

TAMPACRA

STRENGTHENING COMMUNITIES



2025 ANNUAL REPORT

CENTRAL PARK

DREW PARK

WEST TAMPA

CHANNEL DISTRICT

EAST TAMPA

YBOR CITY I

DOWNTOWN

TAMPA HEIGHTS RIVERFRONT

YBOR CITY II



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

“These investments reflect our unwavering commitment to strengthening neighborhoods, expanding opportunity, and improving quality of life.”

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MESSAGE FROM THE CHAIR

Dear Community Members,

I'm excited to share the annual report of the Tampa Community Redevelopment Agency (CRA), highlighting some of our major achievements over the past year and outlining our bold vision to strengthen our communities. As the Chair of the Board, I take immense pride in the progress we've made toward creating thriving and inclusive neighborhoods.

In 2025, we continued to focus on expanding housing opportunities and preserving neighborhood stability. We invested more than \$2 million to help first-time homebuyers achieve the American Dream of homeownership through our Down Payment Assistance Program, while

also assisting longtime residents through our Housing Rehabilitation and Renovation Program with critical repairs that allow them to remain safely and comfortably in their homes. By increasing access to quality, affordable housing, we are fostering sustainable, inclusive communities where families can build and thrive for generations.

We also advanced efforts in 2025 to improve our parks, creating accessible and functional spaces for residents to gather, play, and connect. At the core of these investments is our ongoing enhancements to ADA accessibility across our parks, ensuring that our public spaces are inclusive for all community members, regardless

of age and ability. Significant renovations, such as the improvements at Herman Massey Park in Downtown and Salcines Park in West Tampa, will create more welcoming spaces for the community. Through strong collaboration, we advanced efforts to reimagine the Fair Oaks Community Center as a revitalized hub for neighborhood activity in East Tampa.

We also expanded our commitment to arts and culture throughout our communities. The West Tampa Signal Box project transformed everyday infrastructure into vibrant displays that reflect the history, creativity, and character of the historic neighborhood. These and future initiatives strive to enrich public spaces, inspire civic pride, and celebrate the unique identity and history of our communities.

Improving connectivity also remained a key priority this year. We invested nearly \$1.5 million to maintain the TECO Line Streetcar's fare-free program through the year, ensuring residents and visitors alike have access to convenient, cost-free transit options that support mobility and economic activity. In West Tampa, the Main Street Quick Build project demonstrated our ability to respond swiftly to the evolving needs of our growing neighborhoods, delivering practical improvements that enhance safety, accessibility, and overall connectivity.

Together, these investments reflect our unwavering commitment to strengthening neighborhoods, expanding opportunity, and improving quality of life. As we look ahead, we are energized by the progress we have made and remain focused on building upon these efforts and successes throughout 2026. I invite you to explore this report and join us as we continue shaping a vibrant future for our communities.

Luis Viera



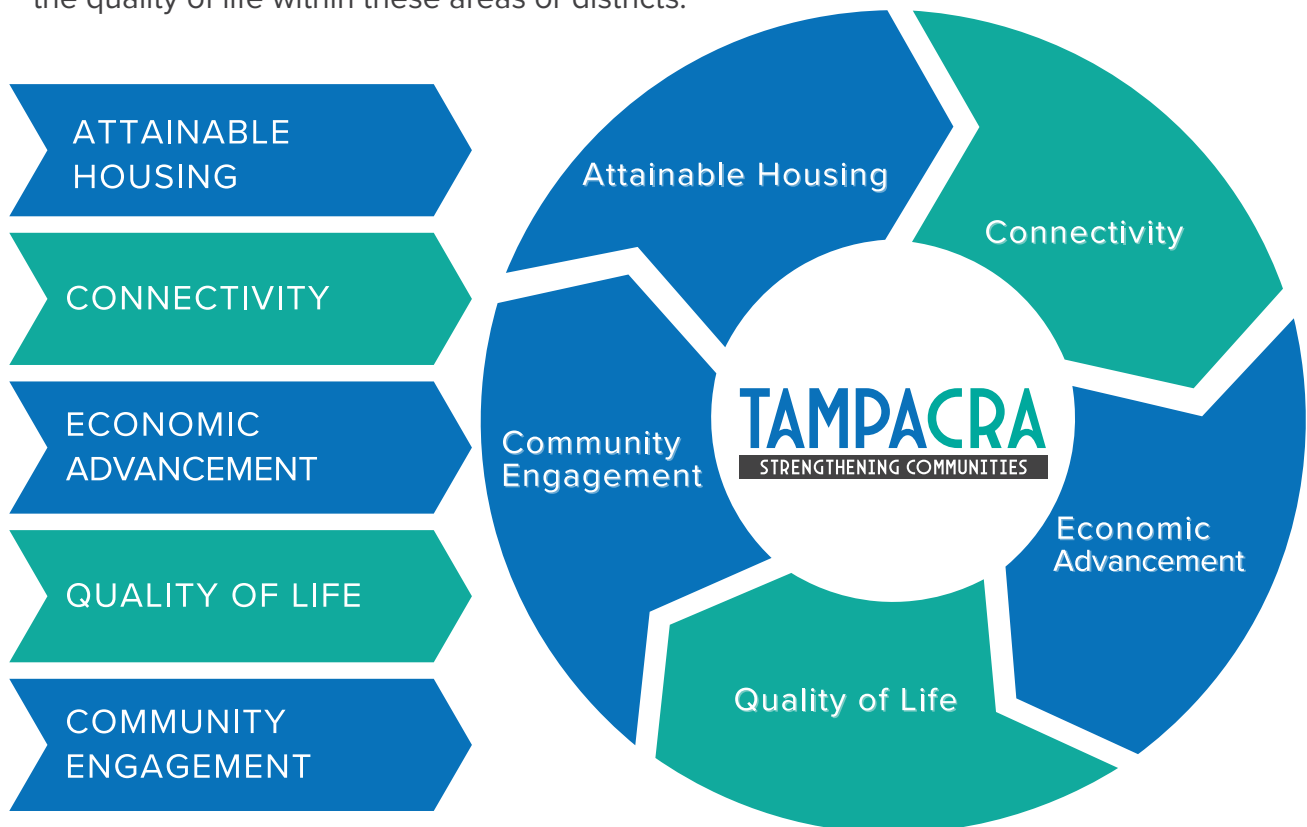
Tampa Community Redevelopment Agency
Board Chair



CRA OVERVIEW

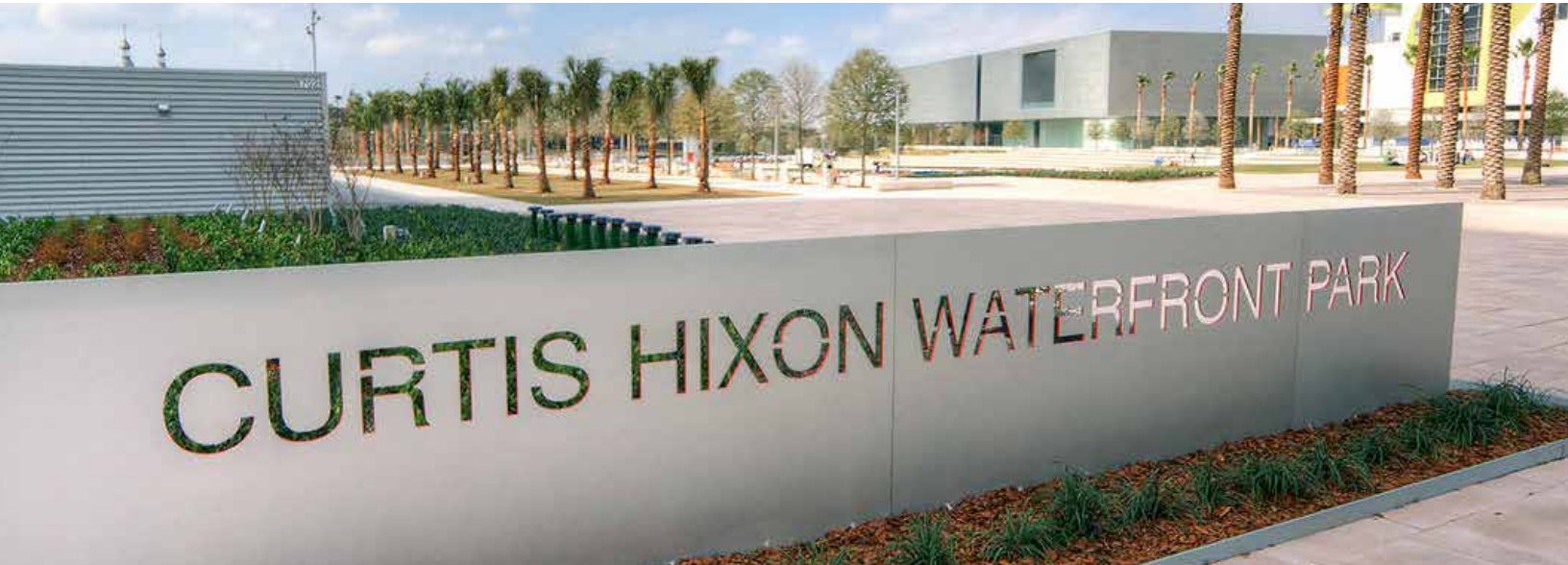


The Tampa Community Redevelopment Agency is a public entity established under the guidelines of the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) to implement community redevelopment activities within designated Community Redevelopment Areas or districts. Tampa's Community Redevelopment 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, work together to improve the quality of life within these areas or districts.



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.

TAMPA'S COMMUNITY REDEVELOPMENT AREAS



CHANNEL DISTRICT

The Channel District is fulfilling its transformation from a warehouse district to a vibrant urban residential and arts and entertainment magnet.



TAMPA HEIGHTS RIVERFRONT

Tampa Heights Riverfront's close proximity to Downtown makes this redevelopment area a prime location for redevelopment investment.

CENTRAL PARK

Boasting great views of Downtown and convenient access to the urban job center and Ybor City, Central Park is emerging with new residences, business opportunities, and great recreational amenities.



DOWNTOWN

Downtown continues building its reputation as a high-caliber urban center that features quality residential, commercial, and recreational assets.



TAMPA'S COMMUNITY REDEVELOPMENT AREAS

YBOR CITY

The exciting traditions of Ybor City continue to attract millions of visitors to the national historic landmark district each year.



EAST TAMPA

East Tampa is ideally situated between Downtown, the Port Tampa Bay and the University of South Florida and offers convenient access to three interstates and Tampa International Airport.

WEST TAMPA

With its central location in the heart of the city between Downtown and the Westshore business district, West Tampa is poised for major redevelopment activity.



DREW PARK

The location of Drew Park is highly advantageous due to its close proximity to several key amenities, such as Tampa International Airport, Hillsborough College, professional sports and recreational facilities, and major employers. As a result, this area is ideally positioned to attract private investment.



CRA BOARD



Luis Viera
CRA Chair
District 7



Lynn Hurtak
CRA Vice Chair
District 3 At-Large



Alan Clendenin
Chair Pro Tem
District 1 At-Large



Guido Maniscalco
City Council Chairman
District 2 At-Large



Bill Carlson
District 4



Naya Young
District 5



Charlie Miranda
District 6

CRA TEAM



Cedric McCray
CRA Director



Courtney Orr
CRA Manager



Brenda Thrower
CRA Manager



Felix Nuñez
CRA Manager



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



Latasha Hicks
Community
Development
Specialist



Nikki Thomas
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



Sherri Scott
Administrative
Assistant III



Tayler Faulkner
Office Support
Specialist IV



Mia Dorton
Office
Support
Specialist III

CRA SNAPSHOT

\$6M+

provided through CRA commercial and special project grants

\$8.9M

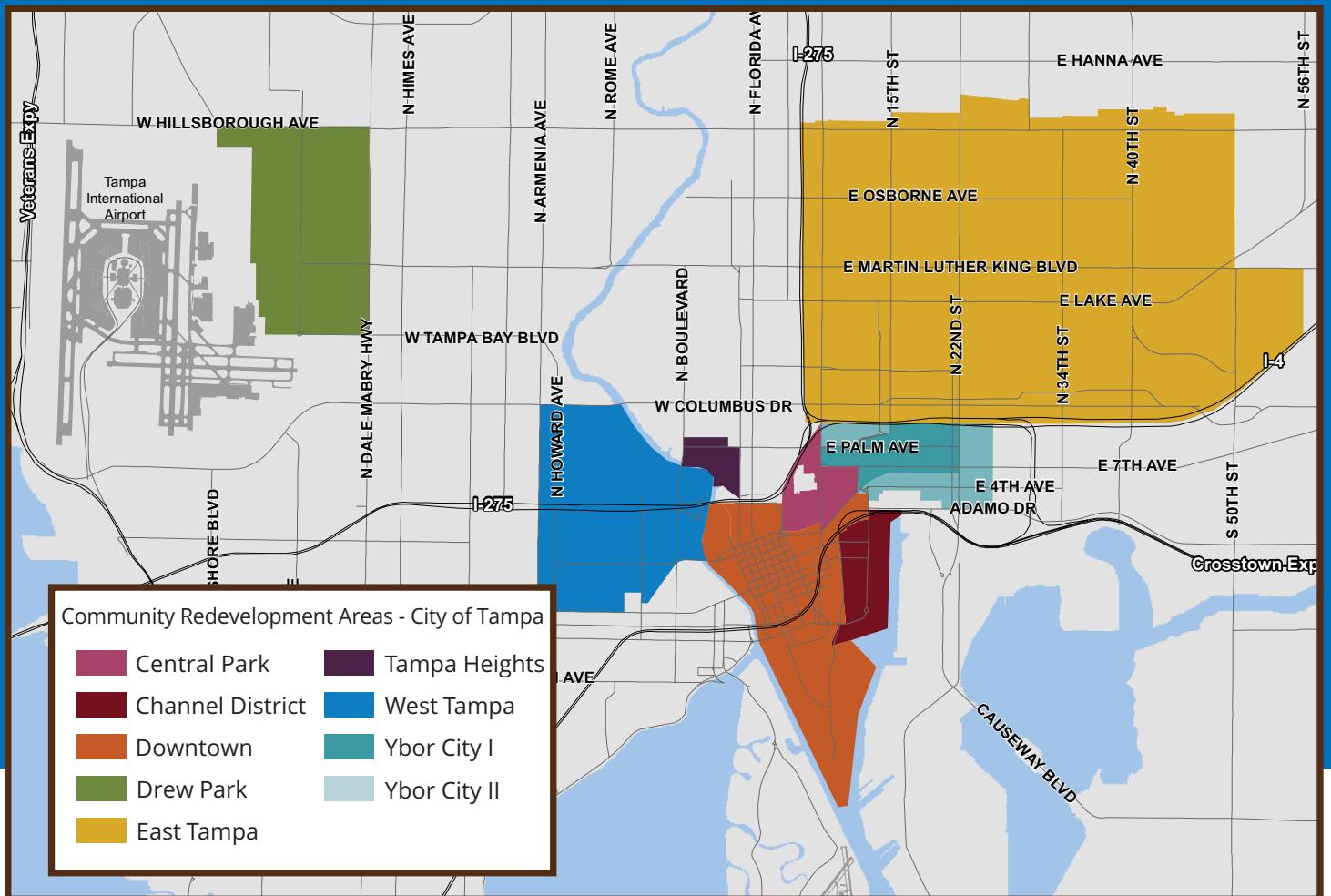
invested for infrastructure improvements

136

households helped through CRA housing programs

\$3.5M

provided through CRA housing programs

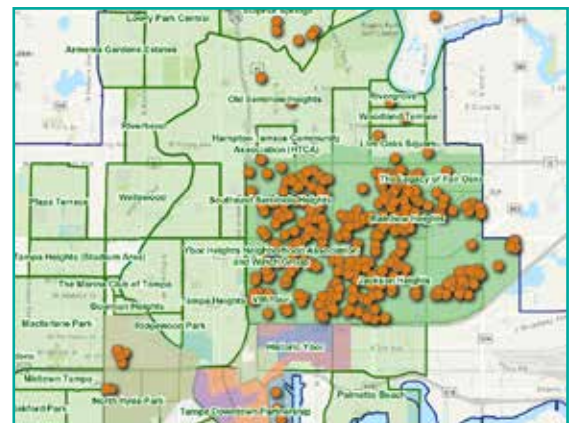


ATTAINABLE HOUSING

This year, the Tampa CRA Housing Division turned collaboration into results demonstrating that affordable housing advances fastest when strategic investment, innovation, and partnership align. By working alongside developers, nonprofit organizations, and community-based partners, the CRA maximized housing dollars, unlocking greater scale, creativity, and long-term community benefit.



Through intentional leveraging and 'out-of-the-box' development approaches, housing staff and partners closed feasibility gaps and accelerated delivery. Flagship programs including the Housing Rehabilitation & Renovation Program and Down Payment Assistance Program continue to prove that targeted tools, when paired with strong partnerships, make housing work.



ATTAINABLE HOUSING

The CRA's commitment is reflected in its budget priorities. Each year, a minimum of 30% of total TIF revenues are dedicated to affordable housing. This bold investment significantly increased leverage capacity, amplifying impact across our communities.

As a result, four major housing initiatives are moving forward generating a total community impact of more than \$35 million supported by \$22 million in East Tampa CRA funding committed over multiple years. These projects expand housing options through new construction, rehabilitation, and unit creation designed to serve residents and preserve long-term affordability.

To ensure transparency and public accountability, the Housing Division partnered with the City of Tampa's Mapping and GIS Department to create a publicly accessible, interactive housing map. This tool displays project locations, investment levels, and fiscal impact to allowing residents to view CRA investments in real time.

As affordable housing faces growing scrutiny at every level of government, the Tampa CRA remains steadfast. Through partnership, leverage, and disciplined investment, the Housing Division continues to move the needle delivering real solutions, measurable outcomes, and lasting community stability.



\$367,719

invested in Emergency
Roof Repairs

\$47,205

invested through the Tree
Trimming Program

ATTAINABLE HOUSING



CRA DOWN PAYMENT ASSISTANCE

The Tampa CRA offers down payment assistance in the form of forgivable loans up to \$50,000 to eligible homebuyers who purchase a home within one of Tampa’s community redevelopment areas. The Deferred Payment Loan (DPL) can remain “silent” and is fully forgivable after twenty years, as long as the property continues to be the owner’s primary residence and owner-occupied. Residents’ household income must be under 140 percent of the area median income (AMI) to qualify. To maximize resources, residents can also leverage funding through the City of Tampa’s Dare to Own the Dream Homeownership Program to increase the down payment assistance they receive.

**Up to
\$50,000**

**Residents with
an AMI between
50.01-80%**

**Up to
\$40,000**

**Residents with
an AMI between
80.01-120%**

**Up to
\$30,000**

**Residents with
an AMI between
120.01-140%**

ATTAINABLE HOUSING

CRA DOWN PAYMENT ASSISTANCE

Tampa CRA, in partnership with the City of Tampa and Solita's House, helped the Bogan and Diaz families secure affordable mortgages in the East Tampa CRA by providing down payment assistance in 2025. By stacking assistance from the CRA's Down Payment Assistance Program, the City's DARE Program and the lender's programs, these families were able to significantly reduce their monthly payments and access quality, attainable housing.

Applicants must work with one of four approved housing counseling agencies to begin the process.



Bogan Family

- o Property Sales Price: \$369,900
- o DARE DPA: \$50,000
- o CRA DPA: \$50,000
- o Lender DPA: \$13,000
- o Mortgage Loan: \$267,490
- o PITI: \$1,716

Diaz Family

- o Property Sales Price: \$249,500
- o DARE DPA: \$50,000
- o CRA DPA: \$50,000
- o Lender DPA: \$13,000
- o Mortgage Loan: \$157,200
- o PITI: \$1,693

ECONOMIC ADVANCEMENT



STRAZ CENTER

The David A. Straz Center for the Performing Arts, the region's premier performing arts center, has welcomed nearly 16 million guests to Downtown Tampa since it opened in 1987.

To enhance the center's offerings and elevate the community, the Straz Center underwent an ambitious expansion project that officially broke ground in April 2025. The construction includes expanding the Patel Conservatory, updating lobbies, a new arrival plaza, an outdoor performance area, and more.

This project provides a prime example of how public-private partnerships and a shared vision can transform important cultural institutions, enhancing their ability to serve their communities.

DISTRICT: DOWNTOWN

CONTRIBUTION: \$25 MILLION

STATUS: IN PROGRESS



ECONOMIC ADVANCEMENT



GASWORX

Located across the Central Park, Downtown and the Ybor City II Community Redevelopment Area, Gasworx is a 6,000,000 square foot development that will better connect Tampa's National Historic Landmark District to the Channel District and Downtown Core.

In fiscal year 2025, the first residential building, La Union, officially opened.

When Phase 1 is completed, Gasworx will have transformed a previous large plot of blighted and underdeveloped land into a vibrant mixed-used district that will add 5,000 new residences, 500,000 square feet of office space, and 150,000 square feet of retail space. More than 300 affordable housing units will be incorporated.

DISTRICTS: CENTRAL PARK, DOWNTOWN, YBOR CITY II

CONTRIBUTION: \$32 MILLION

STATUS: UNDER CONSTRUCTION





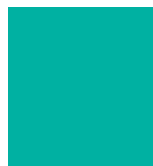
ECONOMIC ADVANCEMENT



BENNETT, JACOBS, & ADAMS, P.A. 2101 N. 22nd St.

An abandoned 1930s automotive shop was transformed into a radiant new office building in Ybor City with the help of Tampa CRA. The CRA awarded Bennett, Jacobs, & Adams, P.A. a \$50,000 Façade Grant to enhance the exterior of their building. The renovation included new steel framing, a new glass-front façade, and energy-smart systems while preserving the architectural details of the structure to ensure the building fits within the Ybor City National Historic Landmark District.

DISTRICT: YBOR CITY II
FUNDING AMOUNT \$50,000
**OWNER'S CONTRIBUTION:
\$1,437,034**
ROI: 28.74 TO 1
STATUS: COMPLETE



ECONOMIC ADVANCEMENT



SERCO COMPANY OF TAMPA

2701 N. 16th St.

Tampa CRA awarded Serco Company of Tampa a \$50,000 Façade Grant to rehabilitate a loading dock for J.C. Newman Cigar Company's historic El Reloj Cigar Factory, creating a new entrance to the historic structure. The owner contributed \$266,405.50 to the project, which represented more than a 5 to 1 return on investment.

DISTRICT: EAST TAMPA

**FUNDING AMOUNT:
\$50,000**

**OWNER'S CONTRIBUTION:
\$266,405**

ROI: 5.32 TO 1

STATUS: COMPLETE



ECONOMIC ADVANCEMENT



CLONTS PROPERTIES

3835 N. 50th St.

In East Tampa, Tampa CRA helped Clonts Properties, a legacy property owner, transform a once vacant strip center into a vibrant commercial space. Tampa CRA awarded Clonts Properties Commercial Exterior and Interior Grants for a full building and site rehabilitation.

Exterior renovations to the structure were completed in June 2025, with interior renovations completed in November 2025. The enhanced commercial spaces are being used for retail and restaurant establishments, enhancing economic opportunities in the Grant Park neighborhood.

DISTRICT: EAST TAMPA

**FUNDING AMOUNT:
UP TO \$117,540**

**OWNER CONTRIBUTION:
\$36,300**

STATUS: COMPLETE



ECONOMIC ADVANCEMENT



MACFARLANE BUILDING, LLC

1902 N. Howard Ave.

Tampa CRA helped revitalize a historic commercial building in West Tampa through a series of façade improvements. Built in 1905, the Macfarlane Building has housed various companies over the last century. However, exterior improvements were needed to maintain the building and make it appealing for future businesses.

Tampa CRA provided \$50,000 to restore the historic storefronts. The property owner contributed \$167,281, representing more than a 3-to-1 return on investment for Tampa CRA.

DISTRICT: WEST TAMPA










**FUNDING AMOUNT:
\$50,000**

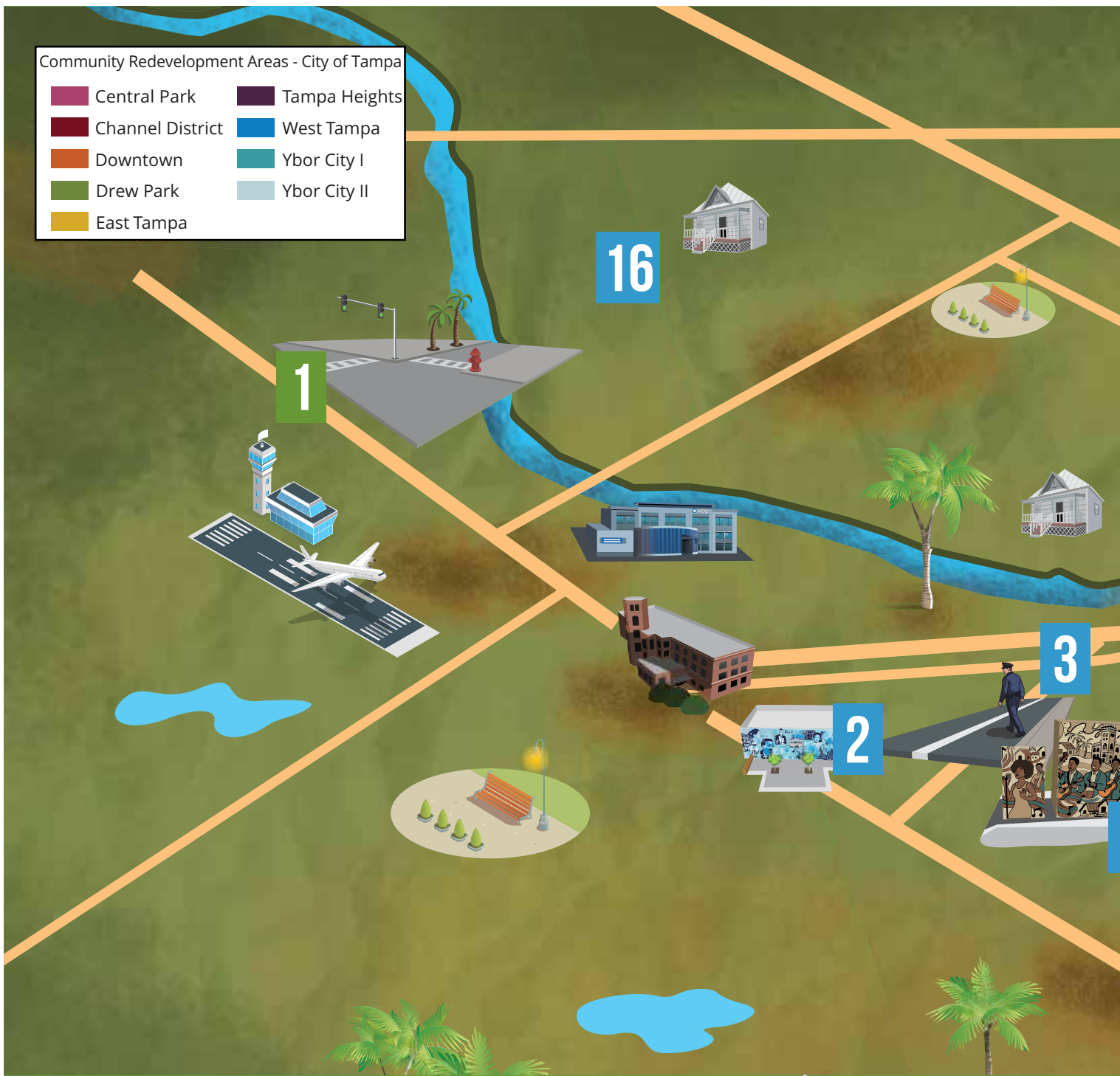
**OWNER'S CONTRIBUTION:
\$167,281**

ROI: 3 TO 1

STATUS: COMPLETE

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** Connectivity Safety Improvement Project
- 2** Main Street Quick Build
- 3** Community Policing
- 4** Signal Box Art Project

- 5** Commercial Grant: MacFarlane Building LLC
- 6** Straz Center for the Performing Arts
- 7** Herman Massey Park
- 8** CRA Down Payment Assistance



9 J.C. Newman Cigar Company

10 Intensive Cleaning Services

11 TECO Streetcar

12 Gasworx

13 Tampa Union Station

14 Commercial Grant:
Clonts Properties

15 Commercial Grant:
Bennet, Jabobs, & Adams

16 Housing Rehabilitation
and Renovation Program

CONNECTIVITY



TECO STREETCAR

Since 2018, the Tampa CRA has provided funding from the Channel District, Downtown, and Ybor City I and II Community Redevelopment Areas to support a timely, fare-free program on the TECO Line Streetcar. During this period, the historic streetcar saw an exponential increase in ridership, furthering connectivity between the cultural, entertainment, and business core of the city.

However, one of the grants the streetcar utilized to support the fare-free program ended in 2025. This threatened the continuation of the fare-free program and

would have a negative effect on residents, visitors, and nearby businesses. To ensure the continuation of the streetcar's fare-free program through the fiscal year, Tampa CRA provided an additional \$700,000, increasing the total contribution to nearly \$1.5 million in FY2025. The streetcar serviced over 1.3 million riders during that time.

1,317,631
TOTAL RIDERS
IN FY2025



\$1,487,750
INVESTED IN
FY2025



DISTRICTS

YBOR CITY I AND II
CHANNEL DISTRICT
DOWNTOWN



CONNECTIVITY



MAIN STREET QUICK BUILD PROGRAM

Main Street is the historic commercial corridor of West Tampa. Home to parks, businesses, and nearby residential neighborhoods, this street experiences significant vehicle and pedestrian traffic. Tampa CRA collaborated with the City of Tampa on the Main Street Quick Build Project to enhance walkability and pedestrian safety in the area.

The Quick Build Program is a city program designed to rapidly implement safety improvements in high-injury areas. The city's paving contractor resurfaced Main Street between North Armenia Avenue and North

Boulevard, added new roadway markings, and created over 220 on-street parking spaces.

These additions encouraged drivers to slow down, created better visibility, and a safer roadway contributing to the city's Vision Zero safety goals.

DISTRICT: WEST TAMPA

**CRA CONTRIBUTION:
\$300,000**

STATUS: COMPLETE

CONNECTIVITY



DREW PARK CONNECTIVITY SAFETY IMPROVEMENT PROJECT

In FY2025, Tampa CRA completed the design phase of the Drew Park Mobility Connectivity Safety Improvement Project. This included a data collection effort to identify the area's mobility gaps, as well as design recommendations and cost estimates for connectivity and safety improvement opportunities. The multi-phase construction project is scheduled to break ground in summer 2026.

When the project commences, several areas in the district will receive upgrades, including North Hesperides Street, West Crest Avenue, and various intersections on North Hubert Avenue and North Lois Avenue.

DISTRICT: DREW PARK

CRA CONTRIBUTION: \$803,674

STATUS: DESIGN PHASE

QUALITY OF LIFE



SLUM AND BLIGHT ABATEMENT

Community redevelopment areas, at their core, are designed to improve slum and blighted conditions in a community. Tampa CRA has multiple ways to remedy these conditions in our districts. This includes community policing initiatives and enhances neighborhood security, such as increased patrols, improved lighting, and regular updates from Tampa Police to inform

the community and improve targeted resources. Tampa CRA has also partnered with the police department for a dedicated environmental detective in East Tampa to help curb illegal dumping and enhance the community's cleanliness and well-being by applying Crime Prevention Through Environmental Design (CPTED) best practices.

QUALITY OF LIFE



Slum and blight abatement is practiced through several intensive cleaning services in various districts. This includes the Ybor YES! Team, which provides a range of cleaning and safety ambassador services to Ybor City, as well as a West Tampa Clean Team, and intensive pressure washing in the Channel District.

**CRA CONTRIBUTION
TO ENHANCED CLEANING
AND SAFETY SERVICES:
\$1,555,050**



QUALITY OF LIFE



FOOD - JUJMO



INDIGENOUS PEOPLES - HANNAH LORRA

SIGNAL BOX ART PROJECT

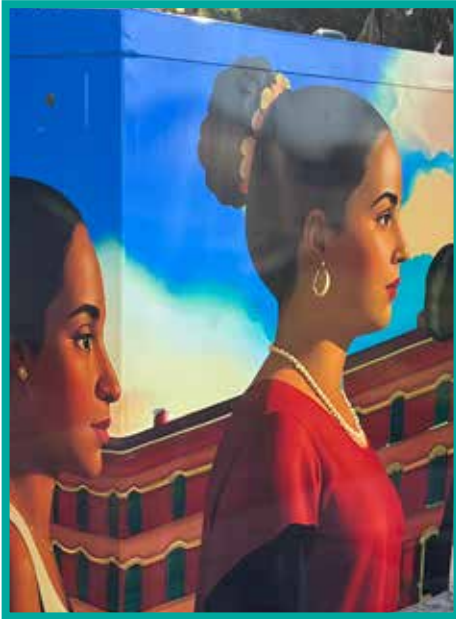
Traffic signal boxes across West Tampa were turned into public art pieces as eight boxes across the district were wrapped with art. Each piece, designed by eight different local artists, honored various aspects of West Tampa's history and traditions.

Some of the installations focused on the foundational role the cigar industry had in influencing the community, such as the area's architecture. Other installations focused on West Tampa's rich culture, from food and dominoes to music and marching bands. Two other installations focused on the role that often-forgotten groups played in shaping the area, from the indigenous peoples who first called West Tampa home to the women who laid the foundation for the community's growth and resilience.

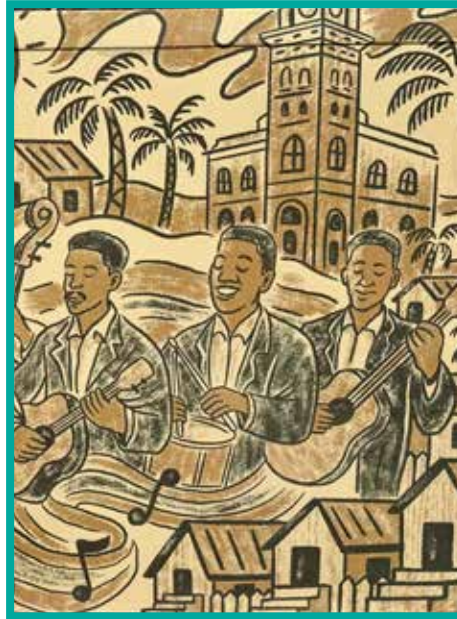
DISTRICT: WEST TAMPA

**CRA CONTRIBUTION:
\$16,000**

STATUS: COMPLETE



**WOMEN OF WEST TAMPA -
MISHOU SANCHEZ**



MUSIC - ANTHONY FREESE



ARCHITECTURE - MARK ANTHONY



**CIGARS AND DOMINOES -
DYLAN PERRY**



OPEN CONCEPT - EMILY TAN



**MARCHING BANDS -
MICHAEL O'CONNELL**

QUALITY OF LIFE



HERMAN MASSEY PARK

Herman Massey Park, located in the heart of the Downtown River Arts neighborhood, was opened in 1988 and over time required much-needed repairs to enhance the space for the growing downtown community. Tampa CRA is investing \$1.8 million to transform this community space. Renovations include new paving surfaces, decking, site furnishings, fencing, amenities, lighting, landscaping, and a new public art sculpture. These renovations will help promote good health through physical activity and improve a sense of place in the community. Most of the renovations were worked on during FY25. Work is estimated to be completed in 2026.

DISTRICT: DOWNTOWN

**CRA CONTRIBUTION:
\$1,800,000**

STATUS: UNDER CONSTRUCTION



QUALITY OF LIFE

FAIR OAKS COMMUNITY CENTER



In a collaborative effort between the Tampa CRA, the City of Tampa, Tampa Parks and Recreation, and a host of private partners, the Fair Oaks Community Center was reimagined into a 34,000 square foot facility anchoring a 10.2-acre East Tampa Recreation Complex to offer a range of new recreational facilities and activities to the surrounding East Tampa community. This included a full-size gymnasium, a community kitchen, a game room, a recording studio, and more to increase opportunities for all residents, regardless of age.

Tampa CRA supported parts of the land assemblage and the demolition work on the old facility that paved the way for the state-of-the-art complex to come to life. The center officially opened in December 2025 with the full complex completed in spring 2026.

DISTRICT: EAST TAMPA

**CRA CONTRIBUTION:
\$1,000,000**

STATUS: COMPLETE



COMMUNITY ENGAGEMENT

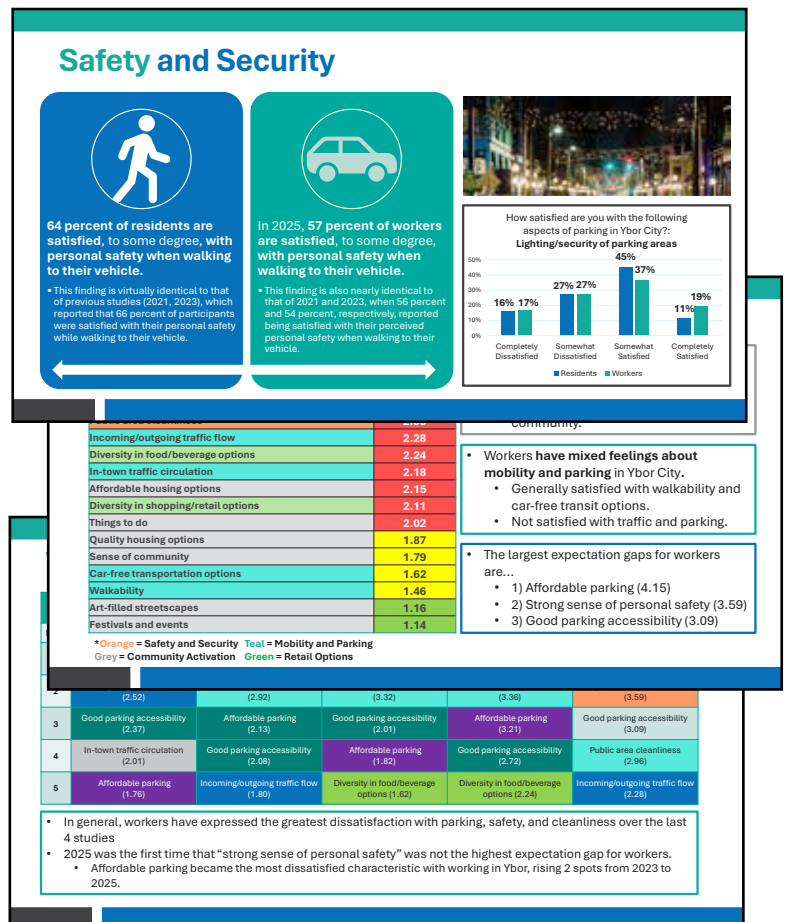
YBOR CITY RESIDENT AND WORKER STUDY



In FY2025, Tampa CRA conducted the fifth iteration of the Ybor Resident and Worker Study. The survey engaged 253 residents and 206 workers in 2025. First launched in 2016, the study measured perceptions on a range of quality-of-life issues in the district, as well as measured awareness of CRA programs and interest in new or expanded offerings. Four themes emerged from the 2025 study:

- 1) Retail priorities
- 2) Mobility and parking
- 3) Safety and cleanliness
- 4) CRA program awareness

This study provides a repeated measurable pulse of the community to inform elected officials, stakeholders, and developers about the needs of the community.



COMMUNITY ENGAGEMENT

CRA COMMUNICATIONS

Tampa CRA launched its first district-wide newsletter in 2025 to disseminate information to the community about Tampa CRA's redevelopment projects and activities. The quarterly newsletter features a headline story focused on a key project or program and a spotlight story from each of the eight community redevelopment areas. The newsletter is distributed in print and digital formats.

In addition to the newsletter, Tampa CRA also refreshed its social media channels for the agency on Facebook and Instagram and added a LinkedIn channel. These social media channels allow the Tampa CRA to share information more frequently with the community about a range of activities, including meeting reminders, community workshops, calls for art projects, and ceremonies highlighting CRA projects.



FIRST CRA-WIDE NEWSLETTER CREATED

700 CRA NEWSLETTERS DISTRIBUTED

21,402 FOLLOWERS ON SOCIAL MEDIA (ACROSS ALL PLATFORMS)

348 SOCIAL MEDIA POSTS (ACROSS ALL PLATFORMS)

COMMUNITY OUTREACH

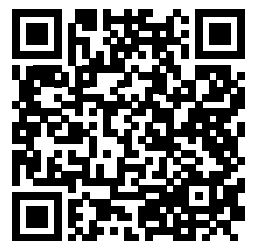
Tampa CRA engaged communities through various outreach efforts, including community meetings, events, and public surveys. The agency hosted 27 community meetings to provide information to residents, workers, and other community stakeholders on projects. In addition to these meetings, the CRA also attended or hosted an additional 14 community outreach events in FY25. This included the CRA staff attending the 2024 Florida Redevelopment Association's annual conference, which was hosted in Tampa in October 2024, where staff and board members learned about best practices in redevelopment and connected with other redevelopment professionals from across the state.



Another highlight of the year was the CRA hosting its annual Community Advisory Committee (CAC) Member Orientation in March 2025. This workshop provided an in-depth look at the CRA's mission, vision, and the important role CAC members play in shaping the future of their communities.



STAY
INFORMED

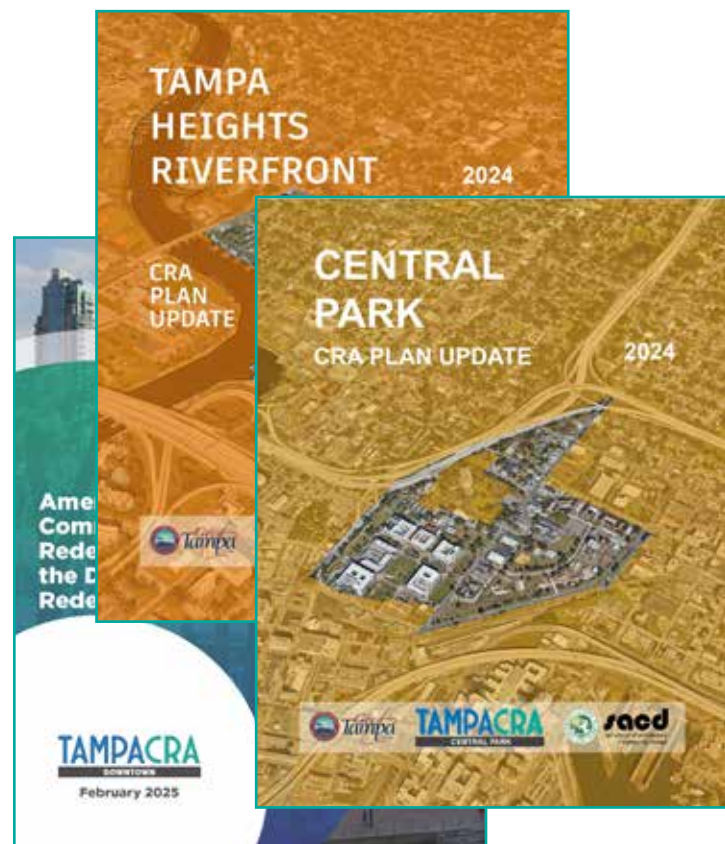


COMMUNITY OUTREACH

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. In FY25, the CRA continued its efforts to update the CRPs for our communities to ensure each plan reflected the current and future needs for the community. The updates to the CRPs for the Downtown, Tampa Heights Riverfront, and Central Park Community Redevelopment Areas were officially approved and adopted by the CRA Board in August 2025. East Tampa's CRP updates are scheduled to be completed in FY26.

In addition to these approvals, the CRA started work on updating the CRPs for West Tampa and Ybor City. The majority of plan updates for these two districts will be undertaken in FY2026, with plan adoption tentatively slated for the fourth quarter of 2026.



YBOR CITY I

OVERVIEW



193 ACRES


BASE YEAR
TAXABLE ASSESSMENT \$17,606,555

1988 CRA BASE YEAR


FY25 TAXABLE
ASSESSMENT \$417,597,525

PROPERTY PROFILE 2024 TAX BASE


RESIDENTIAL

	Single Family	\$0
	Multi-Family	\$61,272,257

COMMERCIAL/INDUSTRIAL

	Improved Commercial	\$260,109,185
	Improved Industrial	\$8,595,416

PUBLIC/OTHER

	Condos/Coops	\$70,366,717
	Institut/Govt/Ag	\$1,553,930
	Miscellaneous	\$13,281,597
	Vacant	\$2,418,423

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$3,878
Investment Earnings (Loss)	\$250
Total Revenues	\$4,128

EXPENDITURES (IN THOUSANDS)

Operating — Staff, Contracts and Professional Services	\$1,479
Capital Outlay	\$247
Total Expenditures	\$1,726

FINANCIAL PERFORMANCE (IN THOUSANDS)

Revenues Less Expenditures	\$2,402
Beginning Fund Balance	\$7,402
Ending Fund Balance	\$9,804

YBOR CITY II

OVERVIEW



216 ACRES


BASE YEAR
TAXABLE ASSESSMENT \$41,516,535

2004 CRA BASE YEAR

FY25 TAXABLE
ASSESSMENT \$227,662,156

PROPERTY PROFILE 2024 TAX BASE


RESIDENTIAL

	Single Family	\$43,858,357
	Multi-Family	\$58,638,865

COMMERCIAL/INDUSTRIAL

	Improved Commercial	\$55,010,200
	Improved Industrial	\$24,849,167

PUBLIC/OTHER

	Condos/Coops	\$32,747,839
	Institut/Govt/Ag	\$1,041,354
	Miscellaneous	\$1,634,031
	Vacant	\$9,882,343

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$1,904
Investment Earnings (Loss)	\$123
Total Revenues	\$2,027

EXPENDITURES

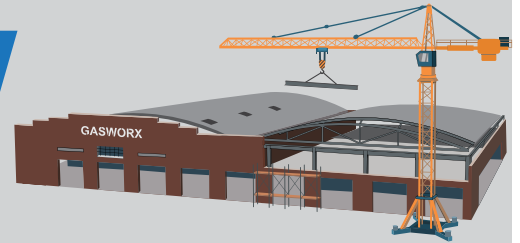
Operating — Staff, Contracts and Professional Services	\$499
Capital Outlay	\$50
Total Expenditures	\$549

FINANCIAL PERFORMANCE (IN THOUSANDS)

Revenues Less Expenditures	\$1,478
Beginning Fund Balance	\$3,545
Ending Fund Balance	\$5,023

CENTRAL PARK

OVERVIEW



143 ACRES


BASE YEAR
TAXABLE ASSESSMENT \$6,701,795

2006 CRA BASE YEAR

FY25 TAXABLE
ASSESSMENT \$151,608,142

PROPERTY PROFILE 2024 TAX BASE


RESIDENTIAL

	Single Family	\$2,830,925
	Multi-Family	\$113,750,954

COMMERCIAL/INDUSTRIAL

	Improved Commercial	\$8,103,115
	Improved Industrial	\$327,293

PUBLIC/OTHER

	Condos/Coops	\$0
	Institut/Govt/Ag	\$4,186,215
	Miscellaneous	\$1,332,710
	Vacant	\$21,076,930

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$1,405
Investment Earnings (Loss)	\$77
Total Revenues	\$1,482

EXPENDITURES (IN THOUSANDS)

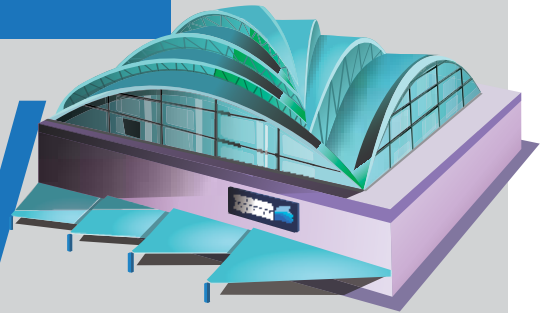
Operating — Staff, Contracts and Professional Services	\$37
Capital Outlay	\$0
Total Expenditures	\$37

FINANCIAL PERFORMANCE (IN THOUSANDS)

Revenues Less Expenditures	\$1,445
Beginning Fund Balance	\$1,931
Ending Fund Balance	\$3,376

CHANNEL DISTRICT

OVERVIEW



221 ACRES


BASE YEAR
TAXABLE ASSESSMENT \$39,869,871

2004 CRA BASE YEAR


FY25 TAXABLE
ASSESSMENT \$1,164,775,066

PROPERTY PROFILE 2024 TAX BASE


RESIDENTIAL

	Single Family	\$12,709,681
	Multi-Family	\$568,529,158

COMMERCIAL/INDUSTRIAL

	Improved Commercial	\$140,965,421
	Improved Industrial	\$15,487,187

PUBLIC/OTHER

	Condos/Coops	\$365,884,453
	Institut/Govt/Ag	\$100
	Miscellaneous	\$41,927,262
	Vacant	\$19,271,804

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$11,506
Investment Earnings (Loss)	\$1,444
Total Revenues	\$12,950

EXPENDITURES (IN THOUSANDS)

Operating — Staff, Contracts and Professional Services	\$1,486
Capital Outlay	\$4,108
Total Expenditures	\$5,594

FINANCIAL PERFORMANCE (IN THOUSANDS)

Revenues Less Expenditures	\$7,356
Beginning Fund Balance	\$32,991
Ending Fund Balance	\$40,347

TAMPA HEIGHTS RIVERFRONT

OVERVIEW



77 ACRES


BASE YEAR
TAXABLE ASSESSMENT \$8,464,415

2005 CRA BASE YEAR

FY25 TAXABLE
ASSESSMENT \$213,444,600

PROPERTY PROFILE 2024 TAX BASE


RESIDENTIAL

	Single Family	\$3,678,412
	Multi-Family	\$90,205,372

COMMERCIAL/INDUSTRIAL

	Improved Commercial	\$108,852,014
	Improved Industrial	\$0

PUBLIC/OTHER

	Condos/Coops	\$0
	Institut/Govt/Ag	\$0
	Miscellaneous	\$200
	Vacant	\$10,708,602

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$2,097
Investment Earnings (Loss)	\$52
Total Revenues	\$2,149

EXPENDITURES (IN THOUSANDS)

Operating — Staff, Contracts and Professional Services	\$234
Capital Outlay	\$1,553
Total Expenditures	\$1,787

FINANCIAL PERFORMANCE (IN THOUSANDS)

Revenues Less Expenditures	\$362
Beginning Fund Balance	\$1,756
Ending Fund Balance	\$2,118

EAST TAMPA

OVERVIEW



4,817 ACRES


BASE YEAR
TAXABLE ASSESSMENT \$492,472,827

2004 CRA BASE YEAR

FY25 TAXABLE
ASSESSMENT \$1,765,406,438

PROPERTY PROFILE 2024 TAX BASE


RESIDENTIAL

	Single Family	\$1,083,672,457
	Multi-Family	\$106,820,715

COMMERCIAL/INDUSTRIAL

	Improved Commercial	\$311,321,791
	Improved Industrial	\$158,014,294

PUBLIC/OTHER

	Condos/Coops	\$0
	Institut/Govt/Ag	\$31,441,144
	Miscellaneous	\$8,654,689
	Vacant	\$65,481,348

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$13,020
Investment Earnings (Loss)	\$1,060
Other	\$66

Total Revenues \$14,146

EXPENDITURES (IN THOUSANDS)

Operating — Staff, Contracts and Professional Services	\$4,525
Capital Outlay	\$2,614

Total Expenditures \$7,139

FINANCIAL PERFORMANCE (IN THOUSANDS)

Revenues Less Expenditures	\$7,007
Beginning Fund Balance	\$22,284

Ending Fund Balance \$29,291

DREW PARK

OVERVIEW



829 ACRES


BASE YEAR
TAXABLE ASSESSMENT \$168,033,380

2004 CRA BASE YEAR


FY25 TAXABLE
ASSESSMENT \$484,562,781

PROPERTY PROFILE 2024 TAX BASE


RESIDENTIAL

	Single Family	\$22,163,475
	Multi-Family	\$24,060,715

COMMERCIAL/INDUSTRIAL

	Improved Commercial	\$245,223,555
	Improved Industrial	\$173,112,155

PUBLIC/OTHER

	Condos/Coops	\$939,329
	Institut/Govt/Ag	\$3,927,126
	Miscellaneous	\$3,691,357
	Vacant	\$11,445,069

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$3,238
Investment Earnings (Loss)	\$383
Total Revenues	\$3,621

EXPENDITURES (IN THOUSANDS)

Operating — Staff, Contracts and Professional Services	\$238
Capital Outlay	\$168
Total Expenditures	\$406

FINANCIAL PERFORMANCE (IN THOUSANDS)

Revenues Less Expenditures	\$3,215
Beginning Fund Balance	\$12,674
Ending Fund Balance	\$15,889

WEST TAMPA

OVERVIEW



964 ACRES


BASE YEAR
TAXABLE ASSESSMENT \$274,135,648

2015 CRA BASE YEAR


FY25 TAXABLE
ASSESSMENT \$1,055,948,331

PROPERTY PROFILE 2024 TAX BASE


RESIDENTIAL

	Single Family	\$364,522,892
	Multi-Family	\$408,568,450

COMMERCIAL/INDUSTRIAL

	Improved Commercial	\$171,326,388
	Improved Industrial	\$68,496,037

PUBLIC/OTHER

	Condos/Coops	\$3,368,448
	Institut/Govt/Ag	\$5,959,518
	Miscellaneous	\$1,107,227
	Vacant	\$32,599,371

REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)	\$8,828
Investment Earnings (Loss)	\$1,159
Other	\$16
Total Revenues	\$10,003

EXPENDITURES (IN THOUSANDS)

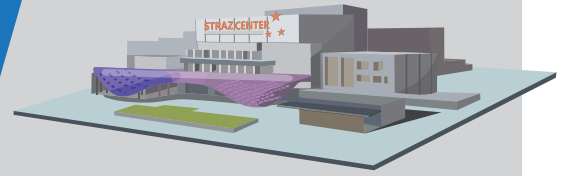
Operating — Staff, Contracts and Professional Services	\$989
Capital Outlay	\$3,880
Total Expenditures	\$4,869

FINANCIAL PERFORMANCE (IN THOUSANDS)

Revenues Less Expenditures	\$5,134
Beginning Fund Balance	\$26,516
Ending Fund Balance	\$31,650

DOWNTOWN

OVERVIEW



870 ACRES


BASE YEAR
TAXABLE ASSESSMENT \$454,090,045

1984 CRA BASE YEAR


FY25 TAXABLE
ASSESSMENT \$5,164,709,022

PROPERTY PROFILE 2024 TAX BASE


RESIDENTIAL

	Single Family	\$374,654,868
	Multi-Family	\$1,376,014,064

COMMERCIAL/INDUSTRIAL

	Improved Commercial	\$2,367,149,383
	Improved Industrial	\$5,903,859

PUBLIC/OTHER

	Condos/Coops	\$926,157,618
	Institut/Govt/Ag	\$21,117,094
	Miscellaneous	\$38,832,882
	Vacant	\$54,879,254

EXPENDITURES (IN THOUSANDS)

Operating — Staff, Contracts
and Professional Services

Core \$1,163	Non Core \$864
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Capital Outlay

Core \$4,067	Non Core \$2,166
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Debt Services

Core \$678	Non Core \$1,509
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Total Expenditures

Core \$5,908	Non Core \$4,539
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REVENUES (IN THOUSANDS)

Increment Revenues (Taxing Authorities)

Core \$7,607	Non Core \$20,516
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Investment Earnings (Loss)

Core \$466	Non Core \$2,115
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Other

Core \$436	Non Core \$1,028
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Total Revenues

Core \$8,509	Non Core \$23,659
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FINANCIAL PERFORMANCE (IN THOUSANDS)

Revenues Less Expenditures

Core \$2,601	Non Core \$19,120
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Beginning Fund Balance

Core \$12,406	Non Core \$46,642
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Ending Fund Balance

Core \$15,007	Non Core \$65,762
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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, 2025 (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
REVENUES												
Tax Incremental Revenues:												
Hillsborough County	\$ 1,490	\$ -	\$ -	\$ -	\$ 5,420	\$ 4,161	\$ 1,348	\$ 4,790	\$ 792	\$ 873	\$ 540	\$ 19,414
City of Tampa	2,359	7,514	20,265	7,507	4,610	1,867	6,634	1,098	1,098	1,209	854	53,917
Tampa Port Authority	29	93	251	93	57	23	82	14	14	15	11	668
INTERGOVERNMENTAL												
Local (1)	-	424	990	38	-	16	-	-	-	-	-	1,414
Charges for Services and User Fees	-	12	38	-	-	16	-	-	-	-	-	66
Earnings (Loss) on Investments	250	466	2,115	1,060	1,159	383	1,444	123	123	52	77	7,129
TOTAL REVENUES	4,128	8,509	23,659	14,080	10,003	3,621	12,950	2,027	2,149	1,482	82,608	
EXPENDITURES												
Current:												
Professional Services	683	1,087	192	1,012	744	116	650	369	146	20	5,019	
Other Services and Supplies	796	76	672	3,503	245	122	836	130	88	17	6,485	
Capital Outlay:												
Land	-	-	-	1,840	2,923	-	11	5	-	-	-	4,779
Improvements Other Than Buildings	247	2,976 (2)	1,429 (2)	774	957	168	4,097	45	1,553	-	-	12,246
Buildings and Improvements	1,726	1,091	737	7,129	4,889	406	5,594	549	1,787	37	30,357	
TOTAL EXPENDITURES	2,402	5,230	3,030	6,951	5,134	3,215	7,356	1,478	1,756	1,445	52,251	
Excess of Revenues Over (Under) Expenditures												
OTHER FINANCING SOURCES (USES)												
Sale of Capital Assets	-	-	-	66	-	-	-	-	-	-	-	66
Transfer Out	-	-	-	(10)	-	-	-	-	-	-	-	(10)
Debt Service												
Total Other Financing Uses	-	(678)	(1,509)	56	-	-	-	-	-	-	-	(2,187)
Net Change in Fund Balances	2,402	2,601	19,120	7,007	5,134	3,215	7,356	1,478	1,478	362	1,445	50,120
BEGINNING FUND BALANCES-OCTOBER 1	7,402	12,406	46,642	22,284	26,516	12,674	32,991	3,545	1,756	1,931	168,147	
ENDING FUND BALANCES-SEPTEMBER 30	9,804	15,007	65,762	29,291	31,650	15,889	40,347	5,023	2,118	3,376	218,267	
Outstanding Encumbrances	543	2,512	7,126	1,479	2,291	1,037	11,348	113	161	40	26,650	

(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.





2025 ANNUAL 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

