

Hi, my name is Gina Bulett, I have lived in Ward 7's Northeast Boundary neighborhood for the last decade. I have seen first hand how development doesn't work and repeatedly harms working class Black communities like ours.

I appreciate that a racial equity tool is being developed, but you must go much farther:

1. Accessibility to the ZC and BZA process—

This process is not accessible to regular folks, it is skewed to the benefit of developers and their lawyers. Even with my flexible schedule to testify in a BZA matter this past year I had to cancel and reschedule work, something most of my neighbors cannot afford to do.

- Virtual hearings help, but they need to be after 5 pm options, and timely scheduling. Even today, I had no idea when I would be speaking or if. Please stop overscheduling, take more time for each case.
- Also, a hybrid model, in-community needs to be offered. You should come out to the impacted community and hold the hearings, so all communities have access to making their voice heard.

2. Make sure the tool addresses **the inequitable dumping of service homes/housing in low opportunity communities**-- CBIFs, group homes, rehabilitation homes, short term emergency housing **in our neighborhood and greater ward 7**, to the degree that Ward 7 is responsible for a disproportionate amount of the city's rehabilitation. We do our part and those of the affluent communities of Ward 2 and 3 with far less resources.

- In a recent BZA case I witnessed the Office of Planning and BZA fumble over the inability to find the real up-to-date data on the true number of service homes in our Ward 7 communities.
- That's by design, like all patterns and practices of racial inequity. You can get the data, all the data, and blind minute details as needed from the public to protect vulnerable populations.

3. Analyze the housing to economic development ratios and metrics in each community, and only approve development in our Black communities that improve those metrics.

Some examples in Northeast Boundary—

-We have large apartment buildings being built without any avenue for recourse that are out of proportion with the surrounding homes, the local economic base, and community amenities.

- An affordable place to live is only part of what a family needs to thrive, a family also needs safe places to recreate, buy healthy food, do laundry, and WORK.

-All we get is more and more housing, another liquor store, **but none of the economic development we were promised.** More and more families without the opportunities they need to thrive. Our children have more opportunity to pursue the harmful dynamics of our community continuing our collective trauma than to become healthy adults.

4. **Go back a period of at least 10 years and review the rate to which variances are granted against Local ANCs/Civic Associations/Community majority input in working class Black communities vs those of affluent white communities.**
 - Upon analysis create protections and prioritization of community voice in Black communities.

5. **Base approvals for affordable housing, especially large buildings on the comp plan's target goals.** You will find that Ward 7 always exceeds its goals, but affluent communities remain unaccountable for repeatedly not doing their part.
 - Utilize mechanisms to halt additional units that exceed target goals and/or significantly outpaces the economic development of the community.
 - Explore and address the current trend of over-allocating senior housing units to working class Black communities, inconsistent with community needs.

6. **Stop bad actors**
 - I watched a developer and his agent, repeatedly lie to neighbors, lie to local officials, come and lie to you. AND still get approved. The promises they made to get approved, of course to date have yet to be followed through on.
 - It is the current pattern of get the building etc up by any means necessary, because once its up or at least started it will get approved. The ZC/BZA not taking a hard stance harms our most vulnerable communities and subjects to an unending flow of bad actors.

And most importantly:

7. **Spend more time in-community**
 - The Zoning Commission and BZA needs to spend more time in community and see the impact of its rulings on our community. The Northeast Boundary Civic Association would like to see you out here sometime in November, we will be in touch.