



Florida Minority Community Reinvestment Coalition

www.assetsandhope.org www.fmcrc.org

October 11, 2016

City of Tampa
Honorable Bob Buckhorn
Mayor
City of Tampa
306 East Jackson Street
Tampa, Florida 33602

RE: Racial Gentrification of Predominant Minority/African American neighborhoods that have been designated historic/special housing areas. Communist like behavior of Historic Department & Commission Leads us to cancel 513 E. Hugh St redevelopment project and all future similar rebuilding projects in historic designated areas.

Honorable Mayor Buckhorn:

A study this week by Bloomberg showed that the city of Tampa was the #6 city in the United States with the highest income/wealth inequality. The city of Miami being #1. Your policies to clean up poorer minority communities are not only contributing to this widening income/wealth gap, but far worse it is leading to racial gentrification.

We at FMCRC/Assets & Hope Housing have significant concerns about your administrations push to increase the number of historic/special designated areas in predominant minority/African American neighborhoods that without doubt is leading to racial gentrification in the City of Tampa. With these historic/special designations it is increasing housing rehabilitation costs by over 100-300%. This not only makes much needed home improvements in minority low moderate income communities not financially feasible for these predominate minority homeowners, it is fueling home values to grow to fast & high that locks out 99% of all minority home buyers. In addition, we found out first-hand how the plan reviewers for these historic/special areas have communist like behavior that has led me to cancel the rebuilding of a vacant distressed home. We are respectfully requesting that the City of Tampa review their policies for historic/special designated neighborhoods that are in predominant minority neighborhoods.

When you were first running for Mayor of Tampa we spoke at our office and you spoke with pride about your Irish ancestry and rightfully so. The Irish culture is remarkable in many ways and I have the utmost of respect for the Irish culture and community. Since I was a child, I was appalled at how the country of England was attempting to control the minds, hearts and bodies of all those in Ireland during the occupation by England. How did your ancestors feel about people from another country telling them how to live, eat, worship and think? Without doubt most of Ireland fought such dictatorial (communist like) actions by England until its independence. I find the actions by the Historic board/commission and their oversight of the historic designated areas no different than that of England.

I have attached a recent email to the historic plan reviewer that specifically outlines our concerns. From requiring us spending over \$3000 for architectural plans just to show the city of Tampa reviewer where the new windows will be placed, requiring the most expensive wood windows, dozens of other requirements to the most offensive of these actions by telling us which front and back doors we must purchase. Last time I checked, the historic board is nowhere to be found when it comes to paying the bills or paying back the debt we take on for all our housing, yet they wish to pick which doors and materials we must use. This at the core is nothing short of racial discrimination because most of these minorities are forced to accept the tastes of the historic board. Here is the very un-diverse historic board for Tampa:



Not much color on this board. I am offended to not see one African American on this board since most of the racial gentrification you are pushing is in predominant African American neighborhoods. Most minorities do not listen to the kinds of music they listen to, eat the kinds of foods they eat, worship as they do, their children do not go to the same schools as their children nor do they have the same heroes. Yet these 6 mostly white male board members are telling us and all the minority home buyers to buy the doors, windows and various materials they like. This is not only communist in nature, but it is just offensive and UN American.

To add insult to injury, our licensed general contractor (I am happy to provide you his contact information) we selected to rebuild this affordable home was extremely frustrated by Ms. Elaine Lund do to her coming back many times with new requirements/hurdles for us. In his last conversation with Ms. Lund he even told her that he hoped that her last surprise requirement would be the last. What Ms. Lund does not understand or care about is that there are workers depending on this work who do not get paid if they do not work and their children suffer. So for to play games with continued additional requirements hurt many children of the workers who would of worked on this home. But in addition to this what I think was purposeful harassment by Ms. Lund (after my email to her, I feel she targeted us as retribution for my email), she attacked the character of our organization when my GC told her FMCRC housing is a respected nonprofit housing developer who never had to go through so many loops as she was giving us. Her reply was to say that we probably built outside the scope of the permits for our homes. I am offended by her attack upon our character and request an apology for this attack.

Mayor Buckhorn, our Assets & Hope affordable home building (www.assetsandhope.org) program focuses on increasing home values in predominate minority communities to increase home equity (#1 driver for wealth) that leads to increased household wealth that addresses the fast rising racial wealth gap in Florida and the United States. But in that our focus is on raising home values, we fully understand that there is a limit to how high these values should go so it does not overprice homes that ultimately leads to racial gentrification, especially in high sought areas (like Seminole Height neighborhoods). Because your historic/special designation of predominate minority neighborhoods is leading to gentrification, I not only cancelled our Hugh project, but I am now in process of developing a website and report that will focus on the racial breakdown of these neighborhoods so we can report to minority home buyers in these areas the degree to which racial gentrification is occurring. We intend to make any racial gentrification very public in hopes that policies will be enacted to reverse such gentrification. Also, it is our hope that there be much more diversity on all historic boards and commissions to include African Americans. Minorities account for over 40% of Tampa's population and that should be reflected in all boards and commissions.

In good conscience, I will not support any efforts towards racial gentrification, be it on purpose or not, so we will no longer be rebuilding any homes in any Tampa historic/special designated districts until this policy is reversed. So I have cancelled the rebuilding of 513 E Hugh St. We thank you for your consideration on this very serious matter. If there are any questions or concerns, please contact myself directly at (813) 598-6361.

Cordially,

"There are those who say thus is the way of the world....I say NO thus we make it"

"It is easy to sing when one sits upon a perch of privilege as compared to those who are drowning in a sea of neglect"

Al Pina

Chair/CEO

FMCRC

Email: pina@fmcrc.org Cell: (813) 598-6361

www.fmcrc.org www.assetsandhope.org www.theracialwealthgap.org www.SanDiegoMCRC.org

Attachments: Copy of Email between FMCRC & Tampa Plan Reviewer Elaine Lund:

From: Al Pina [mailto:pina@fmcrc.org]

Sent: Friday, September 16, 2016 1:28 PM

To: 'Elaine Lund'

Cc: 'rjohnson@fmcrc.org'; 'Dennis Fernandez'; 'Thomas Snelling'

Subject: RE: 513 Hugh St Building Permit

Elaine;

Thank you for the follow up.

Below is the income tract information for this area that is off the government website. This is a low income predominate minority area. Ordinances for housing must be common sense in nature and take into consideration the socio-economic dynamics of the immediate area. You cannot apply the same methodology to building in a poor neighborhood (such as this area) to a high income area such as Davis Island that has many older homes such as this one. The economics of building/rebuilding and selling a home between these 2 areas are night and day. In addition, both of these areas have vastly different comp values that determine the appraisal value of the home that impacts what the home will be financed for by the home lender. The comps for 513 Hugh St are low which impacts how much you can invest into construction.

If the city takes an exact building approach to both then without doubt it will lead to complete gentrification of most minority neighborhoods that are located in a desirable area such as Hugh St (Seminole Heights is now becoming attractive to middle and upper middle income buyers). Homes must be kept to below \$215,000 in this area so most minority buyers in this area are not severely impacted by increases taxes, insurance etc....so that means building costs must be kept in line so selling prices can kept within this methodology. I absolutely without hesitation that homes in any area should all follow a cosmetic flow, especially in area with older homes. This is why we build new ground up homes that look like the older homes it is surrounded by. But in these new homes, we have new colonial style hurricane impact windows that look good and do not take away from the look of the neighborhood. Same with our doors. So with 513 E. Hugh St this is not a registered historic home and if you visit this block this entire block is mismatched with homes that do not have an historic flow or follow the build out requirements in the general ordinance. I suggest you take a ride to this block and view for

yourself. The ordinance states “must match the original **as closely as possible and be characteristic of the particular style of the building**”. This is loosely worded and states should resemble closely as possible. Does not state it should have the same material. The difference between our new upgraded colonial style window and having to have special hurricane impact wooden windows made is over \$15,000. We are a nonprofit affordable home builder that builds without a dime of government funding and I intend to keep it that way which means I have to follow the economics of the neighborhood. If your department is going to place building requirements upon us that significantly increase the cost of construction and eventually will not allow us to price as affordable then I would rather not build at all. I refuse to contribute to the gentrification of any minority community. We will wait until your complete review of the building permit with the requirements and determine at that time if we wish to proceed with the buildout of this property. Thank you again for the follow up. al

Tract Income Level
Low
Underserved or Distressed Tract
No
2016 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income
\$59,200
2016 Estimated Tract Median Family Income
\$18,168
2010 Tract Median Family Income
\$17,596
Tract Median Family Income %
30.69
Tract Population
2914
Tract Minority %
88.78
Tract Minority Population
2587
Owner-Occupied Units
430

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Al Pina
Chair/CEO
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President: San Diego Minority Community Reinvestment Coalition
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FAITH-HONOR-STRENGTH

From: Elaine Lund [<mailto:Elaine.Lund@tampagov.net>]
Sent: Friday, September 16, 2016 12:39 PM
To: Al Pina
Cc: rjohnson@fmcrc.org; Dennis Fernandez; Thomas Snelling
Subject: RE: 513 Hugh St Building Permit

Good afternoon, Al,

513 E Hugh Street, built c.1925, is a contributing building in both the locally and nationally designated Tampa Heights Historic Districts (please see the attached map). All development activity within the boundaries of the local Tampa Heights Historic District is subject to review by the City of Tampa’s Architectural Review Commission (ARC), and all exterior and site work to all the buildings in the District must adhere to the Tampa Heights Design Guidelines and must receive a Certificate of Appropriateness prior to permitting. City Council

adopted the Tampa Heights Design Guidelines under Ord. 2000-235, § 4 (referenced in the City of Tampa Code of Ordinances in Chapter 27, Article V, Division 4).

The section of the Guidelines on the Rehabilitation and Maintenance of Existing Buildings (also attached) discusses appropriate repair and rehabilitation activities as well as appropriate replacement materials. In particular, replacement materials and details must match the original as closely as possible and be characteristic of the particular style of the building. As we know from the many unaltered historic buildings in Tampa, wood double-hung sash windows and wood doors with clear, rectangular panes of glass are typical of 1920s bungalows like 513 E Hugh Street. Please see pages 19-24 of the Guidelines for further information about doors and windows in the District.

For your future reference, you can find more information on the Tampa Heights Historic District and other locally designated historic districts on our website:

Historic District Maps: <http://www.tampagov.net/historic-preservation/info/district-maps>

Historic District Design Guidelines: <http://www.tampagov.net/historic-preservation/info/design-guidelines>

I hope this provides the clarification that you were looking for. If not, please give me a call at 813-274-3313. If I am away from my phone, you may call our main line at 813-274-3100, Option 3.

Elaine

Elaine Lund, AICP
Historic Preservation Specialist
Architectural Review & Historic Preservation
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813-274-3100 ext. 43313
<http://www.tampagov.net/Historic-Preservation/>

From: Al Pina [<mailto:pina@fmcrc.org>]
Sent: Friday, September 16, 2016 11:17 AM
To: Elaine Lund; Thomas Snelling
Cc: rjohnson@fmcrc.org
Subject: 513 Hugh St Building Permit

Elaine;

I am the chair of FMCRC/Assets & Hope (www.assetsandhope.org) that focuses on lifting home values in predominant minority neighborhoods to counter the fast rising racial wealth gap that is having serious social implications.

513 Hugh St is located in an area where we own 5 other lots within 4 blocks and have made this a priority build out area to lift home values by building out affordable new homes. 513 Hugh St is not a registered historic home but in an historic district. I was notified by my construction manager that your department is mandating that we install hurricane impact wooden windows. These types of windows will increase the home values dramatically. But more importantly, we have rebuilt dozen of similar homes and replaced the windows with non-wooden hurricane impact windows. Is there a city ordinance mandating wooden windows in historic areas? It is concerning that we are being asked to install specific type of windows and doors that will significantly increase home construction costs that will not allow this to be an affordable home.

We have rebuilt registered historic homes and understand that such home construction must be replicate what is in the house being rebuilt. But with non-registered historic homes such as 513 Hugh St should be rebuilt in a

high quality but cost effective way. Can you please educate me on why you are mandating specific windows and doors on this home?

Thank you
al

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