



together

 *moving forward*

2019 Annual Report



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.

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

core values

CDC of Tampa LEADS with its core values. These values guide and direct our work:

LOYALTY

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

EXCELLENCE

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

ADAPTABILITY

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

DIVERSITY

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

STEWARDSHIP

Protective of something worth caring for; we demonstrate this by being accountable to each other and those we serve.

from our president & ceo



As I look back at what made the past year so special for our organization, I am so proud of the incredible successes we've had, and how those accomplishments position us for even greater success in the years to come.

2019 was a combination of reaching new milestones as an

organization and lending support in response to unexpected challenges.

No matter the situation, two critical themes flowed throughout the year:

- + **Working together with and for our communities; and**
- + **Looking forward past 'what is' to envision what can be.**

As you review this report, you will find these themes highlighted again and again, particularly as they relate to what CDC achieved in the last year and plans to achieve in the years ahead.

You will also find a list of those making this work possible. On behalf of our Board of Directors and staff, I personally would like to thank each of you who choose to support us this year, and have continued to do so year after year.

I hope you know how much we value your support and the commitment you make—through your financial investments, partnerships, volunteerism and passion for the people and communities we hold dear.

Working together, I know we'll look back on 2019 as the start of even greater things to come going forward—both for our organization and the amazing place we all call home.

— Ernest M. Coney, Jr. MPH

Board Leadership

Krys Patterson, Board Chair

Fifth Third Bank

***Evangeline Best, Vice Board Chair**

Retired—Hillsborough County Schools

Andres Prida, Treasurer

Prida, Guida & Perez, PA

Denese Meteye-James, Secretary

Retired—Dept. of Children & Families

Susie Begazo-McGourty

Tampa Housing Authority

Cynthia Few

Retired—Merck & Co., Inc

Tammy Haylock-Moore

JPMorgan Chase & Co.

Albert Lee, Jr.

Tampa Bay BBIC

Suleman Makhani

Truist/SunTrust Bank

Gwendolyn Myers

Retired—Hillsborough County Government

David Ogburn

Valley Bank

Eric Page

Shutts & Bowen, LLP

John Unger

The Bank of Tampa

*Completed term in 2019



centers of excellence

CDC of Tampa's services in 2019 were organized into four 'centers of excellence' with specific areas of focus, including: **youth success**, **workforce development**, **homeownership** and **real estate development**.

Working together, our services create prosperity pathways for people to find jobs and build careers, become more financially stable and build assets that can secure a brighter future. Going forward, we're committed to taking these services to scale—advancing economic opportunities for youth, adults, families and entire neighborhoods.

In 2019

218 youth advanced...

to the next grade level or graduated high school **college and career ready**; **66** experienced college tours and 15 of the 18 that graduated submitted applications for college. **58** girls attended **Sisterhood Summit** at the Florida Aquarium participating in squid dissection, STEM activities and self awareness.



320 career seekers built new skills

to increase their employability, and

236 started new jobs.

80 at-risk high school minority males participated in the annual **Suit Up and Show Up**, a day of mentoring with local professionals inspiring them to lead a successful life; each young man tailored for a business suit complete with shirt, tie and shoes.

605 families served...

46 achieved their dream of homeownership while **46 saved their homes** from foreclosure.



Completed 24-unit affordable rental project

11 Homes Sold

7 new construction
4 rehab homes

collective impact

In 2019

CDC of Tampa works to advance its mission and multiply its impact through cross-sector collaborations all across Tampa Bay tackling problems like financial insecurity and community violence.

Working together means coordinating services between providers and sharing information—and resources—to improve outcomes for the people and communities we collectively serve.

We're committed to growing strategic partnerships that bring people together to improve systems and affect policy changes that make all communities safer and more prosperous.

Eight acres of once vacant property that had become a dumping ground has been brilliantly transformed into a **beautiful 24-unit townhome community**. The high-quality affordable rental homes include three bedrooms, 2.5 bathrooms and attached garages. Each of the uniquely designed townhomes boast courtyards and private patios for barbecues with family and friends or simply to relax and unwind after a long day. A beautiful project created in conjunction with Community Loan Fund and Hillsborough County is now home to many,



The Economic Prosperity Center (EPC) offered a fresh approach to **combatting poverty and helping lower-income families achieve financial stability**. Utilizing a collective impact approach—in which providers collaborate across sectors and leverage dollars and services—the EPC Tampa Bay model currently expends an average of \$700 per client annually. The programming spans a wide range of needs which includes Employment & Career Development, Financial Coaching & Counseling, Income Supports & Asset Accumulation, Tax Preparation, Addressing Homelessness and Transportation Challenges. During the COVID-19 pandemic, our bundled services approach advanced by the EPC model provided a strategic blueprint to more effectively help Adults and Families plan for long-term financial stability that allowed them to support themselves and their families.

+ **354** new clients began to **Earn, Keep and Grow** their income over time.

+ **121** received free tax preparation with refunds totaling **\$263,000**



Safe & Sound
HILLSBOROUGH

Safe & Sound Hillsborough Violence Prevention Collaborative's strategic plan is to unite the efforts of those involved in criminal justice, economic development, education, community building and physical and mental health wellness. We were able to adjust and adapt to the conditions that COVID19 presented, and still **served over 2,000** individuals through our out-of-school programming, mental health first aid workshops, community town halls and forums and service related projects.

Safe & Sound Hillsborough has transformed also into a leader in the realm of Social Justice, working alongside several community partners and public agencies to address equity and policies. This is critical for where there is equity there is cohesion, **helping to bring communities together and prevent violence**. Through our efforts, we have been able to create an alternative to confinement initiative for juvenile offenders, an academic credit recovery hub for students, and have begun forming mentorship partnerships in Plant City, Temple Terrace and Tampa.

Diana Gardens



our funders & partners

CDC of Tampa acknowledges the core funders, corporate and community partners, collective impact collaborators and brand ambassadors—who make it possible for us to create economic opportunities every day.

+ Core Organizational Funders

Children's Board of Hillsborough County
City of Tampa, Florida
Hillsborough County Government
NeighborWorks® America
United Way Suncoast

Thank You!

Randell Prescott
Rivero Gordimer & Company
RMC Property Group
Roy Hellwege
SANWA Growers Inc.
Shumaker, Loop & Kendrick, LLP
Shutts & Bowen, LLP
Stacey Pittman
Steven Kriegbaum
Strategic Property Partners LLC
Suncoast Credit Union Foundation
Sykes Enterprises
Tampa Bay Rays
Tampa Electric Company
Tampa Family Health Center
Tampa General Hospital
Tampa Hillsborough Action Plan Inc.
Tampa Housing Authority
Tampa Electric Company
The Castor Bell-Lewis Family Foundation
The Lightning Foundation
The Mosaic Company
The Richman Group of Florida Inc.
Third Federal Savings and Loan
TIAA Bank
Trey Traviesa
Truist-Suntrust and Truist-BB&T
Tucker Hall
U.S. Dept. of Labor
United Way Suncoast
Valley Bank
Vinik Family Foundation
Visit Tampa Bay
Vistra Communications
Wehr Constructors, Inc.
Wells Fargo

+ Corporate & Community Partners

Abe Brown Ministries	Florida Blue
Amscot Financial	Florida Housing Finance Corporation
AT&T	Gold and Diamond Source
Atlantic American Partners	Gray Robinson
Bank of America	GTE Financial
Bank of Tampa	Hancock Whitney Bank
Bank United	Heather Brock
BDG Architects	Henry Washington
Beck Group	Hillsborough Area Regional Transit (HART)
Blue Sky Communities	Hillsborough County
Bobbie Priester Construction	HNTB
Calvin H. Reed Family Foundation	Iberia Bank
Capital One	J P Morgan Chase
Caspers Company, McDonalds Rest.	Jameis Winston Foundation
Children's Board of Hillsborough County	Kay Schwartz
City of Tampa	KCI technologies
Community Foundation of Tampa Bay	Leslie Hudock
C S & L CPAS	Linda Olson
Domain Homes, Inc.	MLK Day of Service
Everbank	Natalie Roberts
Ferman Motors	Neighborhood Lending Partners
Fifth Third Bank	Nueva Esperanza, Inc.-U.S. Dept of HUD
First Florida Integrity Bank	Oscar Horton
FL Dept of Juvenile Justice	Port Tampa Bay
Florida Aquarium	Prida, Guida & Perez, PA

+ CDC of Tampa Brand Ambassadors

83 Degrees Media
ABC Action News
AM 1150 WTMP
Bellanti Creative

Design by Tiffany
Florida Sentinel Bulletin
FOX 13 News
NeighborWorks® America

News Channel 8 WFLA
Omnipublic
Spectrum Bay News 9'
Studio V. Productions LLC

Tampa Bay Buccaneers
Tampa Bay Rays
The Tampa Bay Times
Uncharted Video Productions

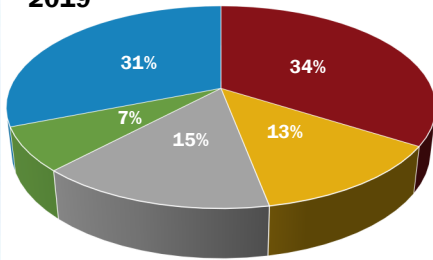


Financials

(fiscal year is January 1–December 31)

FUNCTIONAL EXPENSES

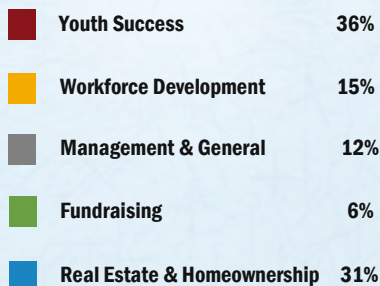
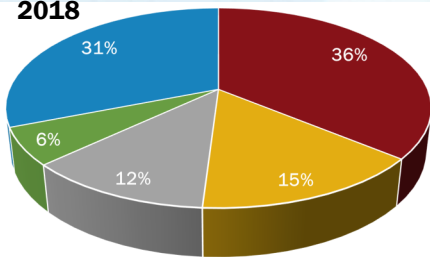
2019



STATEMENT OF FINANCIAL POSITION (AUDITED)

	2019	2018
Assets		
Cash and Cash Equivalents	689,193	1,058,464
Funds Held for Others and Restricted Cash	1,743,226	2,213,504
Development Projects in Process	970,802	4,499,806
Property and Equipment, Net	10,142,273	2,976,220
Other	884,700	192,647
Total Assets	\$14,430,194	\$10,940,641
LIABILITIES AND NET ASSETS		
Funds Held for Others and Deferred Revenue	1,217,328	1,387,728
Long Term Debt	4,271,178	2,783,987
Other Liabilities	5,222,042	3,366,753
Total Liabilities	\$10,710,548	\$7,538,468
Net Assets-Unrestricted	3,171,923	2,854,450
Net Assets-Permanently Restricted	547,723	547,723
Total Net Assets	\$3,719,646	\$3,402,173
Total Liabilities and Net Assets	\$14,430,194	\$10,940,641

2018



STATEMENT OF ACTIVITIES (audited)

Revenues	\$3,428,885	\$2,811,163
Governmental Grants	2,065,321	1,424,072
Foundations	431,829	579,170
Contributions and Fundraising	204,561	108,268
Program Service Revenue	38,584	30,914
Developer Fees and Other Income	688,590	668,739
Expenses	\$3,111,412	\$2,591,874
Change in Net Assets	\$317,473	\$219,289
Net Assets, Beginning of Period	3,402,173	3,182,884
Net Assets, End of Period	\$3,719,646	\$3,402,173



Chloe Coney Urban Enterprise Center
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Tampa, FL 33610

cdcoftampa.org

