



HUD'S CHOICE NEIGHBORHOODS INITIATIVE CENTRAL PARK/YBOR PUBLIC MEETING UPDATE



Presentation for:
HUD's Visit to Tampa
February 25, 2013
Day 1
David Iloanya,
Director of Real Estate Development
Leroy Moore, Sr. VP/COO

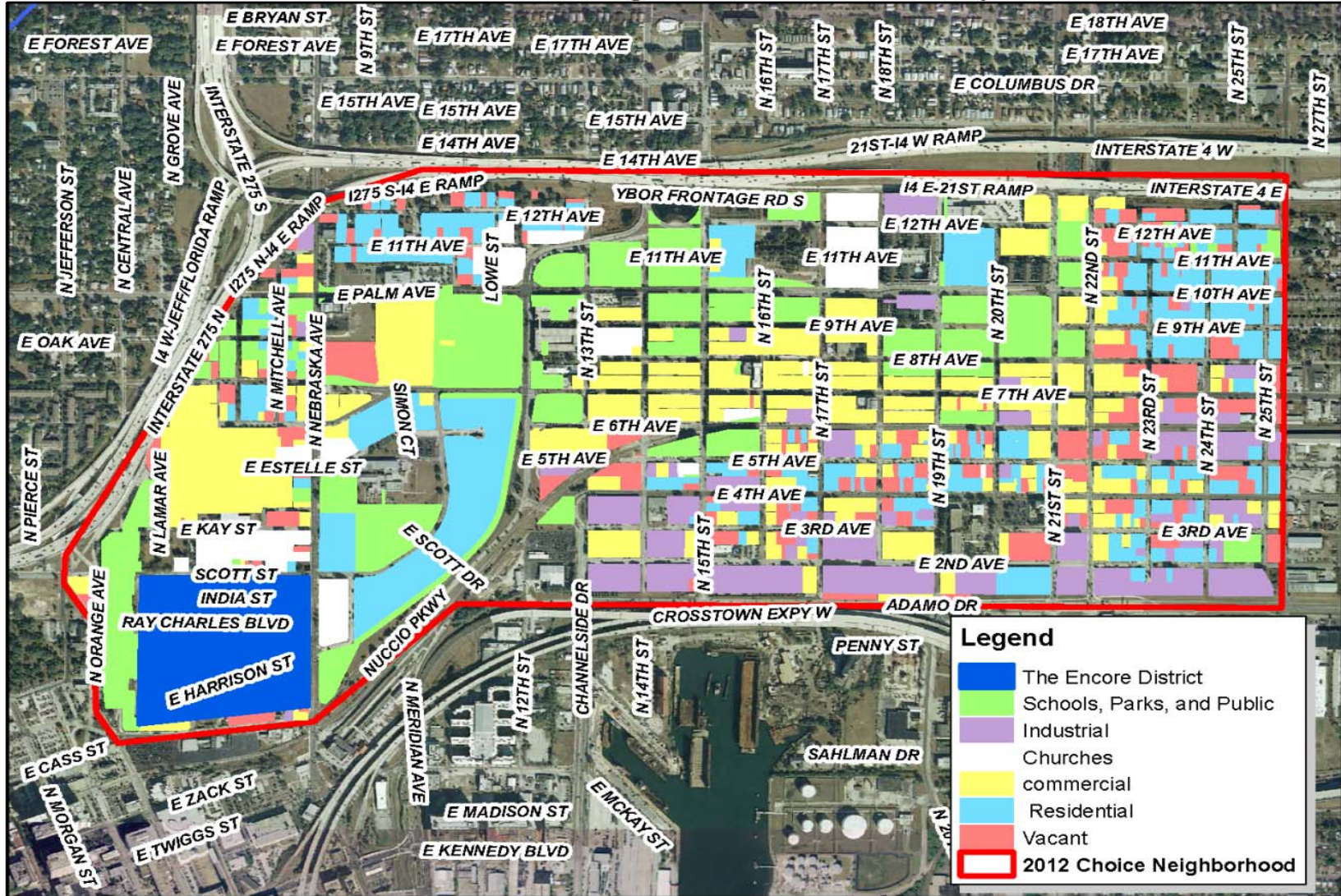
HUD Choice Neighborhood Public Meeting Update Agenda

- Welcome and Introductions
- Choice Neighborhoods Boundary
- HUD Choice Neighborhood Initiative
- Partnership Involvements
- Choice Neighborhood Bus Route Access
- Central Park Redevelopment Update
- Questions and Answers Session

Choice Neighborhoods Boundary

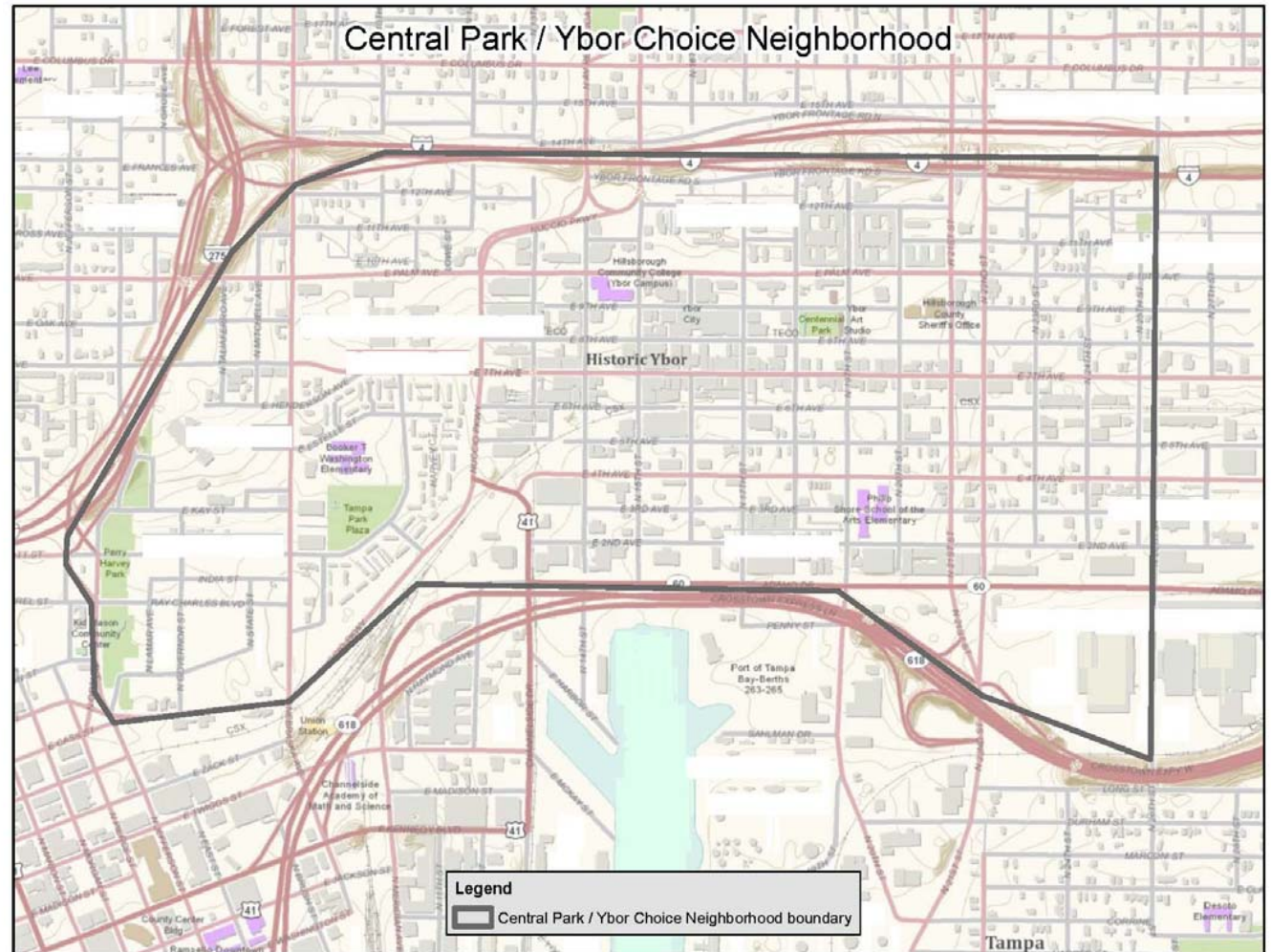
- The Central Park/Ybor neighborhood was selected for the Choice Neighborhoods Grant because of its tremendous locational attributes and substantial investment in infrastructure that is already underway.
- Despite the neighborhood's strong location and positioning, low income residents of the neighborhood and former residents of the Central Park public housing development continue to face substantial hurdles to participating in the opportunities increasingly available in their the community.
- The Central Park/Ybor neighborhood was previously two neighborhoods with very different characteristics, but today more than 40 years after I-4 cut through the heart of both neighborhoods, the communities are more similar than different as it relates to the challenges they face.

Choice Neighborhoods Parcel Map

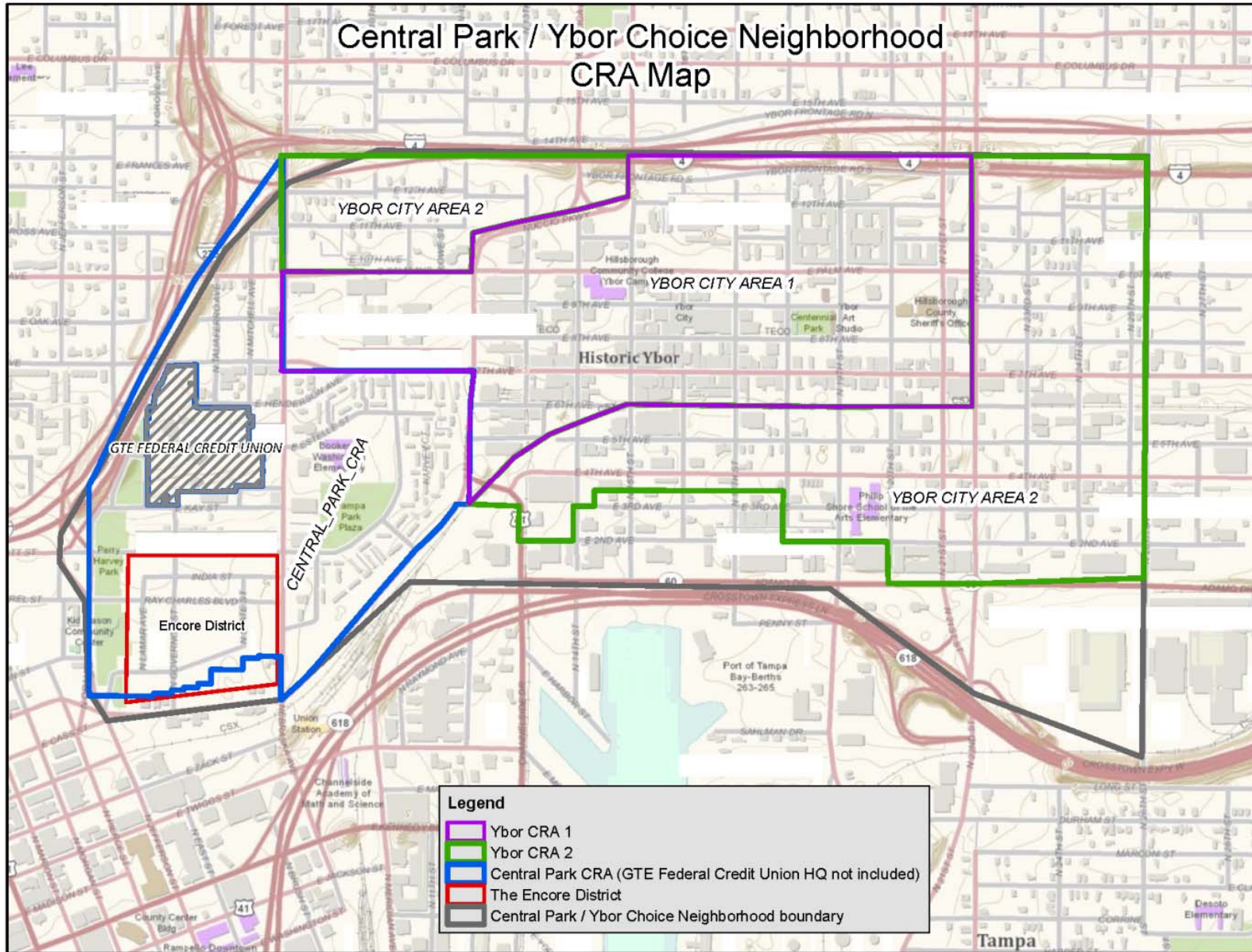


Choice Neighborhoods Boundary Cont'd

The neighborhood boundaries are consistent with the psychosocial notion of neighborhoods and distances from east-to-west and north-to-south and allow for a walkable community with commercial, employment, institutional, and housing activity nodes throughout



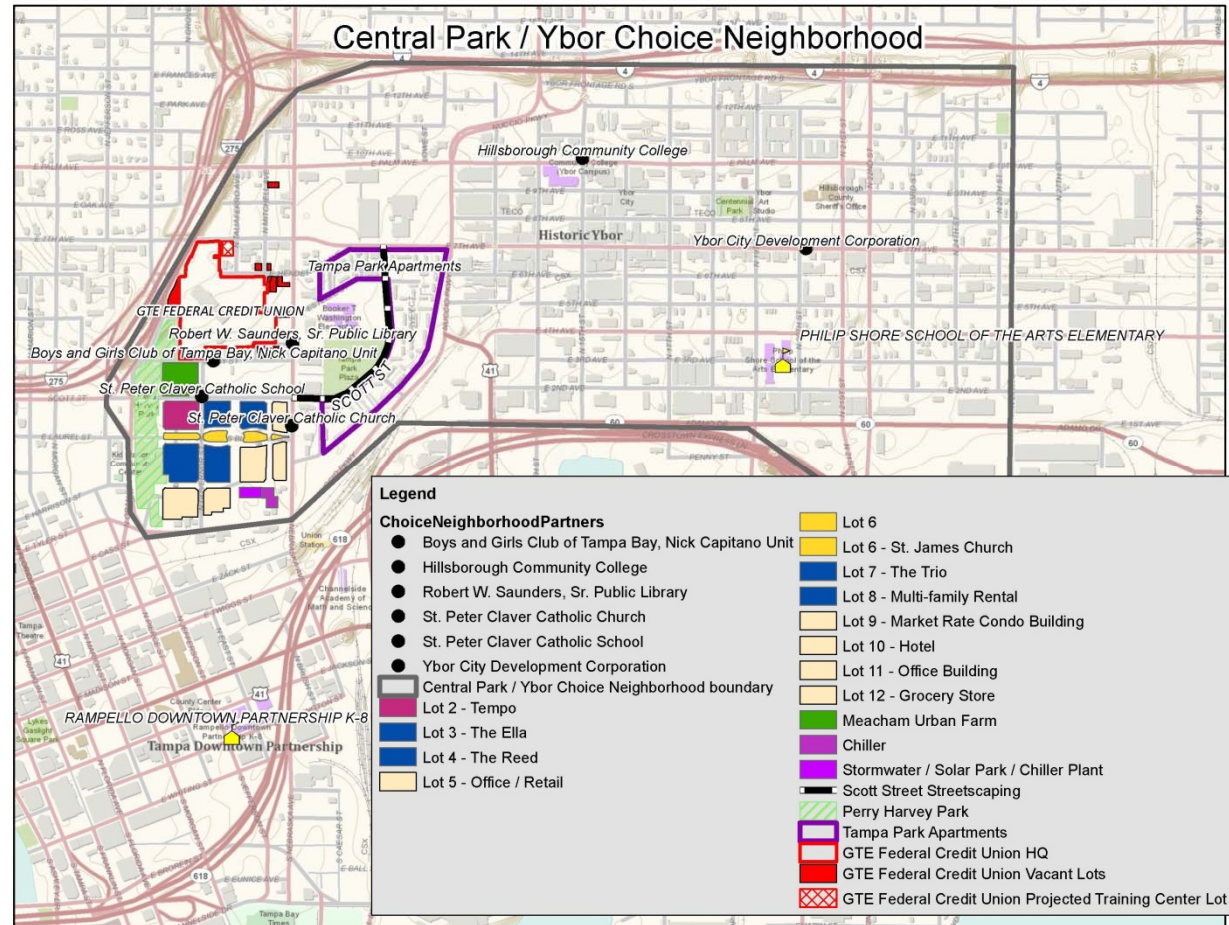
Central Park / Ybor Choice Neighborhood CRA Map



Central Park/Ybor Choice Neighborhoods Partners within the Coverage Area



Tampa Park Apartments, Inc.
1417 Tampa Park Plaza, Tampa, FL 33605



HUD Choice Neighborhood Initiative

- Tampa Housing Authority receive FY 2012 CNI Award of \$30,000,000 on December 13, 2012.
- HUD's CNI Team made symbolic check presentation to Tampa Housing Authority – February 25, 2013
- Choice Neighborhoods Partnership Agreements
 - Partnership agreement with the City of Tampa, Hillsborough County Public Schools, and CPDG2 to implement the grant over a *5 year period*

HUD Choice Neighborhood Initiative

Use of Grant Funds

Focused on three (3) Primary areas:

Housing: Development of public and assisted housing

It focuses on the development of an 8 story 203 unit, TEMPO family housing, rental apartment building at Lot 2 including structured parking garage

People: Supportive services (health, safety, employment, mobility and education)

Neighborhoods: Transform neighborhoods of poverty into viable, mixed-income neighborhoods with access to well functioning services, high quality public schools and educational programs, high quality early learning programs, and services, public assets, public transportation, and improved access to jobs.

Tampa Housing Authority is the *Grantee and Lead Entity*

HUD Choice Neighborhood Initiative Cont'd

- **The Housing** component will be implemented by Tampa Housing Authority in conjunction with CPDG2, LLC, developer for Tempo at Encore
- **The People** component will be implemented by the Tampa Housing Authority and other key corporate and institutional partners
- **The Neighborhood** component will be implemented by the City of Tampa
- **The Educational** component will be implemented by the Hillsborough County Public Schools and other key corporate and institutional partners

Tampa Housing Authority in conjunction with CPDG2, LLC

Housing Implementation

Responsible for day-to-day development and asset management to transform housing that incorporates energy efficient design and critical community improvements to include:

- Development of 203 units (Tempo at Encore)
- Renewable energy project (solar array) for Ella, Trio, Reed and Technology Park

Tampa Housing Authority

People Implementation

Responsible for supportive services to residents, job creation and job training to include:

- Management of 5 years of supportive services to families which includes former residents of Central Park Village (483 families) and current residents of Tampa Park Apartments (400 families)
- Establish an endowment trust for services in perpetuity
- Historic Preservation of roughly 100 year old St. James Church building for community services – African American History Museum
- Provision of student tuition assistance for private education – St. Peter Claver School
- Establish carpools and provide direct transportation to parents in assisted housing in the neighborhood for key school events and meetings

Key Institutional and Corporate Entities

People Implementation – Cont'd

- In partnership with *GTE Financial*, the THA will develop a state-of-the-art job training facility for neighborhood residents to be located adjacent to the Encore property.
- The job training facility will be staffed by *Hillsborough Community College* instructors with curriculum and training developed in partnership with a series of major employers – *examples* GTE Financial and Home Depot
- In partnership with *Tampa Park Apartments*, we will renovate a 3,500 square foot learning and computer lab for school age children to provide homework assistance.

Key Institutional and Corporate Entities

People Implementation – Cont'd

- *Tampa Family Health Centers* – will develop a 2,500 square foot state-of-the-art outpatient wellness center
- *More Health* – will provide youth health training within a health center community room to
 - be located within the wellness center
- *We Care* – provider of neighborhood, development and home based physical and mental health services to residents 65 years or older and the disabled
- *REACHUP* – provider of behavioral, emotional or mental health services for children
- *Success4Kids* – provider of family and child assessments by certified clinicians and family counselors and provide direct clinical services to troubled children
- *Crisis Center of Tampa* – provider of suicide prevention outreach and services to teens, working adults, and the elderly
- *Tampa Workforce Alliance* - to provide adequate funding for basic skills and GED and specific workforce readiness training for residents of assisted housing in the neighborhood and neighborhood residents at large
- *STC Partners* – to provide computer equipment and training for children and adult residents of Encore and staff the learning center with computer and technical staff and Smart Homes

City of Tampa

Neighborhood Implementation

Critical community improvements, recreation and transitional security activities that include:

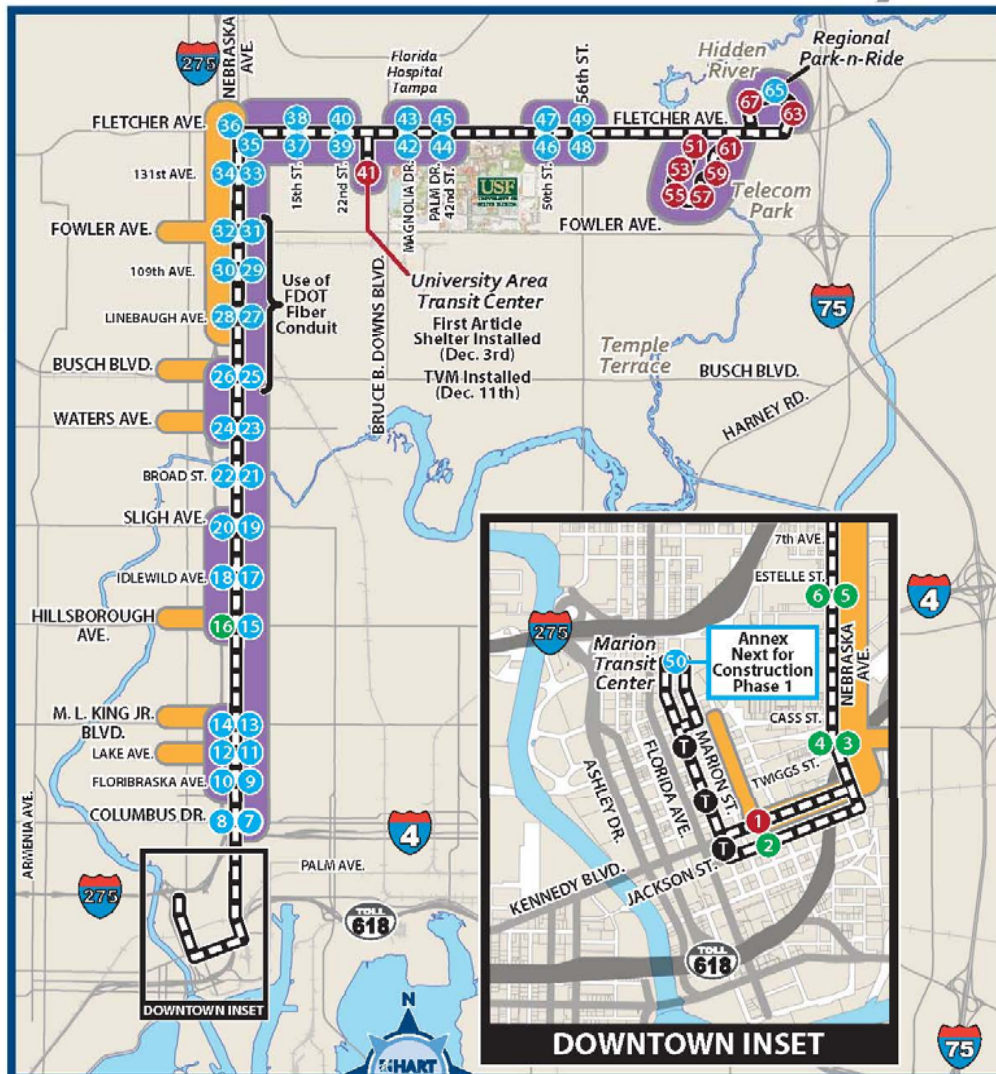
- Re-investment opportunities in the transformational area through TIF
- Re-development of Perry Harvey Sr. Park
 - New Skate Park
 - New Playgrounds and Picnic Areas
 - Multi-purpose field
 - History Walks
- Streetscaping along Scott Street connecting Encore to Ybor business district
- Implement strategies to create a safer, more pedestrian friendly neighborhood - CPTED

Hillsborough County Public Schools

Education Implementation

- Early Childhood Education by establishing a 2,000 sq. ft. Early Head-Start Center within the Encore from infancy through 4 years old
- Creation of an on-site afterschool education and tutorial program
- Enrollment preference for CP/Ybor area residents for 2 local 'A' Rated Schools (Rampello and Shore)
- Link the new Saunders Library to the existing Booker T. Washington Elementary School for student information and resources via technology and print
- Focused teacher training and support via a Gates Foundation Grant awarded to the HCPS in 2009 that will benefit the residents of Encore and the Central Park/Ybor neighborhood
- 2.5 acre managed Urban Farm on future Meacham Middle School property in partnership with University of South Florida (USF)

NORTH/SOUTH CORRIDOR STATION LOCATION MAP



LEGEND

- Property Required (All Aquired)
- ROW Ready for Construction
- Under Construction
- Shelter Installed
- Current Fiber Optic Installation
- Next in line for Fiber Optic Installation
- Existing Marion Street Transit Parkway Stops
- North/South Corridor

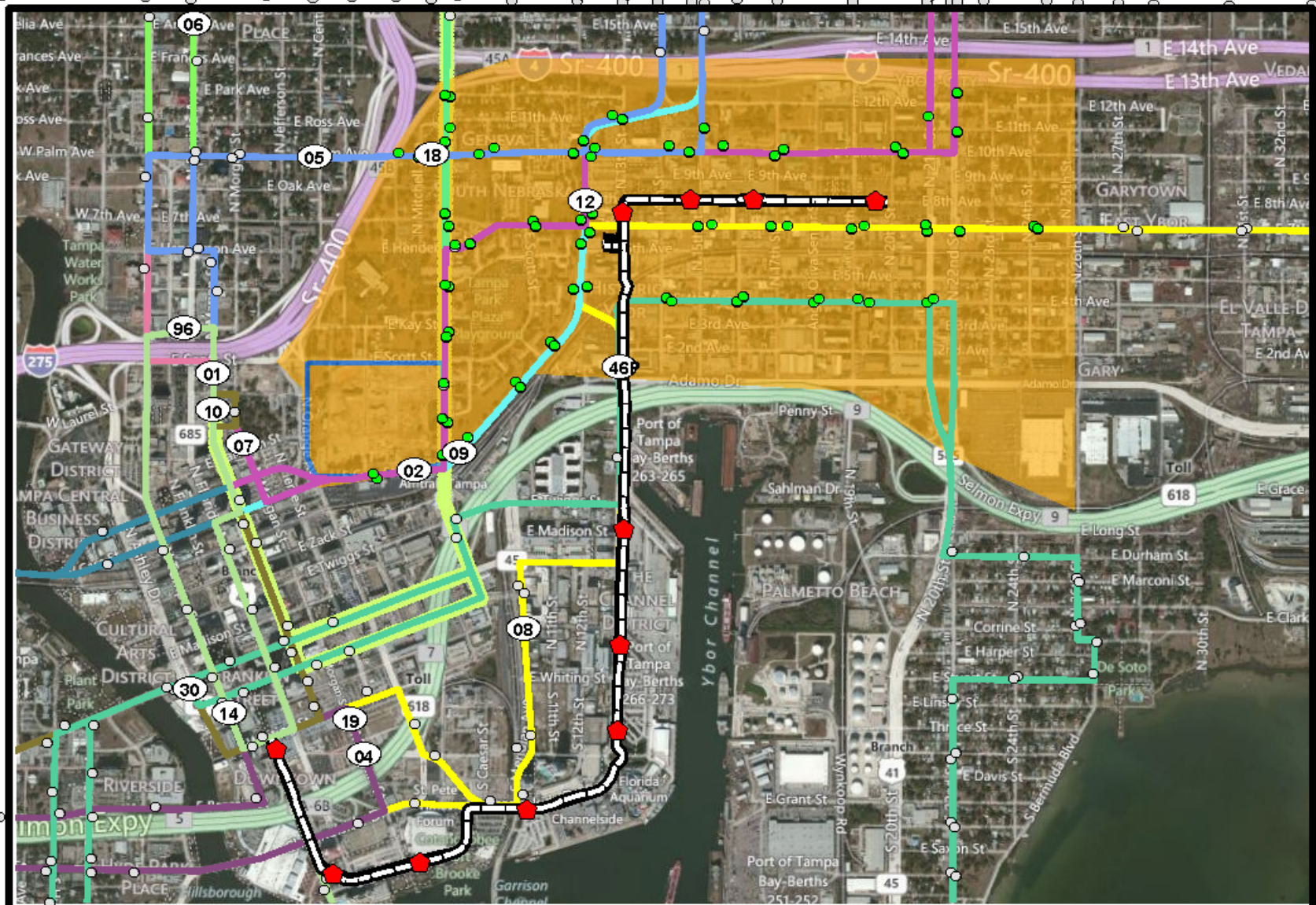
Last Updated: February 14, 2013

Future Bus Rapid Transit Stops

Service for the North-South Metro Rapid Transit bus line will begin in 2013

www.goHART.org

DATE: JANUARY 2012
NOT TO SCALE



Central Park Redevelopment Update

Encore





ENCORE

Master Plan



Infrastructure Update - Encore

- NSP 2 Grant \$28M
- Design Standards for LEED ND Gold
- Infrastructure is 100% complete
 - ✓ Town Square
 - ✓ Roadways
 - ✓ Pavers
 - ✓ Curbs
 - ✓ Lighting
 - ✓ Landscape



Infrastructure Update - Encore

At Lot 10

Chiller Plant

- Chiller Plant being completed in phases for conditioned air for Encore
 - 40 – 50% energy efficient
 - 40 year life cycle

Technology Park

- Garden Park with 2,000 sq. ft. coverage area for education and awareness of solar technology
- Solar panels are used for electrical energy to offset electric cost for development street lighting
- 1,600 sq. ft. of solar panels over 1,800 storm water vault used to harvest rain water for network piping irrigation
- The vault has 35 cu. ft. water capacity



ST. JAMES CHURCH

At Lot 6

- Constructed in 1921
- Eligible for National Historic Registry.
- In process for soliciting A & E Firm Historic Preservation to renovate the building
- Upon completion will be for community services – African American History Museum



ELLA

At Lot 3

- Construction completed in 2012
- 160 Units
- Elderly Residential Units for 65 and up
- Currently in lease-up phase



Swimming pool, exercise room, library, business center, theater room and retail space

TEMPO

At Lot 2

- Family development
- 7 Story Structure
- 203 Units
- Design development team selection underway
- Construction start by end of year 2013



TRIO

At Lot 7

- First family development
- Currently under construction
- Tripartite building formation on 2.62 acres
- 141 units
- Construction completed by January 2013
- Designed for at least LEED NC Silver



7,800 sq. ft. amenity space with 5,000 sq. ft. of retail space on ground floor

REED

At Lot 4

- Second Senior Bldg.
- 158 Units
- 7 story structure
- Closing scheduled for March 2013
- Vertical construction scheduled for April 2013
- Established completion date is July 2013
- Designed for at least LEED NC Silver



Swimming pool, exercise room, theater room and amenity space

Thank You For Attending
Feedback/Questions