

# 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



TAMPA CONVENTION CENTER

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# 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*

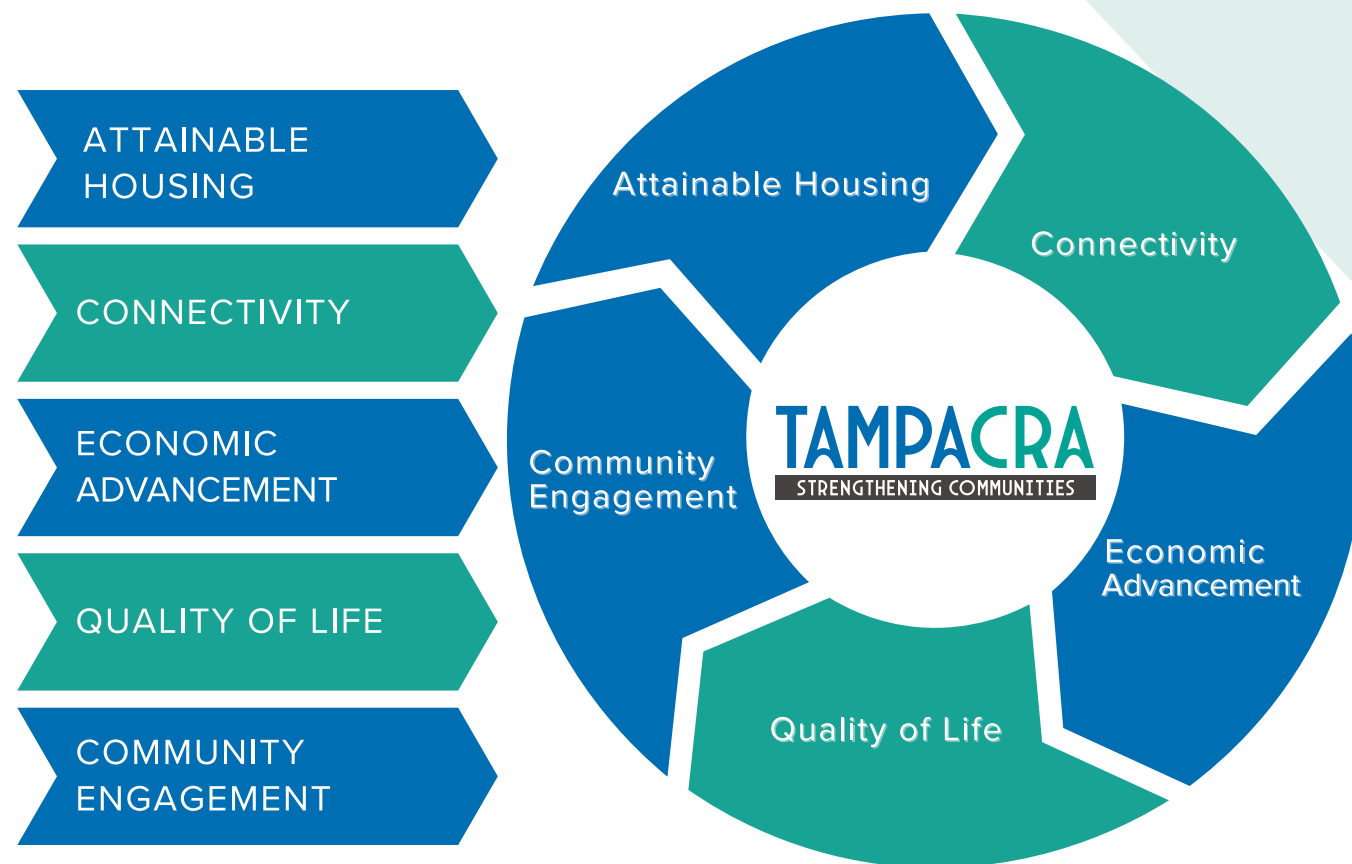
Gwendolyn Henderson  
Tampa Community Redevelopment Agency  
Board Chair

# 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.**

# COMMUNITY REDEVELOPMENT AREAS

## 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.



CENTRAL PARK



CHANNEL DISTRICT



DOWNTOWN



TAMPA HEIGHTS RIVERFRONT



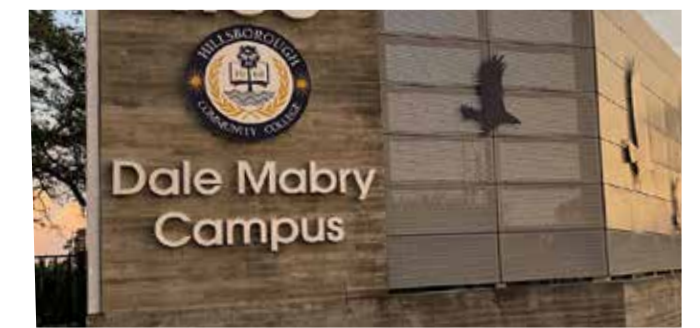
YBOR CITY



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

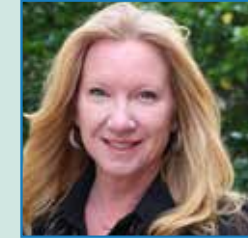


**NEIGHBORHOOD. INVESTMENT. QUALITY OF LIFE.**

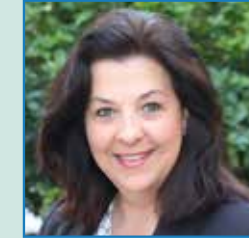
# CRA TEAM



**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



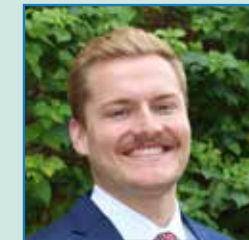
**Cory Robinson**  
CRA Arts and  
Cultural Project  
Coordinator



**Keacia Newson**  
Project  
Coordinator



**Nick Bennett**  
Project  
Coordinator



**Bryce Fehringer**  
Urban Planner II



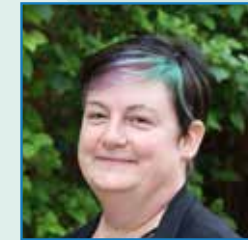
**Be Parks**  
Community  
Development  
Coordinator



**Rahel Berhanu**  
Community  
Development  
Technician



**Dee Reed**  
Economic  
Development  
Coordinator



**Andrea Roshaven**  
Economic  
Development  
Specialist III



**Katrina House**  
Economic  
Development  
Specialist II



**Vanessa 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

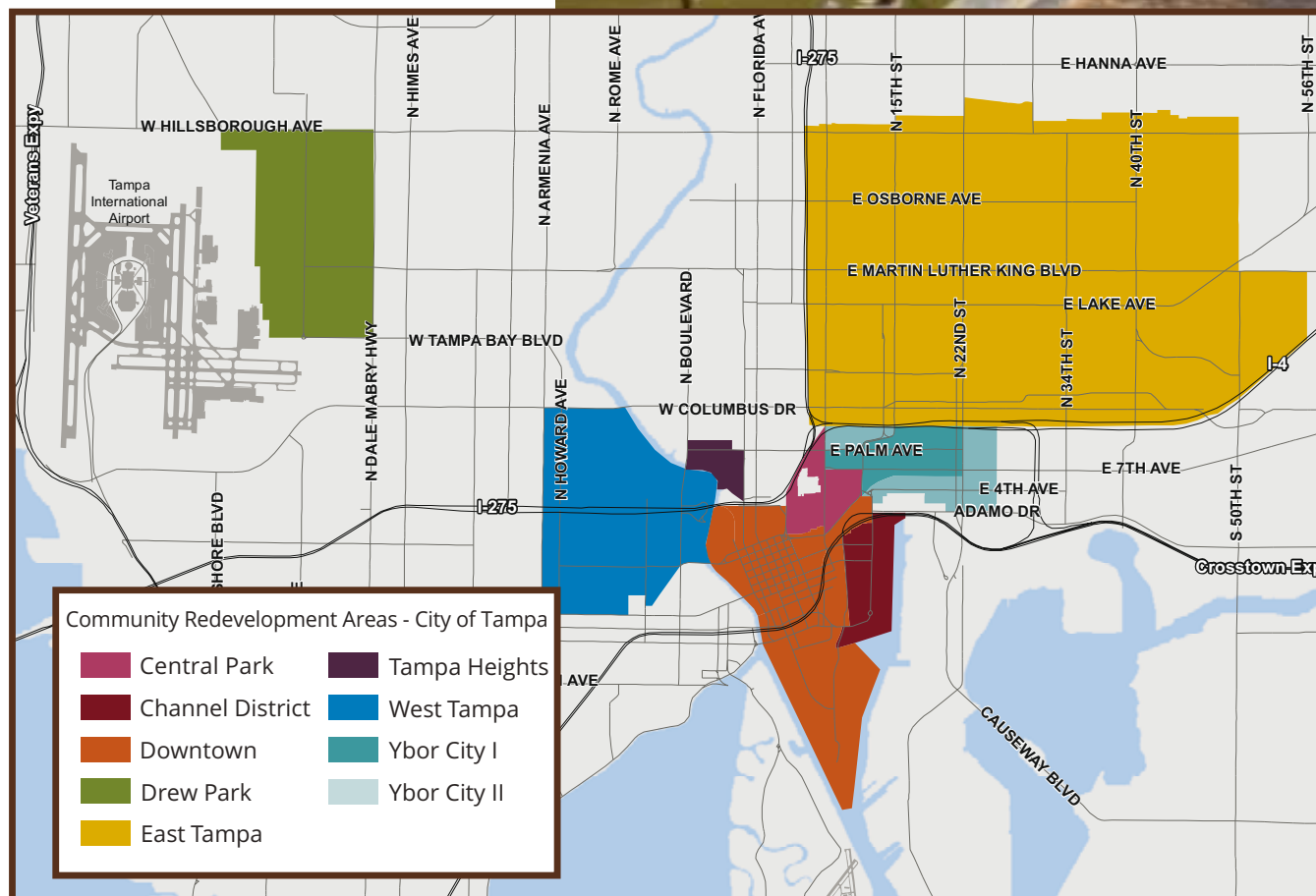


**Sherri Scott**  
Administrative  
Assistant III

# 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.

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



**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.



## 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.

## 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

## 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.

# CONNECTIVITY



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

## BENEFICIAL BRIDGE RIVERWALK STUDY

## DREW PARK LANDSCAPE, STREETScape, AND SAFETY IMPROVEMENTS



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**

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**

Strengthening Communities through Connectivity

# 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.



# ADVANCEMENT



## 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.



## 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**



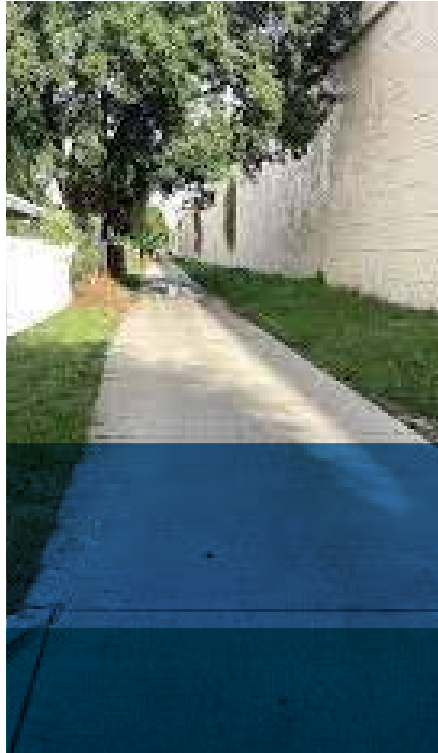
# DOWNTOWN TAMPA CONVENTION CENTER

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**

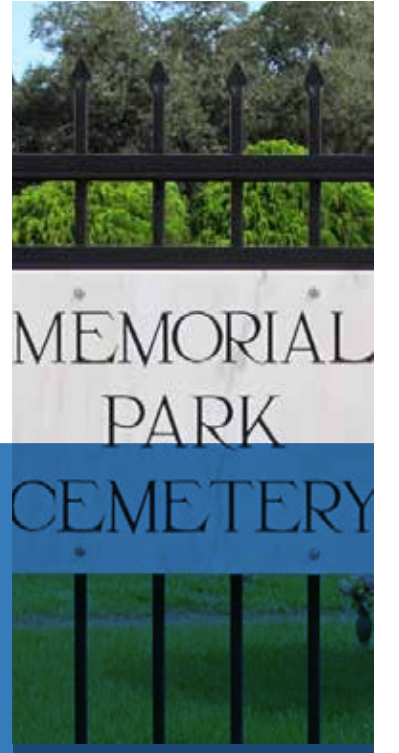


# QUALITY OF LIFE



## WEST TAMPA ALLEYWAY STUDY & ADDITIONAL SERVICES

## MEMORIAL PARK CEMETERY FENCE INSTALLATION



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.

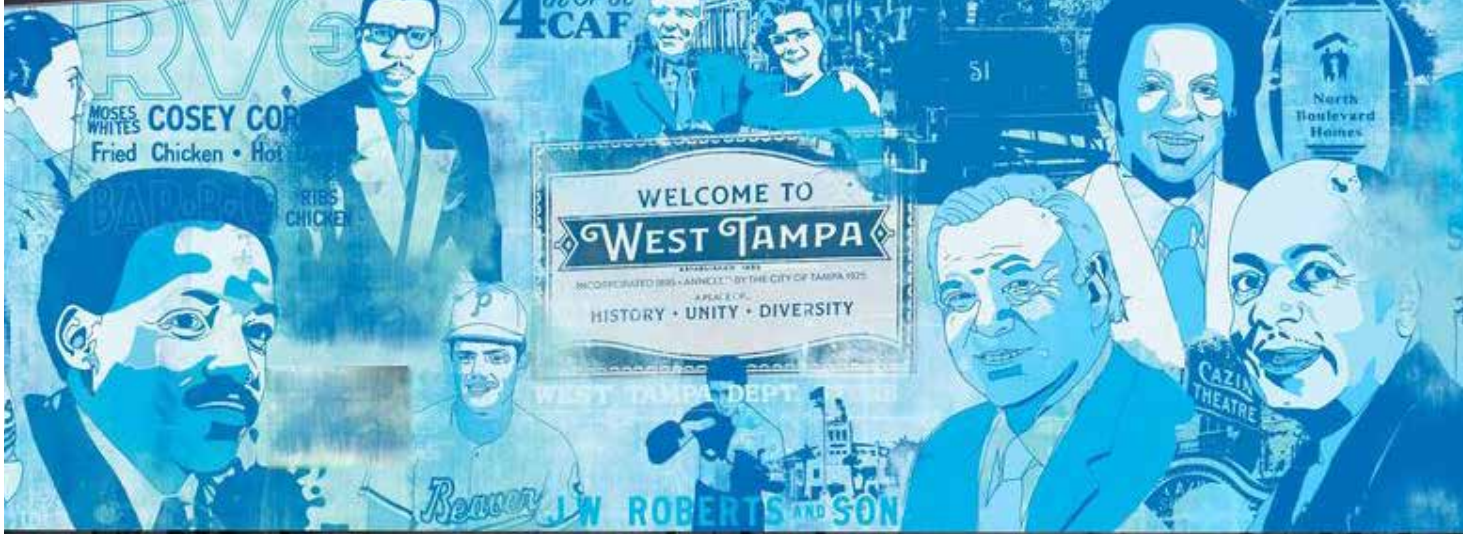
**Project Cost: \$500,000**  
**Completion Status: 100%**  
**CRA: West Tampa**



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

# ENGAGEMENT



## COMMUNITY REDEVELOPMENT PLAN UPDATES

## NEW NEIGHBORHOOD PARK PROJECT

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.



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.



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

### 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.



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.

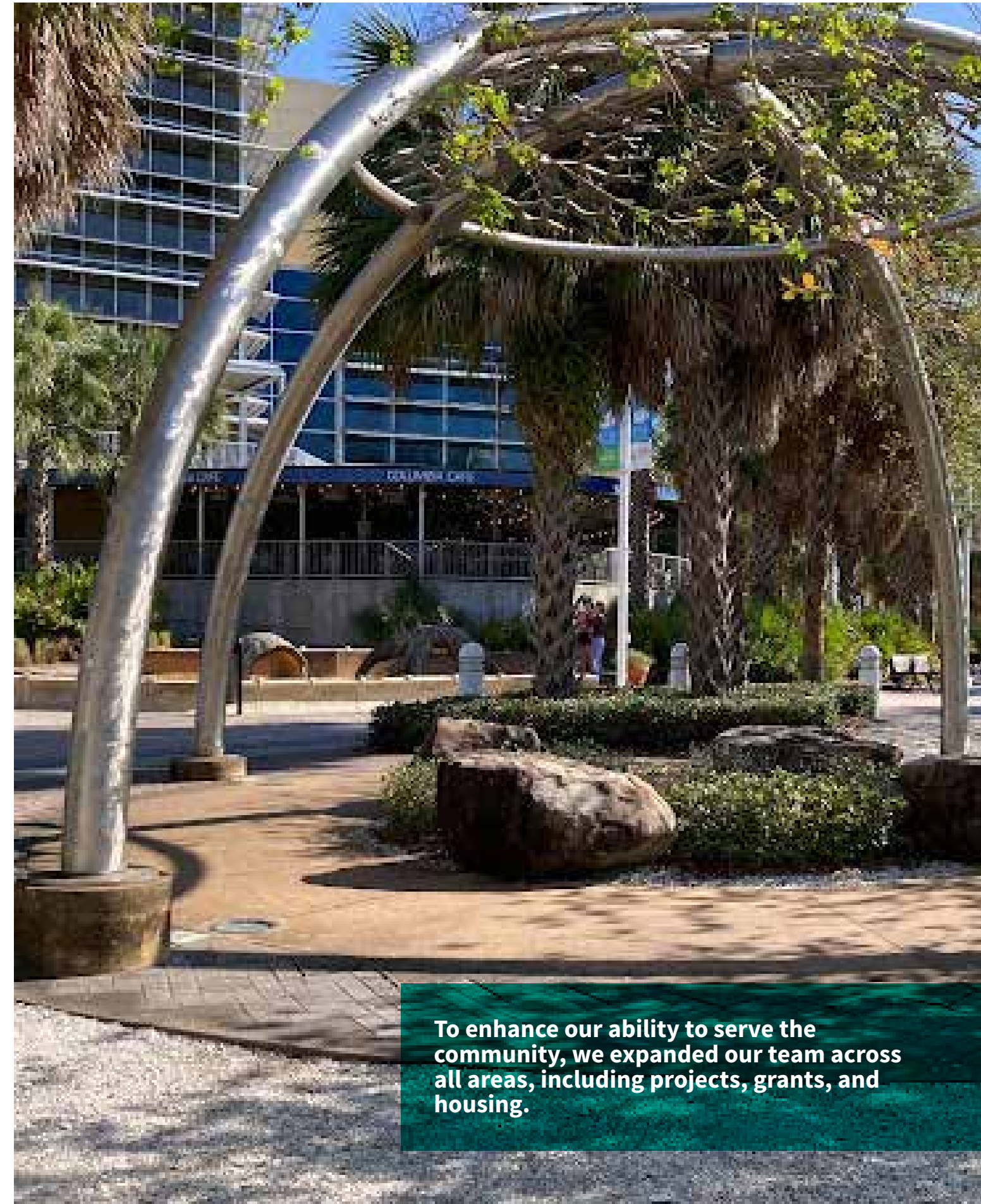




# THE SKILLS CENTER

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.

# SUCCESSSES



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.



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.



# 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
<b>Condos/Coops</b>	\$0
<b>IMPROVED COMMERCIAL</b>	\$8,921,577
Improved Industrial	\$297,539
Institut/Govt/Agricul	\$6,073,450
<b>Miscellaneous</b>	\$1,211,300
Vacant	\$8,816,997

### REVENUES (IN THOUSANDS)

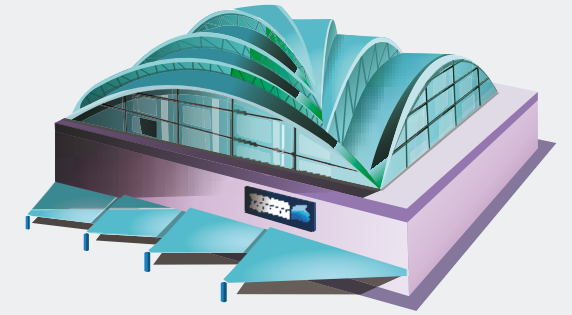
Increment Revenues (Taxing Authorities)	\$1,273
Investment Earnings (Loss)	\$47
<b>TOTAL REVENUES</b>	\$1,320

### EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$110
Capital Outlay	\$0
<b>TOTAL EXPENDITURES</b>	\$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
<b>Condos/Coops</b>	\$340,149,429
<b>IMPROVED COMMERCIAL</b>	\$133,921,311
Improved Industrial	\$14,154,566
Institut/Govt/Agricul	\$100
<b>Miscellaneous</b>	\$39,434,183
Vacant	\$16,285,219

### REVENUES (IN THOUSANDS)

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

### EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$988
Capital Outlay	\$2,724
<b>TOTAL EXPENDITURES</b>	\$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
<b>Condos/Coops</b>	\$65,452,571
<b>IMPROVED COMMERCIAL</b>	\$235,005,492
Improved Industrial	\$7,956,656
Institut/Govt/Agricul	\$1,432,699
<b>Miscellaneous</b>	\$13,223,090
Vacant	\$2,872,061

## REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$3,760
Investment Earnings (Loss)	\$427
<b>TOTAL REVENUES</b>	\$4,187

## EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$1,513
Capital Outlay	\$452
<b>TOTAL EXPENDITURES</b>	\$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
<b>Condos/Coops</b>	\$29,625,953
<b>IMPROVED COMMERCIAL</b>	\$51,849,978
Improved Industrial	\$22,755,535
Institut/Govt/Agricul	\$946,684
<b>Miscellaneous</b>	\$1,528,623
Vacant	\$8,162,665

## REVENUES (IN THOUSANDS)

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

## EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$464
Capital Outlay	\$111
<b>TOTAL EXPENDITURES</b>	\$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
<b>Condos/Coops</b>	\$0
<b>IMPROVED COMMERCIAL</b>	\$105,518,043
Improved Industrial	\$0
Institut/Govt/Agricul	\$0
<b>Miscellaneous</b>	\$100
Vacant	\$10,026,282

### REVENUES (IN THOUSANDS)

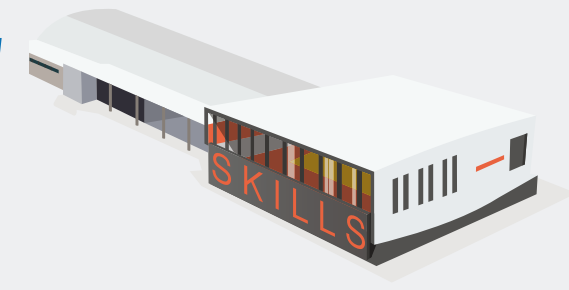
Increment Revenues (Taxing Authorities)	\$1,959
Investment Earnings (Loss)	\$46
<b>TOTAL REVENUES</b>	\$2,005

### EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$163
Capital Outlay	\$1,449
<b>TOTAL EXPENDITURES</b>	\$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
<b>Condos/Coops</b>	\$0
<b>IMPROVED COMMERCIAL</b>	\$285,295,033
Improved Industrial	\$141,160,599
Institut/Govt/Agricul	\$26,229,048
<b>Miscellaneous</b>	\$3,178,576
Vacant	\$59,668,933

### REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$11,003
Investment Earnings (Loss)	\$1,110
<b>TOTAL REVENUES</b>	\$12,113

### EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$3,798
Capital Outlay	\$976
<b>TOTAL EXPENDITURES</b>	\$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
<b>Condos/Coops</b>	\$809,333
<b>IMPROVED COMMERCIAL</b>	\$233,404,338
Improved Industrial	\$149,310,026
Institut/Govt/Agricul	\$3,555,464
<b>Miscellaneous</b>	\$3,355,788
Vacant	\$7,927,163

### REVENUES (IN THOUSANDS)

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

### EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$227
Capital Outlay	\$88
<b>TOTAL EXPENDITURES</b>	\$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
<b>Condos/Coops</b>	\$3,090,811
<b>IMPROVED COMMERCIAL</b>	\$162,773,168
Improved Industrial	\$65,576,160
Institut/Govt/Agricul	\$6,174,039
<b>Miscellaneous</b>	\$1,020,594
Vacant	\$24,945,685

### REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$8,536
Investment Earnings (Loss)	\$1,153
<b>TOTAL REVENUES</b>	\$9,689

### EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$928
Capital Outlay	\$183
<b>TOTAL EXPENDITURES</b>	\$1,111
Revenues Less Expenditures	\$8,578
Beginning Fund Balance	\$17,938
Ending Fund Balance	\$26,516

# 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 Tampa	West Tampa	Drew Park	Channel District	Ybor II	Tampa Heights Riverfront	Central Park	CRA Total
<b>REVENUES</b>											
Tax Increment Revenues:	\$ 1,465	\$ -	\$ -	\$ 4,641	\$ 4,071	\$ 1,187	\$ 4,942	\$ 720	\$ 826	\$ 496	\$ 18,248
Hillsborough County	2,287	7,593	19,324	6,284	4,410	1,607	6,556	975	1,119	767	50,902
City of Tampa	28	94	240	78	55	20	81	12	14	10	632
Tampa Port Authority	-	-	-	-	-	-	-	-	-	-	-
<b>INTERGOVERNMENTAL</b>											
Local (1)	-	2,893	6,751	-	-	50	51	-	-	-	9,644
Charges for Services and User Fees	427	5	55	-	-	660	1,694	95	46	47	3,368
Earnings (Loss) on Investments	4,187	847	2,289	1,110	1,133	3,524	13,224	1,802	2,005	1,320	87,955
<b>TOTAL REVENUES</b>	<b>4,187</b>	<b>11,432</b>	<b>28,659</b>	<b>12,113</b>	<b>9,659</b>	<b>3,524</b>	<b>13,224</b>	<b>1,802</b>	<b>2,005</b>	<b>1,320</b>	<b>87,955</b>
Interest earnings	4,187	-	28,659	12,113	9,659	3,524	13,224	1,802	2,005	1,320	87,955
Total revenues	4,187	11,432	28,659	12,113	9,659	3,524	13,224	1,802	2,005	1,320	87,955
<b>EXPENDITURES</b>											
Current:											
Contractual Services and Supplies	1,317	75	830	2,743	646	129	552	403	87	99	6,881
Capital Outlay:											
Land	-	-	-	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	1,772	35	15,376	3,719	829	217	3,276	514	1,336	99	36,131
<b>TOTAL EXPENDITURES</b>	<b>2,415</b>	<b>8,793</b>	<b>13,283</b>	<b>8,394</b>	<b>8,860</b>	<b>3,307</b>	<b>9,948</b>	<b>1,288</b>	<b>469</b>	<b>1,221</b>	<b>51,824</b>
Excess of Revenues Over (Under) Expenditures	1,772	2,639	15,376	3,719	829	217	3,276	514	1,336	99	36,131
<b>OTHER FINANCING SOURCES (USES)</b>											
Sale of Capital Assets	3	-	-	-	(282)	(98)	(436)	-	(76)	(11)	3
City Staff	(196)	(972)	(1,503)	(1,056)	(282)	(98)	(436)	(61)	(76)	(11)	(2,178)
Debt Service	-	(675)	(1,503)	(1,056)	(282)	(98)	(436)	(61)	(76)	(11)	(2,178)
Total Other Financing Uses	(196)	(675)	(1,503)	(1,056)	(282)	(98)	(436)	(61)	(76)	(11)	(2,178)
Net Change in Fund Balances	2,222	992	11,780	7,339	8,578	3,209	9,512	1,227	1,227	1,210	(5,362)
BEGINNING FUND BALANCES-OCTOBER 1	5,180	11,414	34,862	14,945	17,938	9,465	23,479	2,318	1,363	721	46,462
ENDING FUND BALANCES-SEPTEMBER 30	7,402	12,406	46,642	22,284	26,516	12,674	32,991	3,545	2,590	1,931	121,685
Outstanding Encumbrances	1,194	1,490	6,665	2,577	778	227	11,602	430	64	13	168,147
	\$ 1,194	\$ 1,490	\$ 6,665	\$ 2,577	\$ 778	\$ 227	\$ 11,602	\$ 430	\$ 64	\$ 13	\$ 20,040

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

## 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
<b>IMPROVED COMMERCIAL</b>	<b>\$2,320,882,238</b>
Improved Industrial	\$5,326,457
Institut/Govt/Agricul	\$21,792,125
Miscellaneous	\$32,805,942
Vacant	\$47,333,018

	Core	Non-Core
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### REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$7,687	\$19,564
Investment Earnings (Loss)	\$847	\$2,289
Other	\$2,898	\$6,806
<b>TOTAL REVENUES</b>	<b>\$11,432</b>	<b>\$28,659</b>

### EXPENDITURES

Operating — Staff, Contracts and Professional Services	\$1,047	\$830
Capital Outlay	\$8,718	\$14,546
Debt Service	\$675	1,503
<b>TOTAL EXPENDITURES</b>	<b>\$10,440</b>	<b>\$16,879</b>

Revenues Less Expenditures	\$992	\$11,780
Beginning Fund Balance	\$11,414	\$34,862
Ending Fund Balance	\$12,406	\$46,642

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# 2024 REPORT

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TAMPA-CRA

REQUEST A  
CONSULTATION



306 E Jackson St  
Tampa, FL 33602

**TAMPACRA**  
STRENGTHENING COMMUNITIES

Cedric McCray  
COMMUNITY REDEVELOPMENT AGENCY DIRECTOR