



Community Redevelopment Department
Cedric McCray, CRA Director
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DATE: November 13, 2025
TO: Honorable Luis Viera, CRA Board Chair
THROUGH: Cedric McCray, CRA Director *Cedric McCray*
FROM: Belix Parks, CRA Community Development Coordinator
SUBJECT: Clonts Properties, East Tampa Affordable Housing Project

Background:

On April 24, 2024, the Clonts Properties Inc. applied for a developer subsidy in the amount of \$2.5 million for their upcoming East Tampa attainable housing development project located at 3812 – 3816 Temple Street, Tampa, FL 33619, within the Grant Park neighborhood of the East Tampa Community Redevelopment Area (CRA). This area is a key focus in the ongoing revitalization efforts of East Tampa.

The proposed rental development project consists of 12 units designated as 100% affordable housing. All units will be available to households earning up to 80% of the Area Median Income (AMI). The developer, a longtime property owner with over 30 years of presence in the Grant Park neighborhood, anticipates beginning construction in early Spring 2026 and completing the project within 18 months. The building will be managed by the developer. On September 2nd, the East Tampa CAC recommended full funding of the \$2.5 million request.

Project Details:

- **Project Name:** East Tampa Affordable Living Apartments
- **Developer:** Clonts Properties, Inc.
- **Project Location:** 3812 – 3816 Temple Street, Tampa, FL 33619
- **Proposed Units:** 12 units
- **Unit Type:** Two-bedroom, one-bathroom
- **Unit Size:** Approximately 800 square feet each
- **Site Features:** On-site parking, green space, and communal areas
- **Total Project Cost:** \$ 3,500,000

Background:

Following a thorough review of the project scope, alignment with CRA housing objectives, and budget availability, CRA staff recommend providing **\$1,750,000** which equals \$145,833 dollars per unit in construction funding assistance to support the development of this project. The recommendation reflects staff's commitment to leveraging CRA resources to support high-quality, affordable housing while ensuring fiscal responsibility and equitable fund distribution.

This subsidy aligns with our strategic objectives to enhance attainable housing options in the East Tampa Community Redevelopment Area (CRA) and supports the revitalization efforts within the Grant Park neighborhood. By providing this financial assistance, we will facilitate the successful development of a project that is crucial for the community, offering 100% affordable housing and contributing to the activation of that area.

Fiscal Impact:

The total development cost for this project is \$3,500,000. Tampa CRA's recommended investment of \$1,750,000 represents 50% of the total project cost. Staff recommends that the CRA funding be allocated to Clonts Properties over a three-year period, distributed as follows:

- **FY 2026:** \$583,333
- **FY 2027:** \$583,333
- **FY 2028:** \$583,333

East Tampa Planned Projects and Forecasted CRA Investment:

Pipeline Projects	Total Planned/Committed	Years
Urban ReWorx- Nebraska Ave. (20 Units)	\$ 3,500,000	FY26, FY27, FY28
Clonts Properties- Grant Park (12 Units)	\$ 1,750,000	FY26, FY27, FY28
Ashley Integral- Columbus Ave. (118 Units)	\$ 9,700,000	FY26, FY27, FY28
Heritage Heights- E 29 th Ave. (79 Units)	\$ 5,000,000	FY26, FY27, FY28

These funds will be disbursed from the **East Tampa CRA's Unit Creation and Conversion Program**, which is specifically designated to support the development of new affordable housing units within the East Tampa CRA boundaries. **All FY26 Unit Creation and Conversion Program funds are committed.**

Attachments: PowerPoint Presentation

cc: Shirley Foxx-Knowles, City Clerk
Cliff Shepard, CRA Board Attorney
Abbye Feeley, Administrator for Development and Economic Opportunity
Geri Lopez, Deputy Administrator for Development and Economic Opportunity

