Good evening, Chair and Commissioners. My name is Sebrena Rhodes, and I live in Ivy City, founded in 1872 and native to the District, I'm the ANC SMD 5D02 and Community Organizer with Empower DC. I'm speaking on behalf of ANC and my community on Case 26-RE.

Let's implement a set of questions the commission should ask before a decision or projects that will come before the commission, not after. These are just a few suggestions that may be useful. Who is affected? Are we considering the dynamics of a specific community such as a historic Black community of 156 years like Ivy City and its environment? What racial inequities, past and present, shape this site and neighborhood? Think of redlining, restrictive covenants, urban renewal, and displacement, or "grandfathering" in polluting facilities, or being overburdened by polluting industries which is hardly taken into consideration. Who benefits from this project, development, or PUD, and who bears the burdens: rising rents, loss of affordable housing, traffic, lost small businesses, or lost community space, displaced low income

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residents and again the environment of the residents of Ward 5? What will change, with measurable commitments, so the answer is not "trust us"? To your question Chairman Hood, it's not getting to the people in an equitable way. The people are dealing with the harm that was caused before, during and after. In the zoning case 24-11, we understood how a prominent developer has the upper hand vs the ANC, the Community Based Organizations, who are fighting on behalf of the residents, and we still don't know how this 3-block wide warehouse will impact the community, who is the tenant, and why was our Community Benefits Agreement declined. Although the PUD will be located on NY Ave, an industrial area, we shouldn't dismiss the neighboring communities that will be negatively impacted. Developers are gaining favor knowing the zoning practices are insufficient, and outdated.

The developer, zoning and OP should consider the impacts of a zoning decision, whether positive or negative, especially when we're creating documents that will determine how and what our community will look like, such as the Ivy City Small Area Plan,

and what specific factors define the impacted community, including the characteristics of the residents who would be burdened or who would benefit.

Agencies should be trained now to use it the Racial Equity Tool and must be understood holistically so that their reports to this Commission do more than restate zoning compliance. Applicants must show their work: community data, the history of the site, and who they engaged and what changed because of that engagement.

The Racial Equity Tool has been in place since 2023, this is 2026 going into 2027. We should see the results of a successful tool, not just having it as a document not being implemented but just knowing it's there. But the Office of Racial Equity has not had the capacity to assist the Commission, so the question is: who has been leading racial equity in zoning? The answer is communities. Residents, tenant associations, ANCs, civic groups, faith congregations, and community-based grassroots organizations have been doing this analysis on their own time and without pay. We have been gathering

displacement and affordability data, documenting the neighborhood's history, and testifying here and at the council hearings, advocating at the Wilson Building often with fewer resources than any applicant, but we make sure the community voices are heard. That is expertise, and it should be treated as such although the burden still falls on the very communities most at risk of harm and have always been harmed. Low-income communities are largely disrespected and first to get displaced, bulldozed and forgotten for the sake of “new residents”.

I respectfully ask the Commission to do the following including with the above:

1. Require a completed Racial Equity Tool analysis, with agency and community input of any project and/or development.
2. Take the section, Community Priorities and Impact on Zoning Action, the Zoning Commission Evaluation seriously. Documentation should be Direct Displacement, Indirect Displacement, all levels of housing including group home and homes for returning

citizens, Physical, Access to Opportunity and Community.

3. Ask the applicant to name specific, enforceable commitments on affordability, anti-displacement, and what kind of community benefit was negotiated.
4. Give community analysis real weight along with the “Great Weight” of an ANC, which I found out isn’t law just a recommendation, in the Commission's findings.
5. Support the funding and staffing that let ORE or a third-party entity assist this Commission.

Thank you for your time. I'm happy to answer questions.