



Bloomfield Development CORPORATION

Bloomfield Inclusionary Zoning January 11th, 2022 Planning Commission Hearing

How to Participate

- Join the January 11th, 2021 Planning Commission at 2:00 PM
 - Join the Zoom meeting, use this link: <https://us02web.zoom.us/j/88275113502>, OR
 - Call in using the phone number 301.715.8592 with Webinar ID 882 7511 3502.
 - To testify, please use the “raise hand” function to signify to the host that you would like to speak. You will be called on and given the opportunity to present at that time.
- Submit written testimony
 - Email planningcommission@pittsburghpa.gov and/or housing@pittsburghpa.gov
- Email testimony will be accepted until 12 PM on Monday, January 10th
 - Mail a letter to Planning Commission, 200 Ross St., 4th Floor, Pittsburgh, PA 15219 - Mailed testimony must be received by two business days before the meeting on January 11th.

Tips for Your Testimony

- Identify yourself and why you’re speaking (i.e. as a Bloomfield resident, on behalf of an organization, etc...)
- If you have a personal story or reason for supporting affordable housing and IZ in Bloomfield, that is a powerful way to help them understand why this is important to you.
- Consider drafting your testimony ahead of time. A 350-word draft will likely take about 3 minutes to read.
- End your testimony by reiterating your support for Inclusionary Zoning in Bloomfield.

Talking Points

- ***Inclusionary zoning is already working in Pittsburgh.*** Inclusionary zoning has already mandated the creation of 40 new affordable units in Lawrenceville in roughly two years. We want to build on Lawrenceville’s success and create affordable units across Bloomfield and Polish Hill while the East End sees continued development pressures.
- ***Bloomfield is growing.*** From 1960 to 2010 the US census reported a loss of population in Bloomfield. The 2020 census showed a slight increase. As Bloomfield’s population grows we need to ensure that new housing is created that can serve the varied needs of working class neighbors, neighbors on fixed incomes, etc... Without inclusionary zoning developers will build solely market rate housing.

Quick Facts (Feel free to cite these in your testimony if you'd like)

- Inclusionary Zoning was [recommended](#) by the City of Pittsburgh Affordable Housing Taskforce as a city-wide policy in 2016.
- Imminent developments such as the proposed Echo Realty project at the former ShurSave site will likely reshape our neighborhood. IZ gives the neighborhood a chance to have a more balanced approach to development that ensures people of all income levels can find a home.
- Inclusionary Zoning has proven successful in Lawrenceville and created 40 affordable units. We want to expand upon that success.
- According to [data from the Planning Department's ForgingPGH initiative](#) 40.85% of Bloomfield renters are cost-burdened by what they pay for housing. This is more than double the City-wide rate of 19.57%
- 2 out of 5 Bloomfield Census Tracts are classified as Vulnerable and 1 as Somewhat Vulnerable by the [City Planning Department's Vulnerability Index](#) used to measure the risk of residential displacement in a neighborhood. The index identifies at-risk residents as those who have lower incomes, less education, are a member of a community of color, or rent their home. Those considered more vulnerable have at least two of those characteristics.
- From 2010 to 2020, Bloomfield lost roughly 30% of our Black population or 219 Black neighbors according to the 2020 US Census.
- 3 out of Bloomfield's 5 census tracts saw an increase in home values between 25% and 50% from 2010-2017. In the same time period, the remaining 2 census tracts saw increases between 10% and 25%. (According to ACS 5 Year Estimates as reported in the [ForgingPGH Conditions & Trends Report](#))
- In the 2019 Housing Survey conducted by Bloomfield Development Corporation, roughly 57.2% of respondents reported spending more than 30% of their income on housing costs.
- In the 2019 Housing Survey from Bloomfield Development Corporation, 34% of survey respondents indicated that they believed that they were either unsure if or didn't believe that they could continue to live in Bloomfield due to the rate of development
- We know that Mayor Gainey has expressed interest in and support for city-wide inclusionary zoning. We want to make sure that our neighborhood is covered in the interim.

Draft Written Testimony

Dear Planning Commission,

My name is _____, and I live at _____ in Bloomfield.

Our neighborhood has a long history of being a place where families of any income level could find a home; we want to make sure the community maintains affordable options. Expanding Inclusionary Zoning to our neighborhood is one way that we can make that a reality. That's why I support expanding the Inclusionary Zoning Overlay District to Bloomfield.

[Add a few sentences of personalized testimony here. Share personal experiences and observations regarding affordability and/or incorporate the quick facts and talking points above]

Thank you for your consideration.

Regards,
[YOUR NAME]