

# Henry Kraemer

**#299563 | May 7, 2021**

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

I am writing to support the proposed draft of DOZA, along with the amendments proposed by Portland: Neighbors Welcome and the coalition of affordable housing providers. As our city struggles with a severe housing shortage, ongoing economic segregation, and an ever-present risk of displacement for BIPOC communities and low-income Portlanders, DOZA would make it easier to build desperately needed housing in amenity-rich communities like Belmont, Division, Hawthorne, Hollywood, Interstate, Kenton, Kerns, Sellwood, Slabtown & Williams. These communities enjoy great access to transit, and strong quality-of-life amenities. More Portlanders need to have access to them. Indeed, increasing access to these low-displacement-risk neighborhoods reduces the risk of displacement in more vulnerable communities. For this reason, City Council should adopt DOZA as proposed, rejecting both the NIMBY amendments (SMILE, et al.) from unrepresentative voices in those neighborhoods that would erect new barriers to housing there, as well as the proposed amendments that would allow the Design Commission to delay or shrink new buildings with housing. On top of the existing draft, City Council should add the recommended amendments from Portland: Neighbors Welcome and the coalition of affordable housing providers that would further remove barriers to regulated affordable housing in these opportunity-rich neighborhoods. Portland does not have to choose between attractive design and more abundant, more affordable housing. The DOZA draft manages to achieve both. Rather, the choice before City Council is between DOZA's fair, responsible rules that provide greater access to affordable housing in high-opportunity communities, and the obstructionist amendments that would delay or deter new housing. The choice is clear. Enact DOZA as written, plus the amendments from Portland: Neighbors Welcome and the affordable housing coalition. (Note: I am authorized as a lobbyist for Portland: Neighbors Welcome but writing only for myself).

Testimony is presented without formatting.