



University Area Community Development Corporation

2010 Annual Report

Changing lives
and impacting
communities
across Florida.



Changing lives and impacting communities across Florida



UACDC message from the Chairman

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What may seem like simply a collection of buildings, programs and services is actually so much more. The University Area Community Development Corporation (UACDC) represents not only hope, but also the resources to make a brighter future for many children and families at an economic and social disadvantage. Here, we dream of changed lives, and we work to make our dreams a reality.

Imagine what a difference it makes:

- When a child, whose parents have moved into affordable housing, can stay at the same school for many years, developing relationships and focusing on learning instead of worrying about when he will have to move to a new school.
- When a mother, who doesn't read or speak English, takes classes to learn the language of her community, providing her with essential communication skills that will help her get and keep a good job.
- When a teenage boy applies for college, filling his resume with leadership experience and skills he's gained, instead of dropping out of high school.
- When a small business owner extends hours and hires more employees because anti-crime programs are helping to make the neighborhood safer.

Applied ideas that reduce juvenile recidivism over 89%

We see these differences every day. Instructors and staff pour their hearts into programs that put families on a new path. Where they once faced only despair, now they experience both optimism and practical tools for improving the quality of their lives.

As these individuals experience positive changes, they begin to be productive, contributing members of their community. They help those around them to change, too, bringing transformation to their neighborhoods, one person at a time.

Dear Friends,

Realizing our goal of community revitalization and sustainability can be seen in remarkable ways this year. The UACDC continues to shine as a beacon of hope for people in need of opportunities and resources. Lives have been changed; causing a rippling effect that transforms neighborhoods and reaches beyond the local community. It wouldn't be possible without the efforts of "believers" – our supporters, volunteers and staff.

Our signature programs are working. Prodigy Cultural Arts Program, a unique visual and performing arts program, helps at-risk youth improve their behavior, communication and problem solving skills, while keeping thousands of kids in seven counties engaged in positive "self development" activities during their free time. The Coordinated Community Anti-Crime Initiative has expanded greatly as the UACDC teaches leaders throughout Florida how to create safe and sustainable communities. We are focused on helping families move into affordable homes where they can live for years to come, and we are providing programs for teens and adults to develop skills to obtain and keep jobs.

The UACDC's good work is helping families thrive and maintain a stable home. Mom and Dad can go to work each day, knowing their kids are growing in constructive after-school programs. Those effective anti-crime efforts are making neighborhoods safer. When families are stable and people are working, our economy grows and we save significant dollars by reducing the need for aid given to individuals.

Through programming such as Junior Achievement, Prodigy, Teen Council, EMS training and GED preparation, we are helping today's youth become tomorrow's leaders. Your continued support will help the UACDC advance its good work in developing productive members of our community, stabilizing families and reducing costs to society.

As we persist in our work together, we will see our dreams for a safe, sustainable and prosperous community become a reality. It wouldn't be possible without the efforts of you, our believers, supporters, volunteers and staff. We thank you for your tremendous dedication to these important efforts that not only impacts the lives of those around us, but communities throughout Florida.

With gratitude,

Senator Victor D. Crist
Volunteer Chairman of the Board

Message from the Executive Director

With civic leadership, innovative thinking and a strong belief in our mission, the UACDC is leading the way as the University Area Community works to create safe and sustainable neighborhoods where people contribute to the vibrancy of their surroundings. The UACDC is the umbrella under which residents, businesses, public and private organizations and donors work collectively to make our community better.



Together, we build lives as we build facilities. We offer hope as we offer classes. We provide encouragement as we provide social services. We give kids the opportunity to discover their talents as we give parents the opportunity for job advancement.

The UACDC was founded in 1998 by the USF Area Community Civic Association, Inc., a group we still partner with today. In 12 years of working to improve the University Area, we have made incredible strides to a more vibrant, livable community and extended the impact of our efforts well beyond the boundaries of our area.

The most visible change has taken place along our main thoroughfare, 22nd Street, which has undergone a radical transformation to be more attractive and safe. This year, the UACDC added a dozen trees and adopted the street to be maintained with careful landscaping and kept free of trash and debris.

This year alone, the UACDC provided training and career advancement skills to more than 300 individuals working with our partners. With your continued support, our goal is to build upon this success and have an even stronger impact on the people we serve.

Our partnerships are strong and our initiatives are a model for others to follow. But we can't do it without you. We are extremely grateful for the extraordinary support we receive from those who understand how lives are being changed through the work of the UACDC. Thank you.

Sincerely,

Julian Garcia, Jr.
Executive Director

Community investment in



...gives residents a reason

UACDC's affordable housing gives families much-needed stability with lower rent, reduced energy bills, and a wealth of resources within their neighborhood. It also gives families a home they can be proud of, with a price tag they can manage.

"Our goal is to improve the whole neighborhood by rehabilitating properties, offering resident services and making our properties feel like home," says Mike Morina, UACDC's Director of Affordable Housing. "Our success encourages other landlords to emulate our practices, creating a ripple effect that changes the entire community."

Golden Glade is a 24-unit complex that was completely renovated inside and out, using quality materials that reflect UACDC's commitment to long term ownership. Additionally, out of respect to the tenants, no one was displaced during the renovations.

Here, energy efficiency is a priority. Renovations included installing high efficiency heat pumps, new roofs with additional insulation, and new insulated siding. As a result, residents' electric bills have dropped an average of 50 percent. This is a significant savings for low income residents, offering one of many reasons families want to make Golden Glade their long-term home.

Residents' electric bills have dropped an average of 50%.

AFFORDABLE HOMES...



Before and after photos of a refurbished apartment.

to establish roots

Additionally, 18 units are rent-restricted to ensure affordability.

Center Place is a much larger complex, including 72 units. Many improvements have been made to ensure the homes are welcoming and well-maintained.

"Our management philosophy is to give residents something to be proud of," says Morina. "We offer a decent product at a fair price, provide great service and foster a sense of community."

Maintenance issues are addressed immediately, emphasizing the importance of a well-maintained community and leading by example in how to best care for a home. Tenants are encouraged to take advantage of UACDC programs and events, deepening their connection to the neighborhood and with their neighbors.

Both UACDC properties boast occupancy rates above 90 percent, significantly higher than the average for the area. Residents move in and want to stay, a testament to the success of the efforts that it takes to make these homes desirable for local families.

The UACDC sees the value of transforming residential communities in the area, and actively seeks additional properties for purchase. Outdated properties are then rehabbed into freshly renovated homes, and, most importantly, residents put down roots, gain pride in their neighborhood, support local businesses and work to contribute to their community's success.

Residents no longer ask, "Where do you stay?" Instead, they ask, "Where do you live?"

Occupancy rates above 90% - significantly higher than the average for the area.

A Success Story: No Longer Homeless

Paulette Duclos knows how it feels to be homeless. After fleeing an abusive relationship, she lived with her two children in a shelter while trying to find work. When she found a job, she also found herself without a place to call home. It almost crushed her when her seven year old son, Zachariah, asked, "Mom, are we homeless again?"

Then she learned about UACDC's resources for affordable housing. Paulette, her son, and her two-year-old daughter moved into a recently renovated two-bedroom apartment at Center Place, just in time to report to her first day of work.

Paulette says one of the biggest blessings is something most people take for granted: spending quality time together with her children making home made meals. While living at the shelter, meals were provided, but no other food was allowed. "The first thing we did was make banana pancakes," she said. "I hadn't cooked for my kids in more than a year."

Besides the direct benefit of affordable housing, Paulette is thrilled that Zachariah can participate in UACDC after-school programs, including Prodigy. "Now my son is signed up for dance and music classes," she said. "That's something I was never able to have when I was growing up."

Paulette Duclos, beneficiary, Affordable Housing

Encouraging ECONOMIC development

In every community, the health of companies and the job opportunities available to its residents are completely entwined. Robust businesses and secure jobs are essential for any community to thrive.

The UACDC offers a variety of programs that encourage entrepreneurship, build businesses and train people for successful careers. We offer resources for employers and residents to gain the economic advancement they desire.

Supporting Businesses

Bringing economic investment to the University Area through the private sector is a priority for UACDC. One way we encourage businesses is by spearheading the University Area Business Association (UABA).

436 people attended 28 workshops to learn critical business skills.

The UABA is a dedicated group working together to use their individual and collective experiences

to promote a positive business climate. Its primary goal is to foster healthy business relationships among community stakeholders, facilitating economic growth and prosperity for the community and its members.

Another advantage for local businesses is that the University Area is a designated Enterprise Zone by the State of Florida. This means that businesses benefit when they make financial investments in the neighborhood. When local businesses open, expand or hire new employees, they can receive tax credits or refunds and regulatory relief. This fiscal year, nearly \$13,000 in impact fees were waived for local business owners.

During this fiscal year, a total of 389 new jobs were created and 158 new businesses were added to the University Area. More than 436 people attended 28 workshops to learn critical business skills, and over 70 hours of counseling was provided to small business owners.

Supporting Families

For families to thrive, at a minimum they must have a steady income to pay for basic needs such as a home, food and clothing. But for disadvantaged families, obtaining such an income often means having to overcome significant obstacles.

That's why many of UACDC's resources are concentrated on helping community members obtain the skills they need to gain employment and to find success in the workplace.

Adults who want to further their education and pursue vocations are provided many opportunities through UACDC partnerships with quality educators, including Hillsborough County Public Schools and Leary Technical Center.

50% of students are working in their chosen fields.



Classes are available to prepare those who want to earn their General Equivalence Diploma (GED). The English for Speakers of Other Languages (ESOL) helps non-English speaking residents gain the communication and workplace readiness skills needed to adjust and thrive in American society.

Multiple classrooms dedicated to adult education, computer labs for instruction and community use and a fully-equipped shop for industrial and vocational education are available for people who are looking to better themselves and the community around them.

Vocational training is provided so that participants can be prepared to work in careers such as an office support specialist, emergency dispatcher or emergency medical technician. Classes are also offered in essential workplace skills such as keyboarding, and medical skills such as first aid and CPR, often required for high demand positions in hospitals and other healthcare workplaces.

For youth who want to pursue vocational opportunities, Bowers Whitley Career Center is a public high school dedicated to both learning and doing. Each of the 11 programs is designed to give students the skills, and in some cases, the certification needed to pursue careers right out of high school. They can even use their knowledge to get jobs that will help them pay for college, or as a basis for more advanced training in a related field.

This year at Bowers Whitley Career Center, UACDC improved landscaping and bought furniture for a classroom dedicated to teaching students how corporate boards operate, giving them unique insight into the environment where they will one day be employed.

by supporting our partners, businesses and employees



Other Support for Workforce Readiness

- For kids: UACDC has a partnership with Junior Achievement (JA), a national organization where students as young as elementary school learn about workforce readiness, entrepreneurship and financial literacy, using hands-on programs. JA operates BizTown, an experiential learning place visited by more than 12,000 fifth-grade students each year, allowing them to role play in simulated workplace environments. This year, the UACDC funded a new security fence and landscaping for the JA facilities.
- For employees: A key to prosperity is knowing how to manage money, so the UACDC supports Hillsborough County's Financial Literacy Program. This program teaches the principles of banking and budgeting to people who do not have experience or knowledge in handling personal finances.
- For community members: Since 2004, more than 250 community members have been trained to better their community through the Grassroots Leadership Program, offered by the Jim Walter Partnership Center at the University of South Florida and funded by UACDC. Free to youth and adults who are committed to improving their communities, participants assess personal and community assets, then learn team building, effective communication, project and meeting management, and grant writing, enabling them to complete projects that enhance their community.
- For teachers: Through a pilot program at the University of South Florida, students who are preparing to graduate with a degree in education are given an opportunity to connect with kids in a way that better prepares them to teach in the classroom. Pathways to Literacy allows student teachers to produce and direct eight weeks of lessons for a small group of kids at the Community Center. It gives student teachers an opportunity to explore concepts they've learned in class in a real-world setting, while providing enrichment and academic support to University Area children.

A total of 389 new jobs and 158 new businesses were added to the University Area.

A Success Story: Realizing Your Potential

Known as Daisy to her friends, Truc-dao Lam Le credits her teachers at Bowers Whitley Career Center for providing her with the guidance and resources she needed to not only earn a high school diploma but also encourage her to pursue a college degree.

As a high school student, Daisy knew the traditional school format was not for her. Struggling to make grades and failing her first attempt at taking the GED, she contemplated dropping out. A friend told her about the program at Bowers Whitley Career Center.

Daisy and her parents met with a counselor and she soon enrolled. A failing student in traditional school, Daisy excelled at Bowers Whitley in the computer gaming program where students use gaming software to develop their computer and technology skills. Combined with core classes such as reading, science and math, she was able to pass the GED and earn a high school diploma.

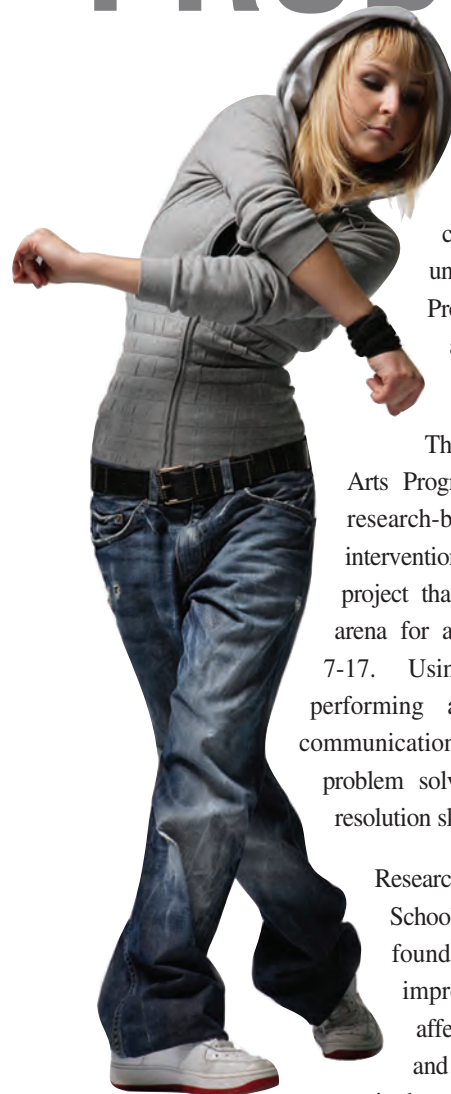
"Bowers was a second chance for me. The program is what got me into college," said Daisy, a full-time, first year college student. "My goal is to open my own business."

Even though in college, Daisy returns to Bowers Whitley Career Center each week – not as a student, but as a volunteer assisting other students to realize their full potential.

Truc-dao Lam Le, graduate, Bowers Whitley Career Center

PRODIGY

Providing life-changing skills with



Imagine offering a teen the opportunity to effectively express his emotions through the power of music, or to teach a young girl the capacity to paint herself out of an undesirable circumstance. The heart of Prodigy is to do this: empower, educate and enable at-risk children, providing a doorway to a better world.

The Prodigy Cultural Arts Program is a unique, research-based diversion, intervention and prevention project that provides a safe arena for at-risk youth ages 7-17. Using visual and performing arts, kids learn communication, exploration, problem solving and conflict resolution skills, through self-expression.

Research from the University of South Florida School of Social Work conducted in 2010, found that Prodigy participants show improvement in behavior control, affective responsiveness, communication, and problem solving after participating in the program.

Key findings include:

- Reduced mental health symptoms (anger, depression/anxiety, suicidal tendencies, and sleep disturbances), which are important to crime reduction.
- Increased academic self-efficacy (belief one can do well in school).
- Strong positive effects for girls, including reduction in depression.
- Equally effective in urban and rural settings.

Prodigy programming cost per youth is \$1629 - among the lowest in the state.

- Improved family functioning
- Decreased delinquent behaviors.
- Reduced high risk behaviors
- Improvement in behavior control, affective responsiveness, communication, and problem solving.

Prodigy served nearly 5,000 youth this year in 31 programming locations that stretch over seven counties. With funding provided by the Florida Department of Juvenile Justice, participants are referred by the juvenile justice system, and therefore participating in a diversion or intervention

A non-recidivism rate that has averaged 89% over a 12 month period.

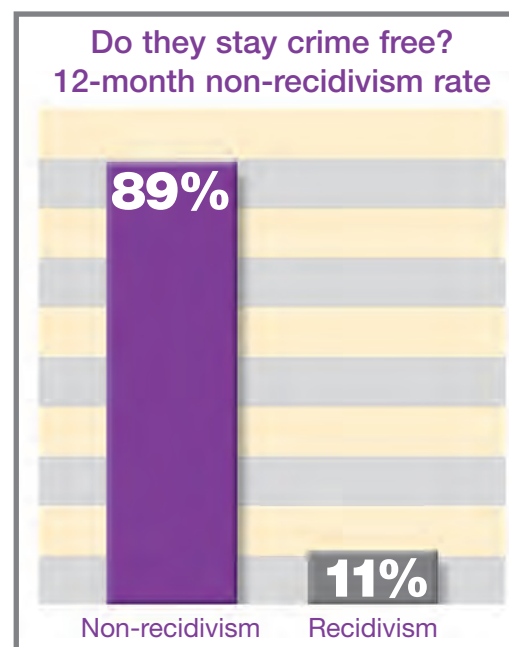
cost-effective programs to youth in seven counties



program, or are at-risk children in need of enrichment opportunities, participating in the prevention program. All Prodigy sites are located in low socio-economic and high crime zip codes

Prodigy is among the best performing diversion programs with an average non-recidivism rate that has averaged 89% over a 12-month period. In addition, current cost analysis shows

Prodigy programming cost per youth of \$1,629 to be among the lowest cost prevention and lowest cost diversion programs, even when all costs are included (research, training, monitoring, and case management).



Not only do Prodigy youth learn new skills and have the opportunity for artistic expression, but they also are participating in activities that have an affirmative impact on their lives.

Prodigy recognizes that the arts positively serve as a progressive vehicle that can be used to engage youth in activities that will increase their self-esteem for today, and provide a brighter tomorrow.

All Prodigy sites are located in low socio-economic and high crime zip codes

A Success Story: A Poetic Future

Rewind six years and I'm a 12 year old just discovering the unique programs at the UACDC that would literally change the course of my life. Today, six enlightened years and many programs later, I'm 18 and planning to attend college as a first generation college student.

Through Prodigy, the UACDC has opened so many doors for me. I learned a lot of skills that will benefit me in life and have been able to accomplish so many goals that perhaps, without these programs, I would not have been able to achieve.

I first joined a poetry class and then continued to get involved in other classes like computer arts and drama. As time went on, I realized my passion for writing and my growth as an artist. It wasn't long after when I was asked to participate in a winter showcase performing one of my poems.

I had several weeks to practice and memorize the poem. Performing in front of a large audience had always been one of my biggest fears. And though I started off the performance shaky, I successfully performed my poem. That performance made a difference in my life. Today, I am no longer afraid of speaking in front of large audiences. I plan to major in political science in college, hoping for a career in politics. Speaking in front of large audiences will BE my career.

Thanks to Prodigy, with the right support and guidance, I'm convinced that other kids will believe anything is possible when they try. I look forward to coming back and helping the UACDC as much as I can. I want to give back to the community because it's truly about paying it forward.

Alexis Santiago, participant, Prodigy Cultural Arts Program

see her poem at: <http://bit.ly/SantiagoPoem>



Diversion. Intervention. Prevention. Serving nearly 5,000 at-risk youth annually at 31 locations in 7 counties, Prodigy Cultural Arts

program teaches critical life skills through visual and performing arts programs.

Inspiring the youngest University Area residents through

A Success Story: The Power of Youth Mentoring Programs

When Antonio Hopkins was a 17 year old high school senior, he could have been spending his time after school drawing graffiti on walls and caught up with the local gangs. Instead, Antonio was drawing up a business plan for a community environment and arts project.

An advisor with the Teen Empowerment Council recognized Antonio's passion to better the community and recommended him for the Grassroots Leadership Program. As he developed his leadership skills, he was soon selected to participate in the Advanced Youth Mentoring Workshop where teens interact with college students, adults and youth-serving organizations focused on helping teens. Roles are reversed where the teens are the instructors and the adults are the students, allowing teens to teach collaborative skills from the youth perspective.

"Before being involved with the Advanced Youth Mentoring Program, I was intimidated speaking to adults and thought they had better things to do," said Antonio. "I've learned that adults really are interested in what you have to say and in learning from you."

Through positive peer influence and leadership training, Antonio and countless other youth look at themselves in a different light. They see opportunities they never knew were before them, shaping the next generation to be more successful and productive than the one before.

Antonio Hopkins, participant,
Teen Empowerment Council and
Advanced Youth Mentoring Program



The University Area Community Center is the hub of the community, with a special emphasis on programs for children that enhance their learning in academic, social and emotional ways. Providing educational opportunities for the children of the University Area opens doors for those kids who are inspired to try their best and achieve their dreams.

To truly revitalize the University Area, we must instill a sense of hope and pride in the children of the neighborhood. They will guide the future of our community, so the UACDC will continue to commit resources to growing and developing the young people of the University Area. Here are some of the programs that are helping to do this:

Muller Elementary School: A Magnet for Creating Educational Excellence

Located adjacent to the Community Center, Muller Elementary School is an award-winning Hillsborough County public magnet school with programs dedicated to environmental studies and visual, performing and communication arts.

Muller Elementary offers programs that connect with children in ways not easily provided in a traditional public school, especially in underprivileged neighborhoods such as the University Area. At Muller, students can participate in special programs such as chorus, musical composition, harp, advanced strings, photography, landscaping, theater production, computers, hip hop dance, jazz dance and more.

To enhance the opportunities available to children at Muller Elementary, the UACDC provides financial support for specific projects that are in need of additional funding to be successful. One project is the school's outdoor garden. As part of the environmental science magnet program, the kids learn about seed germination and plant growth in a hands-on setting. Some lessons focus on the five senses, with one bed growing plants that have a unique smell or feel and students use their sense of sight to measure the plants. Another plant bed is an herb garden, allowing teachers to not only introduce herbs to the children, but develop hands-on lessons to give children experiences they would not otherwise have.

**"Our partnership
with UACDC
goes beyond its
financial support."**

EDUCATIONAL opportunities



Even Start

When parents of young children want to better themselves, they can't do it alone. Even Start is a family literacy program that allows parents with children three years old and younger to take classes at the Community Center to complete their basic education or become proficient in English, while their children are cared for on-site.

While Mom or Dad is learning essential skills, their children in this program are encouraged to learn through play under the guidance of an early childhood educator in the colorful, bright UACDC nursery.

In twice-weekly family sessions, parents read to their children, participate in activities that encourage bonding, and learn about topics that range from nutrition to discipline. These sessions help build parenting skills, encourage families, and provide a brighter future for the entire family.

Empowering Teen Leadership

The UACDC's Teen Empowerment Council is a program designed to empower teens to be leaders in the revitalization of the University Area, while teaching them skills that will stay with them for life. With the help of dedicated adult advisors, teens use positive peer influence to encourage each other and address community needs.

By engaging in peer-to-peer leadership activities, participants learn to set goals, develop their own talents and abilities, overcome frustrations and challenges, and are inspired to realize their own hopes and dreams.

Training for All Ages

There is something for everyone at the UACDC, where children of all ages have specific programming designed to meet their needs and encourage their development. Additional programs for kids include:

- Head Start, a federal program for children ages 3-5, provided at the Community Center
- Academic tutoring for school-aged children available at the Community Center
- Bowers Whitley Career Center, a public high school offering vocational training (see additional info, pages 4-5)

Other projects the UACDC has recently contributed to at Muller Elementary include:

- A matching grant to buy new instruments and other items for the arts
- Incentive programs for academic achievement and for Accelerated Reader participants
- An educational field trip
- Technology investment in Smart Boards
- Costumes for a student production
- Landscaping and security fence repair
- Sheet music

"Our partnership with UACDC goes beyond its financial support," says Wendy Harrison, principal of Muller Elementary. Many students from the school receive further enrichment by participating in Prodigy programs or participating in the HOST after school program held at the Community Center.

The UACDC also provides resources to the parents of students at Muller Elementary. For example, some parents speak only Spanish and participate in ESOL classes. Others take advantage of the computer classes or other training opportunities available.

"It's truly an amazing partnership, with all of us working together for the good of the children and the good of the community," says Harrison. "It really makes a difference."

**Including successful GEDs,
Bowers Whitley Career Center boasts
a 90% graduation rate.**

ANTI-CRIME INITIATIVE

helps spark change around the state



Across the state, nearly 1,000 participants in the UACDC's anti-crime educational programs have received tools and resources

to transform their own communities.

When so many people have worked this hard to transform a community, sharing the strategies supporting the program benefits communities throughout Florida. That's what is being done as part of the Coordinated Community Anti-Crime Initiative (CCACI).

Over the last six years, the UACDC has worked to develop a replicable model for creating safe and sustainable communities. Beginning in our own back yard with rampant crime and poor conditions in a four square mile neighborhood known as the University Area, the UACDC spearheaded the Coordinated Community Anti Crime Initiative (CCACI) to develop a program to change our community and provide a model that could be replicated in other communities around the state.

Recognizing that crime is generally symptomatic of other ills, the anti-crime initiative focuses not so much on actual crime, but on problems that are often precursors to crime, such as unemployment, poor housing conditions, lack of social services in a community, a lack of community cohesion and often, a general sense of hopelessness.

Nearly 1,000 leaders trained in strategies for developing safe and sustainable communities.

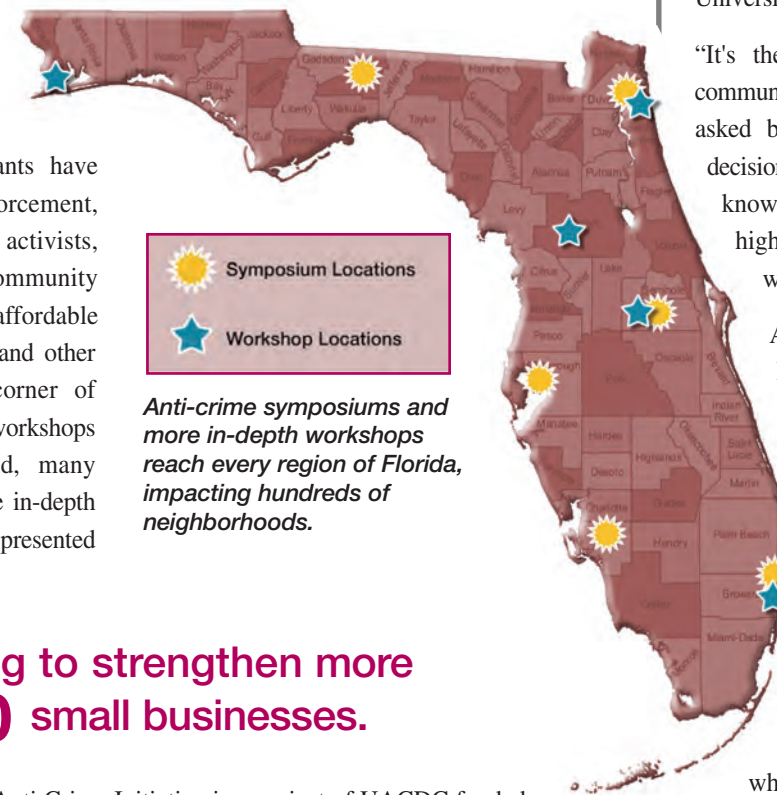
Using structured research and analysis, and putting what was gained from this research into action, the University Area is going through a remarkable transformation. A once grossly blighted community has seen phenomenal change: new businesses, revitalized housing complexes, neighborhood schools, street lamps, sidewalks, and a health and social services center. The face of the infrastructure is changing, which sparks a collective sense of value among neighbors. We now see residents and businesses with social cohesion, willing to intervene on behalf of the common good. This is one of many keys to developing safe and sustainable communities.

As we move forward, our action steps focus on three critical areas:

- Strengthening more than 1,500 small businesses in the area (particularly those that have suffered most due to the economy) by bolstering the University Area Business Association.
- Working closely with local law enforcement in community policing to complement our other preventive efforts.
- Sharing the pilot program with other communities throughout Florida.

A key component of the initiative was to develop a program that could be easily replicated in other Florida communities. So far, the CCACI's strategies for developing safe and sustainable communities have been presented to nearly 1,000 key community stakeholders. Symposia have been conducted

across the state, and several regions have received in-depth training through more detailed and hands-on workshops (see map for locations). Participants have included residents, law enforcement, urban planners, community activists, code enforcement, community development organizations, affordable housing providers, legislators and other policy-makers from every corner of Florida. The symposia and workshops have been so well received, many participants often request more in-depth workshops on additional topics presented at the symposia.



Anti-crime symposia and more in-depth workshops reach every region of Florida, impacting hundreds of neighborhoods.

Programming to strengthen more than 1,500 small businesses.

The Coordinated Community Anti Crime Initiative is a project of UACDC funded by the Office of the Attorney General of the State of Florida and is conducted in partnership with:

- University of South Florida Jim Walter Partnership Center
- Shimberg Center for Housing Studies at the University of Florida
- Institute for Research Evaluation & Policy Analysis
- John Scott Daily Florida Institute of Government
- Policy & Planning Insights

A Success Story: Brewing Up Business

Brewing flavorful loose tea leaves to perfection at the Kaleisia Tea Lounge, Kim Pham and her business partner Lan Ha, understand that success, like a great cup of tea, can take time and patience. Thanks to the support of the community, Kaleisia Tea Lounge has grown into a thriving business. With more than 100 varieties of tea and an expanded menu of beverages and vegetarian food, they have been serving customers in the University Area since 2005.

"It's the local businesses that keep a community going," said Kim, who has been asked by family and friends about her decision to open a business in an area known for its transient nature and high crime. "The community has welcomed us with open arms."

As one of the University Area Business Association's first members, Kim believes joining the association was a positive way for her to get involved in the community and give back to the neighborhood they serve. Her efforts with the UABA help to make the neighborhood more favorable for other business owners, as they work together to foster an environment where businesses thrive.

Kim Pham, owner, Kaleisia Tea Lounge

A prescription for a

We believe a healthy community is a prosperous community, and we strive to improve the well-being of our residents. A critical component in healing a community is healing its members.

An important step in the healing process occurred in 2005 when the University Area Community Health Center opened along the expanding 22nd Street corridor. Operated by the Hillsborough County Health Department, the Health Center serves 6,000 area residents who can't afford quality healthcare. From maternity services and programs on newborn care to child healthcare and immunizations that protect from serious disease, the center offers a wide range of services.

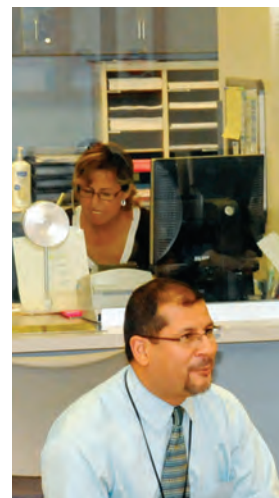
Medical care and preventive services are provided to 6,000 residents annually.

"We're here to provide care to members of the community who without us, would go without medical care," said Health Center Administrator Carlos Mercado. "Our focus is on prevention and education."

Vital Statistic, WIC (Women, Infants & Children) and Healthy Start are co-located within the Health Center. While operated separately, the organizations work in collaboration such as when a young mother receives prenatal care, the Health Center staff will arrange for her to visit the WIC office to qualify for free food and nutrition counseling.

Each Tuesday evening the Health Center transforms into the BRIDGE Healthcare Clinic, a student-run free clinic operated by physicians, students and volunteers from nearby University of South Florida.

Students studying medicine, social work and physical therapy work with doctors and educators who oversee patient care.



HEALTHY community

BRIDGE stands for Building Relationships and Initiatives Dedicated to Gaining Equality. The mission of the clinic is to establish a care facility that accomplishes:

- Service by addressing the multi-disciplinary healthcare needs of uninsured members of the community through professional, compassionate care.
- Education by providing a setting for students to gain real life experience in culturally competent healthcare while educating patients about their disease states, available resources and primary prevention to improve their long-term health.
- Collaboration by forming long-lasting bonds between clinic volunteers and the people of the community by reaching out to patients and local organizations.

To qualify, a patient's income must be below 200% of the poverty level, cannot have medical insurance or Medicaid, and must live within a specific geographical area. The clinic works tirelessly to gain support from volunteers and donors. An average of \$72,000 in monies, pharmaceuticals, eyeglasses, labs, x-rays, equipment and other supplies are donated each year.

One of the true benefits of the UACDC is its ability to coordinate services for a holistic approach to an individual or family in need. Through healthcare services such as the University Area Community Health Center and the BRIDGE Healthcare Clinic, the community and the people are on the road to recovery.

376 licensed healthcare volunteers provide \$94,000 of free services a year at the BRIDGE Healthcare Clinic.

A Success Story: Healing Help

After a friend recommended the BRIDGE Healthcare Clinic to Juana, the 46-year-old mother of seven became a patient at the free medical clinic that supports the University Area Community. When discussing her health concerns during an exam, the doctor recommended a mammogram, and the clinic arranged a free screening. The results were life-changing – she had breast cancer.

Unable to speak English and not familiar with the resources available, Juana had a difficult time securing the necessary surgery and treatment. She relied on the staff and physicians at the BRIDGE Healthcare Clinic who referred her to a local healthcare center that would perform the surgery and 35 radiation treatments at no charge.

"I am very grateful and thankful to the clinic. I was able to detect my cancer early and they made it possible to get my treatment," said Juana. Still undergoing radiation, Juana is optimistic about her future.

Bringing together the people and resources needed to make a positive impact on a community is practiced daily at the BRIDGE Healthcare Clinic, a student-run free clinic where physicians and medical students change the lives of those they serve.

Juana, patient, BRIDGE Healthcare Clinic (As interpreted by Yalile Perez, clinic manager)

Independent auditor's letter and



Board of Directors
UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION, INC.

INDEPENDENT AUDITOR'S REPORT

I have audited the accompanying statement of financial position of UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION, INC. (a nonprofit organization) as of September 30, 2010, and the related statement of activities and changes in net assets, statement of functional expenses and statement of cash flows for the year then ended. These financial statements are the responsibility of the Organization's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with general accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION, INC. as of September 30, 2010, and the changes in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, I have also issued my report dated December 17, 2010 on my consideration of UNIVERSITY AREA COMMUNITY DEVELOPMENT CORPORATION, INC.'s internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts, grants agreements, and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.

My audit was performed for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying schedule of expenditures of federal, state and local awards is presented for purposes of additional analysis as required by Chapter 10.650, *Rules of The Auditor General*, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Leonard D. Marsocci, CPA, PA
Tampa, Florida

December 17, 2010

Member

Florida Institute of Certified Public Accountants
New York State Society of Certified Public Accountants
American Institute of Certified Public Accountants

FINANCIAL STATEMENTS

Statement of Financial Position

September 30, 2010

ASSETS

CURRENT ASSETS

Cash & Cash Equivalents	\$1,985,694
Grants Receivable	2,062,934
Other Current Assets	22,575

TOTAL CURRENT ASSETS \$4,071,203

Property & Equipment, Net	4,166,370
Other Assets	23,598

TOTAL ASSETS \$8,261,171

LIABILITIES

Current Portion of Long Term Debt	\$ 120,000
Accounts Payable & Accrued Expenses	857,013

TOTAL CURRENT LIABILITIES 977,013

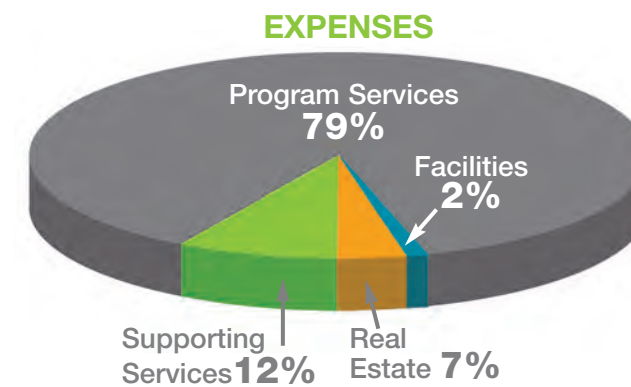
LONG-TERM DEBT \$1,403,080

NET ASSETS

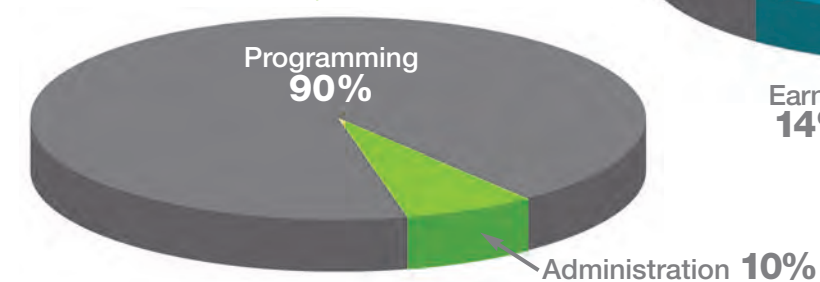
Unrestricted	\$5,881,078
Temporarily Restricted	0

TOTAL NET ASSETS \$5,881,078

TOTAL LIABILITIES & NET ASSETS \$8,261,171



PROGRAM \$ ALLOCATION



Statement of Activities

For the Year Ended September 30, 2010

GRANTS, CONTRIBUTION & EARNED INCOME

GRANTS INCOME

Grants & Contracts	\$8,078,068
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SUB-TOTAL GRANTS INCOME \$8,078,068

CONTRIBUTION INCOME

Contributions	\$601,111
Fundraising	58,106

SUB-TOTAL CONTRIBUTION INCOME 659,217

EARNED INCOME

Fees for Service	\$837,405
Real Estate	504,022
Investment & Other Income	47,159

SUB-TOTAL EARNED INCOME \$1,388,586

TOTAL GRANT, CONTRIBUTION & EARNED INCOME \$10,125,871

EXPENSES

Program Services	\$8,031,190
Supporting Services	1,175,814
Real Estate	741,677
Facilities	268,668

TOTAL EXPENSES \$10,217,349

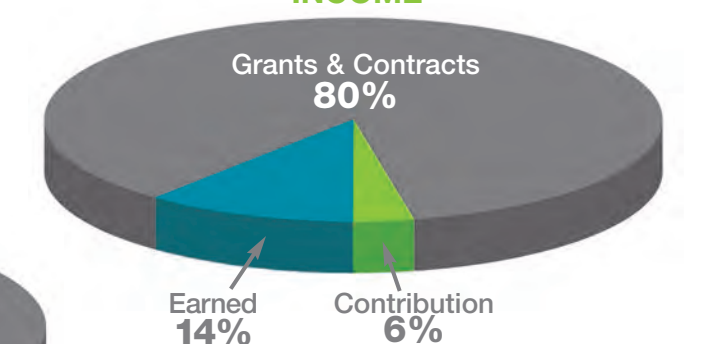
EXCESS OF INCOME OVER EXPENSES (91,477)

CHANGES

Net Assets - Beginning of Year 5,972,555

Net Assets - End of Year \$5,881,078

INCOME



Eventful PROGRAMMING

Program/Service	UACDC Partners	Contact	Phone
Affordable Housing	Hillsborough County Affordable Housing	Mike Morina	813-558-5212 x210
Afterschool Program	Hillsborough County Parks & Recreation	Don Wright	813-903-2200
Anti-Crime Initiative	Office of the Attorney General, University of South Florida, Jim Walter Partnership Center, Shimberg Center for Affordable Housing at the University of Florida, Florida Institute of Government	Sarah Combs	813-558-5212 x301
Back to School Festival	Hillsborough County Health	Martine Dorvil	813-558-5212 x211
Bowers Whitley Career Center	Hillsborough County School District	Yama Gooding	813-558-1750
BRIDGE Healthcare Clinic	USF Medical School	Robyn Shickler	813-526-9684
EMT Training (Emergency Medical Technician)	Hillsborough County School District	Anabel Rodriguez	813-558-5212 x405
Enterprise Zone	Hillsborough County Small Business Development Center	Julian Garcia, Jr.	813-558-5212 x208
ESOL (English for Speakers of Other Languages)	Hillsborough County School District	Dan Hromlick	813-558-5212 x409
Even Start	Hillsborough County School District	Maricela Valenzuela	813-558-5212 x406
Financial Literacy	Hillsborough County	Nancy Lauth	813-975-2153
GED (General Equivalence Diploma)	Hillsborough County School District	Randy Grenon	813-558-5212 x408
Grassroots Leadership	Jim Walter Partnership Center & Kingian Non Violence Training	Peggy Dorvil	813-974-5709
Head Start	Hillsborough County School District	Marvin McPherson	813-558-5212 x407
Junior Achievement	Hillsborough County School District	Sally Eidge	813-631-1410
Men of Tomorrow	Alphas	Keith Harris	813-301-6895
Muller Elementary	Hillsborough County School District	Wendy Harrison	813-558-1355
Pathways to Literacy	University of South Florida	Eugenia Vomvoridi-Ivanovic	813-974-1971
Prodigy Cultural Arts Program	University of South Florida, Department of Juvenile Justice, Bay Area Youth Services	Sarah Combs	813-558-5212 x301
Teen Empowerment Council	Department of Juvenile Justice	Trancell Ward	813-558-5212 x313
Toys for Tots	US Marine Corp	Martine Dorvil	813-558-5212 x211
UABA	Hillsborough County Small Business Development Center	Sarah Combs	813-558-5212 x301



and activities

Our community relies on the UACDC to provide events and activities that are not only fun and entertaining, but offer much needed products and services. Last year, more than 5,000 families benefited from opportunities that would not have been available to the community without the many UACDC volunteers and supporters.

Last year more than 5,000 families benefited.

For the past six years, the UACDC and the Hillsborough County Back to School Coalition have worked to ensure that children receive the necessary immunizations, physicals exams, backpacks and supplies at the annual Back to School Festival. Chaired by the Hillsborough County Health Department, the UACDC is one of seven sites to offer this much needed service which has helped nearly 20,000 children.

The UACDC is one of seven sites which has helped nearly 20,000 children.

Last fall, 800 families received Thanksgiving meal baskets made possible by the assistance and generosity of our donors and partners.

During the holiday season, our Toys for Kids program and the Marine Corps' Toys for Tots, which donates more toys through the UACDC each year than anywhere else in Tampa Bay, make the holidays bright for deserving children with more than 1,800 toys donated last year.

In 2010, the UACDC Girls Club was introduced in partnership with the Tampa Bay Sierra Club's Inner City Outings program. Up to thirty girls ages 7 to 17 participate in monthly outings to build environmental awareness through activities such as canoeing, horseback riding and camping.

Throughout the year, the Community Center serves as a central location for a myriad of other activities from hurricane awareness to small business workshops. The UACDC works with non-profit organizations, county agencies and health, educational and social agencies to utilize the center for valuable events and programs. As one of the largest volunteer sources, the UACDC offers University of South Florida students with opportunities for volunteering in an at-risk community through events such as Stampede Day of Service, Keeping Hillsborough County Beautiful, health fairs and tutoring programs.

More than 1,800 toys donated last year.

Executive Staff

- Julian Garcia Jr., Executive Director & CEO
- Sarah Combs, Director of Programs
- Martine Dorvil, Director of Community Outreach
- Tim Jewesak, Director of Finance & Human Resources
- Jan Luongo, APR, CPRC, Director of Marketing, Public Relations, & Advancement
- Albert Meza, Director of Facilities & Asset Management
- Michael J. Morina, Director of Affordable Housing

2009-2010 Volunteer Board of Directors

- Chairman of the Board, Senator Victor D. Crist
- Vice Chairman, Laurence Hall, President, Robbins Manufacturing Co.
- Treasurer, Tom Locke, General Manager, University Mall
- Secretary, Leigh Ann McIlwain, D.M.D., McIlwain Family Dentistry
- Joseph Caetano, Council Member, City of Tampa
- David Cantillo, Pastor, Iglesia Tampa Para Cristo
- T.J. Couch, Jr., Vice President, University Commercial Center, Ltd.
- Robert Forsythe, Dean, University of South Florida, College of Business
- Anddrikk Frazier, Regional Manager, Tampa Electric Company
- Don Grantham, Pastor, University Baptist Church
- Shawn E. Harrison, State Representative Wetherington, Hamilton, Harrison & Fair, P.A.
- Gene Marshall, Director, North Star Bank
- James Petrone, Resident, University Village
- Betty Reed, State Representative
- Norm Stein, Corporate President & CEO, University Community Hospital
- Curtis L. Stokes, Vice-President, Fifth Third Bank
- Mark Thornton, Director, Hillsborough County Parks, Recreation, & Conservation Department
- Paul Tomasino, Retired Principal, IBI Engineering Group
- Daniel J. Valdez, Chief Officer for Human Resources, School District of Hillsborough County

Thank you to those who make the UACDC possible

The UACDC is able to offer its inspirational and transformative programs because of generous support from those who recognize how we are changing lives for the better. Through a myriad of programming for families and individuals, we provide educational opportunities, job skills training, after-school activities, anti-crime efforts, and other help for people who come to us in need.

Because of the generous support of our donors, we're able to carry out programs that set people on a new path – from one of despair to one that includes the resources they need to provide for a bright future.

We couldn't do it without the many people and organizations who believe in our mission and support it with their contributions.

A complete list of contributors to the UACDC can be found on our website at http://bit.ly/UACDC_DONORS

“Dreams are achieved by those who believe”

-- S.V.C.

14013 North 22nd Street
Tampa, Florida 33613

www.UACDOnline.org
www.ProdigyArts.org
(813) 558-5212

