

Misty Maza

From: Ming-Yee Lin <MLin@nhlegal.org>
Sent: Tuesday, December 10, 2019 10:17 PM
To: Misty Maza
Subject: Testimony

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Misty,

Please see below for my testimony from tonight:

Rasmus Schlutter is a Dwight resident and went canvassing in the Dwight neighborhood the past two days. He spoke to 45 residents, and only 5 knew about the hospital's expansion plans.

The reason we continue to come across this same issue is because of our outdated notice requirements. We only notify property owners within 200 feet of a development in a City that is nearly 70% tenants.

Despite what was presented, this development is not happening in a vacuum.

The affordability crisis is not going to be solved by one person or one department - community benefits cannot be discussed without the immediately impacted community in the room.

This committee, the board of alders and the entire economic development administration need to step up and ask hard questions of developers - particularly ones as well resourced as Yale. We need to start from the standpoint that ALL development has an impact on the affordability crisis, gentrification and displacement.

Providing more and higher quality healthcare is important. But we need to be sure we fully understand the costs - and that the people who will not be necessarily hired by Yale or receiving healthcare at this facility but will be on the end of being impacted - negatively - are at the table with Yale and the City before these plans move forward.

Yale's presentation does not answer key questions we need to start asking as a City: WHO will the permanent jobs be created for? WHO will benefit from the "economic activity" generated by this center? Is the answer New Haven residents? We know that the answer to the question WHO will shoulder the burden of the negative impacts is New Haven residents - and as this map potentially suggests, black and LatinX residents may be the ones disproportionately impacted.

As officials elected by current New Haven residents, what information do you have to ensure that these negative impacts on your constituents are as minimal as possible - and are significantly outweighed by the positive benefits to New Haven residents?

We know that as of October of last year, New Haven needed 25,000 NEW affordable units to accommodate current residents. This assumes that we do not LOSE currently affordable units, of which there are many in the immediate area.

How do we as a City weigh better healthcare for a few hundred people, a temporary increase in construction jobs, and permanent jobs for people who are not necessarily New Haven residents against the very real possibility that hundreds of current residents will have negative health impacts from increased traffic and from pressures of displacement? As the

property values increase and a different demographic of tenants are attracted to this neighborhood due to the expanded hospital campus, there is nothing in our current laws that would require landlords to keep the tenants currently living in Dwight at the end of their leases. What we know from the experience of other cities is that developments like these give landlords incentives to evict current tenants to make room for higher paying ones.

Yale as an institution has the resources - and has a responsibility as an institution that historically - through urban renewal and otherwise - has benefitted significantly at very low cost at the expense of New Haven's most vulnerable populations.

It is not a large ask to require that Yale engage in a study - and Yale has an opportunity to set a precedent in how community engagement in development can and should be done. While our current, outdated notice requirements require notices only to property owners within 200 feet, it would not be a significant cost in the context of an \$800 million development to provide notice to all tenants in a larger radius that would be impacted, inviting these residents to public meetings in a good faith effort to share information, solicit input and discuss possible community benefits that could mitigate the genuine concerns that residents have.

There are conversations throughout the City around affordable housing, community engagement in development processes, gentrification and displacement - this proposed development is by far the largest - and the developer is one with the most resources and historical obligation to this community. This is an opportunity for the City and for Yale to show a commitment to doing things differently - to set an example and a precedent for developments to come.