



# **30 Years 1992-2022**

**A look back at 30 years of service**



**Creating  
Opportunities  
Through**

**Comprehensive  
Community  
Development**

Corporation to Develop Communities of Tampa  
**2022 Annual Report**

CDCoFTampa.org  
813.231.4362

1907 East Hillsborough Ave.  
Tampa, FL 33610



# CORE VALUES



## LOYALTY

### **LOYALTY**

Faithful to our commitments and obligations; we demonstrate this by being reliable, respectful, and trustworthy.

## EXCELLENCE

### **EXCELLENCE**

Driven to provide quality, as well as superior results; we demonstrate this by being persistent, determined and not easily satisfied.

## ADAPTABILITY

### **ADAPTABILITY**

Able to easily adjust to different conditions; we demonstrate this by being open to change to achieve results.

## DIVERSITY

### **DIVERSITY**

Inclusive of distinctive backgrounds, experiences, and perspectives; we demonstrate this by embracing our differences.

## SERVICE

### **SERVICE**

Accountable to each other and those we serve.

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Founded in 1992, CDC of Tampa has built a proven track record of reducing disparities for people and communities throughout Tampa, Hillsborough County and beyond.



# LETTER FROM OUR CEO

CDC of Tampa is 30 years old! This moment in time serves to illustrate how, when we work collaboratively, we can create positive and lasting change.

Our donors, board members and staff have admirably responded to the unpredictable circumstances of this year with tenacity and enthusiasm for the benefit of our Tampa Bay area communities. Despite the innumerable difficulties caused by the pandemic that brought into focus and worsened the issues of inequality and disparity, our devoted mission to ensure lasting positive change persisted. The immense generosity of our supporters allowed us to provide vital assistance to those in need. With the assistance of county and state leadership, in addition to many other non-profit organizations, businesses, and philanthropic partners, our funds and resources were allocated to generate the greatest positive impact.

Particularly in our most disadvantaged neighborhoods, difficulties arose in accessing resources such as the internet, food, and healthcare. In addition, more than one-third of black renters in Tampa were spending more than half of their income on housing - a far higher proportion than any other racial or ethnic group. This illustrates the enormity of the problem that still needs to be tackled.

This year, however, has reaffirmed our belief in the resilience of our residents which propels CDC of Tampa to become even more stronger than ever...with a firmer dedication to helping the Tampa Bay area. We lead this charge through our partnership with Fifth Third Bank's 'Empowering Black Futures' neighborhood program, which is designed to ensure housing stability, support of black-owned businesses, and a thriving workforce. In addition, our HOPE program (Hiring and Opportunities for Procurement in East Tampa) is in place to help East Tampa residents find job opportunities. HOPE also connects small business owners, seeking to supply goods and services, with corporations and large businesses.

To learn more about our dedication to effecting systemic change in Tampa Bay and how we manage the generous donations that we receive, I invite you to explore our annual report...and join us in our mission to build a better Tampa Bay together!

We look forward to you being a new or continued **Champion of CDC!**



*Ernest M. Coney, Jr.*  
**PRESIDENT & CEO**

**VISION:** A thriving Tampa Bay region in which every community is equitable, diverse, and engaged.

**Mission:** To create opportunities for people to build prosperous futures and vibrant communities. CDC of Tampa creates these opportunities by deploying comprehensive community development strategies--that connect workforce development, housing, and real estate with education, resident engagement, and community safety--to drive economic prosperity.

# PROGRESS & SUCCESS

We helped **700** residents to obtain **\$234,929** in rental, mortgage, and utility payments. Served free meals to over **1,000** families and provided free vaccines to over **100** individuals.



In partnership with United Way Suncoast, we assisted **192** households with Income Tax Preparation services resulting in **\$421,229** back in the pockets of our families. CDC of Tampa believes that asset building is a vital component to achieving financial freedom.

Safe and Sound Hillsborough continues to provide collaborative, community violence prevention programs that are focused on improving the health and well-being of families, as well as improving neighborhood conditions. Find out more at [SafeAndSoundHillsborough.org](http://SafeAndSoundHillsborough.org).

**12,341** trained through our Workforce Development Center with **72%** being hired by Tampa Bay Companies. We are putting residents to work through career readiness skills, certification training, job coaching and job placement assistance.

**164** Single Family Homes built, **72** homes rehabbed, **373** rental units erected, and **187,098** square feet of commercial space developed. We are revitalizing local neighborhoods through commercial and residential development, rehabilitation, and other community investments. Through its homebuyer education, CDC created **1,176** new homeowners and allowed an additional **1,875** families to keep their homes through foreclosure prevention.

Assisted over **1,235** youth to graduate high school and matriculate to colleges and universities around the country. We are developing tomorrow's leaders through mentoring and academic support, career readiness skill-building, financial literacy, and volunteerism.



# 30 YEARS OF HISTORY

A brief look at some highlights over the last 30 years



**1992**

CDC of Tampa, Inc., was incorporated for the purpose of alleviating poverty and physical deterioration in Hillsborough County's East Tampa Community



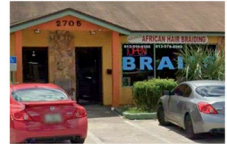
**1992**

Kick off "SteppingStones Program"



**1995**

Workforce Development Classes Began



**1999**

Opening of the East Tampa Business Center for six micro businesses 2365 E. Dr. Martin Luther King Blvd., Tampa, FL



**1999**

Began Nehemiah Project Movement & developed Nehemiah Coin Laundry



**1999**

Dept of Labor funding "Youth Opportunity Program"



**2000**

Grand opening of the Audrey Spotford Youth and Family Center



**2000**

Construction of the Osborne Landing Apartments



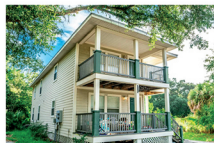
**2001**

Youth Social Purpose Businesses (Ice-cream Shop/Youth Opportunity Print Center)



**2005**

City of Tampa funding "Youth Leadership Movement Program"



**2007**

Construction of the Columbus Arms Apartments



**2008**

The Chloe Coney Urban Enterprise Center opened as the program headquarters for CDC of Tampa



**2009**

Fifth Third Bank & Yummy House Restaurant, were co-developed by CDC of Tampa in partnership with the Richmond Group, on a 2-acre parcel of land in East Tampa



**2011**

Fort King Colony Apartment Complex: One of CDC's largest multi-family developments which consists of 120 apartment homes located in Zephyrhills, FL.



**2012**

Ernest Coney, Jr. hired as President and CEO



**2014**

First "Suit Up & Show Up" community event



**2016**

Partnership began with City of Tampa to facilitate "Summer Youth Employment Training"



**2017**

First "Sisterhood Summit" community event



**2018**

Children's Board Grant funding "3-D Sting Rays Program"



**2019**

Construction of the Gardens at Diana Point apartments



**2020**

F-I-R-E Academy began



**2021**

Sprouts Farmers Market: A CDC of Tampa gap financed project



**2021**

Youth Leaders of Tomorrow (hosted by CareerSource; facilitated by CDC)



**2021**

Moved into Tampa Vocational Institute Building



**2022**

Armature Place Apartments: Acquired through funding from Hillsborough County. 96 units of affordable rental housing.



**2022**

Industry Sector Roundtables began



**2022**

Tampa Vocational Institute approved for the state's Apprenticeship Program

...  
**MORE  
TO  
COME**





*"We are overwhelmed by the generosity of our event sponsors, participants and donors from across the Bay Area. We are extremely grateful for their support which helps to drive economic prosperity in neighborhoods across Tampa, Hillsborough County and beyond." - Ernest Coney, Jr.*

## **30th Anniversary Fundraising Gala Raises over \$200K to Support CDC of Tampa's Community Comprehensive Development Strategies**

Each fall, CDC of Tampa hosts its annual fundraising gala to raise funds to help support affordable housing, workforce development, and youth empowerment programs in Tampa Bay communities. More than 430 people attended this 30th Anniversary Celebration and a total of \$207k was raised (including over \$2,000 from an online auction.)

The program featured appearances by U.S. Representative Kathy Castor and Mayor Jane Castor. Medical doctor, Ghino Francois, spoke about his life-changing experiences from being involved in CDC of Tampa's youth programs. Dave Jordan, from Omni Public, was the emcee and several elected officials, community residents and corporate executives were in attendance.



**Celebrating  
30 Years**



**Of Serving  
Our Community**





# Helping to Provide Employment & Trainings

*"USAA has made it possible for us to provide rapid employment and certification trainings, as well as expand our service offerings to include healthcare, IT and environmental technologies. The past 3 years have been a challenging time for the communities we serve and this investment has helped to elevate hundreds into a sustainable career path." - Ernest Coney, Jr.*



**CDC OF TAMPA  
AWARDED \$200K  
GRANT, FOR THE 3RD  
YEAR, FROM USAA**

Scan to watch  
the news report



CDC of Tampa was awarded \$200K for the third consecutive year from USAA to support the company's Pre-Apprenticeship Training to Hire Program (P.A.T.H). Participants in these programs receive in-class and hands-on training that will help them develop work-related skills that makes them more likely to be accepted into an apprenticeship. The trades not only provide solid wages and benefits but also offer a career path to follow. In addition to helping them acquire the necessary technical knowledge and skills, the P.A.T.H Program also places great emphasis on the student's personal development.

From 2019-2022, USAA committed \$50 million to nonprofit organizations to help improve racial equality and positively address the employment, educational and economic disparities that exist within communities of color and low-income military communities. The goal of their targeted contributions is to help close gaps across education and job training, employment, and income disparity.



## **Investing in vocational and technical training**



**to boost the economic growth  
and job opportunities in Tampa Bay.**

# ARMATURE PLACE APARTMENTS



## Helping to Sustain Housing Affordability in the Bay Area

With a grant from Hillsborough County, CDC of Tampa was able to purchase and rehab Armature Place Apartments. This new venture will help increase the amount of affordable housing options across the county amidst a housing shortage, which will help lower costs for residents.

“We know that creating affordable housing benefits everyone in the county by stimulating local economic growth, but it also creates opportunities for Bay Area residents to have equitable access to safe, quality, affordable housing for their families ... making for stable and secure living and upward mobility,” said Coney.





**Working to help families  
start the journey to  
generational wealth  
through housing.**



# Suit up & Show up



Scan to watch the  
Suit Up & Show Up  
highlight video



***“The delicate balance  
of mentoring someone  
is not creating them in  
your own image but  
giving them the  
opportunity to create  
themselves.”***

***-Steven Spielberg***

On January 24, 2022, CDC hosted its 8th Annual Suit Up & Show Up: Leadership Retreat for young men ages 16-24. This event was designed to help the participants focus on goal setting, personal responsibility, and developing the leader within...culminating with a tailored business suit presented to each student.

“This was an amazing event that allowed community leaders and professionals the opportunity to mentor young men in high school and teach them the skills to become better men, fathers, husbands, and community leaders,” said David Jones, event coordinator. “These young men were not only provided an opportunity to gain skills, but they walked away with a brand-new business suit.”

Jones shared that there was an immediate self-esteem boost for the boys in dressing like professionals and looking the part that they will play in their future lives. “That confidence transcends their current status, and it’s our hope that it changes the trajectory of the future they envisioned for themselves,” said Jones.



# Sisterhood SUMMIT



Scan to watch the  
Sisterhood Summit  
highlight video

On March 31, 2022, approximately 60 young ladies had the opportunity to engage in workshops designed to educate, empower, and equip them to plan and prepare for a happy, healthy, and successful future by attending CDC's Sisterhood Summit. This year's theme was "Embrace Your Crown & Shine." At this one-day conference, the girls met with female leaders and role models to discuss topics such as leadership, careers, entrepreneurship, mental health & well-being, and empowering their self-esteem.

"My biggest takeaway was the opportunity to see a multitude of career fields and new perspectives on how to build our self-confidence!" said Tatiana Bell, a senior at TBT High School who will be attending FAMU in the fall. "Now I too can embrace my crown and shine!"

This powerful event highlighted the contributions of women who have paved paths in their careers and community. Hosted at the Museum of Science and Industry, Alexandria Andrade the Sisterhood Summit's Program Coordinator also honored two volunteers (Denise James, CDC Board Member and Darlene Johnson, former CDC Board Member) by giving each lady their own crown.

Many students extended their gratitude to Andrade including Tiana Canty, a TBT High School senior who will be attending Tennessee State University in the fall. "Thank you, Ms. Alexandria, for giving me the opportunity to attend the sisterhood summit and being able to explore the STEM fields which will help further my future career as an anesthesiologist."



***"There is one thing stronger  
than magic: sisterhood."***

***- Robin Benway***



# CHLOE CONEY LEGACY WALL



*"The quality of a leader is reflected in the standards they set for themselves." – Ray Kroc*





## Unveiling of Chloe Coney Legacy Wall

To kick-off off our 30th year anniversary, community members showed appreciation to Chloe Coney, the founder of CDC, by hosting an **“Unveiling of Chloe Coney Legacy Wall”**. This celebratory event was held at the CDC corporate office. Among the attendees were U.S. Rep. Kathy Castor, with whom Coney worked for a decade. Tampa Mayor Jane Castor and City Councilman Orlando Gudes were also in attendance.

Ersula Odom designed the legacy wall for Coney. The wall uses photos from various stages of her life. The Legacy Wall will ensure that Coney’s story and contributions to the CDC will be remembered for years to come. Also, many of Coney’s signature hats were sold to raise money for youth initiatives that are already underway through the CDC.

“It’s a tremendous blessing that our company has been around for 30 years. CDC has kept the mandate of helping to drive economic prosperity in the Bay area,” said Coney. “We’ve listened to what the community has asked of us. From developing affordable housing units, assisting people to become homeowners and preparing them for success in the workforce to getting high school graduates prepared for college...we are beyond grateful to serve our community.”





# RESIDENTIAL EVICTIONS:

## Emergency Rental Assistance is Available



***“People in our community are desperate for help, as they rebound to gain employment, in the face of unprecedented rent increases. The partnership with United Way allows us to address and help resolve a major issue that would otherwise lead to increased homelessness. Ultimately, our Rental Navigator is helping to bring hope and restore peace of mind to residents that need it the most.”***

***~ Ernest Coney***

Congress has passed two rounds of emergency rental assistance funding totaling about \$46.5 billion. However, one of the greatest challenges for renters to get approved for assistance is the process of completing and submitting the required documentation. As a result, we are staffed with a Rental Navigator, April Pryor, who helps tenants through the maze of federal aid relief.

CDC of Tampa's community partnership, with United Way Suncoast, is designed to help individuals (or households) who are behind on rent or expecting to fall behind on rent; have a household income at 80% or below the Area Median Income

and have experienced financial hardship since March 2020. United Way was able to secure funding to hire Rental Navigators by drawing the \$3 million for this effort from a \$20 million grant the charity received from MacKenzie Scott, the billionaire philanthropist and former wife of Amazon founder Jeff Bezos.

“Being the face of CDC's Tampa Rental Relief is a blessing! I assist individuals in the East Tampa communities with not only rental assistance, but I also assist with money management, finding other resources in the community, and most importantly building rapport with the individuals,”

said Pryor. “Sometimes what people need is a step up, and that is exactly what the partnership with United Way Suncoast does for our residents.”

Residents living in 33605 and 33610 zip code areas can get assistance by calling Pryor at (813) 687-4819 or by visiting [UnitedWaySuncoast.org](http://UnitedWaySuncoast.org).



# GIRLS AREN'T FIREFIGHTERS

## How CDC of Tampa is Making Firefighting More Inclusive

*"One of the disparities that youth face is unemployment. Therefore, we focus on career exploration, industry-recognized certifications, and college preparedness. It is critically important to introduce our youth to traditional and nontraditional careers, and to careers that allow their diversity to be celebrated and welcomed." ~ Ernest Coney*



According to the National Fire Protection Association, women make up less than 10 percent of the fire service nationwide. To encourage high school students to explore all employment options, we host both a Youth Leadership Movement (YLM) Program and a Fire Introduction Resources and Education (FIRE) Academy designed to help participants envision themselves in a variety of roles and careers in the future.

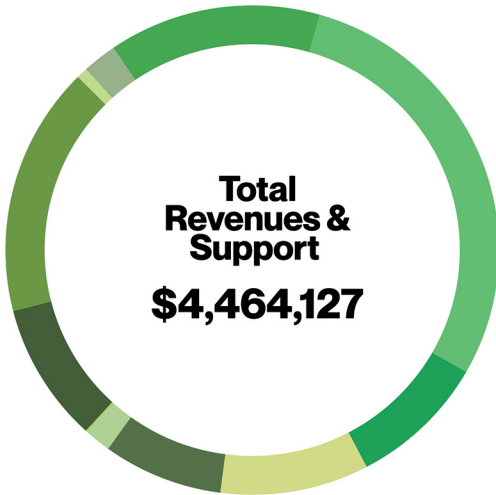


Firefighter Amber Nicole Brooks is one of CDC's YLM Program alumni who has solidified the motto, "If you can see it, you can achieve it!" Born in February of 1993 with her eyes "wide" open, Brooks has literally discovered life through 20/20 vision. Brooks became an all-star athlete and during high school, she was awarded an internship with U.S. Representative Kathy Castor. She also developed a love for cross country athletics which resulted in Brooks being able to secure a full track and field scholarship to North Carolina Central University...where she achieved records in cross country competitions. After college, Brooks obtained employment with Hillsborough County School Board, Florida State Department of Children & Families, Hillsborough County Tax Collector's Office, and was finally sworn in as a Certified Fire Fighter on May 2, 2022, with Hillsborough County Fire Rescue.

We not only focus on exposure to careers, but we also offer enrichment opportunities in support of the exceptional young leaders' drive for knowledge and their desire to make a difference in the world.

**"Becoming a member of CDC's YLM Program taught me how to appreciate things and the meaning of giving back. It also taught me how to love people no matter their financial backgrounds," said Brooks. "I have dedicated my life to empowering others, and as a result of the CDC YLM Program I understand what it means to be a mentor."**

# 2022 CDC FINANCIALS



Contributions	\$99,511
Federal Grants	\$667,320
State and Local Grants	\$1,328,191
Private Foundation Grants	\$388,285
Developer Revenue	\$409,998
United Way	\$321,365
Special Events	\$89,967
Program Service Fees	\$379,682
Rental Related Income	\$799,691
Loss on Sale of Assets	(\$27,640)
Interest Income and Other	\$7,757
<b>Total Revenues &amp; Support</b>	<b>\$4,464,127</b>



## Program Services

Youth Family Center	\$620,022
Workforce Center	\$1,060,129
Real Estate/Housing Development	\$1,388,194
<b>Total Program Services</b>	<b>\$3,068,345</b>

## Support Services

Management & General	\$460,491
Fundraising	\$175,029
<b>Total Support Services</b>	<b>\$635,520</b>

## CHANGES IN NET ASSETS \$760,262

Net assets at beginning of year \$6,403,884

Net assets at end of year \$7,164,146



# 2022 DONORS

AdventHealth  
Alpha Kappa Alpha Sorority  
Amgen Foundation  
ATT  
BancorpSouth  
Bank of America  
Bank of Tampa  
Bank United  
Barton Malow  
Brandon Law  
Calvin H Reed Family Foundation  
Capital One  
Castor Bell Lewis Family Foundation  
Cathedral Church of St Pete  
Catholic Charities  
Celestar Corp  
Children's Board of Hillsborough County  
Chuck Sykes Foundation  
City of Largo  
City of St. Petersburg  
City of Tampa  
City of Tampa Police  
Coca Cola  
Community Enterprise Group  
Department of Juvenile Justice  
Derrick Brooks Charities  
DPR Construction  
Ducon Construction  
East Tampa CRA  
Environmental Protection Agency  
Fifth Third Bank Foundation  
First Horizon Bank  
Florida Blue

Franklin Templeton Investments  
Fryed Egg Productions  
GE Aviation  
Genesis Capital Group, LLC  
Hancock Whitney  
HART  
Hillsborough Community College  
Hillsborough County Economic Development  
Hillsborough County Health Care Services  
Hillsborough County Sheriff Charities  
Holland & Knight  
Howard McKnight PA  
Jameis Winston Foundation  
JPMorgan Chase  
Ferman Auto  
Jerel McCants Architecture  
Kappa Alpha Psi Fraternity, Inc.  
Local Union 915 IBEW  
Moffitt Cancer Center  
Neighborhood Lending Partners of FL  
NeighborWorks America  
NFL Foundation  
Ogburn Family  
Pilot Bank  
Port Tampa Bay  
Premier Eye Care of Florida  
Prida, Guida & Perez, P.A.  
Ray Williams Funeral Home  
Raymond James Bank  
Rays Baseball Foundation  
Regions Bank

Richman Group  
Rivero, Gordimer & Company  
Sanwa Growers  
Sibley PL  
Solita's House  
Sun State International Trucks  
Tampa Bay Buccaneers Foundation  
Tampa Bay Wave  
Tampa Family Health Centers  
Tampa Housing Authority  
Tampa Steel Erecting Company  
TBBBIC  
The One Community Plan  
The University of Tampa  
Third Federal Savings  
TIAA  
Truist Bank  
Tucker/Hall, Inc  
Ultimate Medical Academy  
United Way Suncoast  
University of South Florida  
USAA  
University of South Florida  
V & M Ellis Consulting, LLC  
Valley National Bank  
Visit Tampa Bay  
Vistra Communications  
Wells Fargo Bank  
Whitney Healthcare Consulting  
Wilson Funeral Home  
Women's Council of Bay Area  
Association of Realists, Inc

# 2022 BOARD

**Krys Patterson**  
Board Chair  
*Fifth Third Bank*

**Andres Prida**  
Treasurer  
*Prida, Guida & Perez, PA*

**David Ogburn**  
Secretary  
*Valley Bank*

**Tony T. Brown**  
*Tampa Bay Economic Development Council*

**Cynthia Few**  
*Retired*

**Tammy Haylock-Moore**  
*JPMorgan Chase & Co.*

**Kéto Nord Hodges**  
*Hillsborough County School Board*

**David Iloanya**  
*Tampa Housing Authority*

**Denese Meteye James**  
*Retired*

**Albert Lee, Jr.**  
*Tampa Bay Black Business Investment Corporation*

**Suleman Makhani**  
*Retired*

**Jerel McCants**  
*Jerel McCants Architecture Inc.*

**Eric Page**  
*Shutts & Bowen, LLP*

**Linda Porter**  
*VoltAir*

**John Unger**  
*Bank Of Tampa*

# EMPOWERING BLACK FUTURES

## Fifth Third Bank's Neighborhood Investment

Scan the QR  
Code to share  
your company's  
information with  
us today!



Fifth Third and Enterprise Community Partners established the Empowering Black Futures Neighborhood Program to support revitalization in nine neighborhoods across the Bank's footprint, including East Tampa. This program will focus on the partnership with CDC of Tampa and other cross-sector collaborations.

CDC of Tampa was chosen for this partnership based on our ability to meet specific criteria, including partnering with the neighborhood's Black residents, existing civic infrastructure in the neighborhood and our capability to manage equitable investment and wealth-building opportunities. Funds will support the economic mobility of Black low to moderate-income residents in East Tampa and cultivate investments and resources from additional stakeholders.



### Solita's House

First Time homebuyers  
assistance  
[solitashouse.org](http://solitashouse.org)



### Housing & Education Alliance

Homeownership Education  
Assistance  
[heausa.org](http://heausa.org)



### East Tampa Community Redevelopment Area

Reinvestment into the  
Community  
[tampa.gov](http://tampa.gov)



### Small Business Development SBDC

Business Development and  
Planning  
[sbdctampabay.com](http://sbdctampabay.com)



### BBIF

Financial Literacy & Business  
Loans  
[bbif.com](http://bbif.com)



### BBIC

Financial Literacy & Small  
Business Loans  
[tampabaybbic.com](http://tampabaybbic.com)



### The Orenda

Implement Measurable &  
Impactful DEI Programs  
[theorendaco.com](http://theorendaco.com)



### Habitat for Humanity

Home Repairs and Home  
Maintenance  
[habitatillsborough.org](http://habitatillsborough.org)



### Tampa Vocational Institute

Workforce Training &  
Certification Programs  
[tampavocational.com](http://tampavocational.com)



### CDC of Tampa Real Estate

Affordable Homeownership &  
Apartment Rentals  
[cdcoftampa.org/realestate](http://cdcoftampa.org/realestate)

# HOPE

**Hiring and Opportunities for  
Procurement in East Tampa**

Scan QR to  
donate today!



## **Helping to increase the economic mobility and redevelopment process: CDC launched its HOPE Capital Campaign**

As we embark on this journey, we've witnessed the power of community support and the transformation it can bring to people's lives. Contributions to the HOPE Capital Campaign goes a long way in bridging the gap between employers and job seekers and helping small businesses flourish.

Through our campaign, we are committed to providing residents with opportunities to develop the necessary skills and knowledge to succeed in their chosen careers. This includes funding workforce development and soft skills classes, interview clothing, and covering childcare expenses.

We also understand the importance of supporting small business owners who aspire to expand their reach by providing goods and services to larger corporations. That is why our campaign covers the cost of enterprise development resources for each company and their employees.

But we cannot achieve our mission alone. We need your generous support to bring HOPE to East Tampa residents and business owners. Every contribution, no matter how big or small, will help us make a significant impact in the lives of people who need it most. So, come join us on this incredible journey of hope, opportunity, and prosperity. Let's make a positive change in our community together!





[www.CDCofTampa.org](http://www.CDCofTampa.org)

