

TAMPACRA

STRENGTHENING COMMUNITIES

**Commercial Special Project (SPG) &
Commercial Development Grants (CDG)**

April 2026



Commercial Grant Types

- **Commercial Special Projects Grant**
 - Non-Residential Requests
 - Requests under \$1 million
 - Requests ineligible for standard grants
 - Requests with special circumstances that warrant special funding
- **District Funding Allocation**
 - No more than 10% of the district's budget up to \$1 million



Commercial Grant Types

- **Commercial Development Grant**
 - Non-Residential Requests
 - Requests for \$1 million plus
 - All City of Tampa requests
 - Requests ineligible for standard grants
- **District Funding Allocation**
 - No more than 30% of the district's budget up to \$10 million

Board's Instructions

- **Evaluation structure to be:**
 - Competitive
 - Reviewed in cycles
 - Unrestricted request amounts

Goals

- **Process to Improve**
 - Equity
 - Transparency
 - Consistency
 - Alignment

Process Overview



- **Phases**
 - Application Submission
 - Staff-Level Review/Grouping
 - CAC Recommendation
 - Board Award Decision
 - Award Execution
 - Post-Award Monitoring

2-Cycle Structure

- **Cycle 1**
 - **Accepting Applications: September 1st**
 - **Complete Application due: November 1st**
- **Cycle 2**
 - **Accepting Applications: February 1st**
 - **Complete Application due: April 1st**

Staff-Level Review & Grouping

- **Process**
 - Confirm alignment with:
 - Florida Statute
 - District CRPs/SAPs
 - Board Goals
 - Verify district funding availability per grant type
 - Evaluation: Improvement eligibility, scoring and financial feasibility
 - Compile packet of applications for CAC and CRA Board review

CRITERIA	MAXIMUM POINTS	CRITERIA DESCRIPTION
CRP Alignment	20	Points will be awarded to proposed projects that generally align with the goals outlined in the district’s Community Redevelopment Plan (CRP). Greater consideration will be given to projects that not only support these goals but also implement them in the specific manner identified in the plan.
Financial Feasibility	20	Points will be awarded to proposed projects based on the extent to which they demonstrate financial soundness and the efficient use of CRA funding. Greater consideration will be given to projects with a higher ratio of private investment relative to CRA funds.
Project Schedule/Timeline	5	Points will be awarded based on the awardee’s readiness to commence construction.

CRITERIA	MAXIMUM POINTS	CRITERIA DESCRIPTION
Project Location	10	Points will be awarded to proposed projects based on proximity to targeted transportation corridors identified in the district’s CRP/SAP.
Community Benefit	15	Points will be awarded to proposed projects based on the extent to which they address identified needs within the district, as identified in the CRP/SAP. Greater consideration will be given to projects that incorporate green space, public parks and/or public improvement.
Board Goals Alignment	20	Points will be awarded based on the number of Board-approved goals with which the proposed project aligns, with four points assigned for each of the five goals. The five goals are Attainable Housing, Community Engagement, Connectivity, Economic Development and Quality of Life.
Legacy	10	Points will be awarded to proposed projects in the amount of 0,5 or 10, as defined under Legacy Relief in Section II.1.1 of the Grants & Funding Policy.



CAC Recommendation

- **CAC**
 - Staff & Applicant Presentation
 - **Cycle 1:** January
 - **Cycle 2:** June

CAC Application Package Forms

- [Application Evaluation Form](#)
- [Application Info. Sheet](#)
- [CAC Memo](#)

CAC Role



- **What can the CAC do?**
 - Listen
 - Discuss
 - Vote to recommend approval
 - Vote to recommend denial
 - Recommend funding amount, special conditions and funding terms.

CAC Role

- **What the CAC cannot do?**
 - Approve or deny an application
 - Delay an application
 - Make funding decisions

Board Award Decision

- **District Groupings**
 - **Group A:**
 - Channel District, Downtown, Drew Park & East Tampa
 - **Group B:**
 - Central Park, Tampa Heights/
Riverfront, West Tampa & Ybor I & II
- **CRA Board**
 - Staff & Applicant Presentation
 - **Cycle 1:**
 - **Group A:** February
 - **Group B:** March
 - **Cycle 2:**
 - **Group A:** August
 - **Group B:** September

Board Application Package Forms

- [Board Memo](#)

Board Award Decision

- **Board Motion Components**
 - Decision
 - Percentage of eligible improvements
 - Maximum award amount
 - Deviations or special conditions
 - Legacy Relief Percentage, if eligible


Award Execution

- Applicant notified of decision
- Agreements drafted & reviewed
- Agreements placed on CRA Board Agenda for approval
- Awardee executes agreement

Post-Award Monitoring



- Ensure permit issuance
- Compliance with Conditions Precedent
- Monthly check in meetings and monitoring of funds availability
- Compliance with Construction Reimbursement Request
- Ensure project is progressing and completion by the deadline
- Completed / Closed out grant process



What We Need From You!

**How many applications should a
single owner be allowed to submit
per district, per cycle?**

3 or 4 or 5



Contact the CRA
Economic Development Division:

813-274-8325

www.tampa.gov/cras