

# Angela Zehava

**#299446 | May 1, 2021**

## Testimony to **Portland City Council** on the **Design Overlay Zone Amendments, Recommended Draft**

I support the DOZA design overlay. Builders who do not live in this neighborhood--or even in the state--are building ugly buildings in our neighborhood. One of these squats on an important corner. It is depressing to see. They are just trying to build cheaply and maximize profits and they don't care about us. We have also heard feedback from residents that the obnoxiously huge windows are thin and make the apartments cold. The landlords don't pay for utilities, so they don't care. Yes, we need apartments, but our primary concern should not be maximizing developer profits. Yes, I have heard that the current developer class is threatening to go on strike. Let them! There is money to be made in Portland, just not the astronomical margins these guys want. Someone else will be happy to take the margins we offer. Meanwhile, please make it easier for Portland homeowners to build ADUs with incentives for long term tenants! I would suggest a bureaucratic "boxed kit" approach that walks a homeowner through a relatively cheap, easy streamlined process, if they commit to renting the unit to tenants, as opposed to Airbnb.

Testimony is presented without formatting.