



Our Impact

CDC of Tampa 2021 Annual Report

Creating Opportunities Through Comprehensive Community Development

We create opportunities by deploying comprehensive community development strategies that connect workforce development, housing and real estate with education, resident leadership and community safety to drive economic prosperity.



Creating Opportunities Through Comprehensive Community Development



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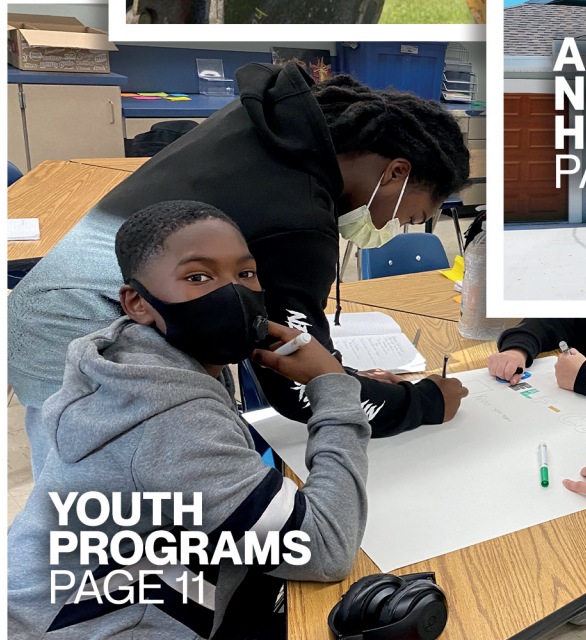
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LETTER FROM PRESIDENT AND CEO

As we enter the next chapter of our proud 30-year history, I've been listening to our employees, board members and community stakeholders & I'm excited for the future we all share — building upon strong foundations to expand our impact, increase our reach, and accelerate our pace.



Ernest M. Coney, Jr.
PRESIDENT & CEO

Greetings,

It is a privilege to be leading CDC of Tampa - an iconic, purpose-driven, and impactful organization!

One thing that has deeply impressed me is how our company resides in the fabric of so many people's lives. The part we play in helping build better futures for our communities is a source of pride and purpose for our clients, funders, and business partners.

Over the past year, as COVID-19 continued turning the world upside down, we focused on strengthening and deepening our partnerships in ways that would allow us to respond to urgent needs quickly and decisively. The pandemic pushed those needs to new heights across all our program areas. We faced a variety of challenges including the health and wellness of our community residents as well as supply chain issues which lead to the escalating costs to build homes. These challenges have impacted low-income residents disproportionately. As a result, CDC of Tampa has had to pivot to meet the increasing and new demand for services...which includes providing rental assistance, healthy meals, and access to COVID vaccinations for our residents along with supporting local small businesses & building more affordable homes.

But this is also an exciting time for CDC of Tampa! We've begun expanding our youth career exploration services and we've also added healthcare as one of our vocational trainings. We plan on partnering even more to bring additional resources to East Tampa. However, our progressive way of thinking is embodied in our vision for Hillsborough, Pinellas, and ALL surrounding counties, as places in which we continue to create extensive opportunities through comprehensive community development.

We know that vision is attainable — if we work together. Are you with us?

Celebrating 30 YEARS OF SERVICE!

Established in 1992, CDC of Tampa's mission is to create opportunities for people to build prosperous futures and vibrant communities. CDC fulfills its mission by helping individuals break the cycle of poverty through Real Estate Development, Workforce Development, and Youth Leadership.



Youth Success:

Developing tomorrow's leaders through mentoring and academic support, employability skill-building, financial literacy and volunteerism.



Workforce Development:

Putting residents to work through Career Readiness Skills, Certification training, job coaching, and job placement assistance.



Real Estate Development:

Revitalizing local neighborhoods through commercial and residential development, rehabilitation and other community investments.



11,683 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.



200 single family homes built, 31 homes rehabbed, 277 rental units erected, and 141,000 sq. ft. of commercial space developed. We are revitalizing local neighborhoods through commercial and residential development, rehabilitation, and other community investments. Since 1992, homebuyer education resulted in **1,112 new homeowners** and foreclosure prevention assistance **helped 1,875 families to keep their homes.**



Assisted over **1,230 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.



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 www.safeandsoundhillsborough.org.



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.**



Going Above and Beyond: CDC of Tampa's Response to the Community During the COVID-19 Pandemic: **We helped 140 residents to obtain \$156,516 in rental, mortgage, and utility payments, served free meals to over 1,000 families, and provided free vaccines to over 100 individuals.**

Nehemiah Project:

Real Estate Development



COMMUNITY BUILDING BRICK BY BRICK

Nehemiah Laundromat and Ice Cream Shop (1999)

2,700 sq. ft. Laundromat and Ice Cream Shop.

East Tampa Business Center (1999)

3,600 sq. ft. facility which houses six small business incubator storefronts.

Audrey Spotford Youth and Family Center (2000)

5,000 sq. ft. facility. The programs provided are the 100 Youth Leadership Movement, East Tampa Learning Academy and Positive Action Program.

Osborne Landing Apartment Complex (2000)

43 units of affordable rental housing. Economic Impact: \$4 million.

Belmont Heights LLC (2001)

41 Single Family Residential Homes in East Tampa community. Economic Impact: \$4.4 million.

29th Street Open Air Market (2003)

1,200 sq. ft. open market.

One Stop Capital Center (2006)

24,000 sq. ft. sold to Suncoast Schools Federal Credit Union.

Columbus Arms Apartment Complex (2007)

10 units multi-family housing complex for local low-income residents.

Chloe Coney Urban Enterprise Center (2008)

10,000 sq. ft. housed The CDC of Tampa Administrative office, Home Ownership Center, Career Resource Center and the newly Tampa Vocational Institute. Economic Impact: \$2.5 million.

Fort King Colony Apartments Complex (2011)

120 units multi-family housing complex. Economic Impact: \$13 million.

Haley Park Apartments (2016)

80 Units of Senior Housing. Economic Impact: \$14 Million

Gardens at Diana (2019)

24-unit town home project at or below 80% AML.

Sprouts Farmers Market (2021)

A CDC of Tampa financed project.



Gardens at Diana



Sprouts Farmers Market



**Nehemiah Laundromat
& Ice Cream Shop**



29th Street Open Air Market



**Fort King Colony Apartment
Complex**



**Osborne Landing Apartment
Complex**



One Stop Capital Center





**Celebrating 30 years
of providing affordable
housing solutions to
the community!**

The community can count on CDC of Tampa to offer a wide variety of residential options to meet their housing affordability needs. From new construction to rehabilitation, CDC of Tampa is working to help families start the journey to generational wealth through housing. We're here to help make dreams of homeownership a reality!

ANOTHER NEW CDC HOME!



In keeping with the CDC of Tampa's rich history of building both single-family and multi-unit affordable homes throughout Tampa Bay, we cut the ribbon in December 2020 to celebrate another new home, on land donated by the City of Tampa. First-time homeowner, Sylvia, marked this momentous occasion with CDC of Tampa staff; City of Tampa Mayor Jane Castor; City Councilman Orlando Gudes; members of City of Tampa's Affordable Housing team; CDC Board President, Krys Patterson; along with a village of supporters, partners, and community leaders.

Sylvia and her five-year-old son took possession of the home in January 2021. "I worked so hard for years on my credit and savings...I can't believe this is finally happening. My son is so excited to ride his big wheel down the sidewalk," she said. Sylvia is grateful the community offers programs like homeownership counseling, down payment assistance from City of Tampa and East Tampa CRA that has made her dream become a reality. Sylvia and her son were able to ring in the new year in an affordable and acceptable place they are proud to call home.

CDC of Tampa continues to provide quality housing to meet the needs of the community (affordable, workforce and market rate). Upcoming new homes will be built to ENERGY STAR standards, which "saves energy, saves money, and helps protect the environment by generating fewer greenhouse gas emissions than typical buildings," according to ENERGY STAR's literature.





LEADING IN TIMES OF CHANGE

Annually, CDC of Tampa sponsors a **Suit up and Show Up** event where local businessmen spend the day mentoring young men from our community. At the end of the day, the young men walk away with techniques to master life, and more importantly, a suit with all the fixings. We also sponsor a **Sisterhood Summit** for ladies exposing them to professional women who inspire them through personal stories of success. Due to social distancing protocols, we had to pivot to a virtual event that would still provide leadership skills to our young people. Armed with a grant awarded from Hillsborough Community College (HCC) 2021 Social Justice Community Project Award, high school students from area high schools, both male and female were invited to participate in a youth leadership conference entitled, **Leading in Times of Change**. Partnering with Middleton High School FBLA, on February 11th CDC of Tampa hosted over 165 young people in workshops led by local business professionals.

Roshard Jackson, 2020 graduate of Middleton High School and CDC of Tampa's YLM program, who is now at FAMU, kicked off the virtual event sharing about financial challenges during his first year in college. By believing in himself, he realized that anything is possible. He won a Dr. Pepper tuition scholarship that would fund his college education.

Keynote speaker for the event, Mr. Jameis Winston (Quarterback for New Orleans Saints and former QB of Tampa Bay Buccaneers) shared personal challenges in his career and challenged students to remain focused on three things: God (Faith), Continued Education (schooling), and a Belief in Yourself—& that you can do anything you put your mind to.

Other Speakers Included:

Mr. Montique Shepherd II (Public Health Analyst for Centers for Disease Control and Prevention) walked the students through an outline to help them with future endeavors: Purpose, Vision, Preparation, Opportunity, and Strategy

Dra. Luz D Randolph (Executive Director of Development, St. Petersburg, College) engaged the students in talking about self-development and establishing a roadmap for setting personal goals in the topic, Me, Myself and Goals

Hanif Andrews (Bank of America) Understanding Personal Finance

Armando Perez (Career Source Tampa Bay) Career Explorations

Bryant Sells (Franchise Owner- U Break I Fix) Career Explorations

Michelle James (CEO Tax Pro Tampa) Career Explorations

Andrew Ware (Realtor) Closed the event bringing together all the important keys

Thank you to our generous sponsors for making this effort possible allowing us to deliver lunch to each student attendee: Jameis Winston Foundation; Suncoast Federal Credit Union; Ross Dress for Less; Nielsen; Wells Fargo; Hillsborough Community College; Hillsborough Community College Foundation; Tampa Chamber Leadership Class of 2018; and Tampa Bay Rays Racial Equity Grant.



Youth F.I.R.E. Academy

City of Tampa's Fire Chief Barbara Tripp opened the 2-week Youth F.I.R.E. Academy by welcoming new cadets to the academy and encouraging them to learn as much as possible by asking lots of questions. The Chief also shared her personal story of success and some personal experiences during her long career in fire rescue.

Youth participants took a field trip to downtown Tampa to tour Station 1 for a first-hand view of operations. They toured Tampa Fire Museum to get a deeper understanding of the Fire Department's history. Guest firefighters and EMTs gave presentations at the training.

Students also earned CPR Certifications, facilitated by HCC intern DaRhonda Manning. A fire truck also visited the training facility. During the visit they received an emergency call which was very exciting for the students to see. Cadets got to see first-hand how quickly and frequently emergencies happen.





YOUNG LEADERS OF TOMORROW

For five weeks during the summer of 2021, students in both high school and college experienced leadership and decision-making in business, politics, and in their personal life. Summer Job Connection, sponsored by Career Source Tampa Bay, partnered with CDC of Tampa to present the Leadership Academy. CDC of Tampa provided the mentoring and curriculum. Students learned leadership styles including Seven Leadership Qualities of Great Leaders (career profiled to evaluate their geometric personality traits reinforced by references from Myers and Briggs assessment tools). The students were provided with links to take assessments online. The participants created vision boards and visual of texts and images representing what they want to accomplish in life. It became their roadmap of their goals for their journey in life. They also developed mock business plans that were reviewed from staff of Tampa Bay Black Investment Corporation (TBBIC).

CDC of Tampa was able to cultivate a rich diversity of community for the students encouraging them to celebrate their differences and foster a community free of intolerance and discrimination while promoting a GROWTH mindset. The students were able to learn and see first-hand the strategic and tactical decisions made by leaders.

All classes were facilitated by CDC staff, 3 contracted facilitators and staff from TBBIC. 16 presenters participated in the 'Meet the CEO' events which gave students an opportunity to learn from great community leaders who shared their path to success and their never-ending process of skill and character development. The presenters were state and local elected officials and employees from Hillsborough County School District, Pasco Hernando State College, private businesses, community agencies, and the National Football League.





Miranda Mercado

Hi, my name is Miranda Mercado and I am a senior at Brooks Debartolo Collegiate High School. I'm glad to have been apart of this program. It has taught me that self-love, courage, and respect are key. Not only for life but for Business and Success.



Bishoi Bagheri

Hi, my name is Bishoi Bagheri. In 8 years I want to have graduated from Med School. In 15 years, I want to be a Cardio-Thuracs Surgeon, In this program, I learned how to play to my strengths. I appreciate the comfortable environment this program had.



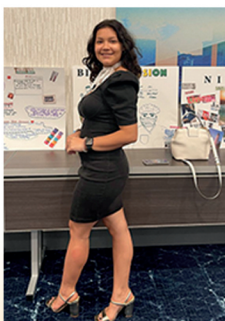
Jason Gay

Hi, my name is Jason Gay and I attend Tampa Bay Tech this upcoming school year I will be a Junior. Within 10 years I see myself completing dental school and moving back to the Tampa area to open my own practice.



Kennia Spiller

Hi, my name is Kennia Spiller. I'm 16 and a junior at Armwood High School. The leadership program taught me how to be a leader in so many different ways from decision making, small or big, to going out to volunteer and managing a business.



Daniela Cardona

Hi, my name is Daniela. In 8 years I see myself as an archaeologist. I learned in leadership that I have to plan for my future by setting long term and short goals. In order to be successful as a future leader in my community.



Jaime Moctezuma

Hi, my name is Jaime Moctezuma. In 8 years I'd like to be working in the archeological analysis department of the Smithsonian museum. This leadership program has pushed me to meet and interact with new people, and to learn new things about time management. All around, it was a helpful and positive experience.



BUILDING STRONG COMMUNITIES TOGETHER EVERY DAY

NeighborWorks Week
June 5 - 12, 2021

NeighborWorks®
AMERICA



Since its inception in 1983, NeighborWorks Week showcases how the NeighborWorks network strengthens communities and celebrates its collective impact as a network. Held during the first full week of June, NeighborWorks Week is a time not only to give back to our communities but also to acknowledge the thousands of volunteers, business partners, national and civic leaders who stand with us to help deliver on our critical mission.

On June 12, 2021, CDC of Tampa gathered at Al Barnes Park to honor, through art, all that had been loved and lost over the past year. Adding splashes of paint to the weathered stumps dividing the roadway from the park, the stumps became the canvas for artists to express their creativity. Some were talented artists, others memorializing loved ones, some children of the neighborhood...and even one family of six - new to the area walking by headed to the library - stopped to express their feelings for their new community in art on the stumps.

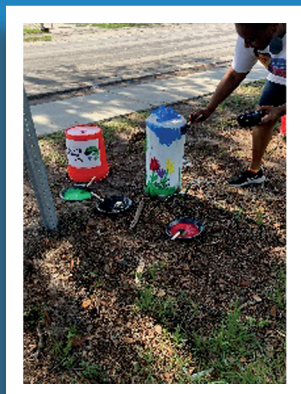
A grieving Mom and Dad who lost their 18-year-old son, Antwan Jr. to senseless violence in 2020 stopped by and shared their loss in words; then unleashed their grief as they painted a memorial of love for their son on the stumps. City Councilman Gudes also began his day by painting a stump. Others stopped by to share in the experience including former CDC board member, Evangeline Best; community leader Vivian Heyward; community member, Earlishia Oates brought her son; and Dominique Cobb came along with her children, Kyler and Tyler. Others just came to take time on a warm Saturday morning to give back to the community, in remembrance of all that has been loved and lost during the Covid 19 pandemic and the senseless acts of violence that our community and country has endured.

CDC of Tampa is a charter member of the NeighborWorks® network, consisting of 250 private nonprofit affiliates working in nearly 4,500 urban, rural and suburban communities nationwide.



While at the park, CDC of Tampa and friends also cleaned up the green space, picked up the trash, raked the area, and swept up the debris under the shelter. It felt good being able to create a bit of beauty and free the area of stray debris if only for one day.

Thanks to all residents and staff who helped us honor, through art, NeighborWorks Week 2021. To all our business partners who provided resources to make it all possible...we could not have made this journey without you. Thank you to City of Tampa Parks and Recreation, East Tampa CRA, Keep Tampa Bay Beautiful, and NeighborWorks of America.







Construction Training Drives Future Success

Working as a welder and warehouse associate for the past 15 years, Melissa is no stranger to hard work, but she experienced some challenges during 2021. With concerns for her physical health which prevented her from continuing strenuous work, and employment challenges during the pandemic, she found herself without a job or a permanent place to live.

Ever the fighter, Melissa sought a new path through short-term certifications and training. She chose CDC's Intro to Green Construction because it enabled her to obtain multiple certifications in OSHA and Environmental Services.

During the training, Melissa also completed CDC's Career Readiness Training where she learned how to create a winning resume and search for a new career by utilizing key career skills. After completion of the course, Melissa interviewed with several employer partners but was still unable to find a suitable position that would be less stressful or physically demanding. Using her key career skills, Melissa found a position operating heavy equipment which offered additional training. With Hazmat, OSHA, and Hazardous Waste training in her toolbox of certifications, Melissa was a perfect match for the driving position.

Due to her perseverance, Melissa is the proud owner of a car and will soon move into her new apartment. She is driving into a successful future with nothing, but open-road and a beautiful horizon ahead.



Community Strong & Community Proud



SPRING POP-UP

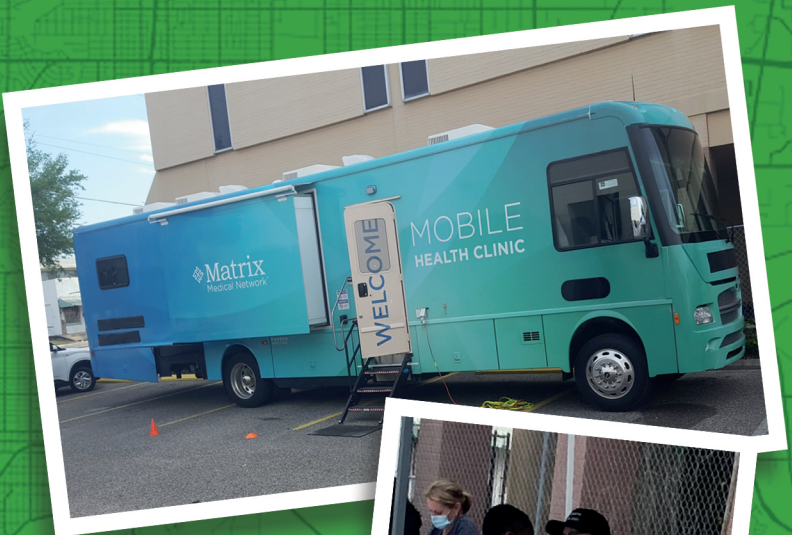
On Saturday March 13th, CDC of Tampa partnered with other local agencies to participate in a FREE Pop-Up Market benefitting Sulphur Springs families and the surrounding community. Free clothing, food, and a whole lot more were distributed in the parking lot of the Sulphur Springs K-8 Community School. As families prepared for spring break, the Pop-Up Market gave them an opportunity to gather safely in-person while receiving spring break supplies and prizes.

David Jones, CDC's Director of Workforce Development, also took the opportunity to distribute COVID resources and share upcoming training opportunities available to the public at no cost, which included customer service, construction, and OSHA Hazwoper.

CDC OF TAMPA HOSTS WALK-UP POP-UP

March 25, 2021 was a hot day! The temperature rose steadily to be one of the hotter days in Tampa, but it did not keep the CDC of Tampa's parking lot from being transformed into a mobile pop-up Covid-19 vaccination site. To get our community vaccinated, the State of Florida Division of Emergency Management chose CDC's Chloe Coney Urban Enterprise Center as a location to set up for the day. No appointment was needed and nearly 100 people were administered the Johnson & Johnson vaccine. At the time, there were still age restrictions prioritizing the vaccines. Persons 50 years of age and older, health care personnel and long-term care facility residents and staff rolled up their sleeves to receive the vaccine. Post vaccine, they were able to sit in folding chairs under the temporary canopy for 15 minutes to ensure there were no side effects.

CDC's location is very accessible to the community—right off Hillsborough Avenue. Many saw the electronic sign, read about the pop-up on CDC's Facebook page or heard about the pop-up through word of mouth. By 6 pm, the tents folded, chairs collected, the medical mobile moved on to another location for the next day. Walk-up pop-ups made getting the vaccine easy for residents. CDC was very excited to play a role in keeping our community safe.

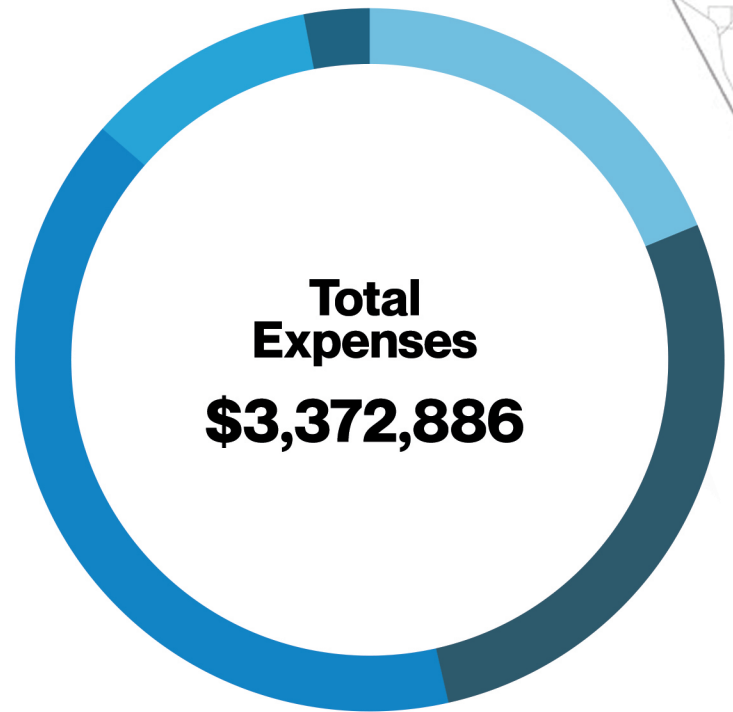




2021 CDC FINANCIALS



- Contributions \$99,461
- Federal Grants \$1,833,298
- State and Local Grants \$1,491,408
- Private Foundation Grants \$397,344
- Developer Revenue \$421,130
- United Way \$181,126
- Special Events \$72,118
- Program Service Fees \$84,427
- Rental Income \$394,956
- Interest Income and Other \$17,871



Program Services

- Youth Family Center \$662,437
- Workforce Center \$897,435
- Real Estate/Housing Development \$1,365,975
- Total Program Services \$2,925,847**

Support Services

- Management and General \$366,510
- Fundraising \$80,529
- Total Support Services \$447,039**

CHANGES IN NET ASSETS \$1,620,253

Net assets at beginning of year \$4,783,631

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

2021 DONORS

Adventist/Florida Hospital
AT&T
Amgen Foundation
Bank of America
Bank United
Benevity
Blue Sky Communities LLC
Capital One Foundation
CareerSource
Caspers Company (McDonald's)
Celestar Corp
Children's Board
City of Tampa
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Department of Juvenile Justice
Environmental Protection (EPA)
Everbank
Fifth Third Bank
First Horizon FKA Iberia Bank
Florida Blue

Florida Health Science Center
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HART
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Neighborhood Lending Partners
NeighborWorks America
NFL Foundation
Omnipublic LLC
Prida Guida & Perez, P.A.
Raymond James Financial
Rivero Gordimer & Company
RMC Property Group

Sanwa Growers
Tampa Family Health Center
Tampa Bay Black Investment
Tampa Hillsborough Action Plan
Tampa Port Authority
TECO
The Bank of Tampa
The Richman Group of Florida
Third Federal
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VoltAir

John Unger

Bank Of Tampa

Get In Touch



813.231.4362



ExecAdmin@CDCofTampa.org



CDCofTampa.org



cdcoftampa



cdcoftampa



CDCofTampa_



CDCofTampa

Chloe Coney Urban
Enterprise Center
1907 E. Hillsborough Ave.
Suite 100
Tampa, FL 33610

CDC of Tampa
Career/Training Center
2605 N. 43rd St.
Tampa, FL 33605

