 2

OVERVIEW



216 ACRES 2003 CRA BASE YEAR

BASE YEAR
TAXABLE ASSESSMENT \$41,516,535

FY24 TAXABLE
ASSESSMENT \$206,839,461

PROPERTY PROFILE 2023 TAX BASE

Single Family Residential	\$37,440,351
Multi-Family	\$54,529,672
Condos/Coops	\$29,625,953
IMPROVED COMMERCIAL	\$51,849,978
Improved Industrial	\$22,755,535
Institut/Govt/Agricul	\$946,684
Miscellaneous	\$1,528,623
Vacant	\$8,162,665

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$1,707
Investment Earnings (Loss)	\$95
TOTAL REVENUES	\$1,802

EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$464
Capital Outlay	\$111
TOTAL EXPENDITURES	\$575
Revenues Less Expenditures	\$1,227
Beginning Fund Balance	\$2,318
Ending Fund Balance	\$3,545

TAMPA HEIGHTS RIVERFRONT

OVERVIEW



77 ACRES 2005 CRA BASE YEAR

BASE YEAR

TAXABLE ASSESSMENT \$8,464,415

FY24 TAXABLE

ASSESSMENT \$198,157,066

PROPERTY PROFILE 2023 TAX BASE

Single Family Residential

\$943,856

Multi-Family

\$81,668,785

Condos/Coops

\$0

IMPROVED COMMERCIAL

\$105,518,043

Improved Industrial

\$0

Institut/Govt/Agricul

\$0

Miscellaneous

\$100

Vacant

\$10,026,282

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)

\$1,959

Investment Earnings (Loss)

\$46

TOTAL REVENUES

\$2,005

EXPENDITURES

Operating — Staff, Contracts
and Professional Services

\$163

Capital Outlay

\$1,449

TOTAL EXPENDITURES

\$1,612

Revenues Less Expenditures

\$393

Beginning Fund Balance

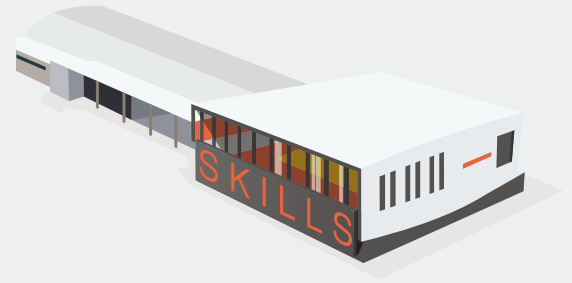
\$1,363

Ending Fund Balance

\$1,756

EAST TAMPA

OVERVIEW



4,817 ACRES **2003 CRA BASE YEAR**

BASE YEAR
TAXABLE ASSESSMENT \$492,472,827

FY24 TAXABLE
ASSESSMENT \$1,558,023,291

PROPERTY PROFILE 2023 TAX BASE		
Single Family Residential		\$944,718,699
Multi-Family		\$97,772,403
Condos/Coops		\$0
IMPROVED COMMERCIAL		\$285,295,033
Improved Industrial		\$141,160,599
Institut/Govt/Agricul		\$26,229,048
Miscellaneous		\$3,178,576
Vacant		\$59,668,933
REVENUES (IN THOUSANDS)		
Increment Revenues (Taxing Authorities)		\$11,003
Investment Earnings (Loss)		\$1,110
TOTAL REVENUES		\$12,113
EXPENDITURES		
Operating — Staff, Contracts and Professional Services		\$3,798
Capital Outlay		\$976
TOTAL EXPENDITURES		\$4,774
Revenues Less Expenditures		\$7,339
Beginning Fund Balance		\$14,945
Ending Fund Balance		\$22,284

DREW PARK

OVERVIEW



829 ACRES 2003 CRA BASE YEAR

BASE YEAR

TAXABLE ASSESSMENT \$168,033,380

FY24 TAXABLE

ASSESSMENT \$440,523,043

PROPERTY PROFILE 2023 TAX BASE

Single Family Residential	\$20,141,314
Multi-Family	\$22,019,617
Condos/Coops	\$809,333
IMPROVED COMMERCIAL	\$233,404,338
Improved Industrial	\$149,310,026
Institut/Govt/Agricul	\$3,555,464
Miscellaneous	\$3,355,788
Vacant	\$7,927,163

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$2,814
Investment Earnings (Loss)	\$660
Other	\$50
TOTAL REVENUES	\$3,524

EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$227
Capital Outlay	\$88
TOTAL EXPENDITURES	\$315
Revenues Less Expenditures	\$3,209
Beginning Fund Balance	\$9,465
Ending Fund Balance	\$12,674

WEST TAMPA

OVERVIEW



964 ACRES **2015 CRA BASE YEAR**

BASE YEAR
TAXABLE ASSESSMENT \$274,135,648

FY24 TAXABLE
ASSESSMENT \$1,021,891,379

PROPERTY PROFILE 2023 TAX BASE		
Single Family Residential		\$322,079,950
Multi-Family		\$436,230,972
Condos/Coops		\$3,090,811
IMPROVED COMMERCIAL		\$162,773,168
Improved Industrial		\$65,576,160
Institut/Govt/Agricul		\$6,174,039
Miscellaneous		\$1,020,594
Vacant		\$24,945,685
REVENUES (IN THOUSANDS)		
Increment Revenues (Taxing Authorities)		\$8,536
Investment Earnings (Loss)		\$1,153
TOTAL REVENUES		\$9,689
EXPENDITURES		
Operating — Staff, Contracts and Professional Services		\$928
Capital Outlay		\$183
TOTAL EXPENDITURES		\$1,111
Revenues Less Expenditures		\$8,578
Beginning Fund Balance		\$17,938
Ending Fund Balance		\$26,516

DOWNTOWN

OVERVIEW



870 ACRES

1983 CRA BASE YEAR

BASE YEAR

TAXABLE ASSESSMENT \$454,090,045

FY24 TAXABLE

ASSESSMENT \$5,018,373,136

PROPERTY PROFILE 2023 TAX BASE

Single Family Residential	\$356,193,245
Multi-Family	\$1,367,836,500
Condos/Coops	\$866,203,611
IMPROVED COMMERCIAL	\$2,320,882,238
Improved Industrial	\$5,326,457
Institut/Govt/Agricul	\$21,792,125
Miscellaneous	\$32,805,942
Vacant	\$47,333,018

	Core	Non-Core
REVENUES (IN THOUSANDS)		
Increment Revenues (Taxing Authorities)	\$7,687	\$19,564
Investment Earnings (Loss)	\$847	\$2,289
Other	\$2,898	\$6,806
TOTAL REVENUES	\$11,432	\$28,659
EXPENDITURES		
Operating — Staff, Contracts and Professional Services	\$1,047	\$830
Capital Outlay	\$8,718	\$14,546
Debt Service	\$675	1,503
TOTAL EXPENDITURES	\$10,440	\$16,879
Revenues Less Expenditures	\$992	\$11,780
Beginning Fund Balance	\$11,414	\$34,862
Ending Fund Balance	\$12,406	\$46,642

FINANCIALS

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, 2024 (in thousands)

	Ybor I	Core	Downtown	Non Core	East	West	Drew	Channel	Ybor II	Tampa	Central	CRA
					Tampa	Tampa	Park	District		Heights	Park	Total
										Riverfront		
REVENUES												
Tax Increment Revenues:												
Hillsborough County	\$ 1,465	\$ -	\$ -	\$ -	\$ 4,641	\$ 4,071	\$ 1,187	\$ 4,842	\$ 720	\$ 826	\$ 496	\$ 18,248
City of Tampa	2,267	7,593	19,324	6,284	4,410	1,607	1,607	6,556	975	1,119	767	50,902
Tampa Port Authority	28	94	240	78	55	20	20	81	12	14	10	632
INTERGOVERNMENTAL												
Local (1)	-	2,893	6,751	-	-	-	-	-	-	-	-	9,644
Charges for Services and User Fees	-	5	55	-	-	-	50	51	-	-	-	161
Earnings (Loss) on Investments	427	847	2,289	1,110	1,153	660	660	1,694	95	46	47	8,388
TOTAL REVENUES	<u>4,187</u>	<u>11,432</u>	<u>28,659</u>	<u>12,113</u>	<u>9,689</u>	<u>3,524</u>	<u>3,524</u>	<u>13,224</u>	<u>1,802</u>	<u>2,005</u>	<u>1,320</u>	<u>87,955</u>
Interest earnings	-	-	-	-	-	-	-	-	-	-	-	-
Total revenues	<u>4,187</u>	<u>11,432</u>	<u>28,659</u>	<u>12,113</u>	<u>9,689</u>	<u>3,524</u>	<u>3,524</u>	<u>13,224</u>	<u>1,802</u>	<u>2,005</u>	<u>1,320</u>	<u>87,955</u>
EXPENDITURES												
Current:												
Contractual Services and Supplies	1,317	75	830	2,743	646	129	552	403	87	99	6,881	
Capital Outlay:												
Land	-	-	4	964	5	5	8	-	-	-	-	986
Improvements Other Than Buildings	455	8,683 (2)	14,542 (2)	12	178	83	2,716	111	-	1,449	-	26,780
Infrastructure	-	-	-	-	-	-	-	-	-	-	-	1,449
Buildings and Improvements	-	35	-	-	-	-	-	-	-	-	-	35
TOTAL EXPENDITURES	<u>1,772</u>	<u>8,793</u>	<u>15,376</u>	<u>3,719</u>	<u>829</u>	<u>217</u>	<u>3,276</u>	<u>514</u>	<u>1,288</u>	<u>1,436</u>	<u>99</u>	<u>36,131</u>
Excess of Revenues Over (Under) Expenditures	2,415	2,639	13,283	8,394	8,860	3,307	9,948	1,288		469	1,221	51,824
OTHER FINANCING SOURCES (USES)												
Sale of Capital Assets	3	-	-	-	-	(98)	(436)	-	-	-	-	3
City Staff	(196)	(972)	-	(1,055)	(282)	-	-	(436)	(61)	(76)	(11)	(3,187)
Debt Service												
Total Other Financing Uses	-	(675)	(1,503)	-	-	(98)	-	-	-	(76)	-	(2,178)
Net Change in Fund Balances	2,222	992	11,780	7,339	8,578	3,209	9,512	1,227	393	1,210	721	46,462
BEGINNING FUND BALANCES-OCTOBER 1	<u>5,180</u>	<u>11,414</u>	<u>34,862</u>	<u>14,945</u>	<u>17,938</u>	<u>9,465</u>	<u>23,479</u>	<u>2,318</u>	<u>1,363</u>	<u>1,756</u>	<u>1,931</u>	<u>121,685</u>
ENDING FUND BALANCES-SEPTEMBER 30	<u>\$ 7,402</u>	<u>\$ 12,406</u>	<u>\$ 46,642</u>	<u>\$ 22,284</u>	<u>\$ 26,516</u>	<u>\$ 12,674</u>	<u>\$ 32,991</u>	<u>\$ 3,545</u>	<u>\$ 1,756</u>	<u>\$ 1,931</u>	<u>\$ 168,147</u>	
Outstanding Encumbrances	<u>\$ 1,194</u>	<u>\$ 1,490</u>	<u>\$ 6,665</u>	<u>\$ 2,577</u>	<u>\$ 778</u>	<u>\$ 227</u>	<u>\$ 11,602</u>	<u>\$ 430</u>	<u>\$ 64</u>	<u>\$ 13</u>	<u>\$ 25,040</u>	

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

This page intentionally left blank.



2024 REPORT

TAMPA.GOV/CRAS



CRAS.TAMPA



@TAMPA_CRA



TAMPA-CRA

REQUEST A
CONSULTATION



306 E Jackson St
Tampa, FL 33602

TAMPACRA
STRENGTHENING COMMUNITIES

Cedric McCray
COMMUNITY REDEVELOPMENT AGENCY DIRECTOR