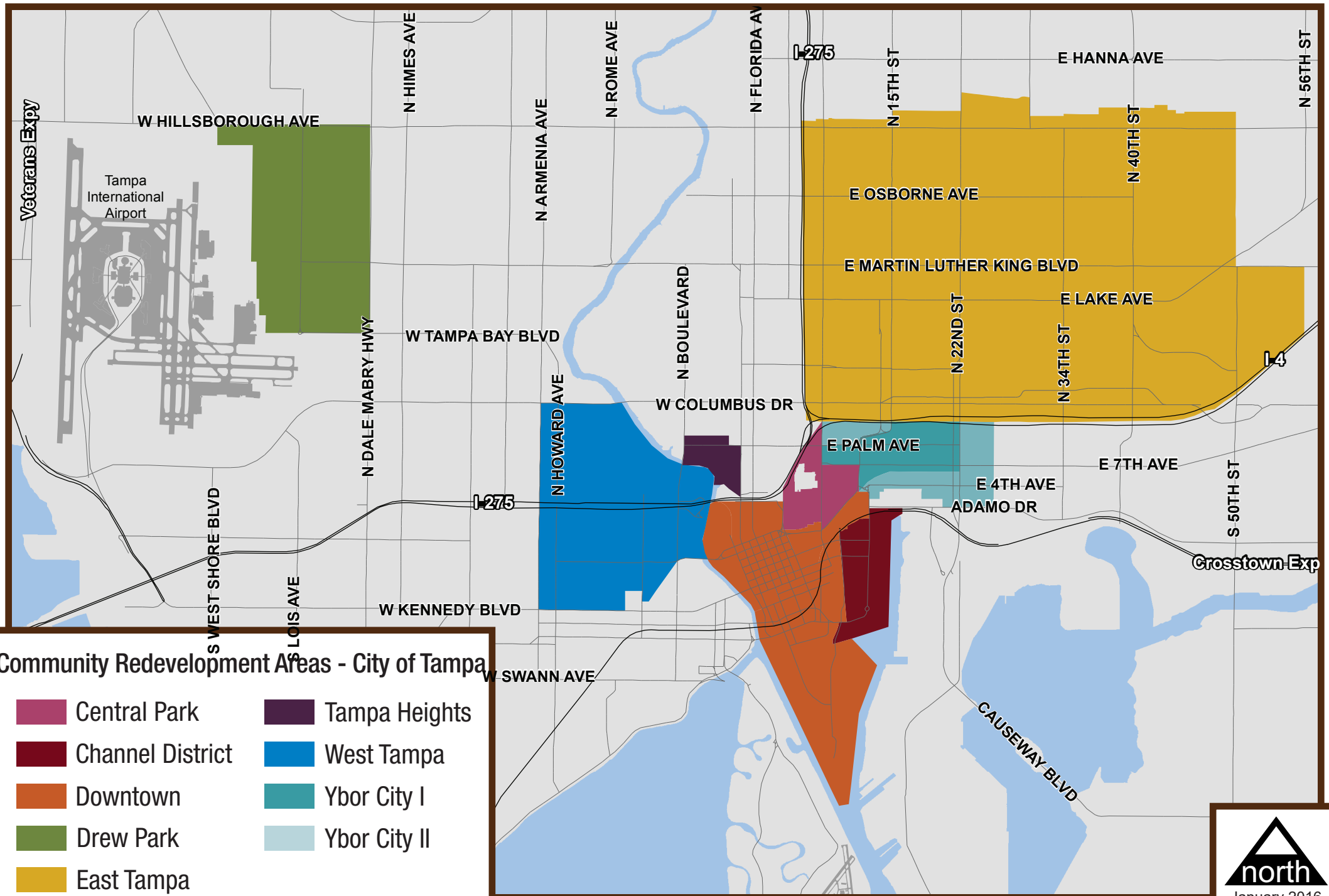











CITY OF TAMPA COMMUNITY REDEVELOPMENT AGENCY
2019 ANNUAL ACTIVITY REPORT
FOR THE YEAR ENDING SEPTEMBER 30, 2019





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 | |

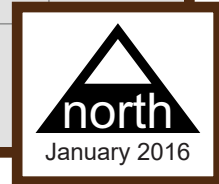


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An Overview: Community Redevelopment Agency

The Tampa Community Redevelopment Agency is a public entity established under the guidelines of the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) to implement community redevelopment activities within designated Community Redevelopment Areas.

Tampa's Community Redevelopment Areas include Central Park, Channel District, Downtown, Drew Park, East Tampa, Tampa Heights Riverfront, West Tampa, and Ybor 1 and 2. The Community Redevelopment Agency Board works to improve the quality of life and economic vitality in these districts. Under the direction of the Board, seven volunteer advisory committees comprised of private citizens, help provide community insight to challenges in their districts.

Members of Tampa City Council serve as the Community Redevelopment Agency. Dedicated City staff provide support services to the Agency and advisory committees including the management of redevelopment funding.

Message from the Chair

In partnership with the private sector and many dedicated community stakeholders, we continue to enhance the quality of life in our redeveloping communities through the strategic investment of resources. With expanded focus on housing choices, business development to create jobs, and broad economic opportunities, we will revitalize the areas with the greatest needs.

We accomplished many significant achievements in Fiscal Year 2019. Residential and commercial developments are on the rise in all of the CRA areas: East Tampa, Ybor, Channel District, Central Park, Downtown, West Tampa, Tampa Heights, and Drew Park.

- The CRA collaborated with the Tourist Development Council to fund a \$30 million renovation of the Tampa Convention Center and adjacent public areas.
- Created two new economic development grant programs in Ybor CRA: A Community Infrastructure Needs Grant Program to assist right-of-way infrastructure improvements, and an Ybor City Community Amenity Program that reimburses for city permit costs to attract targeted businesses serving the district's residents.
- Mercury Advisors opened The Channel Club Apartments, a 24-story development on Madison Street including a new Publix grocery store.
- The Stadium Center Project is under construction in Drew Park. The project consists of 168 hotel rooms, and a Tyvy pet hotel and veterinary clinic, and renovated 23,000 s.f. building for restaurants and retail.
- East Tampa invested \$35,000 of TIF funds to partner with the Hillsborough County Entrepreneur Collaborative Center to provide on-site counseling services and community workshops for area small businesses.
- SoHo Capital and Marriott International announced a Moxy Hotel will occupy a new 25-story tower, with a mix of apartments and retail in Tampa Heights.
- B-Snipped Barber Lounge at 1248 Ray Charles Boulevard opened in the retail space of the Reed at Encore!.

We are excited for continued CRA growth, investing our resources in ways to transform the quality of life for all that live, work, and play in the City of Tampa.

- Joseph Citro



Joseph Citro
Chairman

CRA Board



John Dingfelder
Vice Chair



Charlie Miranda



Bill Carlson



Orlando Gudes



Guido Maniscalco



Luis Viera

To support the work associated with the improvement of Tampa's urban communities, every person participating in CRA activities operates under five guiding principles:

Community Collaboration - proactively engage the talents and energies of citizens and key stakeholders throughout the revitalization process.

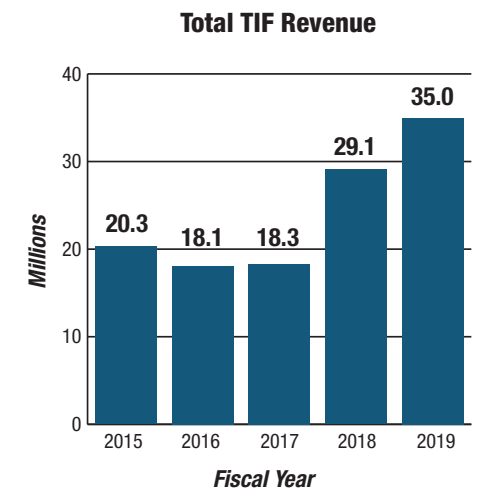
Financial Stewardship - ensure that sufficient public returns exist to support the required public investment.

Inspiration - utilize the best talent possible for urban planning and design review efforts to inspire and create attractive, livable areas.

Market Perspective - allow the private sector to gainfully respond to market demands with reasonable risk.

Outcome Accountability - measure success based on achieving results such as improved community aesthetics, quality of life, and tax revenues.

Our Community Redevelopment Areas utilize Tax Increment Financing (TIF) to help fund redevelopment activities. TIF is a unique tool available to cities and counties for the redevelopment of urban areas, and is used to help stimulate private sector investment in targeted communities.







Mayor Jane Castor

We have seen an incredible resurgence in our Community Redevelopment Areas this past year with the help of private sector investment, construction, and the continued TIF investments. Our communities are proving private sector investments will follow public sector investments from here on out. This report highlights just a few of this year's exciting achievements. Noteworthy examples include:

- USF is nearly complete on the construction of the Morsani College of Medicine at the corner of Channelside Drive and Meridian Avenue. Completion is scheduled for the end of 2019.
- The vacant historic Oliva Cigar Factory was completed and Casa Oliva, a 38-unit loft-style apartment complex on Palm Avenue, opened yielding 100% occupancy in a few short months.
- Liberty Group completed construction of a 213-room Hampton Inn & Home2 Suites by Hilton with 198 parking spaces.
- Hillsborough Community College Dale Mabry campus completed their new \$23 million Allied Health Building. The four-story, 62,670 s.f. building contains a simulated hospital creating conditions found in real-life situations.
- CDC of Tampa completed 13 single-family homes in the Beacon Homes Development Program at N. 34th Street and E. 28th Avenue.
- Soho Capital completed construction of The Pearl Apartments which are approximately 96% leased.
- The Tampa Housing Authority sold Lot #9. Houston developer, Transwestern Development, purchased the lot for \$4.66 million for a new residential building with 288 market rate residential units.
- Several new eateries and a brewery opened in West Tampa in 2019, including the Cass Street Deli, Noho Junction, Psomi, and Bay Cannon Beer Company.

Without a doubt, Tampa is leading the region in economic growth, job growth, and creating new opportunities for success. Downtown, Channel District, West Tampa, Central Park, and Tampa Heights Riverfront are all experiencing incredible increases in residential housing while our businesses are rediscovering Drew Park and East Tampa. I am confident that the Community Redevelopment Agency and this Administration, working hand-in-hand with the private sector and dedicated community members, will continue to forge ahead in achieving our mission of making our redeveloping neighborhoods more attractive, safe, convenient, environmentally friendly and economically strong.

Sincerely,

Jane Castor



Downtown CRA

CRA Area	870 Acres
CRA Base Year	1983
	(New Core Amendment 1988)
Base Year Taxable Assessment	\$454,090,045
FY19 Taxable Assessment	\$2,950,654,408
Property Profile	FY19 Tax Base
• Single Family Residential	\$286,794,207
• Multi-Family	\$464,786,689
• Condos/Co-ops	\$542,000,794
• Improved Commercial	\$1,573,523,738
• Improved Industrial	\$19,874,467
• Institutional/Gov't/Agri	\$19,134,828
• Miscellaneous	\$14,257,144
• Vacant	\$30,282,541

	Downtown CRA Core Non-Core (in thousands)	
REVENUES		
Increment revenues from taxing authorities	\$ 5,322	\$13,089
Investment earnings	107	495
Total Revenues	<u>5,429</u>	<u>13,584</u>
EXPENDITURES		
Operating - staff, contracts and professional services	299	667
Capital Outlay	3,340	11,524
Total Expenditures	<u>3,639</u>	<u>12,191</u>
OTHER FINANCIAL SOURCES		
Transfers out	(536)	(1,698)
REVENUES LESS EXPENDITURES	1,790	1,393
BEGINNING FUND BALANCE	3,712	13,572
ENDING FUND BALANCE	\$ 4,966	\$13,267

Ybor City CRA

CRA Area	409 Acres
CRA Base Year	1987 (Ybor 1) 2003 (Ybor 2)
Base Year Taxable Assessment	\$59,123,090
FY19 Taxable Assessment	\$354,828,227
Property Profile	FY19 Tax Base
• Single Family Residential	\$19,606,279
• Multi-Family	\$41,485,749
• Condos/Co-ops	\$59,572,749
• Improved Commercial	\$193,774,165
• Improved Industrial	\$19,491,117
• Institutional/Gov't/Agri	\$2,238,216
• Miscellaneous	\$11,599,209
• Vacant	\$7,060,743

	Ybor City CRA Ybor I Ybor II (in thousands)	
REVENUES		
Increment revenues from taxing authorities	\$ 1,923	\$ 493
Investment earnings	39	15
Total Revenues	<u>1,962</u>	<u>508</u>
EXPENDITURES		
Operating - staff, contracts and professional services	1,220	116
Capital Outlay	24	0
Total Expenditures	<u>1,244</u>	<u>116</u>
REVENUES LESS EXPENDITURES	718	392
BEGINNING FUND BALANCE	1,062	446
ENDING FUND BALANCE	\$ 1,780	\$ 838

CRA Area	4,817 Acres
CRA Base Year	2003
Base Year Taxable Assessment	\$492,472,827
FY19 Taxable Assessment	\$871,778,818
Property Profile	FY19 Tax Base
• Single Family Residential	\$440,093,687
• Multi-Family	\$75,715,746
• Condos/Co-ops	\$0
• Improved Commercial	\$213,122,321
• Improved Industrial	\$90,576,578
• Institutional/Gov't/Agri	\$16,717,739
• Miscellaneous	\$4,322,418
• Vacant	\$31,230,329

	East Tampa CRA (in thousands)	
REVENUES		
Increment revenues from taxing authorities	\$ 2,877	
Investment earnings	97	
Total Revenues	<u>2,968</u>	
EXPENDITURES		
Operating - staff, contracts and professional services	730	
Capital Outlay	647	
Total Expenditures	<u>1,377</u>	
REVENUES LESS EXPENDITURES	1,591	
BEGINNING FUND BALANCE	2,921	
ENDING FUND BALANCE	\$ 4,512	

CRA Area	77 Acres
CRA Base Year	2005
Base Year Taxable Assessment	\$8,464,415
FY19 Taxable Assessment	\$74,752,154
Property Profile	FY19 Tax Base
• Single Family Residential	\$814,871
• Multi-Family	\$48,866,300
• Condos/Co-ops	\$0
• Improved Commercial	\$17,176,672
• Improved Industrial	\$0
• Institutional/Gov't/Agri	\$0
• Miscellaneous	\$0
• Vacant	\$7,894,311

	Tampa Heights Riverfront CRA (in thousands)	
REVENUES		
Increment revenues from taxing authorities	\$ 265	
Investment earnings	13	
Total Revenues	<u>278</u>	
EXPENDITURES		
Operating - staff, contracts and professional services	26	
Capital Outlay	0	
Total Expenditures	<u>26</u>	
REVENUES LESS EXPENDITURES	252	
BEGINNING FUND BALANCE	476	
ENDING FUND BALANCE	\$ 728	

Channel District CRA

CRA Area	221 Acres
CRA Base Year	2003
Base Year Taxable Assessment	\$39,869,871
FY19 Taxable Assessment	\$688,276,202

Property Profile	FY19 Tax Base
------------------	---------------

• Single Family Residential	\$5,580,976
• Multi-Family	\$264,115,540
• Condos/Co-ops	\$302,054,108
• Improved Commercial	\$68,955,388
• Improved Industrial	\$15,541,837
• Institutional/Gov't/Agri	\$6,168,372
• Miscellaneous	\$17,119,788
• Vacant	\$8,740,193

Channel District CRA (in thousands)

REVENUES	
Increment revenues from taxing authorities	\$ 6,306
Investment earnings	485
Total Revenues	<u>6,791</u>

EXPENDITURES	
Operating - staff, contracts and professional services	454
Capital Outlay	1,606
Total Expenditures	<u>2,060</u>

REVENUES LESS EXPENDITURES	4,731
BEGINNING FUND BALANCE	12,970
ENDING FUND BALANCE	\$17,701

Drew Park CRA

CRA Area	829 Acres
CRA Base Year	2003
Base Year Taxable Assessment	\$168,033,380
FY19 Taxable Assessment	\$313,147,103

Property Profile	FY19 Tax Base
------------------	---------------

• Single Family Residential	\$13,492,145
• Multi-Family	\$13,937,131
• Condos/Co-ops	\$468,353
• Improved Commercial	\$176,308,982
• Improved Industrial	\$98,379,492
• Institutional/Gov't/Agri	\$1,652,840
• Miscellaneous	\$2,312,426
• Vacant	\$6,595,734

Drew Park CRA (in thousands)

REVENUES	
Increment revenues from taxing authorities	\$ 1,220
Investment earnings	72
Total Revenues	<u>1,292</u>

EXPENDITURES	
Operating - staff, contracts and professional services	194
Capital Outlay	49
Total Expenditures	<u>243</u>

REVENUES LESS EXPENDITURES	1,049
BEGINNING FUND BALANCE	2,897
ENDING FUND BALANCE	\$ 3,946

CRA Area	143 Acres
CRA Base Year	2006
Base Year Taxable Assessment	\$6,701,795
FY19 Taxable Assessment	\$13,338,029

Property Profile	FY19 Tax Base
------------------	---------------

• Single Family Residential	\$861,539
• Multi-Family	\$304,425
• Condos/Co-ops	\$0
• Improved Commercial	\$3,897,032
• Improved Industrial	\$221,100
• Institutional/Gov't/Agri	\$4,530,683
• Miscellaneous	\$666,806
• Vacant	\$2,856,444

Central Park CRA (in thousands)

REVENUES	
Increment revenues from taxing authorities	\$ 85
Investment earnings	3
Total Revenues	<u>88</u>

EXPENDITURES	
Operating - staff, contracts and professional services	6
Capital Outlay	0
Total Expenditures	<u>6</u>

REVENUES LESS EXPENDITURES	82
BEGINNING FUND BALANCE	93
ENDING FUND BALANCE	\$ 175

CRA Area	964 Acres
CRA Base Year	2015
Base Year Taxable Assessment	\$274,135,648
FY19 Taxable Assessment	\$503,444,156

Property Profile	FY19 Tax Base
------------------	---------------

• Single Family Residential	\$157,797,738
• Multi-Family	\$175,048,367
• Condos/Co-ops	\$2,407,970
• Improved Commercial	\$103,710,876
• Improved Industrial	\$45,405,660
• Institutional/Gov't/Agri	\$4,526,743
• Miscellaneous	\$638,370
• Vacant	\$13,908,432

West Tampa CRA (in thousands)

REVENUES	
Increment revenues from taxing authorities	\$ 1,998
Investment earnings	55
Total Revenues	<u>2,053</u>

EXPENDITURES	
Operating - staff, contracts and professional services	122
Capital Outlay	0
Total Expenditures	<u>122</u>

REVENUES LESS EXPENDITURES	1,931
BEGINNING FUND BALANCE	1,289
ENDING FUND BALANCE	\$ 3,220

City of Tampa Community Redevelopment Agency	
Florida Department of Economic Opportunity Special District Accountability Program ID	207
Registered Agent	Gina Grimes
Mailing Address	315 E. Kennedy Boulevard, 8th Floor
Office Address	Tampa Florida 33602
Telephone	813-274-7312
Fax	813-274-8777
Email	gina.grimes@tampagov.net
Website	www.tampagov.net/cra
County	Hillsborough
Local Governing Authority	City of Tampa
Date Created / Established	Thursday, September 09, 1982
Creation Documents	City Ordinances 8483-A and 88-198
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	No
Revenue	Tax Increment Financing
Most Recent Update	Thursday, May 07, 2015

Tampa Heights Riverfront CRA

Total number of Activities started	0
Total number of Activities completed	0
Total amount for low and middle income affordable housing	\$0

Central Park CRA

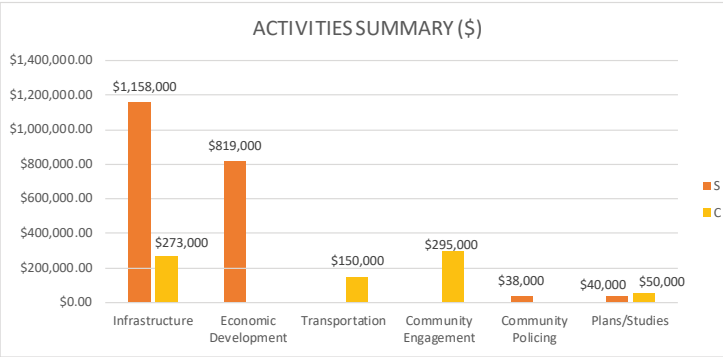
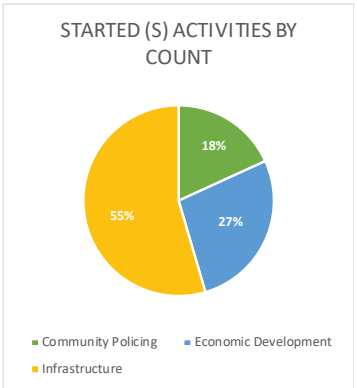
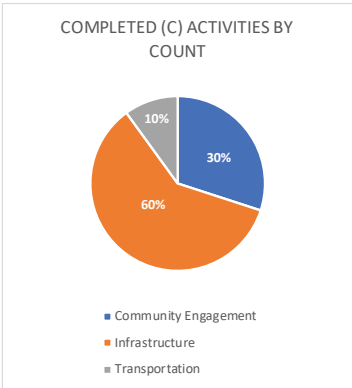
Total number of Activities started	0
Total number of Activities completed	0
Total amount for low and middle income affordable housing	\$0

Ybor City CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	19
Plans/Studies	18
Plans/Studies	18
Infrastructure	22
Infrastructure	20
Infrastructure	20
Infrastructure	19
Infrastructure	19
Community Engagement	19
Community Engagement	19
Transportation	19
Infrastructure	21
Economic Development	20
Economic Development	20

Total number of Activities started	12
Total number of Activities completed	11
Total amount for low and middle income affordable housing	\$0

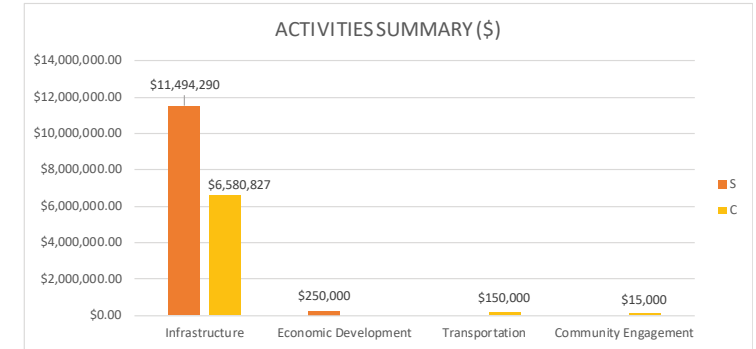
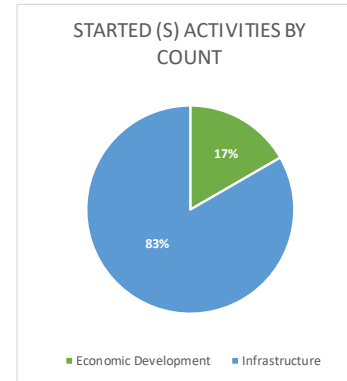
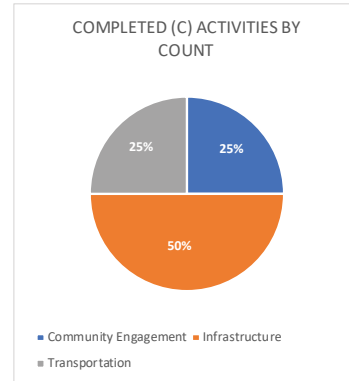


Downtown CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Community Engagement	11
Transportation	22
Infrastructure	38
Infrastructure	42
Infrastructure	63
Infrastructure	38
Infrastructure	10
Economic Development	34
Infrastructure	42
Infrastructure	45

Total number of Activities started	6
Total number of Activities completed	4
Total amount for low and middle income affordable housing	\$0

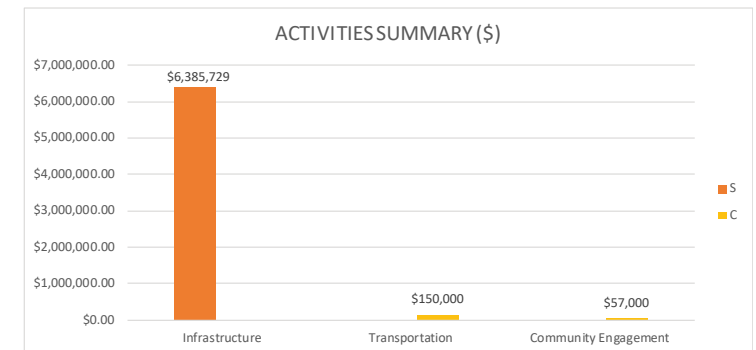
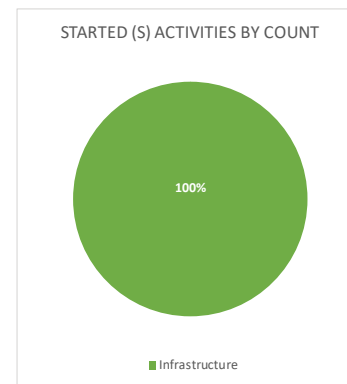
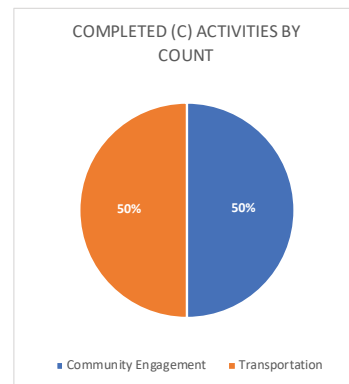


Channel District CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Infrastructure	20
Transportation	19
Infrastructure	20
Community Engagement	16
Infrastructure	20

Total number of Activities started	3
Total number of Activities completed	2
Total amount for low and middle income affordable housing	\$0

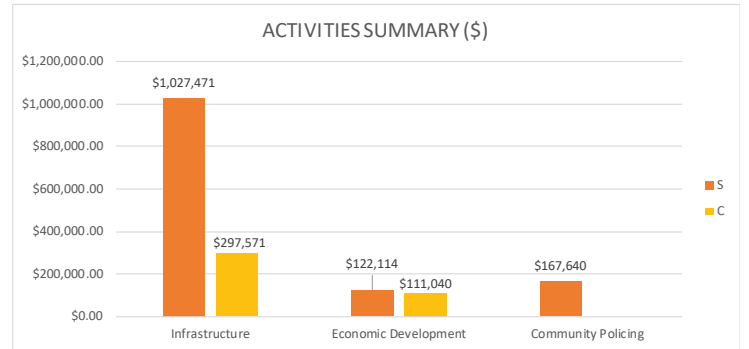
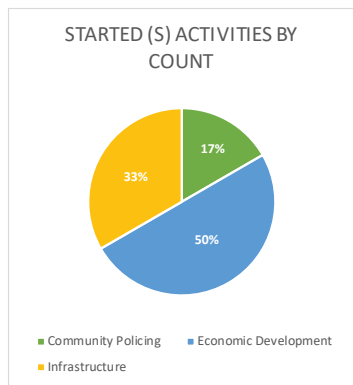
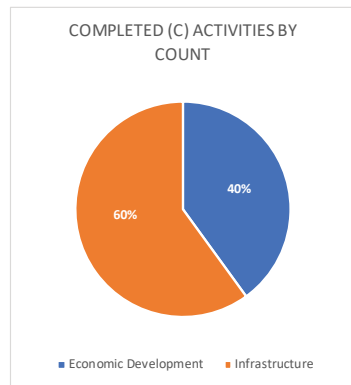


East Tampa CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Economic Development	32
Infrastructure	31
Infrastructure	31
Economic Development	31
Community Policing	9
Infrastructure	32
Infrastructure	32
Infrastructure	32
Economic Development	32
Economic Development	32
Economic Development	32

Total number of Activities started	6
Total number of Activities completed	5
Total amount for low and middle income affordable housing	\$0

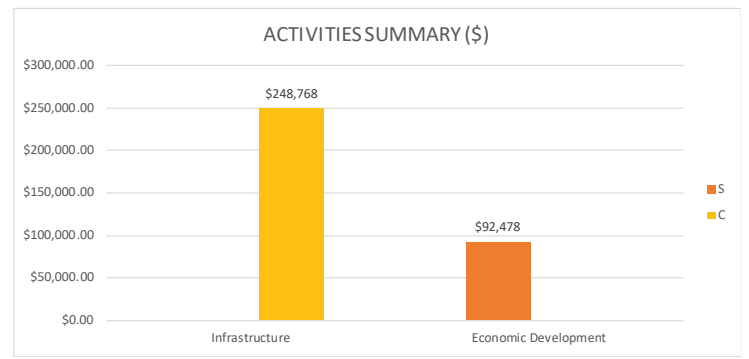
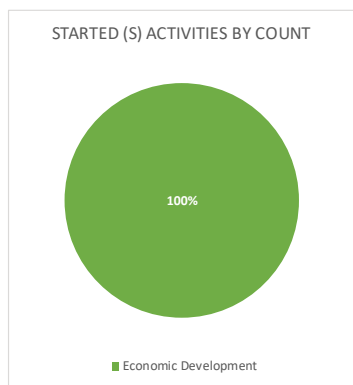
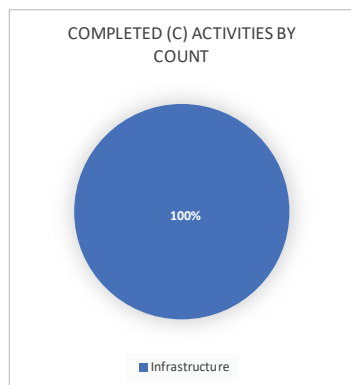


Drew Park CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Economic Development	20
Economic Development	20
Economic Development	20
Infrastructure	22

Total number of Activities started	3
Total number of Activities completed	1
Total amount for low and middle income affordable housing	\$0

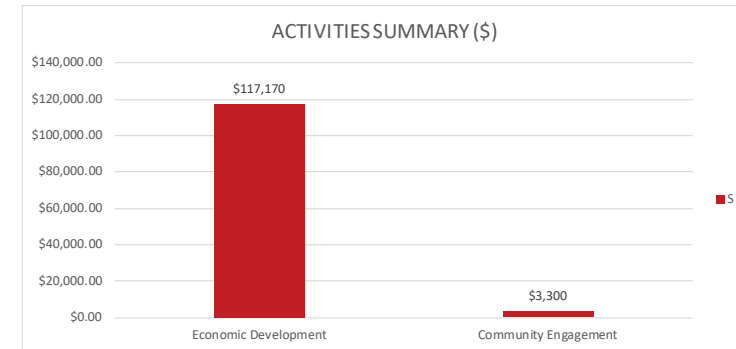
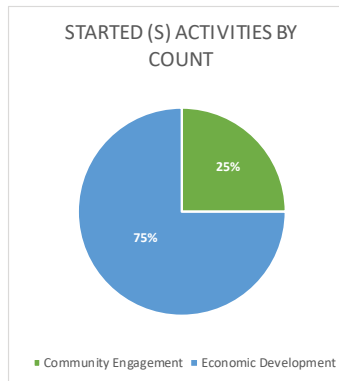


West Tampa CRA

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Economic Development	15
Economic Development	15
Economic Development	15
Community Engagement	17

Total number of Activities started	4
Total number of Activities completed	0
Total amount for low and middle income affordable housing	\$0



Downtown



Downtown continues building its reputation as a high-caliber urban center that features quality residential, commercial, and recreational assets. Construction started on three major mixed-use towers in northern Downtown. Water Street Tampa began construction on a mixed-use residential tower, a medical office tower, and the 519-room JW Marriott. Two other major mixed-use residential towers began the permitting process in 2019, including the Seasons Apartments.

Downtown also continued to host a number of exciting activities and events along the waterfront, keeping Tampa as Florida's West Coast leader for business, cultural amenities, convention activities, and urban living.

Highlights 2019

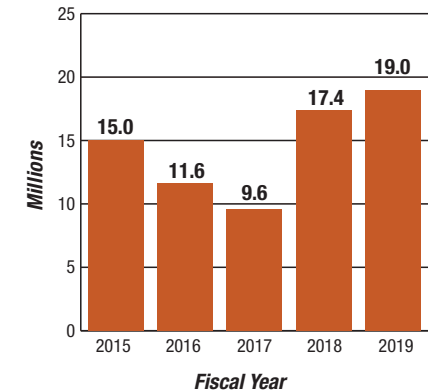
Private Sector Investments

- Strategic Property Partners (SPP) completed the structure and exterior cladding of a new 519-room JW Marriott hotel at Florida Avenue and Old Water Street. Completion is expected in December of 2020.
- HRI Properties completed site remediation and constructed the first two floors of the new Hyatt House & Hyatt Place hotel.
- Dynamic Tampa LLC purchased a parcel on Franklin Street just north of Herman Massey Park, for a Spring Hills Suites 8-story hotel with 167 rooms.
- SPP completed construction of Phase 1, Stage 2 of the infrastructure improvements on Channelside Drive, Jefferson Street, Morgan Street, and Nebraska Avenue just north of Amalie Arena. Phase 1, Stage 3 began in November of 2018.
- SPP completed the structure for the garage and portions of the two towers of 815 Water Street at the corner of Channelside Drive and Water Street. The development includes two separate residential towers with apartments and an urban grocery store within the retail space.
- American Land Ventures finalized the agreements to break ground on the realignment of Tyler Street and Cass Street to accommodate the new Arts & Entertainment Tower (AER).
- ARRIS announced a new development at the corner of Ashley Drive and Twiggs Street, a 34-floor building with 86 condominium units.

TIF and Non-TIF Funded Capital Improvements

- The Cross Bay Ferry connected Downtown Tampa to St. Petersburg for another year of service.
- The CRA collaborated with the Tourist Development Council to fund a \$30 million renovation of the Tampa Convention Center to include multiple Riverwalk improvements, the redevelopment of The Sail Plaza, and upgrades to the elevators and air conditioning systems.
- Harpoon Harry's Crab House opened their doors in January at the Tampa Convention Center.
- Four Green Fields restaurant opened their new establishment in Curtis Hixon Park.

Downtown TIF Revenue



Notable Events, Programs, and Services

- USF has nearly completed the construction of the Morsani College of Medicine at the corner of Channelside Drive and Meridian Avenue. Completion is scheduled for the end of 2019.
- Downtown hosted a number of outdoor entertainment and recreational activities, including the monthly Rock the Park and Mayor's Food Truck Fiesta, and St. Patrick's Day River O' Green.
- The CRA financially supported many unique cultural events including: Downtown Holiday Lighted Boat Parade, Tampa Hispanic Heritage Festival, and Winter Village.

Looking Forward

- Support the construction of new residential, hotel, and commercial projects.
- Completion of the Riverwalk at Cass Street near the Performing Arts Center.
- Continue CRA financial support of downtown activities and cultural events that promote economic development.
- Begin next round of renovations to the Tampa Convention Center.

Community Redevelopment Plan (CRP) Accomplishments Summary

The Downtown CRP prioritizes:

- Infrastructure: Improve Utilities, Street Lighting, Public Realm, and Streetscape
- Riverwalk Improvements
- Transportation & Walkability Improvements
- Convention Center & Civic Open Spaces
- Improved Parks
- Community Policing
- Land Acquisition
- Job Creation
- Activation of District through Co-sponsorships

In furtherance of the CRP, Downtown continued funding its successful programs, such as:

- Created a Commercial Façade Grant Program.
- Established a Development Agreement to improve Riverwalk at Cass Street Bridge near the Straz Performing Arts Center.
- Completed 2nd Phase of Renovations at Tampa Convention Center.
- Completed Riverwalk and Civic Space Improvements at The Sail Plaza.
- Acquired Land for Expansion of USF Park and Relocation of Riverwall Art.
- Disbursed approx. \$9.8 million towards Master Infrastructure Agreement with Strategic Planning Partners.
- Assisted numerous developers with development and permitting processes.
- Provided 5 major Co-sponsorships for approximate total of \$69,000.

FY2019 Affordable Housing Spending \$0

Ybor City



The traditions of Ybor City continue to attract millions of visitors to the national historic landmark district each year. Hand-rolled cigars, international cuisine, eclectic retail and distinctive special events – it’s all here in Ybor City. Historic building preservation and façade improvement initiatives are helping to ensure that the area’s integral architectural character remains a priority. Well-rounded new business ventures are growing the local economy. New residential options offer a wide variety of attractive amenities while continuous improvement projects enhance areas of the district to attract people and businesses alike. Whether it’s food, entertainment, culture or business opportunities, Ybor City has ample options to suit everyone.

Highlights 2019

Private Sector Investments

- Several new development projects and business expansions occurred in FY2019 to include seven new retail locations; eight restaurants/lounges; one brewery; one corporate headquarters; one hotel and five office locations. Plus, several other infill mixed-use developments.
- The CRA approved three Ybor CRA Façade Grants for historic properties resulting in \$231,588 of private investment leveraged with \$142,953 in Tax Increment Finance dollars.

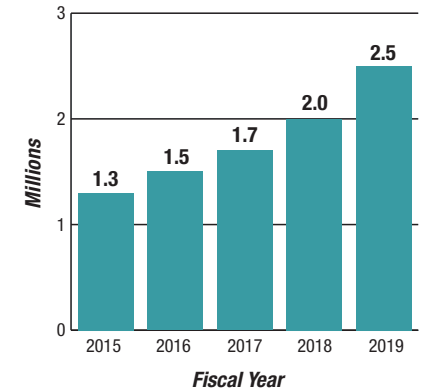
TIF and Non-TIF Funded Capital Improvements

- CRA district improvement projects totaled approximately \$400,000. These included the following projects: Ybor District signage program repairs/replacements; pedestrian and traffic system enhancements; Palm Avenue Monument and 7th Avenue Gateway Arch column repairs, tuck pointing, and pressure washing; Centennial Park landscaping and electrical upgrades; city parking garage restroom renovations, garage clock repairs, parking space striping and camera upgrades; parking and lot security; 7th Avenue street amenity and paver repairs; tree grate painting and maintenance; district tree trimming and replacements; and Palm Avenue median landscaping and irrigation improvements.

Notable Events, Programs, and Services

- The YCDC, in partnership with the Hillsborough County City County Planning Commission, hired consultant VHB to produce the Ybor City Vision 2020 Plan with a five-year strategic action plan developed through a robust community engagement campaign. The Planning Commission and Community Redevelopment Agency approved the plan.
- YCDC contracted with Law and Law Holdings to provide YES Team district-wide cleaning and landscaping services to Ybor CRAs 1 and 2. The Ambassador Program continues to provide positive experiences for visitors.
- YCDC contracted with Total Pressure Cleaning Service to provide intensive pressure washing services along 7th Avenue and throughout district. YCDC contracted with Allied Armed Security Services Company to provide extra security in the City parking lots and garage restrooms.
- Ybor City continues to support the TECO Line Streetcar with an annual financial contribution along with two other CRAs. The streetcar ridership continues to skyrocket since the October 2018 start of a three-year grant to provide free service and expanded hours.
- HCP Associates continues to provide district-wide marketing and communications services for Ybor CRA. Ongoing services include promoting economic development programming and services as well as public relations. The More in Ybor campaign received a statewide award from the Florida Redevelopment Association and local award of excellence from the Hillsborough County Planning Commission.
- The YCDC Special Event Co-sponsorship Grant Program funded 15 family-oriented, arts and cultural events to drive traffic to Ybor City and promote Ybor’s small businesses. The Ybor City Saturday Market continues to operate every weekend serving as a business incubator.
- Hillsborough County released an RFP for Public Private Partnership Development of County property in Ybor City that would include a new building for the Entrepreneur Collaborative Center, the Sheriff’s training center, a History and Genealogy Library center, and possibly workforce housing.

Ybor TIF Revenue



- Two new economic development grant programs were initiated: 1) Community Infrastructure Needs Grant Program to assist right-of-way infrastructure improvements, and 2) Ybor City Community Amenity Program that reimburses for city permit costs to attract targeted businesses serving the district's residents.

Looking Forward

- The priorities and implementation of the Ybor City Vision 2020 Plan five-year strategic action plan items will begin in FY2021.
- TECO started the construction drawings for replacing the iconic 7th Avenue deteriorated archway light structures. The City and TECO will be funding the project over multiple fiscal years beginning in FY2020.
- Historic preservation is the cornerstone of several significant development projects: Hotel Haya on 7th Avenue (former historic Los Novedades restaurant); the German American Club renovation and addition; Santo Stephano Italian Restaurant (former historic Ferlita Macaroni Factory); Casa Socarras mixed-use historic project (former Cadrecha furniture store), and Casa Bombero on 8th Avenue, now a 9,000 s.f. office space (former historic firehouse).
- New construction projects include: 1) Masonite's National Headquarters at 1309 E. 6th Avenue, a 56,000 s.f. office building for 300 employees; 2) Casa Socarras, a four-story 25,300 s.f. commercial office addition; and 3) A five-story, mixed-use project at 26th Street and Adamo Drive providing retail, 237 mid-rise apartments, and a parking garage.

Community Redevelopment Plan (CRP) Accomplishments Summary

The Ybor City CRP prioritizes:

- Affordable/Workforce Housing
- Historic Preservation, Planning & Zoning
- Infrastructure & Complete Streets
- Gateways & Signage
- Special Clean-up Services & Code Enforcement
- Community Policing & Lighting
- Parking: Residential & Non-residential
- Improved Parks/New Greenways
- Job Creation/Business Incentives/Facade
- Marketing & Support Sponsorships
- Transportation

In furtherance of the CRP, Ybor City continued funding its successful programs, such as:

- Established a homeowner rehabilitation program.
- Produce the Ybor City Vision 2020 Plan and SAP. Also, funded the City of Tampa Historic Preservation update to the Ybor City Barrio Latino Commission Guidelines.
- Streetscape improvements included streetscape amenities, historic Ybor five-globe light purchases, brick street repairs, and the 7th Avenue CRA 2 Streetscape completion with monument and Archway Light Project.
- Rehabilitation of the E. 7th Avenue Gateway and Palm Avenue Monument.
- Funded the Ybor City Environmental Services (YES) Clean Team, sidewalk intensive pressure-cleaning, and solid waste/YCDC pilot program for 17th-18th Street north alley.
- Weekend nighttime code enforcement to address illegal dumping and enforcement of Ybor City codes.
- Implementation of parking programs (residential, non-residential and rideshare) and funded parking garage and lot improvements.
- Centennial Park and Palm Avenue median improvements, district tree trimming and infill street trees.
- Funded the Commercial Façade Grant Program, Community Infrastructure Program, Neighborhood Amenity Program.
- Marketing and Special Events programs continue to drive traffic to Ybor and promote small business and economic development.

FY2019 Affordable Housing Spending

\$0

Channel District



The Channel District continues its transformation from a warehouse and distribution district into an urban residential and arts and entertainment magnet. Mercury Advisors sold the retail portion of the Channel Club development to Publix Supermarket who completed their build-out in 2019. Channelside Bay Plaza has been transformed into a vibrant retail and office development, Sparkman Wharf. A dual brand hotel, Home2 Suite and Hampton Inn, opened their doors in 2019.

Significant infrastructure improvements continue to be made and the neighborhood is looking forward to the completion of construction of the Madison Street Park. These amenities and improvements are certain to attract additional investment to this exciting and dynamic urban neighborhood.

Highlights 2019

Private Sector Investments

- Mercury Advisors opened The Channel Club Apartments, a 24-story development on Madison Street.
- Mercury Advisors also completed the construction of a new Publix grocery store.
- Liberty Group completed construction of a 213-room Hampton Inn & Home2 Suites by Hilton with 198 parking spaces.
- Mercury Advisors announced their upcoming development of Eleve61. The 33-story building will have 61 high-end condominium units at the corner of Whiting Street and Channelside Drive.

TIF and Non-TIF Funded Capital Improvements

- Construction started on the 12th Street Segment C, from Washington Street to Kennedy Boulevard. Construction will be complete in the first quarter of 2020.
- Greenman Pedersen, Inc (GPI) completed approximately 90% of the design and construction documents for the Channelside Drive Project. Construction will commence in early 2020.

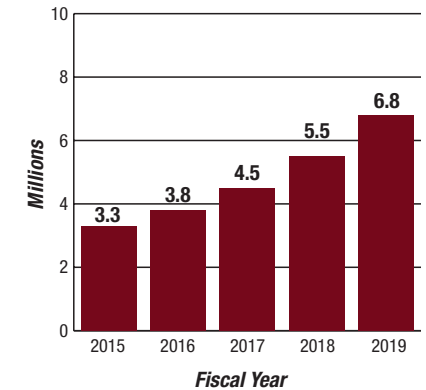
Notable Events, Programs, and Services

- Strategic Property Partners (SPP) opened the restaurant portion of Sparkman Wharf. The remainder of the former Channelside Bay Plaza is expected to be completed in the first quarter of 2020.
- Port Tampa Bay exceeded 1 million cruise passengers in 2019.
- The CRA financially supported a number of special events, including Third Thursday Food Trucks and the Annual Tree Lighting in Washington Street Park.

Looking Forward

- Completion of construction of the Madison Street Park.
- Support the redevelopment of Sparkman Wharf offices and retail spaces (formerly Channelside Bay Plaza).
- Construction of 12th Street Segment C.
- Commencement of district-wide improvement construction projects.
- Continue CRA financial support of recreational activities and cultural events that promote economic development.

Channel District TIF Revenue





Community Redevelopment Plan (CRP) Accomplishments Summary

The Channel District CRP prioritizes:

- Infrastructure: Improve Utilities, Street Lighting, Public Realm, and Streetscape
- Riverwalk Improvements
- Transportation & Walkability Improvements
- Convention Center & Civic Open Spaces
- Improved Parks
- Community Policing
- Land Acquisition
- Job Creation
- Activation of District through Co-sponsorships

In furtherance of the CRP, Channel District continued funding its successful projects and programs, such as:

- Construction of 12th Street Improvements from Washington Street to Kennedy Boulevard.
- Construction of Madison Street Park.
- Design of the Projects within the District-Wide Improvements Projects.
- Assisted numerous developers with development and permitting processes.
- Provided five Major Co-sponsorships for approximate total of \$57,000.

FY2019 Affordable Housing Spending \$0

Drew Park

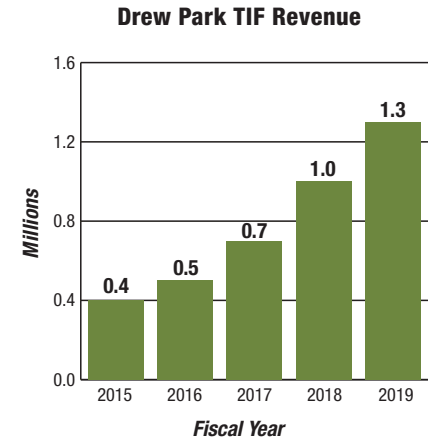


Drew Park's close proximity to Tampa International Airport, Hillsborough Community College, professional sports and recreational facilities, and major employers, ideally positions the area for private investment. As one of the few remaining areas in Tampa with affordable industrial land and space, the area continues to attract new residents and businesses. The \$15.9 million Lois Avenue infrastructure and streetscape project has transformed the function and appearance of the major gateway through Drew Park. These improvements are keeping redevelopment momentum moving forward.

Highlights 2019

Private Sector Investments

- Hillsborough Community College Dale Mabry campus completed their new \$23 million Allied Health Building. The four-story, 62,670 s.f. building contains a simulated hospital allowing multiple health science programs to work together, creating conditions found in real-life situations.
- The Stadium Center Project is under construction along Dale Mabry Highway. The project consist of a new Radisson Country Inn and Suites (147 rooms), Econo Lodge (121 rooms), and a Tyvy pet hotel and veterinary clinic. The development also includes a renovated 23,000 s.f. building for restaurants and retail along with another 5,700 s.f. outparcel for retail lease with over 600 parking spaces throughout the development.



TIF and Non-TIF Funded Capital Improvements

- The Tampa Bay Boulevard Linear Park construction bid was awarded and permits issued for construction through FY2020.

Notable Events, Programs, and Services

- Drew Park CRA approved three Commercial Façade Grant projects. These grants represent \$92,478 in Drew Park TIF funds, leveraging an additional \$247,323 in private investment.

Looking Forward

- Drew Park CRA Strategic Action Plan will be updated through a community-based process.
- Continue the implementation of projects from the Drew Park Streetscape & Beautification Master Plan.
- Continue to assist businesses, support job creation, and improve the appearance of Drew Park through the Façade Improvement Grant Program.





Community Redevelopment Plan (CRP) Accomplishments Summary

The Drew Park CRP prioritizes:

- Affordable/Workforce Housing
- Infrastructure & Complete Streets
- Safety, Lighting, Crime Reduction
- Illegal Dumping & Code Enforcement
- Improved Parks
- Sidewalks/Walkability/Pedestrian
- Business Incentives/Façade
- Gateways/Signage/Identifiers

The Drew Park CRA is a well-established redevelopment area. In accordance with the CRP, Drew Park has prioritized Infrastructure and Complete Streets along with Sidewalks/Walkability, and Park improvements:

- Implementation of the Drew Park Streetscape and Beautification Master Plan.
- Tampa Bay Blvd Linear Park Construction.
- Drew Park Commercial Façade Grant Program.
- Drew Park Strategic Action Plan Update Scope Preparation.

Drew Park made a commitment to improving the infrastructure and walkability of the district. FY2019 brought more success with the commercial Façade Grant Program. The design of the Tampa Bay Linear Park was completed and construction will take place during FY2020. A scope of work for the Strategic Action Plan update was created during FY2019 and the community based Strategic Plan update will be complete in FY2020. We continue to see new private development throughout Drew Park with the Stadium Club along Dale Mabry Highway being the largest. As part of the Strategic Plan Update, the Community Advisory Committee will be planning for the development of affordable/workforce housing options on 205 acres of land previously acquired for such.

CRA Affordable Housing Spending to Date	\$637,800
FY2019 Affordable Housing Spending	\$0

East Tampa



East Tampa is ideally situated between Downtown, the Port of Tampa and the University of South Florida and offers convenient access to three interstates and Tampa International Airport. The community continues to attract private investment throughout the 7.5 square-mile area, especially along Hillsborough Avenue. 39 new single-family homes were completed in 2019. The City remains committed to investing in significant public safety, aesthetic and infrastructure projects, such as “Bright Lights, Safe Nights”, road resurfacing, and the Façade Grant Program.

Highlights 2019

Private Sector Investments

- CDC of Tampa completed all 13 single-family homes in the Beacon Homes Development Program at N. 34th Street and E. 28th Avenue.
- Domain Homes completed 39 single-family homes and sold 25 homes in the Urban 360 Program.

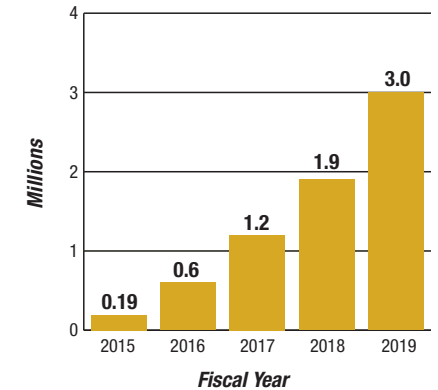
TIF and Non-TIF Funded Capital Improvements

- Invested \$500,000 of TIF funds for street resurfacing from Hillsborough Avenue south to McBerry Avenue and Nebraska Avenue to N. 15th Street.
- Completed \$30,000 in upgraded lighting under the “Bright Lights Safe Nights” Program.
- The Agency invested \$122,114 of TIF funds under the Commercial Façade Grant Program to rehabilitate three buildings with a matching private investment of \$3,741,368.

Notable Events, Programs, and Services

- The East Tampa Community Advisory Committee developed the Homebuyer Down Payment Assistance Program for funding in FY2020.
- The Community Advisory Committee also began development of additional grants for: home rehabilitation, residential tree trimming, public art, and neighborhood association improvements for funding in FY2020.
- Crime reduction efforts by the Tampa Police Department contributed to a 7% decrease in Part I Crimes and 0.8% decrease in Part II Crimes from October 2018 - September 2019, compared to October 2017 - September 2018.
- From October 2018 to the end of September 2019, the Environmental Crimes Unit (ECU) made 1 felony and 17 misdemeanor arrests, and have three pending cases. The ECU collaborated with Neighborhood Enhancement and Solid Waste in the removal of more than 969 tons of debris from East Tampa neighborhoods, investigated 141 cases, handled 185 complaints, and made 466 citizen contacts.

East Tampa TIF Revenue



- The Neighborhood Enhancement Division completed its thirteenth year of the “Summer Youth Program,” employing 46 East Tampa youths. The team assisted the Environmental Crimes Unit and Solid Waste Department with removal of over 1,280 tons of debris and illegal dumping, replanted the rights of way along N. 29th Street and Lake Avenue, and replanted the N. 22nd Street round-a-bout. The team provided routine maintenance to over 104 miles of major thoroughfares and residential corridors. Additionally, they responded to 456 residential service calls.
- The Agency invested \$35,000 of TIF funds for the 12th year to partner with the Hillsborough County Entrepreneur Collaborative Center to provide on-site counseling services and community workshops for area small businesses.

Looking Forward

- Commence construction of the 34th Street Safety & Enhancement Project.
- Construction of an additional 35 new single-family homes by Domain Homes within the East Tampa CRA.
- Continue investment in real estate along the 21st and 22nd Streets corridor for development of retail/commercial business expansion.
- Continue the Façade Grant Program to provide matching grants to businesses for storefront improvements.
- Continue to invest in Small Business Development Training Programs.
- Continue to invest in neighborhood infrastructure projects selected by the Community Advisory Committee.
- Implement \$500,000 Housing Rehabilitation Loan & Grant Program.
- Implement \$400,000 Homebuyer Down Payment Assistance and Homebuyer Club Program.

Community Redevelopment Plan (CRP) Accomplishments Summary

The East Tampa CRP prioritizes:

- Affordable/Workforce Housing
 - Rehabilitation and New Units
- Infrastructure & Complete Streets
- Street Direction & Traffic Circulation
- Illegal Dumping & Code Enforcement
- Improved Parks
- Community Policing
- Land Acquisition
- Job Creation
- Stormwater Ponds

In furtherance of the CRP, East Tampa continued funding its successful programs, such as:

- Environmental detective addressing illegal dumping and assisting Code Enforcement
- Neighborhood Street Resurfacing
- East Tampa Clean Team and Summer Youth Employment
- Commercial Façade Grant Program and Small Business Assistance Program
- Stormwater pond and improvement maintenance
- Partnering with Housing and Community Development Division to incent infill housing

2019 was also a building year as East Tampa TIF revenues continue to recover from the recession. The East Tampa Community worked hard to develop additional programs in support of CRP priorities for funding in FY2020. These programs will assist with housing down payment assistance, low-income homeowner rehabilitation grants, dilapidated/vacant structure demolition, residential tree trimming grants for safety, public art in new roundabout to address roadway safety challenges, land acquisition to promote the 22nd Street commercial corridor, and updating the 2009 Strategic Action Plan and East Tampa Overlay District.

CRA Affordable Housing Spending to Date	\$2,495,000
FY2019 Affordable Housing Spending	\$0
FY2020 Affordable Housing Budget	\$900,000

Tampa Heights Riverfront



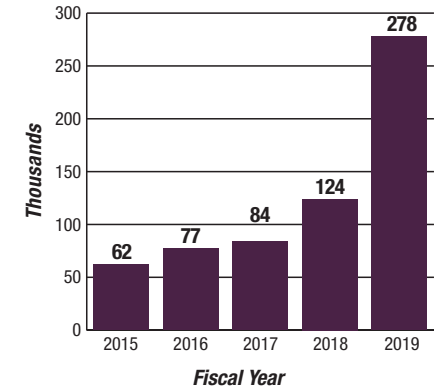
Tampa Heights Riverfront’s close proximity to Downtown makes this redevelopment area a prime location for redevelopment investment. Ulele restaurant was joined by the Armature Works Heights Market, Oak and Ola Steak House, Stone’s Throw Oyster Bar, and the Pearl Apartments. Two new mixed-use projects broke ground in 2019 including The Height Union Office Building and a mixed-use structure with Marriott Moxy Hotel and Sprouts Grocery store. Tampa Heights is located just a short distance along the Hillsborough River and the Tampa Riverwalk from the David A. Straz Performing Arts Center, the Tampa Museum of Art, the Glazer Children’s Museum, and the Curtis Hixon Waterfront Park. Tampa Heights Riverfront is destined to become a premier waterfront community.

Highlights 2019

Private Sector Investments

- SoHo Capital and Marriott International announced that Moxy Hotel will occupy the first seven floors of a new 25-story tower. The building will include a mix of apartments, retail, and a parking garage at Tampa Street and 7th Avenue.
- The Heights Market in the newly renovated Armature Works Building now features a “Show + Tell” workshop that hosts an array of events such as cooking classes, wine tastings, and pop-up dinners.
 - A new 11,000 s.f. co-working space called Bay 3 was launched this year in Armature Works.
 - The Heights Market opened it’s upper floor as a new rooftop bar known as BAR at Armature.
- Stones Throw, a new outdoor bar, opened in the summer in front of Heights Market, providing a front row seat to the river.
- Soho Capital completed construction of The Pearl Apartments. The Pearl Apartments are approximately 96% leased.
- SoHo Capital/DPR Construction is nearly completed with the structural components of the The Heights Union buildings.
- SoHo Capital has completed foundation and some structural work on the new mixed-use parking garage to support the parking demands for the Heights Market, the Heights Union office buildings, and the Moxy Hotel.

Tampa Heights Riverfront TIF Revenue



TIF and Non-TIF Funded Capital Improvements

- The Tampa Heights segment of the Riverwalk progressed significantly. The seawall is complete and the remainder of the pavement is underway in coordination with utilities in the area.
- The northern entrance to Water Works Park was improved during the addition of the Stones Throw bar.
- The corner park is now complete at the west end of the Pearl Apartments on Palm Avenue.

Notable Events, Programs, and Services

- The City of Tampa and FDOT completed the first phase of a streetcar study. The second phase is underway.
- Armature Works hosted a variety of holiday events including a 4th of July celebration with fireworks, a morning market, a pop-up roller rink, stand-up comedy, and craft classes.

Looking Forward

- Soho Capital announced Strandhill Pub will be opening a location on the first level of the Pearl Apartments, featuring artesian Irish fare.
- Support Soho Capital’s effort to reposition The Heights project property for redevelopment.
- Support additional private sector initiatives, including attracting office tenants and hoteliers.
- Continue participation with the streetcar study process.



Community Redevelopment Plan (CRP) Accomplishments Summary

The Tampa Heights Riverfront CRP prioritizes:

- Infrastructure: Improve Utilities, Street Lighting, Public Realm, and Streetscape
- Transportation & Walkability Improvements
- Riverwalk Improvements
- Activation of Water Works Park through Co-Sponsorships
- Open Space and Parks

In furtherance of the CRP, Tampa Heights Riverfront continued funding its successful programs, such as:

- Establishment of a Co-Sponsorship Program.
- Advocating for the redevelopment of parcels within the CRA Area.
- Supporting the permitting and planning functions of SoHo Capital in executing the infrastructure and public realm improvements.

FY2019 Affordable Housing Spending \$0

Central Park



Boasting great views of the Downtown skyline and convenient access to Tampa's urban job center, Ybor City and the Channel District, Central Park is emerging with new residences, business opportunities and great recreational amenities. At the mixed-use Encore development, the Tempo Apartment Building is complete and retail space now includes Michelle Faedo's Tampeño Cuisine. Lot 9 of the Encore development was sold to Transwestern Development for \$4.66M for a 288-unit mixed-use market rate development. By blending the neighborhood's incredibly rich cultural history with the best principles of sustainable urban design, Encore's distinctive character is igniting the rebirth of the Central Park neighborhood.

Highlights 2019

Private Sector Investments

- The Tampa Housing Authority (THA) continued to invest in the construction of the Encore! Development and the completion of the Tempo Apartments.
- The Tampa Housing Authority sold Lot #9. Houston developer, Transwestern Development, purchased the lot for \$4.66 million for a new residential building with 288 market rate residential units.

TIF and Non-TIF Funded Capital Improvements

- The Tampa Housing Authority (THA) has been in negotiations with Liberty Group regarding potential development opportunities.
- THA partnered with the Hillsborough County School Board for activating the former Meachum Elementary School site as an urban farm.
- The renovations for the Historic St. James Church building are nearly complete.

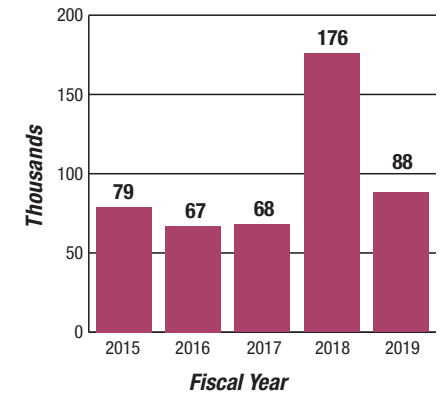
Notable Events, Programs, and Services

- B-Snipped Barber Lounge at 1248 Ray Charles Boulevard opened in the retail space of the Reed at Encore!.

Looking Forward

- Recruitment of additional retailers for the retail spaces at the Encore! Development.
- Support additional private sector initiatives that evolve.
- Continue to recruit members for the Community Advisory Committee.
- Support THA's effort to market and promote the Encore! Development property for redevelopment.

Central Park TIF Revenue



Community Redevelopment Plan (CRP) Accomplishments Summary

The Central Park CRP prioritizes:

- Infrastructure: Improve Utilities, Street Lighting, Public Realm, and Streetscape
- Transportation & Walkability Improvements
- Affordable Housing
- Transit
- Land Acquisition
- Open Space and Parks

In furtherance of the CRP, Central Park continued funding its successful projects and programs, such as:

- Advocating for the renovation of the old-St. James Episcopal Church structure with the Tampa Housing Authority.
- Supported the program for the Meachum Urban Farm.

Continued market demand for a more diverse urban environment for residents and businesses has been realized, and the partnership with the Tampa Housing Authority (THA) is actively engaged in meeting that demand. With the encouragement of the City and THA, the development environment in the Central Park Area is promising, particularly for residential and retail commercial uses that serve regional demand. The Tampa Housing Authority has developed a master plan for the redevelopment of former Central Park Village, which is now Encore! Tampa.

Tampa Housing Authority is the primary landowner in the CRA. Initial housing developments focused on low-income and affordable housing units, providing minimal property tax revenue. The CRA role has generally been one of support, coordination, and planning assistance. As more mixed-rate units and commercial/retail developments come on line, the CRA will be able to contribute more in support of the CRA financially.

Mostly recently, Lot #9 of the Encore! Tampa Development sold for a market rate mixed-use residential development.

FY2019 Affordable Housing Spending

\$0



West Tampa



West Tampa is the city's newest Community Redevelopment Area, created in 2015. With its central location in the heart of the city between Downtown and the Westshore business district, West Tampa is experiencing major redevelopment activity as 500+ multi-family residential units are added over the next eighteen months. Julian B. Lane Riverfront Park opened in 2018 hosting festivals, concerts, and residents alike. The implementation of the West River Plan will transition the surrounding area into a vibrant, diverse, urban community open to the Hillsborough River. Historic West Tampa's combination of the old and the new, residential and commercial, and easy access to I-275 make it a prime location for investment.

Highlights 2019

Private Sector Investments

- Several new eateries and a brewery opened in the redevelopment area in 2019, including the Cass Street Deli, Noho Junction, Psomi, and Bay Cannon Beer Company.
- Tampa Housing Authority (THA) is continuing with the development of the West River Development. THA reports five fully funded projects, and during FY2019 began construction on the Mary McLeod Bethune senior housing development as well as the brand new senior development, Renaissance at West River.

TIF and Non-TIF Funded Capital Improvements

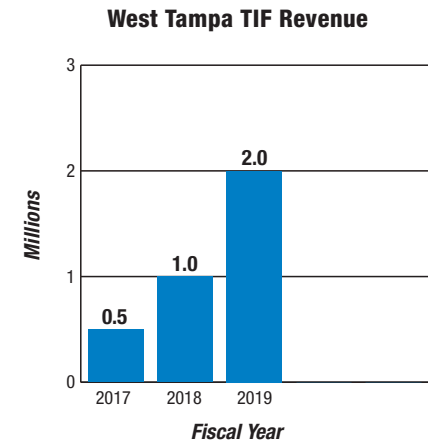
- The City of Tampa Stormwater Department began constructing the Cypress Street Outfall. The project consists of the construction of a dual box culvert from the existing stub at Cass Street and North Boulevard to Rome Avenue. A second box culvert will connect at Cass Street and Rome Avenue and run south towards Kennedy Boulevard to help eliminate flooding in the area.
- The City of Tampa completed the design for phase two of the East-West Green Spine Cycle track. The project consists of an urban trail/cycle track along Cass Street to connect North Hyde Park from Howard to the Hillsborough River.

Notable Events, Programs, and Services

- The West Tampa CRA completed their Strategic Action Plan, concluding a community-based process identifying the priorities of the West Tampa community. The Plan will guide the future redevelopment goals of the West Tampa CRA.
- West Tampa CRA held the second annual Unity Cultural and Historical Festival at Julian B. Lane Riverfront Park. This festival celebrates the history and cultural diversity of West Tampa.
- The West Tampa CRA established a Commercial Façade Grant program in FY2019. Three grants were awarded to businesses totaling \$117,170, leveraging an additional \$766,379 within the redevelopment area.
- The West Tampa CRA established a new Special Event Co-Sponsorship program to encourage the creation of more special events within the boundary of the CRA. During FY2019 two grants were approved for funding.

Looking Forward

- The West Tampa CRA will be hosting community workshops on home ownership, financing, and business development.
- West Tampa CAC will continue to provide recommendations on programs and projects to the CRA Board.
- The construction of the East-West Green Spine along Cass Street connecting to Downtown.
- Continued build out of the West River Development along with additional multi-family development in the North Hyde Park area, with multiple projects in the planning and permitting process or under construction.



Community Redevelopment Plan (CRP) Accomplishments Summary



The West Tampa CRP prioritizes:

- Affordable/Workforce Housing
 - Rehabilitation and New Units
- Infrastructure & Complete Streets
- Safety, Lighting, Crime Reduction
- Illegal Dumping & Code Enforcement
- Improved Parks
- Land Assemblage/Site preparation/RFP
- Land Acquisition
- Business Incentives/Façade
- Programming Support/Co-Sponsorships

In furtherance of the CRP, West Tampa continues to plan and implement programs and projects such as:

- West Tampa Historical and Cultural Festival.
- West Tampa Special Events Co-Sponsorship Grant.
- West Tampa Commercial Façade Grant Program.
- Partnered with Code Enforcement on West Tampa Alley Cleanup.
- Partnered with Housing and Community Development Division to incent infill housing.

FY2019 continued to see an increase in TIF revenue as redevelopment continues to flourish in the North Hyde Park area. West Tampa created four sub-committees whose task is to create programs and projects and provide those recommendations to the Community Advisory Committee. These committees include Housing, Infrastructure, Economic Development, and Special Events. The committees' recommendations support both the CRP and area's Strategic Action Plan. Some of the programs/projects developed in FY2019 and kicking off in FY2020 are West Tampa Overlay, Down Payment Assistance, Owner Occupied Rehab Program, West Tampa Parking Study, and Non-Profit Housing Rehab Partnership, to name a few.

FY2019 Affordable Housing Spending	\$0
FY2020 Affordable Housing Budget	\$1,000,000

Frequently Asked Questions About Community Redevelopment Areas

What is a Community Redevelopment Area?

A Community Redevelopment Area (“CRA”) is a geographic area in which the physical and economic conditions meet the definition of slum or blight as provided in the State’s Community Redevelopment Act of 1969 (“Act”) that the local government formally designates for redevelopment. It is a powerful tool that Tampa and municipalities throughout Florida use to help persistently struggling commercial districts and neighborhoods.

What is the purpose of creating a Community Redevelopment Area?

The basic purpose of creating a CRA is to formally recognize that the designated area deserves dedicated resources to reduce and/or eliminate the conditions of slum/blight and to stimulate community and economic revitalization. A CRA is a long-term, 30-year commitment.

How is a CRA created?

The Act outlines the process for creating a CRA. First, a field study is conducted to document the slum/blight conditions in the area. If legally sufficient documentation is produced, the local government approves a resolution declaring that the area is appropriate for redevelopment under the Act. From there, the local government works with the community’s residents and stakeholders to create a CRA Plan for adoption by the local government.

Are there any special funding sources associated with a CRA?

Yes. The Act allows for the creation of a Tax Increment Financing (“TIF”) district within a CRA. When a CRA/TIF is created, the Property Appraiser “freezes” the

value of the property in the CRA at its current level (often called the “base value”). Annually thereafter, increases in property taxes collected above the base year amount (“increment”) are deposited in a trust fund and invested in CRA Plan initiatives. Increment revenues must be spent within the CRA in which they are generated.

Who governs CRA’s and TIF expenditures?

A Community Redevelopment Agency, as provided in the Act, governs community redevelopment areas. In Tampa, City Council serves as the Agency. The Council and Agency are separate and distinct governments with different functions and powers. The primary functions of the Agency are to oversee the implementation of CRA Plans and to administer TIF expenditures.

Are community members involved in the redevelopment process?

Yes. The Agency appoints community advisory committees to serve each redevelopment area. The committees meet regularly with city staff and other stakeholders to help prioritize redevelopment initiatives. Committee recommendations are then presented to the Agency for consideration.

For additional information, please contact

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Economic and Urban Development
306 East Jackson Street, 2N
Tampa, Florida 33602

(813) 274-8325

tampagov.net/CRA

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, 2019 (in thousands)

	Ybor I	Downtown		East Tampa	West Tampa	Drew Park	Channel District	Ybor II	Tampa Heights Riverfront	Central Park	CRA Total
		Core	Non Core								
REVENUES											
Tax Increment Revenues:											
Hillsborough County	\$ 747	\$ -	\$ -	\$ 1,209	\$ 950	\$ 513	\$ 2,650	\$ 207	\$ 111	\$ 33	\$ 6,420
City of Tampa	1,155	3,778	9,474	1,638	1,029	694	3,589	281	151	51	21,840
Tampa Port Authority	21	70	176	30	19	13	67	5	3	1	405
INTERGOVERNMENTAL											
Local (1)	-	1,473	3,437	-	-	-	-	-	-	-	4,910
Licenses and Permits	-	1	2	-	-	-	-	-	-	-	3
Earnings on Investments	39	107	495	91	55	72	485	15	13	3	1,375
TOTAL REVENUES	<u>1,962</u>	<u>5,429</u>	<u>13,584</u>	<u>2,968</u>	<u>2,053</u>	<u>1,292</u>	<u>6,791</u>	<u>508</u>	<u>278</u>	<u>88</u>	<u>34,953</u>
EXPENDITURES											
Current:											
Contractual Services and Supplies	889	160	667	101	33	120	315	91	1	1	2,378
Capital Outlay:											
Land	-	-	3,000	3	-	-	-	-	-	-	3,003
Buildings and Improvements	-	-	-	-	-	-	-	-	-	-	-
Improvements Other Than Buildings	24	3,340 (2)	8,524 (2)	647	-	49	1,606	-	-	-	14,190
Furniture and Equipment	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	<u>913</u>	<u>3,500</u>	<u>12,191</u>	<u>751</u>	<u>33</u>	<u>169</u>	<u>1,921</u>	<u>91</u>	<u>1</u>	<u>1</u>	<u>19,571</u>
Excess of Revenues Over (Under) Expenditures	1,049	1,929	1,393	2,217	2,020	1,123	4,870	417	277	87	15,382
OTHER FINANCING SOURCES (USES)											
Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-	-
Transfers Out:											
City Staff	(331)	(139)	-	(626)	(89)	(74)	(139)	(25)	(25)	(5)	(1,453)
Capital Project Improvements	-	-	-	-	-	-	-	-	-	-	-
Debt Service	-	(536)	(1,698)	-	-	-	-	-	-	-	(2,234)
Total Other Financing Uses	(331)	(675)	(1,698)	(626)	(89)	(74)	(139)	(25)	(25)	(5)	(3,687)
Net Change in Fund Balances	718	1,254	(305)	1,591	1,931	1,049	4,731	392	252	82	11,695
BEGINNING FUND BALANCES-OCTOBER 1	1,062	3,712	13,572	2,921	1,289	2,897	12,970	446	476	93	39,438
ENDING FUND BALANCES-SEPTEMBER 30	<u>\$ 1,780</u>	<u>\$ 4,966</u>	<u>\$ 13,267</u>	<u>\$ 4,512</u>	<u>\$ 3,220</u>	<u>\$ 3,946</u>	<u>\$ 17,701</u>	<u>\$ 838</u>	<u>\$ 728</u>	<u>\$ 175</u>	<u>\$ 51,133</u>
Outstanding Encumbrances	\$ 193	\$ 161	\$ 58	\$ 33	\$ 5	\$ 1,529	\$ 3,806	\$ 28	\$ -	\$ -	\$ 5,813

(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 thru to SPP.



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