



2024
ANNUAL
REPORT

years of community development

WITH YOU!

Creating Opportunities For People To Build
Prosperous Futures & Vibrant Communities



Workforce Sustainability

We believe that a strong community starts with a stable workforce. By providing job training, career development, and financial education, we empower individuals to achieve long-term employment success, ensuring economic mobility for generations to come.



Housing for Families

A safe and affordable home is the foundation for a thriving life. We are committed to developing quality housing solutions that provide families with stability, security, and a place to build their futures.



Youth Success

The future depends on the success of our youth. Through mentorship, education, and leadership programs, we equip young people with the skills, confidence, and opportunities they need to reach their full potential and create a brighter tomorrow.



Building Thriving Communities

Our Guiding Principles shape our commitment to building a stronger, more inclusive Tampa Bay. Our vision is a thriving region where every community is equitable, diverse, and engaged. To achieve this, our mission is to create opportunities for individuals to build prosperous futures and vibrant communities. CDC of Tampa accomplishes this by deploying comprehensive community development strategies that connect workforce development, housing, and real estate with education, resident engagement, and community safety—driving economic prosperity for all.

01	TABLE OF CONTENTS	11	WORKFORCE: ONGOING COMMUNITY INITIATIVES
03	LETTER FROM OUR CEO	13	INVESTING IN OUR YOUTH
04	IMPACT NUMBERS	15	LONG TERM DISASTER RECOVERY CENTER
05	FLORIDA COMMUNITY LEADERSHIP INSTITUTE	16	WEALTH BUILDERS PROGRAM
06	COMMUNITY EVENT HIGHLIGHTS	17	W.E. MEAN BUSINESS & IMPACT MONDAYS
07	32ND ANNIVERSARY FUNDRAISER	19	HOUSING FOR FAMILIES
09	PAINTING FOR A PURPOSE & HOME BLESSING	21	COMMUNITY EVENTS
10	HOME MATTERS CLASSES	22	2024 FINANCIALS AND DONORS





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

Ernest M. Coney, Jr

Over the last 32 years, the CDC of Tampa has been employing an all-encompassing approach to significantly change struggling neighborhoods—not due to a lack of work ethic, character, or ambition, but because they are starved of resources and opportunities. Have you ever driven through an area littered with trash and debris, where pawnshops and liquor stores outnumber banks and doctors' offices? The physical decay and neglect of one neighborhood lead to the depletion of resources and hope, starkly contrasting with the opportunities blossoming in other areas, where ideas are supported and ambitions are nurtured. Our duty, indeed our mission, is to create communities of opportunity, where everyone can realize their God-given potential.

The initial step is to channel capital and resources into communities like East Tampa. Similar to the prophet Nehemiah, CDC of Tampa has been advocating for resources to rebuild. We are deeply thankful for funders such as Valley Bank, Suncoast Credit Union, The Rockefeller Foundation, Fifth Third Bank, and Raymond James, who have helped us raise \$6 million. Our objective is to raise \$10 million over the next few years to develop 1,000 units of housing and 100,000 square feet of commercial space. Stabilizing our neighborhoods through homeownership and the development of commercial areas and job centers are crucial components in creating communities of opportunity.

We have made a strong start in achieving our goals. In 2023, we secured a contract on Armature Place Apartments, a 96-unit complex, using the Nehemiah Legacy Fund. Hillsborough County provided the funds to acquire the project and cover 50% of the rehabilitation costs. The City also invested, with the remainder of the rehabilitation being completed with the Nehemiah Fund. By 2024, we were able to celebrate the ribbon-cutting, where residents shared testimonials about the affordability and quality of the housing after the rehabilitation. One tenant even expressed his desire to invest further, saying to his wife, "We should get some new furniture for this beautiful place." His words reflected his appreciation and dreams of a better quality of life.

In this decade, I foresee the rise of communities of opportunity and the transformation of neighborhoods where poverty indicators become intangible and the promises of God become evident. Thank you for your investment and partnership over the past 32 years. You have always responded to the call and met the challenge. We look forward to the future and the many blessings and opportunities that will be available to our residents because of your dedicated efforts.

Impact Data as of 2024



\$246,328

In Rental, Mortgage,
& Utility
Payments



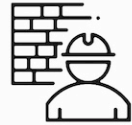
87%

Of Residents
Trained Were
Hired By Tampa Bay
Companies



3,524

Youth Graduated
From High School



649

Rental Units
Built/Erected



83

Homes
Rehabbed



189

Single-Family
Homes Built



197,817

Square Feet Of
Commercial Space
Developed



14,807

Trained Through
Our Workforce
Development
Center



2,000+

Free Meals Served
to Families &
Provided
Free Vaccine

There's strength in numbers.

But it's not just powerful data—it's powerful progress. Every step we take together brings us closer to a day when everyone in our community can live in a place they are proud to call home.



Florida Community Leadership Institute

On August 15th and 16th, our team and community members took part in the NeighborWorks Florida Collaborative's "Florida Community Leadership Institute" in Orlando. This event gathered a varied mix of residents, youth, affordable housing and construction professionals, bankers, investors, and city officials. The institute fostered a collaborative atmosphere, allowing participants to engage, learn, and exchange ideas with both expert trainers and each other.



Community Event Highlights

We are deeply thankful for Dillard's generous contribution of more than 350 suits to our "Suit Up Men's Closet". This remarkable effort was made possible by the collaboration of over 30 stores, all united in helping our residents dress for success.

"Donating a suit is more than just providing attire; it offers someone the opportunity to see themselves with confidence and pride," said David Jones, Director of Workforce Development at CDC of Tampa. "Feeling good about oneself is significant because it paves the way for accomplishments."



Tampa Fire Rescue, in partnership with the CDC of Tampa, celebrated the graduation of the fifth annual **FIRE Academy** on Friday, July 26th, at HCC's Public Service Technology Building. This ceremony marked the conclusion of a demanding summer program where participants not only delved into potential career opportunities but also mastered critical life-saving techniques.

CDC of Tampa organizes the Fire Introduction Resources and Education (FIRE) Academy to inspire high school students, aged 15-18, to explore a variety of career paths. This initiative addresses the issue of youth unemployment by providing students with industry-recognized certifications and preparing them for college. By introducing both traditional and non-traditional career options, the program honors and embraces the diversity of its participants.

"Our FIRE Academy program, established in 2020, was designed to raise awareness about firefighting as a career and to facilitate engagement between students, public servants, and firefighters," explained Alexandria Andrade, Coordinator of the FIRE Academy at CDC of Tampa. "Nearly 70 young individuals have benefitted from this program, with some opting to pursue careers in first response after high school."



**FIRE
Academy**



**Highlight
Video**



CDC of Tampa Gained Additional Financial Support From 32nd Anniversary Fundraising Gala

Each year, we organize a fundraising event dedicated to supporting affordable housing, workforce development, and youth empowerment programs in Tampa Bay communities. This year's 32nd Anniversary Celebration attracted over 360 guests and successfully raised \$273,000.

The event featured distinguished guests and speakers, including a video message from Mayor Jane Castor and an opening address by the company's founder Mrs. Chloe Coney. Dr Christie Cade, Regional Vice President at NeighborWorks America, delivered an insightful presentation on the importance of creating communities of opportunity. Marilyn Parker, a reporter of WFLA-8, served as the emcee for the evening, and the audience was composed of elected officials, community members, and corporate leaders.

We deeply appreciate the support and generosity of our event sponsors, participants, and donors. The funds raised will contribute to economic growth in Tampa, Hillsborough County, and surrounding areas.

It's not too late to contribute to our fundraiser! Become a part of our "CDC Legacy Builders" team, and let's work together to make a positive impact in our community!



Donate Now



Gala Highlight Video



Painting for a Purpose

On June 11th, we transformed an ordinary Tuesday into an extraordinary evening filled with art, laughter, and camaraderie during our inaugural "Painting Party for a Purpose" at The DIY Room. This memorable event marked another significant milestone in our 32-year journey of fostering community growth. We are profoundly grateful for everyone's unwavering support.



Painting for a Purpose



Highlight Video

Home Blessing Celebration

Through our collaboration with Fifth Third Bank, the City of Tampa, and the Tampa CRA...two more families now proudly call themselves homeowners. We extend our heartfelt thanks to everyone who joined us for this Home Blessing Celebration.



Home Blessing



Highlight Video

Thank you to our sponsors!



FIFTH THIRD BANK

Home Matters

A Home Buyer Club For Homeownership Success

Thanks to our partnership with Fifth Third Bank and our Housing Stability Workgroup, we have developed a program aimed at providing maintenance support to new homeowners, which we call "Home Matters!" classes. Each class focuses on a specific topic related to home maintenance such as basic home maintenance introduction, property taxes, roofing and siding, energy and water conservation, home safety, heating and cooling, basic electrical and basic drywalling & painting. Attendees received a tool after every class and a complete toolkit during graduation. A "Field Trip" to Home Depot was also arranged as part of the program.

Thank you to our sponsor!



FIFTH THIRD BANK



**Bay
News 9**



**Home Matters
Report**



Workforce: Ongoing Community Initiatives

YouthBuild advocates for young people who seek to enhance their lives and communities by developing the necessary skills and resources to achieve their highest potential. This program supports students in continuing their education, preparing for future careers, and becoming community leaders, thereby creating better futures for themselves and their neighborhoods. Funding for these program initiatives has been granted by the Department of Labor YouthBuild USA.

Our organization adopts an innovative approach to community service, offering much more than just technical know-how. We understand the critical importance of soft skills in career success and emphasize abilities such as time management, communication, teamwork, and professionalism. Our **SteppingStones** program is crafted to equip individuals with a solid skill set needed to navigate the job market. This program covers creating compelling resumes and cover letters, honing interview skills, and acquiring financial literacy. We believe that a fulfilling career is not merely a job but a blend of technical abilities, soft skills, and experiences that shape one's professional identity.

Our **Hiring Hour** events offer a unique opportunity for companies to connect with job-seeking residents. Unlike traditional job fairs, these events provide a more intimate setting, as each event is focused on one employer. This allows for a more personalized experience and better connections between companies and potential employees

Youth Leadership Movement is a year-long initiative crafted to guide high school students towards independence. It delivers extensive assistance and resources, aiding students in earning their diplomas, pursuing further education or vocational training, and finding rewarding jobs. This program takes a comprehensive approach, addressing both educational and career aspirations to ensure participants are fully equipped for their futures.

Opting for **Tampa Vocational Institute (TVI)** signifies opting for a pathway to a prosperous career. Our alumni depart with the expertise, certifications, and assurance required to land lucrative positions in their selected professions. We recognize that without adequate training, job seekers may face difficulties securing stable employment and miss valuable prospects. At TVI, we provide residents with the practical skills and credentials that employers seek, ensuring they are well-prepared to excel in today's competitive job market.

YouthBuild

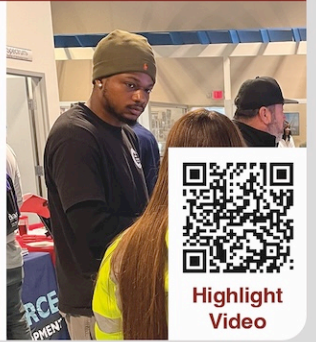


Highlight Video

SteppingStones



Hiring Hour



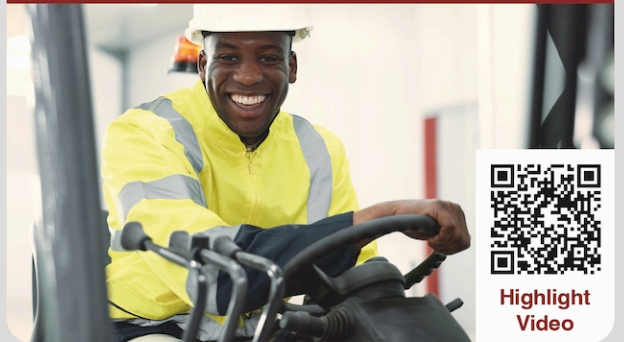
Highlight Video

Youth Leadership Movement



Highlight Video

Tampa Vocational Institute



Highlight Video



Thank you to our funders!



Suit Up & Show Up

This retreat for male leaders leverages the skills and insights of minority community figures to motivate and mentor young attendees. Its goal is to uplift young men by offering them examples of determination, resilience, and potential. Through dynamic workshops, interactive conversations, and mentoring sessions, the retreat helps these young individuals see themselves in leadership positions and sets them on a course toward achievement and satisfaction.

Sisterhood Summit

The single day gathering is a remarkable and motivational event tailored for girls to connect with influential women and community role models. This uplifting conference offers young women the opportunity to participate in valuable conversations on various subjects, such as leadership, career growth, and starting businesses.

Empowering young men and women with confidence, leadership, and opportunities for success.



Suit Up & Show Up



Highlight Video



Sisterhood Summit



Highlight Video



Thank you to our funders!



Long Term Disaster Recovery Center

The CDC of Tampa received \$300,000 from the American Red Cross to launch the "Long Term Disaster Recovery Center" Pilot Program. This initiative, in collaboration with the 11th District of the African Methodist Episcopal (AME) Church, aims to educate at-risk community members on disaster preparedness and recovery while establishing a center to disseminate crucial information to impacted regions.

"Bishop Frank Madison Reid III and Supervisor Marlaa Hall Reid, leaders of the 11th Episcopal District, along with Rev. James Givens, Pastor of Mt. Olive AME Church in Ft. Myers, strive to provide sustained recovery services in underserved communities," stated Rev. Gregory Gay, Disaster Relief Coordinator for the 11th Episcopal District. "These services are fundamental in aiding those in need."

The grant was used to support various disaster recovery projects through the CDC of Tampa, Mt. Olive AME, and a network of service providers. The assistance offered included helping Lee County residents find stable employment in high-growth industries, educating them on disaster preparedness and response, conducting small business recovery workshops and counseling, offering spiritual and mental health support, managing property insurance coordination, and providing financial literacy education. Services beyond the network's capacity were referred to appropriate community resources.



Thank you to our funder!



**American
Red Cross**

Building Generational Wealth: Wealth Builders Program

Financial stability and generational wealth are key pillars to a thriving community. The New Wealth Builders Program by CDC of Tampa is designed to empower individuals and families with the tools, knowledge, and resources necessary to achieve long-term financial success.

What is the Wealth Builders Program?

The Wealth Builders Program is a comprehensive financial education initiative aimed at equipping participants with the skills to increase income, improve credit, manage debt, and build assets. By addressing key financial challenges, this program helps individuals lay a strong foundation for wealth accumulation and economic empowerment.

Program Benefits

- Financial Education Workshops – Covering budgeting, credit improvement, debt reduction, and homeownership preparation.
- One-on-One Coaching – Personalized financial planning and goal-setting with expert advisors.
- Credit and Debt Management – Strategies to boost credit scores and manage or eliminate debt effectively.
- Homeownership Readiness Support – Guidance on purchasing and maintaining a home to build long-term equity.
- Savings and Investment Planning – Practical steps to grow wealth and prepare for future financial goals.



**Thank you to
our funder!**



Children's Board
HILLSBOROUGH COUNTY
www.ChildrensBoard.org

**Wealth
Builders**



**Highlight
Video**

Women Entrepreneurs (WE) Mean Business

The best investment you can make in your business is the one you make in yourself. Women who own businesses or are considering starting one are encouraged to join Women Entrepreneurs (WE) Mean Business. This group aims to connect, educate, and inspire women to thrive in leadership and entrepreneurship. These dedicated women are committed to enhancing their personal lives, supporting their families, and uplifting their community. Each W.E. Mean Business session provides participants with the essential knowledge and resources for personal and professional growth, efficiency, and success.



Sartura Shuman Smith
W.E. Mean Business
Facilitator

**We Mean
Business**



**Highlight
Video**

Impact Mondays

Impact Mondays sessions are designed for business executives and entrepreneurs. These sessions are aimed at individuals who strive to achieve success in business and are interested in building connections with other professionals. Over the years, we have consistently offered innovative opportunities for businesses through networking, sponsorships, procurement, and professional relationships.



Dr. Jeffery Johnson
Impact Mondays
Facilitator

**Impact
Mondays**



**Highlight
Video**





Real Estate Highlights

We proudly announced the start of building **Gardens at Diana Point North!** After the recent hurricanes, we are entering an exciting new phase where the aspirations of 24 families are becoming a reality.

Gardens at Diana Point North is not merely a housing project; it stands as a symbol of hope for families and showcases the impact of collaborative efforts in creating sustainable, affordable homes. This initiative has been made possible through HOME – Community Housing Development Organization (CHDO) Funds from Hillsborough County, amounting to \$4.2 million. Additional funding includes New Market Tax Credits (NMTC) from Smith & Associates, a construction loan from Community Housing Capital, Inc., a U.S. Treasury-certified Community Development Financial Institution (CDFI), and an Empowering Black Futures grant from Fifth Third Bank.

We take immense pride in our productive partnership with Hillsborough County, as we strive to provide affordable housing for residents. In 2022, leveraging a grant from the County's American Rescue Plan funds, CDC of Tampa acquired **Armature Place Apartments**. This strategic acquisition aimed to maintain affordable housing for vulnerable families by refurbishing the units and ensuring their long-term affordability.

The funding enabled us to complete the refurbishment of Armature Place Apartments by 2024, guaranteeing that diligent families in Hillsborough County have access to quality, safe, and reasonably priced homes. We celebrate the successful completion of this renovation and our collaboration with the County, which ensures these units remain affordable for many years ahead.

CDC of Tampa is turning to technology to address the need for more affordable housing in Hillsborough County. We held a community event to showcase how a **3D printer** can construct exterior walls both rapidly and cost-effectively. Acquired with a \$500,000 grant from Hillsborough County, this printer will play a pivotal role in our strategy to develop budget-friendly homes in the area. Initially, the 3D printer will be dedicated to fabricating concrete exterior walls, but its applications may later extend to other parts of home construction.

Hillsborough County's funded programs and services aim to create new affordable housing opportunities, provide career training to help residents achieve home ownership, and make infrastructure improvements that benefit local communities. For more details on Hillsborough County Affordable Housing Services, visit HCFL.gov/affordablehousing.

Gardens at Diana Point North



Fox 13



News Report

Armature Place Ribbon Cutting



10 Tampa Bay



News Report

3D Construction Printer Demonstration



10 Tampa Bay



News Report

Thank you to our funders!



Hillsborough County Florida



BANK OF AMERICA



Together We Thrive

In October, more than a thousand individuals impacted by Hurricanes Milton and Helene joined our Together We Thrive gathering. This event offered various forms of assistance, such as:

- Distribution of diapers and baby formula.
- Help with online FEMA applications.
- 750 complimentary meals from food trucks.
- 500 gift cards for necessary items.



Hurricane Relief



Highlight Video

Toni L. Watts Business Center

National Black Business Month, celebrated every August, aims to recognize and support Black-owned businesses and entrepreneurs, highlighting their essential role in the American economy. In 1999, CDC of Tampa established the East Tampa Business Center at 2705 East Dr. Martin Luther King Blvd. to assist six micro-businesses. This center, named the Toni L. Watts Business Center, honors CDC of Tampa's second CEO, who significantly empowered local Black-owned enterprises. As the center marked its 25th anniversary, we joyfully commemorated this important milestone.



Toni Watts



Highlight Video

Rock The Block

We thoroughly enjoyed our inaugural "Rock The Block" community event. The day was filled with music, complimentary food, school supplies giveaways, and a variety of community resource vendors. It was a privilege to connect with our residents. We extend our gratitude to all the companies that contributed to the success of this event.



Thank you to our sponsors!



2024 CDC Financials

■ Contributions \$164,232
■ Federal Grants \$413,449
■ State & Local Grants \$2,848,085
■ Private Foundation Grants \$2,301,392
■ Developer Revenue \$313,452
■ United Way \$194,195
■ Special Events \$173,086
■ Program Service Fees \$186,336
■ Rental \$1,663,150
■ Interest & Other \$302,849

Total Revenue \$8,560,225

■ Youth Family Center \$983,510
■ Workforce \$1,224,027
■ Real Estate \$3,883,752
Total Program Svcs \$6,091,289

■ Mgmt & General \$1,235,728
■ Fundraising \$182,933
Total Support Svcs \$1,418,661

Total Expenses \$7,509,949

Change in Net Assets \$1,050,276

Net Assets at Beginning of Year \$8,285,439

Net Assets at End of Year \$9,335,715

2024 Donors

AdventHealth	Hillsborough County Property Appraiser	Straz Center
Amscot	Hillsborough County Pub Defenders	Sunburst Yacht Charters
AT&T	Office	Suncoast Credit Union
Bank of America	Hillsborough County Sheriff Charities	Sun State International Trucks, LLC
Bank United	Holland & Knight	Tampa Bay Black Business Investment Corp.
Bayfirst Financial	J. P. Morgan Chase	Tampa Bay Rays/Rowdies
Bible-Based Fellowship Church	Jameis Winston Dream Forever Foundation	Tampa Estate Planners
CareerSource Hillsborough Pinellas	James L Ferman	Tampa General Hospital
Castor Bell Lewis Family Foundation	JMJ Site Development	Tampa Housing Authority
Celestar Corp	Kay Andrews Educational Foundation	Tampa Port Authority
Charter Communications	Konan's BBQ	Tampa Steel Erecting Co
Chase Bank	Mackenzie Scott (Yield Giving)	TECO
Children's Board of Hillsborough Co	Moffitt Cancer Center	The Bank of Tampa
Chloey Coney	MWPC	The First Bank
City of Plant City	Neighborhood Lending Partners	The Gentlemen's Course, Inc
City of Tampa	Neighborworks America	One Community
City of Tampa Police Dept	NFL Foundation	Third Federal Savings
City of Temple Terrace	North Tampa Housing Development	Truist Bank
Darryl Rouson	PMG	Tucker/Hall, Inc.
Department of Labor	PNC Bank	Ultimate Medical Academy
Derrick Brooks Charities	Premier Eye Care	United Way Suncoast
DuCon Construction	Publix	University Area CDC
Envision	Ray Williams Funeral Home	University of South Florida
EPA	Raymond James Financial	Valley National Bank
EXP Realty	Rays Baseball Foundation Inc	Vistra Communications
Fifth Third Bank	Red Cross	VoltAir
First Horizon Bank	Richman Group	Wells Fargo Bank
Florida Blue	Rise Tampa, Our Police Foundation	Wilson Funeral Home
Florida Community Loan Fund	Rivero, Gordimer & Company, P.A.	WODA
Fuxan Engineering	Sanwa Growers	Women's Council of NAREB
Hancock Whitney Bank	School District of Hillsborough County	
HART	Serenity Village	
Hillsborough Community College	SibleyPLC - Sibley PL	
Hillsborough County	Skate Park	

2024 Board

Linda Porter

Chair
VoltAir

Tony T. Brown

Vice Chair
Tampa Bay Economic
Development Council

John Unger

Finance Chair
The Bank of Tampa

David Ogburn

Secretary
Valley Bank

Alan Borden

Debt Relief Legal Group

Keto Nord Hodges

Hillsborough County
Public Schools

David Iloanya

Tampa Housing Authority

Suleman Makhani

Retired

Jerel McCants

Jerel McCants
Architecture, Inc

Denese Meteye-James

Retired

Maya Mitchell

Fifth Third Bank



Contact Us Now

Scan the QR code to learn more
about CDC of Tampa and all the
programs we offer to the community



Tel: 813.231.4362
Fax: 813.231.4680



1907 E. Hillsborough Ave.
Tampa, FL 33610



CDCofTampa.org
ExecAdmin@CDCofTampa.org